EXECUTION VERSION

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one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended or superseded, "**MiFID II**"); or (ii) a customer within the meaning of Directive 2002/92/EC (as amended or superseded, the Insurance Mediation Directive), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Directive 2003/71/EC (as amended or superseded, the "**Prospectus Directive**"). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended or superseded, the "**PRIIPs Regulation**") for offering or selling the Notes or otherwise making them available to retail investors in the EEA has been prepared and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.

MIFID II product governance / Professional investors and ECPs only target market – Solely for the purposes of each 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 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 manufacturers' 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 manufacturers' target market assessment) and determining appropriate distribution channels.

SINGAPORE SECURITIES AND FUTURES ACT PRODUCT CLASSIFICATION – Solely for the purposes of its obligations pursuant to sections 309B(1)(a) and 309B(1)(c) of the Securities and Futures Act (Chapter 289 of Singapore) (the "**SFA**"), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A of the SFA) that the Notes are "prescribed capital markets products" (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and "Excluded Investment Products" (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

10 May 2019

Samhällsbyggnadsbolaget i Norden AB (publ)

Legal Entity Identifier (LEI): 549300HX9MRFY47AH564

Issue of EUR500,000,000 1.750 per cent. Notes due 14 January 2025
under the €2,500,000,000
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 26 April 2019 and the supplement to it dated 3 May 2019 which together constitute a base prospectus for the purposes of the Prospectus Directive (the "**Base Prospectus**"). This document constitutes the Final Terms of the Notes described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of these Final Terms and the Base Prospectus. The Base Prospectus has been published on website of the Irish Stock Exchange plc trading as Euronext Dublin ("**Euronext Dublin**") at www.ise.ie.

1.	Issuer:		Samhällsbyggnadsbolaget i Norden AB (publ)
2.	(a)	Series Number:	1
	(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:	EUR500,000,000
	(b)	Tranche:	EUR500,000,000
5.	Issue Price:		99.640 per cent. of the Aggregate Nominal Amount
6.	(a)	Specified Denominations:	EUR100,000 and integral multiples of EUR1,000 in excess thereof up to and including EUR199,000. No Notes in definitive form will be issued with a denomination above EUR199,000.
	(b)	Calculation Amount (in relation to calculation of interest in global form see Condition 5 (*Interest*)):	EUR1,000
7.	(a)	Issue Date:	14 May 2019
	(b)	Interest Commencement Date:	Issue Date
8.	Maturity Date:		14 January 2025
9.	Interest Basis:		1.750 per cent. Fixed Rate
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:		Issuer Call Issuer Par Call Change of Control Put (see paragraphs 18, 19 and 21 below)
13.	(a)	Status of the Notes:	Senior
	(b)	Date Board approval for issuance of Notes obtained:	6 May 2019

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate Note Provisions		Applicable
	(a)	Rate(s) of Interest:	1.750 per cent. per annum payable in arrear on each Interest Payment Date
	(b)	Interest Payment Date(s):	14 January in each year up to and including the Maturity Date There will be a short first coupon from, and including, the Interest Commencement Date to, but excluding, 5 September 2019 (the "**Short First Coupon**")
	(c)	Fixed Coupon Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions):	EUR17.50 per Calculation Amount other than in respect of the Short First Coupon (as to which see 14(d) below)

	(d) Broken Amount(s) for Notes in definitive form (and in relation to Notes in global form see Conditions):	In respect of the Short First Coupon, EUR11.75 per Calculation Amount, payable on the Interest Payment Date falling on 14 January 2020
	(e) Day Count Fraction:	Actual/Actual (ICMA)
	(f) Determination Date(s):	14 January in each year
	(g) Step Up Rating Change and/or Step Down Rating Change:	Applicable
	(h) Step Up Margin:	1.25 per cent. per annum
15.	Floating Rate Note Provisions	Not Applicable
16.	Zero Coupon Note Provisions	Not Applicable
PROVISIONS RELATING TO REDEMPTION		
17.	Notice periods for Condition 7.2:	Minimum period: 10 days Maximum period: 60 days
18.	Issuer Call:	Applicable
	(a) Optional Redemption Date(s):	Any date from (and including) the Issue Date to (but excluding) 14 October 2024
	(b) Optional Redemption Amount:	Make-whole Amount
	(A) Reference Bond	DBR 1.000 per cent. due 15 August 2024 (DE0001102366)
	(B) Redemption Margin	0.350 per cent.
	(C) Quotation Time	11:00 a.m. (Central European Time)
	(c) If redeemable in part:	
	(i) Minimum Redemption Amount:	EUR10,000,000
	(ii) Maximum Redemption Amount:	EUR500,000,000
	(d) Notice periods:	Minimum period: 10 days Maximum period: 60 days
19.	Issuer Par Call:	Applicable
	(a) Par Call Period:	From (and including, 14 October 2024 (the "**Par Call Commencement Date**") to (but excluding) the Maturity Date
	(b) Notice Periods:	Minimum period: 10 days Maximum period: 60 days
20.	Investor Put:	Not Applicable
21.	Change of Control Put	Applicable
	Change of Control Redemption Amount:	EUR1,000 per Calculation Amount

22.	Final Redemption Amount:	EUR1,000 per Calculation Amount
23.	Early Redemption Amount payable on redemption for taxation reasons or on event of default:	EUR1,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

24.	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:	Yes
	(c)	New Safekeeping Structure:	No
25.	Additional Financial Centre(s):		Not Applicable
26.	Talons for future Coupons to be attached to Definitive Notes:		No

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

By: .....
Duly authorised

Ilija Batljan

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

(i)	Listing and Admission to trading	Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the Regulated Market of Euronext Dublin and listing on the official list of Euronext Dublin with effect from the Issue Date.
(ii)	Estimate of total expenses related to admission to trading:	EUR1,000

2. RATINGS

Ratings:	The Notes to be issued are expected to be rated: S&P Global Ratings Europe Limited ("**S&P**"): BBB- Fitch Ratings Limited ("**Fitch**"): BBB- Each of S&P and Fitch is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended or superseded) (the "**CRA Regulation**")

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

Save for the fees payable to the Managers, so far as the Issuer is aware, no person involved in the issue of the Notes has an interest material to the offer. The Managers (including for the avoidance of doubt their branches) and their 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. USE OF PROCEEDS

Repayment of existing secured bank debt and general corporate purposes

5. YIELD (FIXED RATE NOTES ONLY)

Indication of yield:	1.818 per cent. per annum. 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:	XS1993969515
(ii)	Common Code:	199396951
(iii)	CFI:	DTFUFB, as updated, as set out on 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:	SAMHALLSBYGGNAD/1.75EMTN 20250114, as updated, as set out on 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	Not Applicable

	and the relevant identification number(s):	
(vi)	Delivery:	Delivery against payment
(vii)	Names and addresses of additional Paying Agent(s) (if any):	Not Applicable
(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**

(i)	Method of distribution:	Syndicated
(ii)	If syndicated, names of Managers:	Citigroup Global Markets Limited, Deutsche Bank AG, London Branch, DNB Bank ASA, Nordea Bank Abp.
(iii)	Date of Subscription Agreement:	10 May 2019
(iv)	Stabilisation Manager(s) (if any):	Not Applicable
(v)	If non-syndicated, name of relevant Dealer:	Not Applicable
(vi)	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA D
(vii)	Prohibition of Sales to EEA Retail Investors:	Applicable