

## FINAL TERMS

**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** - The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the European Economic Area ("**EEA**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, "**MiFID II**"); or (ii) a customer within the meaning of Directive (EU) 2016/97 (the "**Insurance Distribution Directive**") where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

**PROHIBITION OF SALES TO UK RETAIL INVESTORS** – The Notes are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the United Kingdom ("**UK**"). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 ("**EUWA**"); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000, as amended (the "**FSMA**") and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA. Consequently no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the "**UK PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Notes or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation.

**MIFID II product governance / Professional investors and ECPs only target market** – Solely for the purposes of the manufacturer's product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended or superseded, "**MiFID II**") MiFID II; and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "**distributor**") should take into consideration the manufacturer's target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer's target market assessment) and determining appropriate distribution channels.

6 February 2023

**Samhällsbyggnadsbolaget i Norden AB (publ)**

**Legal Entity Identifier (LEI): 549300HX9MRFY47AH564**

**Issue of EUR5,000,000 4.500 per cent. Notes due 10 March 2025  
under the €8,000,000,000**

**Euro Medium Term Note Programme**

**PART A – CONTRACTUAL TERMS**

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Base Prospectus dated 4 May 2022 and the supplements to it dated 27 July 2022 and 28 February 2023 which together constitute a base prospectus for the purposes of the Prospectus Regulation (the "**Base Prospectus**"). This document constitutes the Final Terms of the Notes described herein for the purposes of the

Prospectus Regulation and must be read in conjunction with the Base Prospectus in order to obtain all the relevant information. The Base Prospectus has been published on the website of the Irish Stock Exchange plc trading as Euronext Dublin ("**Euronext Dublin**") at <https://live.euronext.com>.

1. (a) Issuer: Samhällsbyggnadsbolaget i Norden AB (publ)
2. (a) Series Number: 30
  - (b) Tranche Number: 1
  - (c) Date on which the Notes will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: Euro ("EUR")
4. Aggregate Nominal Amount:
  - (a) Series: EUR5,000,000
  - (b) Tranche: EUR5,000,000
5. Issue Price: 97.430 per cent. of the Aggregate Nominal Amount
6. (a) Specified Denominations: EUR200,000
  - (b) Calculation Amount (in relation to calculation of interest in global form see Condition 5 (*Interest*)): EUR100,000  
 EUR200,000 and integral multiples of EUR100,000 in excess thereof up to and including EUR199,000. No Notes in definitive form will be issued with a denomination above EUR199,000.
7. (a) Issue Date: 10 March 2023
  - (b) Interest Commencement Date: Issue Date
8. Maturity Date: 10 March 2025
9. Interest Basis: Fixed Rate  
 (see paragraph 14 below)

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|-----|---------------------------|--|
| 10. | Redemption Basis:         | Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount |
| 11. | Change of Interest Basis: | Not Applicable   |
| 12. | Put/Call Options:         | Not Applicable   |
| 13. | (a) Status of the Notes:  | Senior   |

**PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

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|-----|---|---|
| 14. | Fixed Rate Note Provisions  | Applicable  |
|     | (a) Rate(s) of Interest:  | 4.500 per cent. per annum payable in arrear on each Interest Payment Date |
|     | (b) Interest Payment Date(s):   | 10 March in each year up to and including the Maturity Date               |
|     | (c) Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions): | EUR4,500 per Calculation Amount   |
|     | (d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions):       | Not Applicable  |
|     | (e) Day Count Fraction:   | 30/360  |
|     | (f) Determination Date(s):  | Not Applicable  |
|     | (g) Step Up Rating Change and/or Step Down Rating Change:   | Not Applicable  |
|     | (h) Step Up Margin:   | Not Applicable  |

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|-----|-------------------------------|----------------|
| 15. | Floating Rate Note Provisions | Not Applicable |
| 16. | Zero Coupon Note Provisions   | Not Applicable |

**PROVISIONS RELATING TO REDEMPTION**

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|-----|--|--|
| 17. | Notice periods for Condition 7.2:  | Minimum period: 30 days<br>Maximum period: 60 days |
| 18. | Issuer Call:   | Not Applicable                                     |
| 19. | Issuer Par Call:   | Not Applicable                                     |
| 20. | Investor Put:  | Not Applicable                                     |
| 21. | Change of Control Put  | Not Applicable                                     |
| 22. | Clean-up Call:   | Not Applicable                                     |
| 23. | Final Redemption Amount:   | EUR100,000 per Calculation Amount                  |
| 24. | Early Redemption Amount payable on redemption for taxation reasons or on event of default: | EUR100,000 per Calculation Amount                  |

**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

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|-----|---|--|
| 25. | Form of Notes:  |  |
|     | (a) Form:   | Bearer Notes: Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes upon an Exchange Event |
|     | (b) New Global Note:  | No   |
|     | (c) New Safekeeping Structure:                                | No   |
| 26. | Additional Financial Centre(s):                               | Not Applicable   |
| 27. | Talons for future Coupons to be attached to Definitive Notes: | No   |

**SIGNED** on behalf of **Samhällsbyggnadsbolaget i Norden AB (publ)** as Issuer:

By: .....  
Duly authorised

## PART B – OTHER INFORMATION

### 1. LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading Not Applicable
- (ii) Estimate of total expenses related to admission to trading: Not Applicable

### 2. RATINGS

Ratings: The Notes to be issued have not been rated

### 3. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

So far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The Dealer (including for the avoidance of doubt its branches) and its affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Issuer and its affiliates in the ordinary course of business.

### 4. REASONS FOR THE OFFER AND ESTIMATED NET AMOUNT OF PROCEEDS

Reasons for the offer: General corporate purposes

Estimated net proceeds: EUR4,871,500

### 5. YIELD (FIXED RATE NOTES ONLY)

Indication of yield: 5.900 per cent.

The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

### 6. OPERATIONAL INFORMATION

- (i) ISIN: XS2597112155
- (ii) Common Code: 259711215
- (iii) CFI: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iv) FISN: See the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (v) Any clearing system(s) other than Euroclear and Clearstream, Luxembourg and the relevant identification number(s): Not Applicable
- (vi) Delivery: Delivery against payment
- (vii) Names and addresses of additional Paying Agent(s) (if any): Not Applicable

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|--------|---|--|
| (viii) | Names and addresses of the Registrar and Transfer Agent (if any):         | Not Applicable   |
| (ix)   | Intended to be held in a manner which would allow Eurosystem eligibility: | No. Whilst the designation is specified as "no" at the date of these Final Terms, should the Eurosystem eligibility criteria be amended or superseded in the future such that the Notes are capable of meeting them the Notes may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Notes will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met. |

**7. DISTRIBUTION**

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|--------|---|---------------------------------------|
| (i)    | Method of distribution:                       | Non-syndicated                        |
| (ii)   | If syndicated, names of Managers:             | Not Applicable                        |
| (iii)  | Date of Subscription Agreement:               | Not Applicable                        |
| (iv)   | Stabilisation Manager(s) (if any):            | Not Applicable                        |
| (v)    | If non-syndicated, name of relevant Dealer:   | DNB Bank ASA, Sweden Branch           |
| (vi)   | U.S. Selling Restrictions:                    | Reg. S Compliance Category 2; TEFRA D |
| (vii)  | Prohibition of Sales to EEA Retail Investors: | Applicable                            |
| (viii) | Prohibition of Sales to UK Retail Investors:  | Applicable                            |