FINAL TERMS

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).

15 December 2020

Samhällsbyggnadsbolaget i Norden AB (publ)

Legal Entity Identifier (LEI): 549300HX9MRFY47AH564

Issue of SEK 200,000,000 Senior Unsecured Floating Rate Social Bonds due December 2025 under the €4,000,000,000 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 24 July 2020 and the supplements to it dated 3 November 2020 and 7 December 2020 which together constitute a base prospectus for the purposes of the Prospectus Regulation (the "**Base Prospectus**"). The Base Prospectus has been published on the website of the Irish Stock Exchange plc trading as Euronext Dublin ("**Euronext Dublin**") at www.ise.ie.

1.	(a)	Issuer:	Samhällsbyggnadsbolaget i Norden AB (publ)
2.	(a)	Series Number:	24
	(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:	Swedish Kronor (SEK)
4.		Aggregate Nominal Amount:	
	(a)	Series:	SEK 200,000,000
	(b)	Tranche:	SEK 200,000,000
5.		Issue Price:	100.00 per cent. of the Aggregate Nominal Amount
6.	(a)	Specified Denominations:	SEK 2,000,000 and integral multiples of SEK 1,000,000 in excess thereof up to and including SEK 3,000,000. No Notes in definitive form will be issued with a denomination above SEK 3,000,000.
	(b)	Calculation Amount (in relation to calculation of	SEK 1,000,000

		interest in global form see Condition 5 (*Interest*)):	
7.	(a)	Issue Date:	18 December 2020
	(b)	Interest Commencement Date:	Issue Date
8.	Maturity Date:		Interest Payment Date falling in or nearest to December 2025
9.	Interest Basis:		3 month STIBOR + 1.17 per cent. Floating Rate (see paragraph 15 below)
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 Par Call Change of Control Put Clean-up Call (see paragraphs 19, 21 and 22 below)
13.	(a)	Status of the Notes:	Senior
	(b)	Date of Board approval for issuance of Notes obtained:	Not Applicable

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate Note Provisions		Not Applicable
15.	Floating Rate Note Provisions		Applicable
	(a)	Specified Period(s)/Specified Interest Payment Dates:	18 December, 18 March, 18 June and 18 September, commencing on 18 March 2021 up to and including the Maturity Date, subject to adjustment in accordance with the Business Day Convention set out in (b) below
	(b)	Business Day Convention:	Modified Following Business Day Convention
	(c)	Additional Business Centre(s):	Not Applicable
	(d)	Manner in which the Rate of Interest and Interest Amount is to be determined:	Screen Rate Determination
	(e)	Party responsible for calculating the Rate of Interest and Interest Amount / Calculation Agent (if not the Agent):	Agent

	(f)	Screen Rate Determination:	
		• Reference Rate:	3 month STIBOR
		• Interest Determination Date(s):	Second Stockholm business day prior to the start of each Interest Period
		• Relevant Screen Page:	Reuters page SIDE (or any successor page)
	(g)	ISDA Determination:	Not Applicable
	(h)	Linear Interpolation:	Not Applicable
	(i)	Margin(s):	+ 1.17 per cent. per annum
	(j)	Minimum Rate of Interest:	Not Applicable
	(k)	Maximum Rate of Interest:	Not Applicable
	(l)	Day Count Fraction:	Actual/360
	(m)	Step Up Rating Change and/or Step Down Rating Change:	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:		Not Applicable
19.	Issuer Par Call:		Applicable
	(a)	Par Call Period:	From (and including) 18 September 2025 (the "**Par Call Commencement Date**") to (but excluding) the Maturity Date
	(b)	Notice Period:	Minimum period: 10 days Maximum period: 60 days
20.	Investor Put:		Not Applicable
21.	Change of Control Put		Applicable
	Change of Control Redemption Amount:		SEK 1,000,000 per Calculation Amount

22.	Clean-up Call:	Applicable
	(a) Notice Period:	Minimum period: 10 days Maximum period: 60 days
	(b) Optional Redemption Amount:	1,000,000 per Calculation Amount
23.	Final Redemption Amount:	1,000,000 per Calculation Amount
24.	Early Redemption Amount payable on redemption for taxation reasons or on event of default:	1,000,000 per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

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	Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the regulated market (the "**Euronext Dublin Regulated Market**") of the Irish Stock Exchange plc trading as Euronext Dublin ("**Euronext Dublin**") and listing on the official list of Euronext Dublin with effect from or about the Issue Date.
(ii)	Estimate of total expenses related to admission to trading:	EUR 1,000

2. **RATINGS**

Ratings:	The Notes to be issued have not been rated.

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

Save for the fees payable to the Dealer, 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:	The Issuer intends the Notes will be Social Bonds and the Issuer intends to apply the net proceeds from this offer of Notes specifically for Eligible Assets
Estimated net proceeds:	SEK 199.650,000

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

Indication of yield:	Not Applicable

6. **OPERATIONAL INFORMATION**

(i)	ISIN:	XS2275409824
(ii)	Common Code:	227540982
(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
(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:	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:	Nordea Bank Abp
(vi)	U.S. Selling Restrictions:	Reg. S Compliance Category 2; TEFRA D
(vii)	Prohibition of Sales to EEA and UK Retail Investors:	Not Applicable