



Stadshypotek

– a Handelsbanken company

STADSHYPOTEK AB (publ)

(incorporated with limited liability in The Kingdom of Sweden)

€20,000,000,000

Euro Medium Term Covered Note Programme

for the issue of Notes with a minimum maturity of one year and one day

Under this €20,000,000,000 Euro Medium Term Covered Note Programme (the **Programme**), Stadshypotek AB (publ) (the **Issuer** or **Stadshypotek**) may from time to time issue covered bonds in accordance with the Covered Bonds Issuance Act (as defined below) (the **Notes**) denominated in any currency agreed between the Issuer and the relevant Dealer (as defined below). The Issuer may issue covered bonds in accordance with the Covered Bonds Issuance Act under other programmes than the Programme. Such covered bonds are in this Offering Circular, by themselves or together with the Notes, defined as **Covered Bonds**.

The maximum aggregate nominal amount of all Notes from time to time outstanding under the Programme will not exceed €20,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement described herein), subject to increase as described herein. As described herein, the Notes will have a minimum maturity of one year and one day.

The Notes may be issued on a continuing basis to one or more of the Dealers specified under “*Overview of the Programme*” and any additional Dealer appointed under the Programme from time to time by the Issuer (each a **Dealer** and together the **Dealers**), which appointment may be for a specific issue or on an ongoing basis. References in this Offering Circular to the **relevant Dealer** shall, in the case of an issue of Notes being (or intended to be) subscribed by more than one Dealer, be to all Dealers agreeing to subscribe for such Notes.

An investment in Notes issued under the Programme involves certain risks. For a discussion of these risks see “Risk Factors”. This Offering Circular has been approved by the Central Bank of Ireland (the **Central Bank**), as competent authority under the Prospectus Directive (as defined below). The Central Bank only approves this Offering Circular as meeting the requirements imposed under Irish and European Union (EU) law pursuant to the Prospectus Directive. Such approval relates only to the Notes which are to be admitted to trading on a regulated market for the purposes of Directive 2004/39/EC (the **Markets in Financial Instruments Directive** or **MiFID**) and/or which are to be offered to the public in any Member State of the European Economic Area. Application has been made to the Irish Stock Exchange Plc (the **Irish Stock Exchange**) for Notes issued under the Programme (other than Exempt Notes (as defined below)) within the period of 12 months from the date of this Offering Circular to be admitted to the official list of the Irish Stock Exchange (the **Official List**) and to trading on its regulated market (the **Main Securities Market**). References in this Offering Circular to Notes being **listed** (and all related references) on the Irish Stock Exchange shall mean that such Notes have been admitted to the Official List and to trading on its regulated market. The Main Securities Market is a regulated market for the purposes of MiFID. Notice of the aggregate nominal amount of Notes, interest (if any) payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche (as defined under “*Terms and Conditions of the Notes*”) of Notes will (other than in the case of Exempt Notes (as defined below)) be set out in a final terms document (the **Final Terms**) which, with respect to Notes to be listed on the Irish Stock Exchange, will be delivered to the Central Bank and the Irish Stock Exchange. In the case of Exempt Notes, notice of the aggregate nominal amount of Notes, interest (if any) payable in respect of Notes, the issue price of Notes and certain other information which is applicable to each Tranche will be set out in a pricing supplement document (the **Pricing Supplement**).

The Programme provides that Notes may be listed or admitted to trading, as the case may be, on such other or further stock exchanges or markets as may be agreed between the Issuer and the relevant Dealer. The Issuer may also issue unlisted Notes and/or Notes not admitted to trading on any market. The requirement to publish a prospectus under the Prospectus Directive (as defined under “*Important Information*” below) only applies to Notes which are to be admitted to trading on a regulated market in the European Economic Area (EEA) and/or offered to the public in the EEA other than in circumstances where an exemption is available under Article 3.2 of the Prospectus Directive. References in this Offering Circular to **Exempt Notes** are to Notes for which no prospectus is required to be published under the Prospectus Directive. **The Central Bank has neither approved nor reviewed information contained in this Offering Circular in connection with Exempt Notes.** The relevant Final Terms in respect of the issue of any such Notes will specify whether or not such Notes will be admitted to listing on the Official List and to trading on the Irish Stock Exchange (or any other listing authority, stock exchange and/or quotation system, if applicable). The applicable Pricing Supplement in respect of the issue of any Exempt Notes will specify whether or not such Exempt Notes will be admitted to listing or trading on any non-EEA listing authority, stock exchange and/or quotation system, if applicable.

The Issuer has a senior long-term rating of AA- by Standard and Poor’s Credit Market Services Europe Limited (**S&P**) and AA by Fitch Ratings Ltd. (**Fitch**). The Notes issued under the Programme are expected to be rated Aaa by Moody’s Investors Service Limited (**Moody’s**). Each of S&P, Fitch and Moody’s is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended) (the **CRA Regulation**). Notes issued under the Programme may be rated or unrated by Moody’s. Where a Tranche of Notes is rated, such rating will be disclosed in the applicable Final Terms (or Pricing Supplement, in the case of Exempt Notes) and will not necessarily be the same as the expected rating referred to above. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Arranger

NatWest Markets

Dealers

Barclays	BofA Merrill Lynch
BNP PARIBAS	Citigroup
Commerzbank	Crédit Agricole CIB
Credit Suisse	Danske Bank
Deutsche Bank	Goldman Sachs International
Handelsbanken Capital Markets	HSBC
J.P. Morgan	Morgan Stanley
Natixis	NatWest Markets
Nomura	RBC Capital Markets
Société Générale Corporate & Investment Banking	UBS Investment Bank
	UniCredit Bank

The date of this Offering Circular is 28 November 2017.

IMPORTANT INFORMATION

This Offering Circular comprises a base prospectus in respect of all Notes other than Exempt Notes issued under the Programme for the purposes of Article 5.4 of the Prospectus Directive. When used in this Offering Circular, Prospective Directive means Directive 2003/71/EC (as amended including by Directive 2010/73/EU), and includes any relevant implementing measure in a relevant Member State of the European Economic Area.

The Issuer accepts responsibility for the information contained in this Offering Circular and the Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement for each Tranche of Notes issued under the Programme. To the best of the knowledge of the Issuer (having taken all reasonable care to ensure that such is the case) the information contained in this Offering Circular is in accordance with the facts and does not omit anything likely to affect the import of such information.

This Offering Circular is to be read in conjunction with all documents which are deemed to be incorporated herein by reference (see “*Documents Incorporated by Reference*”). This Offering Circular shall be read and construed on the basis that such documents are incorporated in and form part of this Offering Circular.

Neither the Dealers nor the Trustee have independently verified the information contained herein. Accordingly, no representation, warranty or undertaking, express or implied, is made and no responsibility or liability is accepted by the Dealers or the Trustee as to the accuracy or completeness of the information contained or incorporated in this Offering Circular or any other information provided by the Issuer in connection with the Programme. No Dealer or the Trustee accepts any liability in relation to the information contained or incorporated by reference in this Offering Circular or any other information provided by the Issuer in connection with the Programme.

No person is or has been authorised by the Issuer, any of the Dealers or the Trustee to give any information or to make any representation not contained in or not consistent with this Offering Circular or any other information supplied in connection with the Programme or the Notes and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer, any of the Dealers or the Trustee.

Neither this Offering Circular nor any other information supplied in connection with the Programme or any Notes (a) is intended to provide the basis of any credit or other evaluation or (b) should be considered as a recommendation by the Issuer, any of the Dealers or the Trustee that any recipient of this Offering Circular or any other information supplied in connection with the Programme or any Notes should purchase any Notes. Each investor contemplating purchasing any Notes should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness, of the Issuer. Neither this Offering Circular nor any other information supplied in connection with the Programme or the issue of any Notes constitutes an offer or invitation by or on behalf of the Issuer, any of the Dealers or the Trustee to any person to subscribe for or to purchase any Notes.

Neither the delivery of this Offering Circular nor the offering, sale or delivery of any Notes shall in any circumstances imply that the information contained herein concerning the Issuer is correct at any time subsequent to the date hereof or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same. The Dealers and the Trustee expressly do not undertake to review the financial condition or affairs of the Issuer during the life of the Programme or to advise any investor in the Notes of any information coming to their attention.

IMPORTANT INFORMATION RELATING TO THE USE OF THIS OFFERING CIRCULAR AND OFFERS OF NOTES GENERALLY

This Offering Circular does not constitute an offer to sell or the solicitation of an offer to buy any Notes in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Offering Circular and the offer or sale of Notes may be restricted by law in certain jurisdictions. The Issuer, the Dealers and the Trustee do not represent that this Offering Circular may be lawfully distributed, or that any Notes may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer, the Dealers or the Trustee which is intended to permit a public offering of any Notes or distribution of this Offering Circular in any jurisdiction where action for that purpose is required. Accordingly, no Notes may be offered or sold, directly or indirectly, and neither this Offering Circular nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Offering Circular or any Notes may come must inform themselves about, and observe, any such restrictions on the distribution of this Offering Circular and the offering and sale of Notes. In particular, there are restrictions on the distribution of this Offering Circular and the offer or sale of Notes in the United States, the European Economic Area (including the United Kingdom, Sweden and France) and Japan, see “*Subscription and Sale*”.

This Offering Circular has been prepared on a basis that would permit an offer of Notes with a denomination of less than €100,000 (or its equivalent in any other currency) only in circumstances where there is an exemption from the obligation under the Prospectus Directive to publish a prospectus. As a result, any offer of Notes in any Member State of the European Economic Area which has implemented the Prospectus Directive (each, a *Relevant Member State*) must be made pursuant to an exemption under the Prospectus Directive from the requirement to publish a prospectus for offers of Notes. Accordingly any person making or intending to make an offer of Notes in that Relevant Member State may only do so in circumstances in which no obligation arises for the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive or supplement a prospectus pursuant to Article 16 of the Prospectus Directive, in each case, in relation to such offer. Neither the Issuer nor any Dealer have authorised, nor do they authorise, the making of any offer of Notes in circumstances in which an obligation arises for the Issuer or any Dealer to publish or supplement a prospectus for such offer.

The Notes may not be a suitable investment for all investors. Each potential investor in the Notes must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor may wish to consider, either on its own or with the help of its financial and other professional advisers, whether it:

- (i) has sufficient knowledge and experience to make a meaningful evaluation of the Notes, the merits and risks of investing in the Notes and the information contained or incorporated by reference in this Offering Circular or any applicable supplement;
- (ii) has access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Notes and the impact the Notes will have on its overall investment portfolio;
- (iii) has sufficient financial resources and liquidity to bear all of the risks of an investment in the Notes, including Notes where the currency for principal or interest payments is different from the potential investor’s currency;

- (iv) understands thoroughly the terms of the Notes and is familiar with the behaviour of financial markets; and
- (v) is able to evaluate possible scenarios for economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

Legal investment considerations may restrict certain investments. The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (i) Notes are legal investments for it, (ii) Notes can be used as collateral for various types of borrowing and (iii) other restrictions apply to its purchase or pledge of any Notes. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Notes under any applicable risk-based capital or similar rules.

The Notes have not been and will not be registered under the United States Securities Act of 1933, as amended (the *Securities Act*), and are subject to U.S. tax law requirements. Subject to certain exceptions, Notes may not be offered, sold or delivered within the United States or to, or for the account or benefit of, U.S. persons (see “*Subscription and Sale*”).

PRESENTATION OF INFORMATION

All references in this document to *U.S. dollars*, *U.S.\$* and *\$* refer to United States dollars, to *AUD* refer to Australian dollars and to *Swedish Krona* and to *SEK* refer to the currency of the Kingdom of Sweden. In addition, all references to *euro* and *€* refer to the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended.

STABILISATION

In connection with the issue of any Tranche of Notes, one or more relevant Dealers (the Stabilisation Manager(s)) (or persons acting on behalf of any Stabilisation Manager(s)) may over-allot Notes or effect transactions with a view to supporting the market price of the Notes at a level higher than that which might otherwise prevail. However, stabilisation may not necessarily occur. Any stabilisation action may begin on or after the date on which adequate public disclosure of the terms of the offer of the relevant Tranche of Notes is made and, if begun, may cease at any time, but it must end no later than the earlier of 30 days after the issue date of the relevant Tranche of Notes and 60 days after the date of the allotment of the relevant Tranche of Notes. Any stabilisation action or over-allotment must be conducted by the relevant Stabilisation Manager(s) (or persons acting on behalf of any Stabilisation Manager(s)) in accordance with all applicable laws and rules.

IMPORTANT – EEA RETAIL INVESTORS

If the Final Terms (or Pricing Supplement, in the case of Exempt Notes) in respect of any Notes includes a legend entitled "Prohibition of Sales to EEA Retail Investors", the Notes, from 1 January 2018 are not intended to be offered, sold or otherwise made available to and, with effect from such date, 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 (MiFID II); (ii) a customer within the meaning of Directive 2002/92/EC (IMD), 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, the Prospectus Directive). Consequently no key information document required by Regulation (EU) No 1286/2014

(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.

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OVERVIEW OF THE PROGRAMME

The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, the remainder of this Offering Circular and, in relation to the terms and conditions of any particular Tranche of Notes, the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

This Overview constitutes a general description of the Programme for the purposes of Article 22.5(3) of Commission Regulation (EC) No 809/2004 implementing the Prospectus Directive.

Words and expressions defined in “*Form of the Notes*” and “*Terms and Conditions of the Notes*” shall have the same meanings in this overview.

Issuer:	Stadshypotek AB (publ)
Description:	Euro Medium Term Covered Note Programme
Risk Factors:	<p>There are certain factors that may affect the Issuer’s ability to fulfil its obligations under Notes issued under the Programme. These are set out under “<i>Risk Factors</i>” below and include credit risk (the potential risk of a loss arising from the failure of a customer or counterparty of the Issuer to fulfil obligations as they fall due), market risk (which includes interest rate risk and exchange rate risk), liquidity risk (the risk that the Issuer cannot meet its payment obligations when they fall due, without being affected by unacceptable costs or losses), operational risk (the risk of loss as a result of the Issuer’s operational systems, error on the part of the employees of the Issuer or external events) and regulatory risk.</p> <p>In addition, there are certain factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme. These are set out under “<i>Risk Factors</i>” and include certain risks relating to the structure of particular Series of Notes and certain market risks.</p>
Arranger:	The Royal Bank of Scotland plc (trading as NatWest Markets)
Dealers:	Barclays Bank PLC BNP Paribas Citigroup Global Markets Limited Commerzbank Aktiengesellschaft Crédit Agricole Corporate and Investment Bank Credit Suisse Securities (Europe) Limited Danske Bank A/S Deutsche Bank Aktiengesellschaft Goldman Sachs International HSBC Bank plc J.P. Morgan Securities plc Merrill Lynch International

Morgan Stanley & Co. International plc
Natixis
Nomura International plc
RBC Europe Limited
Société Générale
Svenska Handelsbanken AB (publ)
The Royal Bank of Scotland plc (trading as NatWest
Markets)
UBS Limited
UniCredit Bank AG

and any other Dealers appointed in accordance with the Programme Agreement.

Certain Restrictions:	Each issue of Notes denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time (see “ <i>Subscription and Sale</i> ”).
Issuing and Principal Paying Agent:	Deutsche Bank AG, London Branch
Trustee:	Deutsche Trustee Company Limited
Programme Size:	Up to €20,000,000,000 (or its equivalent in other currencies calculated as described in the Programme Agreement) outstanding at any time. The Issuer may increase the amount of the Programme in accordance with the terms of the Programme Agreement.
Swedish Notes/Norwegian Notes/Finnish Notes/Danish Notes:	The Issuer has established an asset pool consisting of Swedish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (as defined below) (the Swedish Cover Pool), an asset pool consisting of Norwegian loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the Norwegian Cover Pool), an asset pool consisting of Finnish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the Finnish Cover Pool) and an asset pool consisting of Danish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the Danish Cover Pool). The Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool and the Danish Cover Pool are together referred to as the Cover Pools . Notes which have a statutory preferential right over the Swedish Cover Pool shall be designated Swedish Notes , Notes which have a statutory preferential right over the Norwegian Cover Pool shall be designated Norwegian Notes , Notes which have a statutory preferential right over the Finnish Cover Pool shall be designated Finnish Notes and Notes which have a statutory preferential right over the Danish Cover Pool shall be designated Danish Notes . The applicable Final Terms or, in the case of Exempt Notes, the

applicable Pricing Supplement specifies whether the Notes have a statutory preferential right over the Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool or the Danish Cover Pool (being the **relevant Cover Pool** and each a **Cover Pool**). The Issuer will keep a separate Register (as defined in “*Overview of the Swedish legislation regarding Covered Bonds*”) for each Cover Pool, its assets and relevant derivative contracts.

Distribution: Notes may be distributed by way of private or public placement and in each case on a syndicated or non-syndicated basis.

Currencies: Notes may, subject to any applicable legal or regulatory restrictions, be denominated in any currency agreed between the Issuer and the relevant Dealer.

Maturities: The Notes will have such maturities as may be agreed between the Issuer and the relevant Dealer, subject to a minimum maturity of one year and one day, and such other minimum or maximum maturities as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the Issuer or the relevant Specified Currency.

Extended Maturity Date: The applicable Final Terms (or, in the case of Exempt Notes, the applicable Pricing Supplement) may provide that an Extended Maturity Date applies to a Series of Notes.

As regards redemption of Notes to which an Extended Maturity Date so applies, if the Issuer fails to redeem the relevant Notes in full on the Maturity Date (or within two Business Days thereafter), the maturity of the nominal amount outstanding of the Notes not redeemed will automatically extend on a monthly basis up to but, not later than, the Extended Maturity Date, subject as otherwise provided for in the applicable Final Terms or, as the case may be, the applicable Pricing Supplement. In that event the Issuer may redeem all or any part of the nominal amount outstanding of the Notes on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Maturity Date or as otherwise provided for in the applicable Final Terms or, as the case may be, the applicable Pricing Supplement. The extension of the maturity of the nominal amount outstanding of the Notes from the Maturity Date to the Extended Maturity Date will not result in any right of the Noteholders to accelerate payments or take action against the Issuer.

As regards interest on Notes to which an Extended Maturity Date so applies, if the Issuer fails to redeem the relevant Notes in full on the Maturity Date (or within two Business Days thereafter), the Notes will bear interest on the nominal amount outstanding of the Notes from (and including) the

Maturity Date to (but excluding) the earlier of the Interest Payment Date after the Maturity Date on which the Notes are redeemed in full or the Extended Maturity Date and will be payable in respect of the Interest Period ending immediately prior to the relevant Interest Payment Date, or the Extended Maturity Date, as applicable, in arrear on each Interest Payment Date after the Maturity Date, or the Extended Maturity Date, as applicable, at the rate provided for in the applicable Final Terms or applicable Pricing Supplement.

In the case of a Series of Notes to which an Extended Maturity Date so applies, those Notes may for the purposes of the Programme be:

- (a) Fixed Rate Notes, Floating Rate Notes or Zero Coupon Notes, in respect of the period from the Issue Date to (and including) the Maturity Date; and
- (b) Fixed Rate Notes or Floating Rate Notes in respect of the period from (but excluding) the Maturity Date to (and including) the Extended Maturity Date,

as set out in the applicable Final Terms or, as the case may be, the applicable Pricing Supplement.

In the case of Notes which are Zero Coupon Notes up to (and including) the Maturity Date and for which an Extended Maturity Date applies, the initial outstanding nominal amount on the Maturity Date for the above purposes will be the total amount otherwise payable by the Issuer but unpaid on the relevant Notes on the Maturity Date.

Issue Price:	Notes will be issued on a fully-paid basis and at an issue price which is at par or at a discount to, or premium over, par.
Form of Notes:	The Notes will be issued in bearer form as described in " <i>Form of the Notes</i> ".
Fixed Rate Notes:	Fixed interest will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.
Floating Rate Notes:	Floating Rate Notes will bear interest at a rate determined: <ul style="list-style-type: none">(a) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an

agreement incorporating the 2006 ISDA Definitions (as published by the International Swaps and Derivatives Association, Inc., and as amended and updated as at the Issue Date of the first Tranche of the Notes of the relevant Series); or

- (b) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service; or
- (c) in the case of Exempt Notes, on such other basis as may be agreed between the Issuer and the relevant Dealer (as indicated in the applicable Pricing Supplement).

The margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer for each Series of Floating Rate Notes.

Floating Rate Notes may also have a maximum interest rate, a minimum interest rate or both.

Interest on Floating Rate Notes in respect of each Interest Period, as agreed prior to issue by the Issuer and the relevant Dealer, will be payable on such Interest Payment Dates, and will be calculated on the basis of such Day Count Fraction, as may be agreed between the Issuer and the relevant Dealer.

Zero Coupon Notes:

Zero Coupon Notes will be offered and sold at a discount to their nominal amount and will not bear interest.

Exempt Notes:

The Issuer may agree with any Dealer that Exempt Notes may be issued in a form not contemplated by the Terms and Conditions of the Notes and this general description of the Programme, in which event the relevant provisions will be included in the applicable Pricing Supplement.

Redemption:

The applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement will indicate either that the relevant Notes cannot be redeemed prior to their stated maturity or that such Notes will be redeemable at the option of the Issuer upon giving notice to the Noteholders on a date or dates specified prior to such stated maturity and at a price or prices and on such other terms as may be agreed between the Issuer and the relevant Dealer.

Denomination of Notes:

The Notes will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer save that the minimum denomination of each Note will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency, and save that the minimum denomination of each

Note admitted to trading on a regulated market within the European Economic Area or offered to the public in a Member State of the European Economic Area in circumstances which would otherwise require the publication of a prospectus under the Prospectus Directive will be €100,000 (or, if the Notes are denominated in a currency other than euro, the equivalent amount in such currency at the time of issue of such Notes).

Taxation:

All payments in respect of the Notes will be made without deduction for or on account of withholding taxes imposed by any Tax Jurisdiction unless the withholding or deduction of such taxes is required by law, in which case such deduction will be made by or on behalf of the Issuer. In the event that any such withholding or deduction is required by law, the terms and conditions of the Notes do not require the Issuer to pay any additional amounts in respect of such withholding or deduction.

Negative Pledge:

The terms of the Notes will not contain a negative pledge provision.

Cross Default:

The terms of the Notes will not contain a cross default provision or any other events of default.

Status of the Notes:

The Notes will be issued on an unsubordinated basis and in accordance with the Swedish Covered Bonds Issuance Act (*Sw. lag (2003:1223) om utgivning av säkerställda obligationer*) (the **Covered Bonds Issuance Act**). As such, the Notes will have the benefit of a priority right over the relevant Cover Pool upon bankruptcy of the Issuer.

The Swedish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Swedish Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Swedish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Swedish Cover Pool.

The Norwegian Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Norwegian Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Norwegian Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Norwegian Cover Pool.

The Finnish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Finnish Notes are obligations

issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Finnish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Finnish Cover Pool.

The Danish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Danish Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Danish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Danish Cover Pool.

The applicable Final Terms will state whether the Notes will have a statutory preferential right over the Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool or the Danish Cover Pool; see also “*Overview of the Swedish legislation regarding Covered Bonds*” on pages 81 to 85.

Rating:

Series of Notes issued under the Programme may be rated or unrated. Where a Series of Notes is rated, such rating will be disclosed in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and will not necessarily be the same as the rating assigned to the Programme. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

Listing:

Application has been made for Notes (other than Exempt Notes) issued under the Programme to be listed on the Irish Stock Exchange.

Notes may be listed or admitted to trading, as the case may be, on other or further stock exchanges or markets agreed between the Issuer and the relevant Dealer in relation to the Series. Notes which are neither listed nor admitted to trading on any market may also be issued.

The applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement will state whether or not the relevant Notes are to be listed and/or admitted to trading and, if so, on which stock exchanges and/or markets.

Governing Law:

The Notes and any non-contractual obligations arising out of or in connection with the Notes will be governed by, and shall be construed in accordance with, English law, except for Condition 2, which will be governed by, and shall be construed in accordance with, Swedish law.

Selling Restrictions:

There are restrictions on the offer, sale and transfer of the Notes in the United States, the European Economic Area (including the United Kingdom, Sweden and France), Japan and such other restrictions as may be required in connection with the offering and sale of a particular Tranche of Notes; see “*Subscription and Sale*”.

RISK FACTORS

The Issuer believes that the following factors may affect its ability to fulfil its obligations under Notes issued under the Programme. Most of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring.

In addition, factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme are also described below.

The Issuer believes that the factors described below represent the principal risks inherent in investing in Notes issued under the Programme, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with any Notes may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to it or which it may not currently be able to anticipate. Prospective investors should also read the detailed information set out elsewhere in this Offering Circular and reach their own views prior to making any investment decision.

Factors that may affect the Issuer's ability to fulfil its obligations under Notes issued under the Programme

Credit risks

Credit risk is the risk of the Issuer facing economic loss because the Issuer's counterparties cannot fulfil their contractual obligations. The Issuer's credit risk primarily arises from its lending activities but also includes risks relating to counterparties to derivative agreements. Stadshypotek's lending is conducted via the branch network of its parent company Svenska Handelsbanken AB (publ) (**Handelsbanken**) and in accordance with the same fundamental principles which are applied by Handelsbanken. In Handelsbanken's decentralised organisation, the branches are responsible for most credit decisions, but credit limits are reviewed and sometimes decided upon at different decision-making levels depending on the size of the credit.

The use of derivative agreements in connection with the Issuer's funding leads to credit exposure to the banks that are counterparties to these agreements. This type of risk is usually referred to collectively as value change risk. Such a risk arises when the Issuer has entered into derivative agreements, such as forward rate contracts or swaps with a counterparty and there is a risk that this counterparty will not be able to meet its commitments. If such a situation arises, a new equivalent contract must be acquired in the market to replace the old one. This may entail a cost, depending on price developments in the market in question. Most of the Issuer's derivative agreements are entered into with Handelsbanken as the counterparty, which means that it is Handelsbanken that bears this type of risk. In the few cases where Stadshypotek enters into derivative agreements with an external counterparty, such agreements are restricted by credit limits established in the standard credit process at Handelsbanken.

Adverse changes in the credit quality of the Issuer's borrowers or counterparties or a general deterioration in economic conditions or arising from systemic risks in financial systems could affect the recoverability and value of its assets and require an increase in its provisions for bad and doubtful loans or exposures.

Market risks

Market risks originate from changes in price and volatility on the financial markets and are comprised of interest rate risk, equity price risk, exchange rate risk and commodity price risk. The market risks affecting Stadshypotek are interest rate risk and exchange rate risk. Stadshypotek's Board decides on limits for interest rate risk and exchange rate risk.

Interest rate risk arises when the rate adjustment periods for financial assets and liabilities or derivatives do not coincide.

Within Stadshypotek, interest rate risk is defined as the difference that arises in the present value of future cash flows if the yield curve experiences an upward shift of one percentage point. Due to the concentration of the benchmark loans to a small number of final maturity dates, it is not possible to match maturities in a traditional manner. Instead, a general method for achieving risk-neutral matching is based on the use of two different bond loans to finance one lending transaction. Since one of the bond loans has a somewhat shorter maturity than the lending and the other a somewhat longer maturity, interest rate risks which can balance each other are achieved so that the borrowing is risk-neutral with respect to the lending. Due to this matching of financial assets and liabilities and off-balance-sheet items, changes in interest rates should have only a marginal effect on the Issuer's net income. Interest rate risks are measured and checked against the interest rate limits set by the Board of Directors, on a daily basis.

Stadshypotek uses interest rate swaps to hedge against risks on its balance sheet. Long-term funding may be shortened using interest rate swaps, so that the interest rate adjustment period matches the short-term lending at fixed and variable rates.

Although derivative agreements entered into constitute a hedge against unfavourable changes in value in the mortgage group's lending and borrowing portfolios, there can be no assurance that they will remain available or remain available at appropriate prices.

Exchange rate risk arises through funding being obtained in currencies other than Swedish Krona, while lending mainly is in Swedish Krona. Stadshypotek has a commercial paper programme in the eurozone. The exchange rate risk in connection with such funding in foreign currencies is hedged by matching currency swaps. Stadshypotek has also issued bonds in various currencies under its Euro Medium Term Covered Note Programme, in U.S.\$ under its U.S. Medium Term Covered Bond Program and in AUD under its Australian Medium Term Covered Note Programme, which were converted into SEK through cross currency interest rate swaps. While the Issuer endeavours to reduce all exchange rate risk in connection with funding in foreign currencies by matching currency swaps and cross currency interest rate swaps, there can be no assurance that it will always be able to do so.

Liquidity risks

Liquidity risk is the risk that Stadshypotek will not be able to meet its payment obligations when they fall due, without being affected by unacceptable costs or losses. Stadshypotek's Board decides on limits for liquidity risk. Liquidity risk is measured and limited by carrying out a gap analysis of cash flows for various maturities and all currencies, and also a gap analysis of groups of currencies. The liquidity deficit consists of the amount by which estimated outgoing payments exceed estimated incoming payments, and is restricted by limits. To an increasing extent, loans with a short interest fixing period and variable rate loans are funded by long-term funding in order to minimise the liquidity risk. However, some of this lending is still funded through the issuance of short-term instruments. The maturity structure of this funding is well-diversified and adapted so that Handelsbanken's liquidity at group level is in balance. The coordination with Handelsbanken's treasury has also given Stadshypotek access to Handelsbanken's liquidity.

Operational risks

Operational risks are defined as the risk of loss due to inadequate or failed internal processes, human error, malfunctioning systems or external events. The definition includes legal risk. Stadshypotek manages operational risks in accordance with the same policies and guidelines as the Handelsbanken group.

Responsibility for the identification, management and control of operational risk in the Handelsbanken group is an integrated part of managerial responsibility. It is the duty of managers responsible for specific functions to ensure that appropriate instructions and procedures are drawn up for their business area. An annual evaluation of operational risk is carried out for purposes of identifying operational risks and quantifying the losses that may arise. In addition, the head of risk control of Stadshypotek carries out an overall review of the company's operational risks once a year.

Although such risks are reduced through active efforts relating to risk culture, compliance with regulations and corporate governance, it cannot be guaranteed that such procedures will be effective in controlling each of the operational risks.

Notwithstanding anything in this risk factor, this risk factor should not be taken as implying that either the Issuer or the Issuer's group (being the Issuer and its wholly owned subsidiary) will be unable to comply with its obligations as a company with securities admitted to the Official List.

Regulatory risks

The Issuer is a public credit market limited liability company regulated by the Banking and Financing Activities Act and other laws and regulations applicable to banking businesses. Stadshypotek is subject to supervision by the Swedish Financial Supervisory Authority (*Sw. Finansinspektionen*) (the **SFSA**) and rules and regulations regarding, among other things, requirements with regard to the granting and negotiating of credit and capital adequacy requirements, including solvency ratios and management of liquidity. If the Issuer fails to comply with any relevant rules and regulations, there is a risk of sanctions, fines and other actions imposed by relevant authorities and courts which may negatively affect its business.

The Stadshypotek Group may be adversely affected by significant adverse regulatory developments

The Issuer's business is subject to ongoing regulation and associated regulatory risks, including the effects of changes in the laws, regulations, policies and/or their respective interpretations in Sweden and the European Union. Laws and regulations and the manner in which laws and regulations are enforced or interpreted, both of which are unpredictable and beyond the control of the Issuer, could have a material adverse effect on the business, results of operations or financial condition of the Issuer or the Issuer's ability to fulfil its obligations under the Notes.

Revisions to the capital adequacy standards and resolution powers could limit the use and amount of capital available for the Stadshypotek Group's business

As a result of the recent global financial and economic crisis, the regulatory prudential standards applied to banks have come under scrutiny by legislators, regulators and global standard setters. Changes promoted by the Basel Committee on Banking Supervision (the **Basel Committee**) and the European Union will generally require banks to maintain significantly higher levels of capital.

In addition to the enhanced capital adequacy rules, Directive 2014/59/EU (the **BRRD**), which took effect on 1 January 2015, aims to provide relevant authorities with common tools and powers to address banking crises pre-emptively in order to safeguard financial stability and minimise taxpayers' exposure to losses.

The powers provided to "resolution authorities" in the BRRD include bail-in tools with write down/conversion powers to ensure that capital instruments (including, but not limited to, instruments included in regulatory capital) fully absorb losses at the point of non-viability of the issuing institution. As for capital instruments included in regulatory capital, the BRRD contemplates that resolution authorities will be required to write down such capital instruments in full on a permanent basis, or

convert them in full into Common Equity Tier 1 (**CET1**) instruments, before any resolution action is taken. The power to write down or convert these capital instruments may also be exercised independently of resolution actions provided that the resolution authority determines that, unless these powers are exercised, the institution will reach the point of non-viability.

The BRRD also provides for an additional bail-in tool (which entered into force in Sweden on 1 February 2016), which comprises a more general power for resolution authorities to write down the claims of unsecured creditors of a failing institution and/or to convert unsecured debt claims into equity. The exercise of this bail-in tool is a resolution action and as such it is subject to the resolution criteria set out in the BRRD (which include, but are not limited to, a determination that an institution has reached the point of non-viability). Other than certain liabilities specified in the BRRD (including covered bonds and other fully secured liabilities, as discussed below), it is intended that all liabilities of an institution should potentially be subject to the general bail-in tool (**Eligible Liabilities**).

The BRRD provides that a write down/conversion resulting from the use of the bail-in tool would, in summary, follow the ordinary allocation of losses and ranking in an insolvency of the relevant institution, meaning *inter alia* that the authorities shall exercise the write down powers in a way that results in CET1 instruments being written down first in proportion to the relevant losses and, thereafter, the principal amount of other capital instruments being written down on a permanent basis (with subordinated debt being written down/converted before senior unsecured debt). CET1 instruments may be issued to holders of other capital instruments that are written down.

Fully secured liabilities (including covered bonds) should be generally exempted from the scope of the bail-in tool. However, any amount of the liability exceeding the value of the underlying security may be subject to write-down and/or conversion.

The BRRD has been implemented into Swedish law by the Resolutions Act (*Sw. lag (2015:1016) om resolution*) and the Precautionary Support Act (*lag (2015:1017) om förebyggande statligt stöd till kreditinstitut*) both of which entered into force on 1 February 2016. The relevant authorities have been given certain powers which can be categorised into preventive powers, early intervention powers and resolution powers. Ultimately, the resolution authority (The Swedish National Debt Office, the **SNDO**) may take control of a failing entity and, for example, transfer the entity to a private purchaser or to a publicly controlled entity pending a private sector arrangement. All these actions can be taken without any prior shareholder approval.

On 23 November 2016, the European Commission published proposals with clarifications, changes and additions to the present regulations. The proposals comprise capital adequacy regulations as well as resolution regulations. The aims invoked are to increase financial stability, to improve banks' lending capacity within the European Union and to make it easier for banks to contribute to deeper and more liquid capital markets within the European Union. The package includes, among other things, proposals for a binding leverage ratio requirement of 3 per cent. and requirements that are more risk sensitive according to the standardised approach in terms of market risk, counterparty risk and central counterparties. The proposals must be processed by the Member States and the European Parliament before they are finally adopted.

It should also be noted that the BRRD provides that institutions should have a certain minimum level of own funds and Eligible Liabilities (such level to be set by the authorities on a case by case basis) to ensure an efficient use of the bail-in powers. For institutions funded to a large extent by covered bonds or other type of secured liabilities, which are not Eligible Liabilities, this could result in a requirement to issue additional debt instruments which are not exempted from the scope of the bail-in powers.

On 23 February 2017, the SNDO presented the framework for the Minimum Requirements for Own Funds and Eligible Liabilities (**MREL**) for banks and some other financial institutions. The model for calculation of MREL determines how much own funds and eligible liabilities each bank has to have,

what proportion should be debt and what type of liabilities may be used to meet the requirement. In order to meet the MREL requirements, the SNDO decided that the minimum requirement may only be met with capital and liabilities that are junior to certain preferred senior liabilities according to the BRRD. The minimum requirements will take effect from 1 January 2018 onwards, and require that banks progressively build up the volume of subordinated liabilities required to meet the minimum requirements by 2022.

The enhanced capital adequacy rules, the BRRD and the MREL requirements set by the SNDO and other legal or regulatory developments are expected to impose additional costs on Stadshypotek. As a consequence, it is possible that the Issuer's deployment and use of capital may change so as to ensure that the revised capital adequacy requirements are met. Such actions could have a material adverse effect on the business, results of operations, financial condition and prospects of the Issuer and the Issuer's ability to fulfil its obligations under the Covered Bonds.

The Issuer may be adversely affected as a result of Swedish and global market conditions

The Swedish economy is affected by developments in the global economy and the performance of Stadshypotek and its wholly owned subsidiary (the **Stadshypotek Group**) has been and will continue to be influenced by the economic conditions of the countries in which it operates, particularly Sweden.

In recent years, several factors, including a shortage of housing and low interest rates, have led to a rapid increase in the volume of mortgage lending in Sweden, particularly for households. As a result, the level of indebtedness owed by Swedish households is at historically high levels. Households are therefore more sensitive to higher interest rates, loss of income and declining house prices. This sensitivity may be further exacerbated by the introduction of amortisation requirements relating to mortgage loans introduced in June 2016 as a way of reducing the risks associated with high household indebtedness. Other measures to curb this development are also being discussed. If new measures aimed at slowing or reducing the volume of mortgage lending in Sweden were introduced or if economic conditions in Sweden were to deteriorate, this could have a material adverse effect on the Stadshypotek Group's performance.

The outlook for the global economy over the near to medium term remains challenging. In particular, structural challenges in the Eurozone economies stand out as the most severe. From August 2007 through 2010, the global financial system experienced unprecedented credit and liquidity conditions and severe dislocation of financial markets around the world. Although the level of market disruption and volatility caused by the global financial crisis has abated, there can be no assurance that these conditions will not recur or that similar events will not occur having similar effects on the financial markets. Even if such conditions do improve broadly and significantly over the long term, adverse conditions and/or other events in particular sectors may have a material adverse effect on the Stadshypotek Group's performance.

On 23 June 2016, the United Kingdom held a referendum to determine whether the United Kingdom should leave the European Union or remain as a Member State, in which a majority voted in favour of leaving. Since the referendum, the Prime Minister of the United Kingdom has triggered Article 50 of the 2009 Lisbon Treaty and has begun exit negotiations with the European Union. Until the terms and timing of the United Kingdom's exit from the European Union are clearer, it is not possible to determine the impact that the referendum or the United Kingdom's departure from the European Union may have on European economies or financial markets.

The precise nature of all the risks and uncertainties the Stadshypotek Group faces as a result of current economic conditions cannot be predicted and many of these risks are outside the control of the Stadshypotek Group. However, market disruption and volatility may materially adversely affect the Stadshypotek Group's business, results of operations, financial condition and prospects and the Issuer's ability to fulfil its obligations under the Covered Bonds.

Factors which are material for the purpose of assessing the market risks associated with Notes issued under the Programme

Risks related to the structure of a particular issue of Notes

A range of Notes may be issued under the Programme. A number of these Notes may have features which contain particular risks for potential investors. Set out below is a description of the most common such features:

Notes subject to optional redemption by the Issuer

An optional redemption feature is likely to limit the market value of Notes. During any period when the Issuer may elect to redeem Notes, the market value of those Notes generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Notes when its cost of borrowing is lower than the interest rate on the Notes. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Notes being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

Fixed/Floating Rate Notes

Fixed/Floating Rate Notes will bear interest at a rate that converts from a fixed rate to a floating rate, or from a floating rate to a fixed rate. The conversion of the interest basis may affect the secondary market in, and the market value of, such Notes where the change of interest basis results in a lower interest return for Noteholders. Where the Notes convert from a fixed rate to a floating rate, the spread on the Fixed/Floating Rate Notes may be less favourable than then prevailing spreads on comparable Floating Rate Notes tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on the other Notes. Where the Notes convert from a floating rate to a fixed rate, the fixed rate may be lower than the prevailing rates on those Notes and could affect the market value of an investment in the relevant Notes.

Notes issued at a substantial discount or premium

The market values of securities issued at a substantial discount (such as Zero Coupon Notes) or premium to their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for more conventional interest-bearing securities. Generally, the longer the remaining term of such securities, the greater the price volatility as compared to more conventional interest-bearing securities with comparable maturities.

Extendable obligations under the Notes

The applicable Final Terms (or Pricing Supplement in the case of Exempt Notes) may provide that an Extended Maturity Date (as defined below) applies to a Series of Notes.

If the Issuer fails to redeem the relevant Notes in full on the Maturity Date (or within two Business Days thereafter) the maturity of the nominal amount outstanding of the Notes not redeemed will automatically extend on a monthly basis up to but not later than 12 months from the Maturity Date, subject as otherwise provided for in the applicable Final Terms or, as the case may be, the applicable Pricing Supplement (the **Extended Maturity Date**). In that event, the Issuer may redeem all or part of the nominal amount outstanding of the Notes on an Interest Payment Date falling in any month after the Maturity Date, up to and including the Extended Maturity Date or as otherwise provided for in the applicable Final Terms or, as the case may be, the applicable Pricing Supplement. In that event also, the

Notes will bear interest on the nominal amount outstanding of the Notes in accordance with the applicable Final Terms or, as the case may be, the applicable Pricing Supplement.

The extension of the maturity of the principal amount outstanding of the Notes from the Maturity Date to the Extended Maturity Date will not result in any right of the Noteholders to accelerate payments or take action against the Issuer, and no payment will be payable to the Noteholders in that event other than as set out in the “*Terms and Conditions of the Notes*” as completed by the applicable Final Terms, or as the case may be, the applicable Pricing Supplement.

Risks related to Notes generally

Set out below is a description of material risks relating to the Notes generally:

No Due Diligence

Neither the Arranger nor the Dealers have undertaken, nor will they undertake, any investigations, searches or other actions in respect of the loans and other assets contained or to be contained in the relevant Cover Pool, but will instead rely on the obligations of the Issuer under the Covered Bonds Issuance Act.

Limited Description of the Portfolio

Noteholders will not receive detailed statistics or information in relation to the loans and other assets contained or to be contained in the relevant Cover Pool, as it is expected that the constitution of such Cover Pool may change from time to time due to, for example, the purchase of further loans by the Issuer from time to time.

Legal risks

The Issuer’s business operations are governed by laws and regulations and are subject to supervision by regulatory authorities. Any changes to the current legislation, regulations or regulatory supervision might affect the Issuer’s business operations and its operating results.

No gross-up

Under the terms and conditions of the Notes, all payments in respect of the Notes will be made without deduction for or on account of withholding taxes imposed by any Tax Jurisdiction unless the withholding or deduction of such taxes is required by law, in which case such deduction will be made by or on behalf of the Issuer.

In the event that any such withholding or deduction is required by law, the terms and conditions of the Notes do not require the Issuer to pay any additional amounts in respect of such withholding or deduction.

No events of default

The terms and conditions of the Notes do not include any events of default relating to the Issuer, the occurrence of which would entitle Noteholders or the Trustee to accelerate the Notes, and it is envisaged that Noteholders will only be paid the scheduled interest payments under the Notes as and when they fall due under the terms and conditions of the Notes.

Non-compliance with matching rules

The Covered Bonds Issuance Act contains matching rules which, *inter alia*, prescribe that the nominal value of the relevant Cover Pool must at all times exceed the total nominal value of the claims that may be brought against the Issuer under Covered Bonds issued by it in respect of the relevant Cover Pool.

Should the market value of the property (for example real property) forming the security for the loans in a Cover Pool decline substantially, such loan shall be ascribed a new, lower value in such Cover Pool. Should the Issuer at such time be unable to add new assets to such Cover Pool, this may result in the matching rules not being fulfilled.

In the event that the Issuer is declared bankrupt and there is non-compliance with the matching rules that is not merely temporary, upon the bankruptcy of the Issuer this should lead to the receiver of the Issuer ceasing to maintain the relevant Cover Pool intact and separated from the insolvency estate. This may, in turn, result in the holders of Notes ceasing to obtain payment from such Cover Pool in accordance with the terms of the Notes. As regards the assets comprising the relevant Cover Pool, the holders of Notes would, instead, be treated as creditors of the Issuer with rights of priority in respect of the assets comprising the relevant Cover Pool and would be entitled to receive payment in the form of dividends in the bankruptcy. This may result in holders of Notes not receiving payment when due and/or not receiving payment in full in respect of outstanding Notes from the proceeds from liquidation of the assets comprising the relevant Cover Pool.

To the extent that holders of Covered Bonds are not fully paid from the proceeds from the liquidation of the assets comprising a Cover Pool to which their Covered Bonds related, holders of Covered Bonds will be entitled to prove their claims as unsecured creditors of the Issuer. They are thereby entitled to receive payment from the proceeds from the liquidation of the Issuer's assets, beyond those which comprised such Cover Pool. In such case, holders of Covered Bonds shall rank, from a rights of priority perspective, *pari passu* with the Issuer's other unsecured creditors.

Conflicting interests of other creditors

In the event of the Issuer's bankruptcy, the Covered Bonds Issuance Act does not give clear guidance on certain issues. This may lead to a conflict between the Noteholders, holders of any other Covered Bonds and counterparties to derivative agreements, on the one hand, and other creditors of the Issuer on the other hand. Examples of such issues include (a) how proceeds from a loan partly registered to a Cover Pool should be distributed between the portion of such loan registered to a Cover Pool and the portion of such loan not registered to such Cover Pool, and (b) how the proceeds of enforcement of a mortgage certificate should be distributed if this serves as collateral for two different loans ranking *pari passu* in the mortgage certificate where one such loan is not wholly or partly registered to a Cover Pool. The lack of clear guidance on these and similar issues may lead to unsecured creditors arguing that part of the proceeds from a loan and/or mortgage certificate should not be included in such Cover Pool or to any creditors with loans that rank *pari passu* in a mortgage certificate which also serves as collateral for a loan registered to a Cover Pool arguing that part of the proceeds from such mortgage certificate should not be included in a Cover Pool.

The assets that are not included in a Cover Pool will be available to meet the claims of holders of Covered Bonds through dividends in the bankruptcy (advance and/or final) if the assets in a Cover Pool are insufficient to pay the claims of the holders of Covered Bonds in respect of such Cover Pool in full.

Levy of execution on the assets in the Cover Pools

Although the Swedish Rights of Priority Act (*Sw. förmånsrättslagen (1970:979)*) (the **Rights of Priority Act**) prescribes that a special right of priority applies upon both bankruptcy and levy of execution, it has been argued with considerable authority that, as the Swedish Enforcement Code (*Sw. utsökningsbalken*

(1981:774)) does not protect the special right of priority of a holder of Covered Bonds in competition with another creditor seeking execution, such a creditor may, through levy of execution, obtain a right which is superior to the right of priority accorded to holders of Covered Bonds under the Rights of Priority Act. Such preference right may be challenged by a bankruptcy administrator and be voidable if the preference was obtained within three months prior to the commencement of the Issuer's bankruptcy proceedings on the basis that such creditor has been preferred over the covered bondholders and the Issuer's ordinary creditors. If such challenge is not made this could ultimately result in a reduction in the return to the holders of Notes.

Payment of advance dividends post-bankruptcy of the Issuer

In the event of the bankruptcy of the Issuer, a receiver of the Issuer could, under certain circumstances, make payment of advance dividends to creditors other than holders of Covered Bonds and counterparties to derivatives agreements, using funds derived from a Cover Pool. Such a payment of advance dividends could result in Noteholders not being paid in accordance with the Conditions. It is however likely that a receiver, or ultimately a court, would only authorise such advance payments using funds derived from a Cover Pool if satisfied that a Cover Pool contained significantly more assets than necessary to fulfil the Issuer's contractual obligations to make payment and/or dividends to Noteholders, holders of any other Covered Bonds and counterparties to derivatives agreements.

Additionally, the Issuer's estate would be entitled to have any advance dividends repaid should a Cover Pool subsequently prove to contain insufficient funds to make payments to Noteholders, holders of any other Covered Bonds and counterparties to derivatives agreements as a result of the payment of advance dividends. The right to recover advance dividends may also be secured through the issuance of a bank guarantee or equivalent security pursuant to the Swedish Insolvency Act (*Sw. konkurslagen (1987:672)*).

Applicable law

Generally, the law applicable to the assets in the relevant Cover Pool is the law of the jurisdiction where the relevant asset is located. Although the Notes are subject to the Covered Bonds Issuance Act and the majority of the assets included in the Swedish Cover Pool are governed by Swedish law, other assets included in the Swedish Cover Pool as well as the assets included in the Norwegian Cover Pool, the Finnish Cover Pool and the Danish Cover Pool used to collateralise the Notes, as applicable, may be governed by the laws and regulations of a number of different jurisdictions. To the extent that such laws may restrict, limit, hinder or even prohibit certain actions in respect of the enforcement of the eligible assets in the relevant Cover Pool, there is a risk that the ability of a bankruptcy administrator to realise the assets in the relevant Cover Pool may be delayed or may result in an increase in the costs of enforcement. This may, ultimately, result in a delay in the liquidation of the bankruptcy estate and a reduced return to the Noteholders.

Modification and waivers

The conditions of the Notes contain provisions for calling meetings of Noteholders to consider matters affecting their interests generally. These provisions permit defined majorities to bind all Noteholders including Noteholders who did not attend and vote at the relevant meeting and Noteholders who voted in a manner contrary to the majority.

The conditions of the Notes also provide that the Trustee may, without the consent of Noteholders and without regard to the interests of particular Noteholders, agree to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes, in the circumstances described in Condition 13 of the Notes.

Change of law and establishment of case law

The conditions of the Notes are based on English law or, as provided in Condition 2, Swedish law, in each case in effect as at the date of issue of the relevant Notes. No assurance can be given as to the impact of any possible judicial decision or change to English and/or Swedish law or administrative practice after the date of issue of the relevant Notes and any such change could materially adversely impact the value of any Notes affected by it.

In particular, the Covered Bonds Issuance Act is relatively new legislation in Sweden and for this reason there is no available case law on it. It is uncertain how the Covered Bonds Issuance Act will be interpreted or whether changes or amendments will be made to it which will affect Notes issued under the Programme.

Notes where denominations involve integral multiples: definitive Notes

In relation to any issue of Notes which have denominations consisting of a minimum Specified Denomination plus one or more integral higher multiples of another smaller amount, it is possible that such Notes may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in his account with the relevant clearing system would not be able to sell the remainder of such holding without first purchasing a principal amount of Notes sufficient to ensure that its holding amounts to a Specified Denomination. Further, a holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in his account with the relevant clearing system at the relevant time may not receive a definitive Note in respect of such holding (should definitive Notes be printed) and would need to purchase a principal amount of Notes at or in excess of the minimum Specified Denomination such that its holding amounts to a Specified Denomination.

If such Notes in definitive form are issued, holders should be aware that definitive Notes which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Implementation of Basel III will result in changes to the regulatory treatment of covered bonds

In December 2010, the Basel Committee on Banking Supervision published as part of its so-called 'Basel III' reforms new liquidity requirements for banks. These requirements classify covered bonds as potentially eligible for inclusion in the pool of liquid assets that banks will need to hold in order to satisfy the short term liquidity coverage ratio (the **LCR**), which aims to ensure that a bank maintains an adequate level of unencumbered, high-quality assets that can be converted into cash to meet a bank's liquidity needs within a 30-day time horizon under an acute liquidity stress scenario, and the longer term net stable funding ratio (the **NSFR**), which establishes a minimum acceptable amount of stable funding, based on the liquidity characteristics of an institution's assets and activities over a medium- to long-term horizon. Covered bonds included in a bank's stock of liquid assets will be subject to a haircut of at least 15 per cent. and may comprise no more than 40 per cent. of its short term liquidity pool. Under the Basel III standard, banks are not permitted to satisfy the LCR or NSFR through holding its own covered bonds.

On 27 June 2013, a revised European capital adequacy and liquidity framework based on the Basel III accord was officially published. The new framework includes one directive, 2013/36/EU (**CRD IV**), which must be transposed into national law, and one regulation, (EU) No 575/2013 (**CRR**), which is directly applicable in all Member States. In Sweden, national implementation of the directive texts of the CRD IV package entered into force in August 2014.

The Basel III and CRD IV changes and the resulting complexity may adversely impact the trading price of the Notes and may affect investors who should consult their own advisers as to the implications for

them. No predictions can be made as to the precise effects of the regulatory standards or their implementing measures which may be subject to change from time to time on investors or otherwise.

Risks related to the market generally

Set out below is a description of material market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk:

The secondary market generally

Notes may have no established trading market when issued, and one may never develop. If a market for the Notes does develop, it may not be liquid and may be sensitive to changes in the financial markets. Therefore, investors may not be able to sell their Notes easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Notes that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Notes generally would have a more limited secondary market and more price volatility than conventional debt securities. Illiquidity may have a severely adverse effect on the market value of Notes.

Exchange rate risks and exchange controls

The Issuer will pay principal and interest on the Notes in the Specified Currency. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the **Investor's Currency**) other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to the Specified Currency would decrease (1) the Investor's Currency-equivalent yield on the Notes, (2) the Investor's Currency-equivalent value of the principal payable on the Notes and (3) the Investor's Currency-equivalent market value of the Notes.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate or the ability of the Issuer to make payments in respect of the Notes. As a result, investors may receive less interest or principal than expected, or no interest or principal.

Interest rate risks with regard to Fixed Rate Notes

Investment in Fixed Rate Notes involves the risk that if market interest rates subsequently increase above the rate paid on the Fixed Rate Notes, this will adversely affect the value of the Fixed Rate Notes.

Credit ratings may not reflect all risks

One or more independent credit rating agencies may assign credit ratings to the Issuer or the Notes. The ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Notes. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the rating agency at any time.

In general, European regulated investors are restricted under the CRA Regulation from using credit ratings for regulatory purposes, unless such ratings are issued by a credit rating agency established in the EU and registered under the CRA Regulation (and such registration has not been withdrawn or suspended, subject to transitional provisions that apply in certain circumstances). Such general

restriction will also apply in the case of credit ratings issued by non-EU credit rating agencies, unless the relevant credit ratings are endorsed by an EU-registered credit rating agency or the relevant non-EU rating agency is certified in accordance with the CRA Regulation (and such endorsement action or certification, as the case may be, has not been withdrawn or suspended, subject to transitional provisions that apply in certain circumstances).

Certain information with respect to the credit rating agencies and ratings is set out on the cover of this Offering Circular and will be disclosed in the Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

Risks related to Notes which are linked to benchmarks

Certain interest payments on the Notes may be linked to the London Interbank Offered Rate (**LIBOR**), which, since April 2013, has been regulated by the FCA. In July 2017, the FCA announced that it does not intend to continue, beyond the end of 2021, to encourage or compel its panel banks to provide rate submissions for the calculation of LIBOR. As a result, there can be no guarantee that LIBOR will be determined after 2021 on the same basis as at present, if at all.

Such uncertainty as to the continuation of LIBOR, and the availability of quotes from reference banks, may adversely affect the trading market and value of the Notes. It is not possible to predict at this time the effect, including on the value of the Notes, of any such changes, the establishment of alternative reference rates or whether there will be any further reforms to LIBOR that may be implemented in the United Kingdom or elsewhere.

Any of the above changes, or any other consequential changes, to LIBOR, EURIBOR or any other benchmark as a result of international, national or other proposals for reform or other initiatives or investigations, or any further uncertainty in relation to the timing and manner of implementation of such changes, could have a material adverse effect on the value of and return on any of the Notes that are based on or linked to a benchmark.

DOCUMENTS INCORPORATED BY REFERENCE

The following documents which have previously been published, and have been filed with the Central Bank, shall be incorporated in, and form part of, this Offering Circular:

- (a) the Issuer's 2016 Annual Report which contains the auditors' report and audited non-consolidated annual financial statements of the Issuer for the financial year ended 31 December 2016 which can be viewed online at:

[http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_stadshypotek_a_nnuual_report_2016/\\$file/shyp_annual_report_2016.pdf](http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_stadshypotek_a_nnuual_report_2016/$file/shyp_annual_report_2016.pdf);

- (b) the auditors' report and audited non-consolidated annual financial statements of the Issuer for the financial year ended 31 December 2015 (contained on pages 16 to 54 of the Issuer's 2015 Annual Report) which can be viewed online at:

[http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_shyp_annual_report_2015/\\$file/hs_15_ars_eng.pdf](http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_shyp_annual_report_2015/$file/hs_15_ars_eng.pdf);

- (c) the unaudited interim non-consolidated financial statements of the Issuer for the six months ended 30 June 2017 which can be viewed online at:

[https://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_hs_q2_2017_eng_rapport/\\$file/hs_q2_2017_eng.pdf](https://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_hs_q2_2017_eng_rapport/$file/hs_q2_2017_eng.pdf); and

- (d) the Terms and Conditions of the Notes set out on pages 53 to 77 of the Offering Circular dated 28 November 2016, pages 54 to 78 of the Offering Circular dated 26 November 2015, pages 46 to 67 of the Offering Circular dated 26 November 2014, pages 38 to 57 of the Offering Circular dated 6 December 2013, pages 28 to 45 of the Offering Circular dated 6 December 2012 and pages 34 to 53 of the Offering Circular dated 2 December 2010 which can be viewed online at:

[https://www.handelsbanken.com/shb/inet/icentsv.nsf/vlookuppics/a_spara_och_placera_offering_circular_28_november_2016/\\$file/offering_circular_28_nov_2016.pdf](https://www.handelsbanken.com/shb/inet/icentsv.nsf/vlookuppics/a_spara_och_placera_offering_circular_28_november_2016/$file/offering_circular_28_nov_2016.pdf);

[http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_offering_circular_26nov15/\\$file/offering_circular_stadshypotek_emtcn_26_nov_2015.pdf](http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_offering_circular_26nov15/$file/offering_circular_stadshypotek_emtcn_26_nov_2015.pdf);

[http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_26nov14/\\$file/offering_circular_stadshypotek_emtcn_26_november_2014](http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_26nov14/$file/offering_circular_stadshypotek_emtcn_26_november_2014);

[http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_6dec13/\\$file/offering_circular_stadshypotek_emtcn_6_december_2013.pdf](http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_6dec13/$file/offering_circular_stadshypotek_emtcn_6_december_2013.pdf);

[http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_6dec12/\\$file/offering_circular_stadshypotek_emtcn_6_december_2012](http://www.handelsbanken.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_hs_emtcn_off_circ_6dec12/$file/offering_circular_stadshypotek_emtcn_6_december_2012); and

[http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_stadshypotek_final_clean_oc_2010/\\$file/stadshypotek_final_clean_oc_\(2010\).pdf](http://www.stadshypotek.se/shb/inet/icentsv.nsf/vlookuppics/investor_relations_en_stadshypotek_final_clean_oc_2010/$file/stadshypotek_final_clean_oc_(2010).pdf).

Following the publication of this Offering Circular a supplement may be prepared by the Issuer and approved by the Central Bank in accordance with Article 16 of the Prospectus Directive. Statements contained in any such supplement (or contained in any document incorporated by reference therein) shall, to the extent applicable (whether expressly, by implication or otherwise), be deemed to modify or

supersede statements contained in this Offering Circular or in a document which is incorporated by reference in this Offering Circular. Any statement so modified or superseded shall not, except as so modified or superseded, constitute a part of this Offering Circular.

Copies of documents incorporated by reference in this Offering Circular can be obtained from the registered office of the Issuer in Stockholm or on the websites specified above.

Any documents themselves incorporated by references in the documents incorporated by reference in this Offering Circular shall not form part of this Offering Circular.

Any information set out in the non-incorporated parts of the documents incorporated by reference is not relevant for investors in the Notes.

Certain information incorporated by reference includes “Alternative Performance Measures”, as defined in the guidelines published by the European Securities and Markets Authority (**Alternative Performance Measures**). The information regarding Alternative Performance Measures is included on page 60 of the Issuer’s annual report and audited non-consolidated financial statements of the Issuer in respect of the financial year ended 31 December 2016 and on page 24 of the unaudited interim non-consolidated financial statements of the Issuer for the six months ended 30 June 2017.

The Issuer will, in the event of any significant new factor, material mistake or inaccuracy relating to information included in this Offering Circular which is capable of affecting the assessment of any Notes, prepare a supplement to this Offering Circular or publish a new Offering Circular for use in connection with any subsequent issue of Notes.

FORM OF THE NOTES

Any reference in this section to “applicable Final Terms” shall be deemed to include a reference to “applicable Pricing Supplement” where relevant.

Each Tranche of Notes will be in bearer form and will be initially issued in the form of a global note (a **Global Note**) which will:

- (i) if the Global Note is intended to be issued in new global note (**NGN**) form, as stated in the applicable Final Terms, be delivered on or prior to the original issue date of the Tranche to a common safekeeper (the **Common Safekeeper**) for Euroclear Bank SA/NV (**Euroclear**) and Clearstream Banking S.A. (**Clearstream, Luxembourg**); and
- (ii) if the Global Note is not intended to be issued in NGN Form, be delivered on or prior to the original issue date of the Tranche to a common depository (the **Common Depository**) for Euroclear and Clearstream, Luxembourg.

Where the Global Note issued in respect of any Tranche is in NGN form, Euroclear and Clearstream, Luxembourg will be notified whether or not such Global Note is intended to be held in a manner which would allow Eurosystem eligibility. Any indication that the Global Note is to be so held does not necessarily mean that the Notes of the relevant Tranche will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any times during their life as such recognition depends upon satisfaction of the Eurosystem eligibility criteria. The Common Safekeeper for NGNs will either be Euroclear or Clearstream, Luxembourg or another entity approved by Euroclear and Clearstream, Luxembourg.

Payments of principal, interest (if any) or any other amounts on a Global Note will be made through Euroclear and/or Clearstream, Luxembourg (against presentation or surrender (as the case may be) of the Global Note if the Global Note is not intended to be issued in NGN form) without any requirement for certification.

A Global Note will be exchangeable (free of charge), in whole but not in part, for definitive Notes with, where applicable, interest coupons and talons attached only upon the occurrence of an Exchange Event. For these purposes, **Exchange Event** means that (i) the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system satisfactory to the Trustee is available or (ii) the Issuer has or will become subject to adverse tax consequences, resulting from changes to Swedish legislation, which would not be suffered were the Notes represented by the Global Note in definitive form. The Issuer will promptly give notice to Noteholders in accordance with Condition 12 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Global Note) or the Trustee may give notice to the Agent requesting exchange and, in the event of the occurrence of an Exchange Event as described in (ii) above, the Issuer may also give notice to the Agent requesting exchange. Any such exchange shall occur not later than 45 days after the date of receipt of the first relevant notice by the Agent.

Tranches of Notes shall not be physically delivered in Belgium, except to a clearing system, a depository or other institution for the purpose of their immobilisation in accordance with article 4 of the Belgian Law of 14 December 2005.

Notes which are represented by a Global Note will only be transferable in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be.

Pursuant to the Agency Agreement (as defined under “*Terms and Conditions of the Notes*”), the Agent shall arrange that, where a further Tranche of Notes is issued which is intended to form a single Series with an existing Tranche of Notes at a point after the Issue Date of the further Tranche, the Notes of such further Tranche shall be assigned a common code and ISIN which are different from the common code and ISIN assigned to Notes of any other Tranche of the same Series until such time as the Tranches are consolidated and form a single Series, which shall not be prior to the expiry of the distribution compliance period (as defined in Regulation S under the Securities Act) applicable to the Notes of such Tranche.

Any reference herein to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Final Terms.

No Noteholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, fails so to do within a reasonable period and the failure shall be continuing.

The Issuer may agree with any Dealer and the Trustee that Notes may be issued in a form not contemplated by the Terms and Conditions of the Notes, in which event a new Offering Circular will be made available which will describe the effect of the agreement reached in relation to such Notes.

FORM OF FINAL TERMS

[**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes[, from 1 January 2018,]¹ are not intended to be offered, sold or otherwise made available to and[, with effect from such date,]² 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**); (ii) a customer within the meaning of Directive 2002/92/EC (as amended, 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 the Prospectus Directive (where **Prospectus Directive** means Directive 2003/71/EC (as amended, including by Directive 2010/73/EU), and includes any relevant implementing measure in a relevant Member State of the EEA). Consequently no key information document required by Regulation (EU) No 1286/2014 (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.]³

Set out below is the form of Final Terms which will be completed for each Tranche of Notes other than Exempt Notes issued under the Programme.

[date]

STADSHYPOTEK AB (publ)

**Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]
under the €20,000,000,000
Euro Medium Term Covered Note Programme**

PART A - CONTRACTUAL TERMS

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions set forth in the Offering Circular dated 28 November 2017 [and the supplement[s] to it dated [] [and []]] (the **Offering Circular**) which [together] constitute[s] a base prospectus for the purposes of Directive 2003/71/EC as amended (which includes the amendments made by Directive 2010/73/EU to the extent that such amendments have been implemented in a relevant Member State of the European Economic Area) (the **Prospectus Directive**). 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 Offering Circular. 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 Offering Circular. The Offering Circular has been published on the website of the Central Bank of Ireland at www.centralbank.ie]

[The following alternative language applies if the first tranche of an issue which is being increased was issued under an Offering Circular with an earlier date.]

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Offering Circular dated [], which Conditions are incorporated by reference in the Offering Circular dated 28 November 2017. This document constitutes the Final Terms

¹ This date reference should not be included in Final Terms for offers concluded on or after 1 January 2018

² This date reference should not be included in Final Terms for offers concluded on or after 1 January 2018

³ Legend to be included on front of the Final Terms (i) for offers concluded on or after 1 January 2018 if the Notes potentially constitute “packaged” products and no key information document will be prepared or the issuer wishes to prohibit offers to EEA retail investors for any other reason, in which case the selling restriction should be specified to be “Applicable” (ii) for offers concluded before 1 January 2018 at the option of the parties.

of the Notes described herein for the purposes of Article 5.4 of Directive 2003/71/EC as amended (which includes the amendments made by Directive 2010/73/EU to the extent that such amendments have been implemented in a relevant Member State of the European Economic Area) (the **Prospectus Directive**) and must be read in conjunction with the Offering Circular dated 28 November 2017 [and the supplement[s] to it dated [] [and []] (the **Offering Circular**) which [together] constitute[s] a base prospectus for the purposes of the Prospectus Directive, including the Conditions incorporated by reference in the Offering Circular. 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 Offering Circular. The Offering Circular has been published on the website of the Central Bank of Ireland at www.centralbank.ie]

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs or subparagraphs. Italics denote directions for completing the Final Terms.]

[When adding any other information consideration should be given as to whether such information constitutes “significant new factors” and consequently trigger the need for a supplement to the Offering Circular under Article 16 of the Prospectus Directive.]

1. Issuer: Stadshypotek AB (publ)
2. (a) Series Number: []
- (b) Tranche Number: []
- (c) Relevant Cover Pool: [Swedish Cover Pool/Norwegian Cover Pool/Finnish Cover Pool/Danish Cover Pool]
- (d) Date on which the Notes will be consolidated and form a single Series: [The Notes will be consolidated and form a single Series with [] on [the Issue Date]][Not Applicable]
3. Specified Currency or Currencies: []
4. Aggregate Nominal Amount:
 - (a) Series: []
 - (b) Tranche: []
5. Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from [Insert Date]] [(if applicable)]
6. (a) Specified Denominations: []
(N.B. Notes must have a minimum denomination of €100,000 (or equivalent))

(N.B. Where multiple denominations above [€100,000] or equivalent are being used the following sample wording should be followed:

“[€100,000] and integral multiples of [€1,000] in excess thereof up to and including [€199,000]. No Notes in definitive form will be issued with a denomination above [€199,000].”)

(b) Calculation Amount: []

(If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)

7. (a) Issue Date: []

(b) Interest Commencement Date: [[]/Issue Date/Not Applicable]

(N.B. An Interest Commencement Date will not be relevant for certain Notes, for example Zero Coupon Notes.)

8. Maturity Date: [Fixed rate - specify date/floating rate - Interest Payment Date falling in or nearest to [specify month]] [(NB: The Maturity Date should not be less than one year after the Issue Date)]

9. (a) Extended Maturity: [Applicable/Not Applicable]

(b) Extended Maturity Date: [[]]

In accordance with the Conditions, if the Issuer fails to redeem the Notes in full on the Maturity Date or within two Business Days thereafter, the maturity of the principal amount outstanding of the Notes will automatically be extended up to one year to the Extended Maturity Date without constituting an event of default or giving holders of the Notes any right to accelerate payments on the Notes. In that event, the interest rate payable on, and the interest periods and Interest Payment Dates, in respect of the Notes, will change from those that applied up to the Maturity Date and the Issuer may redeem all or part of the principal amount outstanding of those Notes on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Maturity Date, all in accordance with the Conditions. See Conditions 3.3 and 5.6.]

[Not Applicable]

10. Interest Basis: [In respect of the period from (and including) the Interest Commencement Date to (but excluding) the Maturity Date:]

[[] per cent. Fixed Rate]
[LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR] +/-
[] per cent.
Floating Rate]
[Zero Coupon]
(see paragraph [15/16/18] below)

[In respect of the period from (and including) the Maturity Date to (but excluding) the Extended Maturity Date (if applicable):

[[] per cent. Fixed Rate]
[LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR] +/-
[] per cent.
Floating Rate]
(see paragraph 17 below)]

11. 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
12. Change of Interest Basis: [*Specify the date when any fixed to floating rate change occurs or cross refer to paragraphs 15 and 16 below and identify there*][Not Applicable]
13. Call Options: [Issuer Call
(see paragraph 19 below)] [Not Applicable]
14. Date [Board] approval for issuance of Notes obtained: [*date*][Not Applicable]

(N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15. Fixed Rate Note Provisions [Applicable for the period to (but excluding) the Maturity Date/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (a) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (b) Interest Payment Date(s): [] in each year up to and including the Maturity Date
- (Amend appropriately in the case of irregular coupons)*

- (c) Fixed Coupon Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [] per Calculation Amount
- (d) Broken Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]
- (e) Day Count Fraction: [30/360][Actual/Actual (ICMA)]
- (f) Determination Date(s): [[] in each year][Not Applicable]
- (Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon)*
16. Floating Rate Note Provisions [Applicable for the period to (but excluding) the Maturity Date/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (a) Specified Period(s)/Specified Interest Payment Dates: [], subject to adjustment in accordance with the Business Day Convention set out in (b) below/, not subject to any adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]
- (b) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention] [Not Applicable]
- (c) Additional Business Centre(s): []
- (d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination][ISDA Determination]
- (e) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): []
- (f) Screen Rate Determination:

- Reference Rate and Relevant Financial Centre: Reference Rate: [] month
[LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR]
Relevant Financial Centre:
[London/Brussels/Stockholm/Oslo/Copenhagen]
 - Specified Time: [[] in the Relevant Financial Centre]
 - Interest Determination Date(s): [[As specified in Condition 3.2(b)(ii)]
[Second London business day prior to the start of each Interest Period]
[First day of each Interest Period]
[Second day on which the TARGET2 System is open prior to the start of each Interest Period]
[Second Stockholm business day prior to the start of each Interest Period]
[Second Oslo business day prior to the start of each Interest Period]
[] days prior to the start of each Interest Period]
[Second Copenhagen business day prior to the start of each Interest Period]]
[]
 - Relevant Screen Page: []

(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)
- (g) ISDA Determination:
- Floating Rate Option: []
 - Designated Maturity: []
 - Reset Date: []
- (h) Linear Interpolation: [Not Applicable][Applicable. The Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation of [] and []]
- (i) Margin(s): [+/-] [] per cent. per annum
- (j) Minimum Rate of Interest: [] per cent. per annum
- (k) Maximum Rate of Interest: [] per cent. per annum
- (l) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual]
[Actual/365 (Fixed)]
[Actual/365 (Sterling)]

- [Actual/360]
 [30/360][360/360][Bond Basis]
 [30E/360][Eurobond Basis]
 [30E/360 (ISDA)]
17. Extended Maturity Interest Provisions [Applicable from (and including) the Maturity Date to (but excluding) the Extended Maturity Date (if applicable)] [Not Applicable]
- (a) Fixed Rate [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (i) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): [] in each month up to and including the Extended Maturity Date
- (N.B. This will need to be amended in the case of coupons which are not on a monthly basis)*
- (iii) Fixed Coupon Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [] per Calculation Amount
- (iv) Broken Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] [] [Not Applicable]
- (v) Day Count Fraction: [30/360] [Actual/Actual (ICMA)]
- (vi) Determination Date(s): [[] in each year][Not Applicable]
- (N.B. This will need to be amended in the case of regular interest payment dates which are not of equal duration)*
- (N.B. Only relevant where Day Count Fraction is Actual/Actual (ICMA))*
- (b) Floating Rate [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (i) Specified Period(s)/Specified [], subject to adjustment in accordance with the Business Day Convention set out in (ii) below /,

- Interest Payment Dates: not subject to any adjustment, as the Business Day Convention in (ii) below is specified to be Not Applicable]
- (ii) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention] [Not Applicable]
- (iii) Additional Business Centre(s): []
- (iv) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination]
- (v) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): []
- (vi) Screen Rate Determination:
- Reference Rate and Relevant Financial Centre: Reference Rate: [] month [LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR]
Relevant Financial Centre: [London/Brussels/Stockholm/Oslo/Copenhagen]
 - Specified Time: [[] in the Relevant Financial Centre]
 - Interest Determination Date(s): [[As specified in Condition 3.2(b)(ii)]
[Second London business day prior to the start of each Interest Period]
[First day of each Interest Period]
[Second day on which the TARGET2 System is open prior to the start of each Interest Period]
[Second Stockholm business day prior to the start of each Interest Period]
[Second Oslo business day prior to the start of each Interest Period]
[Second Copenhagen business day prior to the start of each Interest Period]]
[[] days prior to the start of each Interest Period]
[]
 - Relevant Screen Page: []
(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions

appropriately)

- (vii) ISDA Determination:
- Floating Rate Option: []
 - Designated Maturity: []
 - Reset Date: []
(In the case of a LIBOR or EURIBOR based option, the first day of the Interest Period)
- (viii) Linear Interpolation: [Not Applicable][Applicable - the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation of [] and []]
- (ix) Margin(s): [+/-] [] per cent. per annum
- (x) Minimum Rate of Interest: [] per cent. per annum
- (xi) Maximum Rate of Interest: [] per cent. per annum
- (xii) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual] Actual/365 (Fixed) Actual/365 (Sterling) Actual/360 [30/360][360/360][Bond Basis] [30E/360][Eurobond Basis] 30E/360 (ISDA)]

18. Zero Coupon Note Provisions [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (a) Accrual Yield: [] per cent. per annum
- (b) Reference Price: []
- (c) Day Count Fraction in relation to late payment: [30/360] [Actual/360] [Actual/365]

PROVISIONS RELATING TO REDEMPTION

19. Issuer Call: [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*

- (a) Optional Redemption Date(s): []
 - (b) Optional Redemption Amount: [] per Calculation Amount
 - (c) If redeemable in part:
 - (i) Minimum Redemption Amount: []
 - (ii) Maximum Redemption Amount: []
20. Final Redemption Amount: [] per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

21. Form of Notes:
- (a) Form: Global Note exchangeable for Definitive Notes only upon an Exchange Event
 - (b) New Global Note: [Yes][No]
22. Additional Financial Centre(s): [Not Applicable] []
- (Note that this paragraph relates to the place of payment and not Interest Period end dates to which sub-paragraphs 16(c) and 17(b)(iii) relate)*
23. Talons for future Coupons to be attached to Definitive Notes: [Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]

PURPOSE OF FINAL TERMS

These Final Terms comprise the final terms required for issue [and] [admission to trading on the Irish Stock Exchange’s regulated market and for listing on the Official List of the Irish Stock Exchange] of the Notes described herein pursuant to the listing of the €20,000,000,000 Euro Medium Term Covered Note Programme of Stadshypotek AB (publ).

[[Relevant third party information] has been extracted from [specify source]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [specify source], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of Stadshypotek AB (publ):

By:

Duly authorised

PART B - OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing: Application [has been/is expected to be] made for the Notes to be admitted to the Official List of the Irish Stock Exchange
- (ii) Admission to trading: Application [has been/is expected to be] made for the Notes to be admitted to trading on the regulated market of the Irish Stock Exchange with effect from, or from around, []
- (iii) Estimate of total expenses related to admission to trading: []

2. RATINGS

- Ratings: [The Notes to be issued [[have been]/[are expected to be]] rated:][The following rating[s] reflect[s] ratings assigned to Notes of this type issued under the Programme generally:]
- [insert details] by [insert legal name of the relevant credit rating agency]*
- (The above disclosure should reflect the rating allocated to Notes of the type being issued under the Programme generally or, where the issue has been specifically rated, that rating.)*
- [[Insert the legal name of the relevant credit rating agency entity] is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended).]*

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

[Save for any fees payable to [[] (the **Managers**)/the **Dealers**], 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/Dealers] 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.

[(When adding any other description, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Offering Circular under Article 16 of the Prospectus Directive.)]

4. YIELD (*Fixed Rate Notes Only*)

Indication of yield: []

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

5. OPERATIONAL INFORMATION

(i) ISIN Code: []

(ii) Common Code: []

(iii) Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s): [Not Applicable] []

(iv) Names and addresses of additional Paying Agent(s) (if any): []

(v) Delivery: Delivery [against/free of] payment

[(vi) Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]

[No. Whilst the designation is specified as “no” at the date of these Final Terms, should the Eurosystem eligibility criteria be amended 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.]]

6. DISTRIBUTION

(i) U.S. Selling Restrictions: [Reg. S Compliance Category 2;

TEFRA C/TEFRA not applicable]

- (ii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]

(If the offer of the Notes is concluded prior to 1 January 2018, or on and after that date and the Notes clearly do not constitute “packaged” products, “Not Applicable” should be specified. If the offer of the Notes will be concluded on or after 1 January 2018 and the Notes may constitute “packaged” products, “Applicable” should be specified.)

FORM OF PRICING SUPPLEMENT

[**PROHIBITION OF SALES TO EEA RETAIL INVESTORS** – The Notes[, from 1 January 2018,]⁴ are not intended to be offered, sold or otherwise made available to and[, with effect from such date,]⁵ 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**); (ii) a customer within the meaning of Directive 2002/92/EC (as amended, 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 the Prospectus Directive (where **Prospectus Directive** means Directive 2003/71/EC (as amended, including by Directive 2010/73/EU), and includes any relevant implementing measure in a relevant Member State of the EEA). Consequently no key information document required by Regulation (EU) No 1286/2014 (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.]⁶

Set out below is the form of Pricing Supplement which will be completed for each Tranche of Exempt Notes, whatever the denomination of those Notes, issued under the Programme.

NO PROSPECTUS IS REQUIRED IN ACCORDANCE WITH DIRECTIVE 2003/71/EC FOR THE ISSUE OF NOTES DESCRIBED BELOW.

[]

STADSHYPOTEK AB (publ)

Issue of [Aggregate Nominal Amount of Tranche] [Title of Notes]
under the €20,000,000,000
Euro Medium Term Covered Note Programme

PART A - CONTRACTUAL TERMS

This document constitutes the Pricing Supplement for the Notes described herein. This document must be read in conjunction with the Offering Circular dated 28 November 2017 [as supplemented by the supplement[s] dated [] [and[]]] (the **Offering Circular**). Full information on the Issuer and the offer of the Notes is only available on the basis of the combination of this Pricing Supplement and the Offering Circular. Copies of the Offering Circular may be obtained from [].

[Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the **Conditions**) set forth in the Offering Circular dated [], which Conditions are incorporated by reference in the Offering Circular dated 28 November 2017.]

1. Issuer: Stadshypotek AB (publ)
2. (a) Series Number: []

⁴ This date reference should not be included in Pricing Supplements for offers concluded on or after 1 January 2018

⁵ This date reference should not be included in Pricing Supplements for offers concluded on or after 1 January 2018

⁶ Legend to be included on front of the Pricing Supplements (i) for offers concluded on or after 1 January 2018 if the Notes potentially constitute “packaged” products and no key information document will be prepared or the issuer wishes to prohibit offers to EEA retail investors for any other reason, in which case the selling restriction should be specified to be “Applicable” (ii) for offers concluded before 1 January 2018 at the option of the parties.

- (b) Tranche Number: []
- (c) Relevant Cover Pool: [Swedish Cover Pool/Norwegian Cover Pool/Finnish Cover Pool/Danish Cover Pool]
- (d) Date on which the Notes will be consolidated and form a single Series: [The Notes will be consolidated and form a single Series with [*identify earlier Tranches*] on [the Issue Date]][Not Applicable]
3. Specified Currency or Currencies: []
4. Aggregate Nominal Amount:
- (a) Series: []
- (b) Tranche: []
5. Issue Price: [] per cent. of the Aggregate Nominal Amount [plus accrued interest from [*insert date*] (*if applicable*)]
6. (a) Specified Denominations: []
- (b) Calculation Amount: []
- (If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)*
7. (a) Issue Date: []
- (b) Interest Commencement Date: [*specify*]/Issue Date/Not Applicable]
- (N.B. An Interest Commencement Date will not be relevant for certain Notes, for example Zero Coupon Notes.)*
8. Maturity Date: [*Fixed rate - specify date*/Floating rate - Interest Payment Date falling in or nearest to [*specify month*]]
9. (a) Extended Maturity: [Applicable/Not Applicable]
- (b) Extended Maturity Date: [[]]

In accordance with the Conditions, if the Issuer fails to redeem the Notes in full on the Maturity Date or within two Business Days thereafter, the maturity of the principal amount outstanding of the Notes will automatically be extended up to one year to the Extended Maturity Date without constituting an event of default or giving holders of the Notes any

right to accelerate payments on the Notes. In that event, the interest rate payable on, and the interest periods and Interest Payment Dates, in respect of the Notes, will change from those that applied up to the Maturity Date and the Issuer may redeem all or part of the principal amount outstanding of those Notes on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Maturity Date, all in accordance with the Conditions. See Conditions 3.3 and 5.6.]

[Not Applicable]

10. Interest Basis: [In respect of the period from (and including) the Interest Commencement Date to (but excluding) the Maturity Date:] [[] per cent. Fixed Rate] [LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR] +/- [] per cent. Floating Rate] [Zero Coupon] (see paragraph [15/16/18] below)
- [In respect of the period from (and including) the Maturity Date to (but excluding) the Extended Maturity Date (if applicable):
- [[] per cent. Fixed Rate] [LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR] +/- [] per cent. Floating Rate] (see paragraph 17 below)]
11. 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
12. Change of Interest Basis: [*Specify details of any provision for change of Notes into another Interest Basis or Redemption/Payment Basis*][Not Applicable]
13. Call Options: [Issuer Call (see paragraph 19 below)] [Not Applicable]
14. Date [Board] approval for issuance of Notes obtained: [] [Not Applicable]
- (N.B. Only relevant where Board (or similar) authorisation is required for the particular tranche of Notes)*

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

15. Fixed Rate Note Provisions [Applicable/Not Applicable]
- (If not applicable, delete the remaining*

subparagraphs of this paragraph)

(a) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date

(b) Interest Payment Date(s): [] in each year up to and including the Maturity Date

(Amend appropriately in the case of irregular coupons)

(c) Fixed Coupon Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [] per Calculation Amount

(d) Broken Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []][Not Applicable]

(e) Day Count Fraction: [30/360][Actual/Actual (ICMA)]

(f) Determination Date(s): [[] in each year][Not Applicable]

(Only relevant where Day Count Fraction is Actual/Actual (ICMA). In such a case, insert regular interest payment dates, ignoring issue date or maturity date in the case of a long or short first or last coupon]

16. Floating Rate Note Provisions [Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraphs of this paragraph)

(a) Specified Period(s)/Specified Interest Payment Dates: [][, subject to adjustment in accordance with the Business Day Convention set out in (b) below/, not subject to any adjustment, as the Business Day Convention in (b) below is specified to be Not Applicable]

(b) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/[specify other]/[Not Applicable]

(c) Additional Business Centre(s): []

(d) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination][ISDA Determination/specify other]

(e) Party responsible for calculating []

the Rate of Interest and Interest Amount (if not the Agent):

(f) Screen Rate Determination:

- Reference Rate and Relevant Financial Centre: Reference Rate: [] month [LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR]
Relevant Financial Centre: [London/Brussels/Stockholm/Oslo/Copenhagen]
- Specified Time: [[] in the Relevant Financial Centre]
- Interest Determination Date(s): [[As specified in Condition 3.2(b)(ii)]
[Second London business day prior to the start of each Interest Period]
[First day of each Interest Period]
[Second day on which the TARGET2 System is open prior to the start of each Interest Period]
[Second Stockholm business day prior to the start of each Interest Period]
[Second Oslo business day prior to the start of each Interest Period]
[Second Copenhagen business day prior to the start of each Interest Period]]
[[] days prior to the start of each Interest Period]
[]
- Relevant Screen Page: []
(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)

(g) ISDA Determination:

- Floating Rate Option: []
- Designated Maturity: []
- Reset Date: []

(h) Linear Interpolation: [Not Applicable][Applicable. The Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation of [] and []]

(i) Margin(s): [+/-] [] per cent. per annum

(j) Minimum Rate of Interest: [] per cent. per annum

(k) Maximum Rate of Interest: [] per cent. per annum

- (l) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual]
 [Actual/365 (Fixed)]
 [Actual/365 (Sterling)]
 [Actual/360]
 [30/360][360/360][Bond Basis]
 [30E/360][Eurobond Basis]
 [30E/360 (ISDA)]
17. Extended Maturity Interest Provisions [Applicable from (and including) the Maturity Date to (but excluding) the Extended Maturity Date (if applicable)] [Not Applicable]
- (a) Fixed Rate [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- (i) Rate(s) of Interest: [] per cent. per annum payable in arrear on each Interest Payment Date
- (ii) Interest Payment Date(s): [] in each month up to and including the Extended Maturity Date
- (N.B. This will need to be amended in the case of coupons which are not on a monthly basis)*
- (iii) Fixed Coupon Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [] per Calculation Amount
- (iv) Broken Amount(s) for Notes in definitive form (in relation to Notes in global form see Condition 3.1): [[] per Calculation Amount, payable on the Interest Payment Date falling [in/on] []] [Not Applicable]
- (v) Day Count Fraction: [30/360] [Actual/Actual (ICMA)]
- (vi) Determination Date(s): [[] in each year][Not Applicable]
- (N.B. This will need to be amended in the case of regular interest payment dates which are not of equal duration)*
- (N.B. Only relevant where Day Count Fraction is Actual/Actual (ICMA))*
- (b) Floating Rate [Applicable/Not Applicable]
- (i) Specified [], subject to adjustment in accordance with

- Period(s)/Specified Interest Payment Dates: the Business Day Convention set out in (ii) below /, not subject to any adjustment, as the Business Day Convention in (ii) below is specified to be Not Applicable]
- (ii) Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/ Preceding Business Day Convention] [Not Applicable]
- (iii) Additional Business Centre(s): []
- (iv) Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination]
- (v) Party responsible for calculating the Rate of Interest and Interest Amount (if not the Agent): []
- (vi) Screen Rate Determination:
- Reference Rate and Relevant Financial Centre: Reference Rate: [] month [LIBOR/EURIBOR/STIBOR/NIBOR/CIBOR]
Relevant Financial Centre: [London/Brussels/Stockholm/Oslo/Copenhagen]
 - Specified Time: [[] in the Relevant Financial Centre]
 - Interest Determination Date(s): [[As specified in Condition 3.2(b)(ii)]
[Second London business day prior to the start of each Interest Period]
[First day of each Interest Period]
[Second day on which the TARGET2 System is open prior to the start of each Interest Period]
[Second Stockholm business day prior to the start of each Interest Period]
[Second Oslo business day prior to the start of each Interest Period]
[Second Copenhagen business day prior to the start of each Interest Period]]
[[] days prior to the start of each Interest Period] []
 - Relevant Screen Page: []

(In the case of EURIBOR, if not Reuters EURIBOR01 ensure it is a page which shows a composite rate or amend the fallback provisions appropriately)

- (vii) ISDA Determination:
- Floating Rate Option: []
 - Designated Maturity: []
 - Reset Date: []
(In the case of a LIBOR or EURIBOR based option, the first day of the Interest Period)
- (viii) Linear Interpolation: [Not Applicable][Applicable - the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation of [] and []]
- (ix) Margin(s): [+/-] [] per cent. per annum
- (x) Minimum Rate of Interest: [] per cent. per annum
- (xi) Maximum Rate of Interest: [] per cent. per annum
- (xii) Day Count Fraction: [Actual/Actual (ISDA)][Actual/Actual Actual/365 (Fixed) Actual/365 (Sterling) Actual/360 [30/360][360/360][Bond Basis] [30E/360][Eurobond Basis] 30E/360 (ISDA)]

18. Zero Coupon Note Provisions [Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraphs of this paragraph)

- (a) Accrual Yield: [] per cent. per annum
- (b) Reference Price: []
- (c) Day Count Fraction in relation to late payment: [30/360] [Actual/360] [Actual/365]

PROVISIONS RELATING TO REDEMPTION

19. Issuer Call: [Applicable/Not Applicable]
(If not applicable, delete the remaining subparagraphs of this paragraph)
- (a) Optional Redemption Date(s): []
- (b) Optional Redemption Amount: [] per Calculation Amount
- (c) If redeemable in part:
- (i) Minimum Redemption Amount: []
- (ii) Maximum Redemption Amount: []
20. Final Redemption Amount: [] per Calculation Amount

GENERAL PROVISIONS APPLICABLE TO THE NOTES

21. Form of Notes:
- (a) Form: Global Note exchangeable for Definitive Notes only upon an Exchange Event
(Ensure that this is consistent with the wording in the “Form of the Notes” section in the Offering Circular and the Notes themselves.)
- (b) New Global Note: [Yes][No]
22. Additional Financial Centre(s): [Not Applicable] []
(Note that this paragraph relates to the place of payment and not Interest Period end dates to which subparagraphs 16(c) and 17(b)(iii) relates)
23. Talons for future Coupons to be attached to Definitive Notes: [Yes, as the Notes have more than 27 coupon payments, Talons may be required if, on exchange into definitive form, more than 27 coupon payments are still to be made/No]
24. Other final terms: [Not Applicable] []

PURPOSE OF PRICING SUPPLEMENT

The Pricing Supplement comprises the pricing supplement required for issue of the Notes described herein pursuant to the listing of the €20,000,000,000 Euro Medium Term Covered Note Programme of Stadshypotek AB (publ).

[[*Relevant third party information*] has been extracted from [*specify source*]. The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain

from information published by [*specify source*], no facts have been omitted which would render the reproduced information inaccurate or misleading.]

Signed on behalf of Stadshypotek AB (publ):

By:

Duly authorised

PART B - OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

(i) Listing and Admission to trading: [Application for the Notes to be admitted to trading [[has been]/[is expected to be]] made to []:

Date from which admission is effective: []

[Not Applicable]

2. RATINGS

Ratings: [The Notes to be issued [[have been]/[are expected to be]] rated:][The following rating[s] reflect[s] ratings assigned to Notes of this type issued under the Programme generally:]

[insert details] by [insert legal name of the relevant credit rating agency]

[insert the legal name of the relevant credit rating agency entity(ies) (The above disclosure is only required if the ratings of the Notes are different to those stated in the Offering Circular)

[[Insert the legal name of the relevant credit rating agency entity] is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended).]

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

[Save for any fees payable to [[] (the **Managers**)/the **Dealers**], 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/Dealers] 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. YIELD *(Fixed Rate Notes only)*

Indication of yield: []

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

5. OPERATIONAL INFORMATION

(i) ISIN Code: []

(ii) Common Code: []

- (iii) Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. and the relevant identification number(s): [Not Applicable] [give name(s) and number(s)]
- (iv) Names and addresses of additional Paying Agent(s) (if any): []
- (v) Delivery: Delivery [against/free of] payment
- [(vi) Intended to be held in a manner which would allow Eurosystem eligibility: [Yes. Note that the designation “yes” simply means that the Notes are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Notes will be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the ECB being satisfied that Eurosystem eligibility criteria have been met.]/
- [No. Whilst the designation is specified as “no” at the date of these Final Terms, should the Eurosystem eligibility criteria be amended 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.]]

6. DISTRIBUTION

- (i) U.S. Selling Restrictions: [Reg. S Compliance Category 2; TEFRA C/TEFRA not applicable]
- (ii) Prohibition of Sales to EEA Retail Investors: [Applicable/Not Applicable]
- (If the offer of the Notes is concluded prior to 1 January 2018, or on and after that date and the Notes clearly do not constitute “packaged” products, “Not Applicable” should be specified. If the offer of the Notes will be concluded on or after 1 January 2018 and the Notes may constitute “packaged” products, “Applicable” should be specified.)*

TERMS AND CONDITIONS OF THE NOTES

The following are the Terms and Conditions of the Notes which will be incorporated by reference into each Global Note (as defined below) and each definitive Note, in the latter case only if permitted by the relevant stock exchange or other relevant authority (if any) and agreed by the Issuer and the relevant Dealer at the time of issue but, if not so permitted and agreed, such definitive Note will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Pricing Supplement in relation to any Tranche of Exempt Notes may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the following Terms and Conditions, replace or modify the following Terms and Conditions for the purpose of such Notes. The applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement (or the relevant provisions thereof) will be endorsed upon, or attached to, each Global Note and definitive Note. Reference should be made to “Applicable Final Terms” or “Applicable Pricing Supplement” for a description of the content of the Final Terms or Pricing Supplement which will specify which of such terms are to apply in relation to the relevant Notes.

The Notes are issued in accordance with the Swedish Covered Bonds Issuance Act (*Sw. lag (2003:1223) om utgivning av säkerställda obligationer*) (the **Covered Bonds Issuance Act**).

The Issuer has established an asset pool consisting of Swedish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the **Swedish Cover Pool**), an asset pool consisting of Norwegian loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the **Norwegian Cover Pool**), an asset pool consisting of Finnish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the **Finnish Cover Pool**) and an asset pool consisting of Danish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act (the **Danish Cover Pool**). The Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool and the Danish Cover Pool are together referred to as the **Cover Pools**, and each as a **Cover Pool**. Notes which have a statutory preferential right over the Swedish Cover Pool shall be designated **Swedish Notes**, Notes which have a statutory preferential right over the Norwegian Cover Pool shall be designated **Norwegian Notes**, Notes which have a statutory preferential right over the Finnish Cover Pool shall be designated **Finnish Notes** and Notes which have a statutory preferential right over the Danish Cover Pool shall be designated **Danish Notes**. The applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement specifies whether the Notes have a statutory preferential right over the Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool or the Danish Cover Pool (being the **relevant Cover Pool**). The Issuer will keep a separate Register (as defined in “*Overview of the Swedish legislation regarding Covered Bonds*”) for each Cover Pool, its assets and relevant derivative contracts. This Note is one of a Series (as defined below) of Notes issued by Stadshypotek AB (publ) (the **Issuer**) constituted by a Trust Deed (such Trust Deed as modified and/or supplemented and/or restated from time to time, the **Trust Deed**) dated 28 November 2016 made between the Issuer and Deutsche Trustee Company Limited (the **Trustee**, which expression shall include any successor as Trustee).

References herein to the **Notes** shall be references to the Notes of this Series and shall mean:

- (a) in relation to any Notes represented by a global Note (a **Global Note**), units of each Specified Denomination in the Specified Currency;
- (b) any Global Note; and
- (c) any definitive Notes issued in exchange for a Global Note.

The Notes and the Coupons (as defined below) have the benefit of an Agency Agreement (such Agency Agreement as amended and/or supplemented and/or restated from time to time, the **Agency Agreement**)

dated 28 November 2016 and made between the Issuer, the Trustee, Deutsche Bank AG, London Branch as issuing and principal paying agent and agent bank (the **Agent**, which expression shall include any successor agent) and the other paying agents named therein (together with the Agent, the **Paying Agents**, which expression shall include any additional or successor paying agents).

Interest bearing definitive Notes have interest coupons (**Coupons**) and, in the case of Notes which, when issued in definitive form, have more than 27 interest payments remaining, talons for further Coupons (**Talons**) attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Global Notes do not have Coupons or Talons attached on issue.

The final terms for this Note (or the relevant provisions thereof) are set out in Part A of the Final Terms attached to or endorsed on this Note which supplement these Terms and Conditions (the **Conditions**) or, if this Note is a Note which is neither admitted to trading on a regulated market in the European Economic Area nor offered in the European Economic Area in circumstances where a prospectus is required to be published under the Prospectus Directive (an **Exempt Note**), the final terms (or the relevant provisions thereof) are set out in Part A of the Pricing Supplement and may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the Conditions, replace or modify the Conditions for the purposes of this Note. References to the **applicable Final Terms** are, unless otherwise stated, to Part A of the Final Terms (or the relevant provisions thereof) attached to or endorsed on this Note. References to the **applicable Pricing Supplement** are, unless otherwise stated, to Part A of the Pricing Supplement (or the relevant provisions thereof) attached to or endorsed on this Note.

The Trustee acts for the benefit of the holders for the time being of the Notes (the **Noteholders**, which expression shall, in relation to any Notes represented by a Global Note, be construed as provided below) and the holders of the Coupons (the **Couponholders**, which expression shall, unless the context otherwise requires, include the holders of the Talons), in accordance with the provisions of the Trust Deed.

As used herein, **Tranche** means Notes which are identical in all respects (including as to listing and admission to trading) and **Series** means a Tranche of Notes together with any further Tranche or Tranches of Notes which (a) are expressed to be consolidated and form a single series and (b) have the same terms and conditions or terms and conditions which are the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue.

Copies of the Trust Deed and the Agency Agreement are available for inspection by prior appointment during normal business hours at the registered office for the time being of the Trustee being at 28 November 2016 at Winchester House, 1 Great Winchester Street, London EC2N 2DB and at the specified office of each of the Paying Agents. If the Notes are to be admitted to trading on the regulated market of the Irish Stock Exchange the applicable Final Terms will be published on the website of the Central Bank of Ireland. If this Note is an Exempt Note, the applicable Pricing Supplement will only be obtainable by a Noteholder holding one or more Notes and such Noteholder must produce evidence satisfactory to the Issuer and the Trustee or, as the case may be, the relevant Paying Agent as to its holding of such Notes and identity. The Noteholders and the Couponholders are deemed to have notice of, and are entitled to the benefit of, all the provisions of the Trust Deed, the Agency Agreement and the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement which are applicable to them. The statements in the Conditions include summaries of, and are subject to, the detailed provisions of the Trust Deed and the Agency Agreement.

Words and expressions defined in the Trust Deed, the Agency Agreement or used in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement shall have the same meanings where used in the Conditions unless the context otherwise requires or unless otherwise stated and provided that, in the event of inconsistency between the Trust Deed and the Agency Agreement, the

Trust Deed will prevail and, in the event of inconsistency between the Trust Deed or the Agency Agreement and the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement will prevail.

In the Conditions, **euro** means the currency introduced at the start of the third stage of European economic and monetary union pursuant to the Treaty on the Functioning of the European Union, as amended.

1. FORM, DENOMINATION AND TITLE

The Notes are in bearer form and, in the case of definitive Notes, serially numbered, in the currency (the **Specified Currency**) and the denominations (the **Specified Denomination(s)**) specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement. Notes of one Specified Denomination may not be exchanged for Notes of another Specified Denomination.

This Note may be a Fixed Rate Note, a Floating Rate Note, a Zero Coupon Note or a combination of any of the foregoing, depending upon the Interest Basis shown in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

Definitive Notes are issued with Coupons attached, unless they are Zero Coupon Notes in which case references to Coupons and Couponholders in the Conditions are not applicable.

Subject as set out below, title to the Notes and Coupons will pass by delivery. The Issuer, the Paying Agents and the Trustee will (except as otherwise required by law) deem and treat the bearer of any Note or Coupon as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes but, in the case of any Global Note, without prejudice to the provisions set out in the next succeeding paragraph.

For so long as any of the Notes is represented by a Global Note held on behalf of Euroclear Bank SA/NV (**Euroclear**) and/or Clearstream Banking S.A. (**Clearstream, Luxembourg**), each person (other than Euroclear or Clearstream, Luxembourg) who is for the time being shown in the records of Euroclear or of Clearstream, Luxembourg as the holder of a particular nominal amount of such Notes (in which regard any certificate or other document issued by Euroclear or Clearstream, Luxembourg as to the nominal amount of such Notes standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Paying Agents and the Trustee as the holder of such nominal amount of such Notes for all purposes other than with respect to the payment of principal or interest on such nominal amount of such Notes, for which purpose the bearer of the Global Note shall be treated by the Issuer, any Paying Agent and the Trustee as the holder of such nominal amount of such Notes in accordance with and subject to the terms of the Global Note and the expressions **Noteholder** and **holder of Notes** and related expressions shall be construed accordingly. In determining whether a particular person is entitled to a particular nominal amount of Notes as aforesaid, the Trustee may rely on such evidence and/or information and/or certification as it shall, in its absolute discretion, think fit and, if it does so rely, such evidence and/or information and/or certification shall, in the absence of manifest error, be conclusive and binding on all concerned.

Notes which are represented by a Global Note will be transferable only in accordance with the rules and procedures for the time being of Euroclear and Clearstream, Luxembourg, as the case may be.

References to Euroclear and/or Clearstream, Luxembourg shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in Part B of the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

2. STATUS OF THE NOTES

The Swedish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Swedish Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Swedish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Swedish Cover Pool.

The Norwegian Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Norwegian Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Norwegian Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Norwegian Cover Pool.

The Finnish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Finnish Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Finnish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Finnish Cover Pool.

The Danish Notes constitute unsubordinated obligations of the Issuer and rank *pari passu* without any preference among themselves. The Danish Notes are obligations issued in accordance with the Covered Bonds Issuance Act and rank *pari passu* in relation to the Danish Cover Pool with all other obligations of the Issuer issued in accordance with the terms of the Covered Bonds Issuance Act with the same priority in respect of the Danish Cover Pool.

3. INTEREST

3.1 Interest on Fixed Rate Notes

Each Fixed Rate Note bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrear on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If the Notes are in definitive form, except as provided in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the amount of interest payable on each Interest Payment Date in respect of the Fixed Interest Period ending on (but excluding) such date will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, amount to the Broken Amount so specified.

As used in the Conditions, **Fixed Interest Period** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

Except in the case of Notes in definitive form where a Fixed Coupon Amount or a Broken Amount is specified in the applicable Final Terms, or, in the case of Exempt Notes, the applicable Pricing Supplement interest shall be calculated in respect of any period by applying the Rate of Interest to:

- (A) in the case of Fixed Rate Notes which are represented by a Global Note, the aggregate outstanding nominal amount of the Fixed Rate Notes represented by such Global Note; or

(B) in the case of Fixed Rate Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention. Where the Specified Denomination of a Fixed Rate Note in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Fixed Rate Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

Day Count Fraction means, in respect of the calculation of an amount of interest in accordance with this Condition 3.1:

- (a) if “Actual/Actual (ICMA)” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement:
 - (i) in the case of Notes where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the **Accrual Period**) is equal to or shorter than the Determination Period during which the Accrual Period ends, the number of days in such Accrual Period divided by the product of (I) the number of days in such Determination Period and (II) the number of Determination Dates (as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement) that would occur in one calendar year; or
 - (ii) in the case of Notes where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of:
 - (A) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
 - (B) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and
- (b) if “30/360” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the number of days in the period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (such number of days being calculated on the basis of a year of 360 days with 12 30-day months) divided by 360.

In the Conditions:

Determination Period means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date); and

sub unit means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, one cent.

3.2 Interest on Floating Rate Notes

(a) Interest Payment Dates

Each Floating Rate Note bears interest from (and including) the Interest Commencement Date and such interest will be payable in arrear on either:

- (i) the Specified Interest Payment Date(s) in each year specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement; or
- (ii) if no Specified Interest Payment Date(s) is/are specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, each date (each such date, together with each Specified Interest Payment Date, an **Interest Payment Date**) which falls the number of months or other period specified as the Specified Period in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period. In the Conditions, **Interest Period** means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

If a Business Day Convention is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:

- (A) in any case where Specified Periods are specified in accordance with Condition 3.2(a)(ii) above, the Floating Rate Convention, such Interest Payment Date (a) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (ii) below shall apply *mutatis mutandis* or (b) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (i) such Interest Payment Date shall be brought forward to the immediately preceding Business Day and (ii) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
- (B) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
- (C) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or

- (D) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.

In the Conditions, **Business Day** means a day which is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in each Additional Business Centre (other than the TARGET2 System (as defined below)) specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement;
- (b) if TARGET2 System is specified as an Additional Business Centre in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer (TARGET2) System (the **TARGET2 System**) is open; and
- (c) either (i) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (ii) in relation to any sum payable in euro, a day on which the TARGET2 System is open.

(b) Rate of Interest

The Rate of Interest payable from time to time in respect of Floating Rate Notes will be determined in the manner specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

- (i) ISDA Determination for Floating Rate Notes

Where ISDA Determination is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement) the Margin (if any). For the purposes of this subparagraph (i), **ISDA Rate** for an Interest Period means a rate equal to the Floating Rate that would be determined by the Agent under an interest rate swap transaction if the Agent were acting as Calculation Agent for that swap transaction under the terms of an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Notes (the **ISDA Definitions**) and under which:

- (A) the Floating Rate Option is as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement;

- (B) the Designated Maturity is a period specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement; and
- (C) the relevant Reset Date is the day specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

For the purposes of this subparagraph (i), **Floating Rate**, **Calculation Agent**, **Floating Rate Option**, **Designated Maturity** and **Reset Date** have the meanings given to those terms in the ISDA Definitions.

Unless otherwise stated in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the Minimum Rate of Interest shall be deemed to be zero.

(ii) Screen Rate Determination for Floating Rate Notes

Where Screen Rate Determination is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will, subject as provided below, be either:

- (A) the offered quotation; or
- (B) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the Relevant Screen Page (or such replacement page on that service which displays the information) as at the Specified Time at the Relevant Financial Centre on the Interest Determination Date in question plus or minus (as indicated in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement) the Margin (if any), all as determined by the Agent. If five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Agent for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

The Agency Agreement provides that, if the Relevant Screen Page is not available or if in the case of Condition 3.2(b)(ii)(A) above, no such offered quotation appears or, in the case of Condition 3.2(b)(ii)(B) above, fewer than three such offered quotations appear, in each case as at the Specified Time:

- (i) the Issuer shall request; or
- (ii) the Issuer shall provide the Agent with the relevant contact details for each of the Reference Banks and the Agent shall, using such details, request,

each of the Reference Banks to provide the Issuer or the Agent with its offered quotation (expressed as a percentage rate per annum) for the Reference Rate at

approximately the Specified Time on the Interest Determination Date in question. If two or more of the Reference Banks provide the Issuer or the Agent with such offered quotations, the Rate of Interest for such Interest Period shall be the arithmetic mean (rounded if necessary to the fifth decimal place with 0.000005 being rounded upwards) of such offered quotations plus or minus (as appropriate) the Margin (if any), all as determined by the Issuer or the Agent.

If on any Interest Determination Date one only or none of the Reference Banks provides the Issuer or the Agent with such offered quotations as provided in the preceding paragraph, the Rate of Interest for the relevant Interest Period shall be the rate per annum which the Issuer or the Agent determines as being the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the rates, as communicated to (and at the request of) the Issuer or the Agent by the Reference Banks or any two or more of them, at which such banks were offered, at approximately the Specified Time on the relevant Interest Determination Date, deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate by leading banks in the London inter-bank market (if the Reference Rate is LIBOR), the Euro-zone inter-bank market (if the Reference Rate is EURIBOR), the Stockholm inter-bank market (if the Reference Rate is STIBOR), the Oslo inter-bank market (if the Reference Rate is NIBOR) or the Copenhagen inter-bank market (if this Reference Rate is CIBOR) plus or minus (as appropriate) the Margin (if any) or, if fewer than two of the Reference Banks provide the Issuer or the Agent with such offered rates, the offered rate for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, or the arithmetic mean (rounded as provided above) of the offered rates for deposits in the Specified Currency for a period equal to that which would have been used for the Reference Rate, at which, at approximately the Specified Time on the relevant Interest Determination Date, any one or more banks (which bank or banks is or are in the opinion of the Trustee and the relevant Issuer suitable for such purpose) informs the Issuer or the Agent it is quoting to leading banks in the London inter-bank market (if the Reference Rate is LIBOR), the Euro-zone inter-bank market (if the Reference Rate is EURIBOR), the Stockholm inter-bank market (if the Reference Rate is STIBOR), the Oslo inter-bank market (if the Reference Rate is NIBOR) or the Copenhagen inter-bank market (if this Reference Rate is CIBOR) plus or minus (as appropriate) the Margin (if any), provided that, if the Rate of Interest cannot be determined in accordance with the foregoing provisions of this paragraph, the Rate of Interest shall be determined as at the last preceding Interest Determination Date (though substituting, where a different Margin is to be applied to the relevant Interest Period from that which applied to the last preceding Interest Period, the Margin relating to the relevant Interest Period, in place of the Margin relating to that last preceding Interest Period).

For the purposes of these Conditions:

“*Interest Determination Date*” means the date specified as such in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement or if none is so specified:

- (i) if the Reference Rate is the London interbank offered rate (**LIBOR**) (other than Sterling LIBOR or Euro LIBOR), the second London business day prior to the start of each Interest Period;

- (ii) if the Reference Rate is Sterling LIBOR, the first day of each Interest Period;
- (iii) if the Reference Rate is Euro LIBOR or the Euro-zone interbank offered rate (**EURIBOR**), the second day on which the TARGET2 System is open prior to the start of each Interest Period;
- (iv) if the Reference Rate is the Stockholm interbank offered rate (**STIBOR**), the second Stockholm business day prior to the start of each Interest Period;
- (v) if the Reference Rate is the Norwegian interbank offered rate (**NIBOR**), the second Oslo business day prior to the start of each Interest Period; or
- (vi) if the Reference Rate is the Copenhagen interbank offered rate (**CIBOR**), the first day of each Interest Period or the second Copenhagen business day prior to the start of each Interest Period.

“*Reference Banks*” shall mean, in the case of Condition 3.2(b)(ii)(A) above, those banks whose offered rates were used to determine such quotation when such quotation last appeared on the Relevant Screen Page and, in the case of Condition 3.2(b)(ii)(B) above, those banks whose offered quotations last appeared on the Relevant Screen Page when no fewer than three such offered quotations appeared.

“*Reference Rate*” shall mean (i) LIBOR, (ii) EURIBOR, (iii) STIBOR, (iv) NIBOR or (v) CIBOR, in each case for the relevant period, as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement; and

“*Relevant Financial Centre*” shall mean (i) London, in the case of a determination of LIBOR, (ii) Brussels in the case of a determination of EURIBOR, (iii) Stockholm in the case of a determination of STIBOR, (iv) Oslo in the case of a determination of NIBOR and (v) Copenhagen in the case of a determination of CIBOR, as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

“*Specified Time*” shall mean 11.00 a.m. (London time, in the case of a determination of LIBOR, Brussels time, in the case of a determination of EURIBOR, Stockholm time, in the case of a determination of STIBOR, or Copenhagen time in the case of a determination of CIBOR) or 12:00 noon Oslo time, in the case of a determination of NIBOR.

(c) Minimum Rate of Interest and/or Maximum Rate of Interest

If the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

(d) Determination of Rate of Interest and calculation of Interest Amounts

The Agent will at or as soon as practicable after each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period.

The Agent will calculate the amount of interest (the **Interest Amount**) payable on the Floating Rate Notes for the relevant Interest Period by applying the Rate of Interest to:

- (A) in the case of Floating Rate Notes which are represented by a Global Note, the aggregate outstanding nominal amount of the Notes represented by such Global Note; or
- (B) in the case of Floating Rate Notes in definitive form, the Calculation Amount;

and, in each case, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest sub-unit of the relevant Specified Currency, half of any such sub-unit being rounded upwards or otherwise in accordance with applicable market convention. Where the Specified Denomination of a Floating Rate Note in definitive form is a multiple of the Calculation Amount, the Interest Amount payable in respect of such Note shall be the product of the amount (determined in the manner provided above) for the Calculation Amount and the amount by which the Calculation Amount is multiplied to reach the Specified Denomination, without any further rounding.

Day Count Fraction means, in respect of the calculation of an amount of interest in accordance with this Condition 3.2:

- (i) if “Actual/Actual (ISDA)” or “Actual/Actual” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (I) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366 and (II) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);
- (ii) if “Actual/365 (Fixed)” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365;
- (iii) if “Actual/365 (Sterling)” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;
- (iv) if “Actual/360” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the actual number of days in the Interest Period divided by 360;

- (v) if “30/360”, “360/360” or “Bond Basis” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + D_2 - D_1}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls;

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless such number is 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D₁ is greater than 29, in which case D₂ will be 30;

- (vi) if “30E/360” or “Eurobond Basis” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + D_2 - D_1}{360}$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls:

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31, in which case D₂ will be 30; and

- (vii) if “30E/360 (ISDA)” is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = [360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + D_2 - D_1 \quad 360$$

where:

“Y₁” is the year, expressed as a number, in which the first day of the Interest Period falls:

“Y₂” is the year, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“M₁” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“M₂” is the calendar month, expressed as a number, in which the day immediately following the last day of the Interest Period falls;

“D₁” is the first calendar day, expressed as a number, of the Interest Period, unless (i) that day is the last day of February or (ii) such number would be 31, in which case D₁ will be 30; and

“D₂” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless (i) that day is the last day of February but not the Maturity Date or (ii) such number would be 31, in which case D₂ will be 30.

(e) Linear Interpolation

Where Linear Interpolation is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Agent by straight line linear interpolation by reference to two rates based on the relevant Reference Rate (where Screen Rate Determination is specified as applicable in the applicable Final Terms) or the relevant Floating Rate Option (where ISDA Determination is specified as applicable in the applicable Final Terms), one of which shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Agent shall determine such rate at such time and by reference to such sources as it determines appropriate.

(f) Notification of Rate of Interest and Interest Amounts

The Agent will cause the Rate of Interest and each Interest Amount for each Interest Period and the relevant Interest Payment Date to be notified to the Issuer, the Trustee and any stock exchange on which the relevant Floating Rate Notes are for the time being

listed and notice thereof to be published in accordance with Condition 12 as soon as possible after their determination but in no event later than the fourth London Business Day thereafter. Each Interest Amount and Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without prior notice in the event of an extension or shortening of the Interest Period. Any such amendment will be promptly notified to each stock exchange on which the relevant Floating Rate Notes are for the time being listed and to the Noteholders in accordance with Condition 12. For the purposes of this paragraph, the expression **London Business Day** means a day (other than a Saturday or a Sunday) on which banks and foreign exchange markets are open for general business in London.

(g) Determination or Calculation by Trustee

If for any reason at any relevant time the Agent defaults in its obligation to determine the Rate of Interest or in its obligation to calculate any Interest Amount in accordance with Condition 3.2(b)(i) or Condition 3.2(b)(ii), as the case may be, and in each case in accordance with Condition 3.2(d) above and 3.2(e) above, the Trustee shall determine the Rate of Interest at such rate as, in its absolute discretion (having such regard as it shall think fit to the foregoing provisions of this Condition, but subject always to any Minimum Rate of Interest or Maximum Rate of Interest specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement), it shall deem fair and reasonable in all the circumstances or, as the case may be, the Trustee shall calculate the Interest Amount(s) in such manner as it shall deem fair and reasonable in all the circumstances and each such determination or calculation shall be deemed to have been made by the Agent. In connection therewith the Trustee may (at the expense of the Issuer) appoint or employ an expert to determine and/or assist in determining such Rate of Interest and/or Interest Amount(s).

(h) Certificates to be final

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition 3.2 by the Agent or any expert appointed by the Trustee shall (in the absence of wilful default, bad faith or manifest error) be binding on the Issuer, the Agent, the other Paying Agents and all Noteholders and Couponholders and (in the absence of wilful default, bad faith or manifest error) no liability to the Issuer, the Noteholders or the Couponholders shall attach to the Agent or the Trustee in connection with the exercise or non-exercise by it of its powers, duties and discretions pursuant to such provisions.

3.3 Interest Rate and Payments from the Maturity Date in the event of extension of maturity of a Series of Notes

- (a) If an Extended Maturity Date is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as applying to a Series of Notes and the maturity of those Notes is extended beyond the Maturity Date in accordance with Condition 5.6, the Notes shall bear interest from (and including) the Maturity Date to (but excluding) the earlier of the relevant Interest Payment Date after the Maturity Date on which the Notes are redeemed in full or the Extended Maturity Date, subject to Condition 3.4. In that event, interest shall be payable on those Notes at the rate determined in accordance with Condition 3.3(b)) on the nominal amount outstanding of the Notes in arrear on the Interest Payment Date in each month after the Maturity Date, or the Extended Maturity Date, as applicable, in respect of the Interest Period ending immediately prior to the relevant Interest Payment Date, or the Extended Maturity Date,

as applicable. The final Interest Payment Date shall fall no later than the Extended Maturity Date.

- (b) If an Extended Maturity Date is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as applying to a Series of Notes and the maturity of those Notes is extended beyond the Maturity Date in accordance with Condition 5.6, the rate of interest payable from time to time in respect of the nominal amount outstanding of the Notes on each Interest Payment Date after the Maturity Date in respect of the Interest Period ending immediately prior to the relevant Interest Payment Date, or the Extended Maturity Date, as applicable, will be as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and, in the case of Floating Rate Notes, determined by the Agent two Business Days after the Maturity Date in respect of the first such Interest Period and thereafter as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.
- (c) In the case of Notes which are Zero Coupon Notes up to (and including) the Maturity Date and for which an Extended Maturity Date is specified under the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, for the purposes of this Condition 3.3, the principal amount outstanding shall be the total amount otherwise payable by the Issuer on the Maturity Date less any payments made by the Issuer in respect of such amount in accordance with these Conditions.
- (d) This Condition 3.3 shall only apply to Notes to which an Extended Maturity Date is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and if the Issuer fails to redeem those Notes (in full) on the Maturity Date (or within two Business Days thereafter) and the maturity of those Notes is automatically extended up to the Extended Maturity Date in accordance with Condition 5.6.

3.4 Accrual of interest

Each Note (or in the case of the redemption of part only of a Note, that part only of such Note) will cease to bear interest (if any) from the date for its redemption unless payment of principal is improperly withheld or refused. In such event, interest will continue to accrue until whichever is the earlier of:

- (a) the date on which all amounts due in respect of such Note have been paid; and
- (b) as provided in the Trust Deed.

4. PAYMENTS

4.1 Method of payment

Subject as provided below:

- (a) payments in a Specified Currency other than euro will be made by credit or transfer to an account in the relevant Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively); and

- (b) payments will be made in euro by credit or transfer to a euro account (or any other account to which euro may be credited or transferred) specified by the payee.

Payments will be subject in all cases to (i) any fiscal or other laws and regulations applicable thereto in the place of payment, but without prejudice to the provisions of Condition 6 and (ii) any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the U.S. Internal Revenue Code of 1986 (the **Code**) or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, any official interpretations thereof, or (without prejudice to the provisions of Condition 6) any law implementing an intergovernmental approach thereto.

4.2 Presentation of definitive Notes and Coupons

Payments of principal in respect of definitive Notes will (subject as provided below) be made in the manner provided in Condition 4.1 above only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Notes, and payments of interest in respect of definitive Notes will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).

Fixed Rate Notes in definitive form (other than Long Maturity Notes (as defined below)) should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date (as defined below) in respect of such principal (whether or not such Coupon would otherwise have become void under Condition 7) or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.

Upon any Fixed Rate Note in definitive form becoming due and repayable prior to its Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.

Upon the date on which any Floating Rate Note or Long Maturity Note in definitive form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof. A **Long Maturity Note** is a Fixed Rate Note (other than a Fixed Rate Note which on issue had a Talon attached) whose nominal amount on issue is less than the aggregate interest payable thereon provided that such Note shall cease to be a Long Maturity Note on the Interest Payment Date on which the aggregate amount of interest remaining to be paid after that date is less than the nominal amount of such Note.

If the due date for redemption of any definitive Note is not an Interest Payment Date, interest (if any) accrued in respect of such Note from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Note.

As used herein, **Relevant Date** means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Agent or the

Trustee on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to Noteholders in accordance with Condition 12.

4.3 Payments in respect of Global Notes

Payments of principal and interest (if any) in respect of Notes represented by any Global Note will (subject as provided below) be made in the manner specified above in relation to definitive Notes and otherwise in the manner specified in the relevant Global Note, where applicable against presentation or surrender, as the case may be, of such Global Note at the specified office of any Paying Agent outside the United States. A record of each payment made, distinguishing between any payment of principal and any payment of interest, will be made either on such Global Note by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

4.4 General provisions applicable to payments

The holder of a Global Note shall be the only person entitled to receive payments in respect of Notes represented by such Global Note and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Note in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular nominal amount of Notes represented by such Global Note must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for his share of each payment so made by the Issuer to, or to the order of, the holder of such Global Note.

Notwithstanding the foregoing provisions of this Condition, if any amount of principal and/or interest in respect of Notes is payable in U.S. dollars, such U.S. dollar payments of principal and/or interest in respect of such Notes will be made at the specified office of a Paying Agent in the United States if:

- (a) the Issuer has appointed Paying Agents with specified offices outside the United States with the reasonable expectation that such Paying Agents would be able to make payment in U.S. dollars at such specified offices outside the United States of the full amount of principal and interest on the Notes in the manner provided above when due;
- (b) payment of the full amount of such principal and interest at all such specified offices outside the United States is illegal or effectively precluded by exchange controls or other similar restrictions on the full payment or receipt of principal and interest in U.S. dollars; and
- (c) such payment is then permitted under United States law without involving, in the opinion of the Issuer, adverse tax consequences to the Issuer.

4.5 Payment Day

If the date for payment of any amount in respect of any Note or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment until the next following Payment Day in the relevant place and shall not be entitled to further interest or other payment in respect of such delay. For these purposes, **Payment Day** means any day which (subject to Condition 7) is:

- (a) a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in:

- (i) in the case of Notes in definitive form only, the relevant place of presentation;
 - (ii) each Additional Financial Centre specified (other than the TARGET2 System) in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement;
- (b) if TARGET2 System is specified as an Additional Financial Centre in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, a day on which the TARGET2 System is open; and
- (c) either (A) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (B) in relation to any sum payable in euro, a day on which the TARGET2 System is open.

4.6 Interpretation of principal and interest

Any reference in the Conditions to principal in respect of the Notes shall be deemed to include, as applicable:

- (a) the Final Redemption Amount of the Notes;
- (b) the Optional Redemption Amount(s) (if any) of the Notes;
- (c) in relation to Zero Coupon Notes, the Amortised Face Amount (as defined in Condition 5.5); and
- (d) any premium and any other amounts (other than interest) which may be payable by the Issuer under or in respect of the Notes.

5. REDEMPTION AND PURCHASE

5.1 Redemption at maturity

Unless previously redeemed or purchased and cancelled as specified below, each Note will be redeemed by the Issuer at its Final Redemption Amount in the relevant Specified Currency on the Maturity Date (or, if applicable, the Extended Maturity Date), each as specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

5.2 Redemption at the option of the Issuer (Issuer Call)

If Issuer Call is specified as being applicable in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, the Issuer may, having given:

- (a) not less than 15 nor more than 30 days' notice to the Noteholders in accordance with Condition 12; and
- (b) not less than 15 days before the giving of the notice referred to in (a) above, notice to the Trustee and to the Agent,

(which notice shall be irrevocable and shall specify the date fixed for redemption), redeem all or some only of the Notes then outstanding on any Optional Redemption Date and at the Optional Redemption Amount(s) specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement together, if appropriate, with interest accrued to (but excluding) the relevant Optional Redemption Date. Any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

In the case of a partial redemption of Notes, the Notes to be redeemed (**Redeemed Notes**) will be selected individually by lot, in the case of Redeemed Notes represented by definitive Notes, and in accordance with the rules of Euroclear and/or Clearstream, Luxembourg, (to be reflected in the records of Euroclear and Clearstream, Luxembourg as either a pool factor or a reduction in nominal amount, at their discretion) in the case of Redeemed Notes represented by a Global Note, not more than 30 days prior to the date fixed for redemption (such date of selection being hereinafter called the **Selection Date**). In the case of Redeemed Notes represented by definitive Notes, a list of the serial numbers of such Redeemed Notes will be published in accordance with Condition 12 not less than 15 days prior to the date fixed for redemption. No exchange of the relevant Global Note will be permitted during the period from (and including) the Selection Date to (and including) the date fixed for redemption pursuant to this Condition 5.2 and notice to that effect shall be given by the Issuer to the Noteholders in accordance with Condition 12 at least five days prior to the Selection Date.

5.3 Purchases

The Issuer or any subsidiary of the Issuer may at any time purchase Notes (provided that, in the case of definitive Notes, all unmatured Coupons and Talons appertaining thereto are purchased therewith) at any price in the open market or otherwise. All Notes so purchased will be surrendered to a Paying Agent for cancellation.

5.4 Cancellation

All Notes which are redeemed will forthwith be cancelled (together with all unmatured Coupons and Talons attached thereto or surrendered therewith at the time of redemption). All Notes so cancelled and the Notes purchased and cancelled pursuant to Condition 5.3 above (together with all unmatured Coupons and Talons cancelled therewith) shall be forwarded to the Agent and cannot be reissued or resold.

5.5 Late payment on Zero Coupon Notes

If the amount payable in respect of any Zero Coupon Note upon redemption of such Zero Coupon Note pursuant to Condition 5.1 or 5.2 above is improperly withheld or refused, the amount due and repayable in respect of such Zero Coupon Note shall be an amount (the **Amortised Face Amount**) calculated in accordance with the following formula:

Amortised Face Amount = $RP \times (1 + AY)^y$ where:

RP means the Reference Price;

AY means the Accrual Yield expressed as a decimal; and

y is the Day Count Fraction specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement which will be either:

- (i) 30/360 (in which case the numerator will be equal to the number of days (calculated on the basis of a 360-day year consisting of 12 months of 30 days each) from (and including) the Issue Date of the first Tranche of the Notes to (but excluding) the date (the **Zero Coupon Payment Date**) which is the earlier of:
 - (a) the date on which all amounts due in respect of such Zero Coupon Note have been paid; and
 - (b) five days after the date on which the full amount of the moneys payable in respect of such Zero Coupon Notes has been received by the Agent or the Trustee and notice to that effect has been given to the Noteholders in accordance with Condition 12, and the denominator will be 360);
- (ii) Actual/360 (in which case the numerator will be equal to the actual number of days from (and including) the Issue Date of the first Tranche of the Notes to (but excluding) the Zero Coupon Payment Date and the denominator will be 360); or
- (iii) Actual/365 (in which case the numerator will be equal to the actual number of days from (and including) the Issue Date of the first Tranche of the Notes to (but excluding) the Zero Coupon Payment Date and the denominator will be 365).

5.6 Extension of Maturity up to Extended Maturity Date

- (a) An Extended Maturity Date may be specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as applying to a Series of Notes.
- (b) If an Extended Maturity Date is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement as applying to a Series of Notes and the Issuer fails to redeem all of those Notes in full on the Maturity Date or within two Business Days thereafter, the maturity of the Notes and the date on which such Notes will be due and repayable for the purposes of these Conditions will be automatically extended up to but no later than the Extended Maturity Date, subject as otherwise provided for in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement. In that event, the Issuer may redeem all or any part of the nominal amount outstanding of the Notes on an Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Maturity Date or as otherwise provided for in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement. The Issuer shall give to the Noteholders (in accordance with Condition 12) and the Paying Agents (copying the Trustee), notice of its intention to redeem all or any of the nominal amount outstanding of the Notes in full at least three Business Days prior to the relevant Interest Payment Date or, as applicable, the Extended Maturity Date. Any failure by the Issuer to notify such persons shall not affect the validity or effectiveness of any redemption by the Issuer on the relevant Interest Payment Date or as applicable, the Extended Maturity Date or give rise to rights in any such person. Accordingly, such Paying Agent will notify Clearstream, Luxembourg and Euroclear of the Issuer's intention to redeem the Notes in whole, redeem the Notes in part, or extend the Maturity Date, promptly upon receipt of such instruction from the Issuer (and in any event by no later than three Business Days prior to the Maturity Date of the Notes).

- (c) In the case of Notes which are Zero Coupon Notes up to (and including) the Maturity Date to which an Extended Maturity Date is specified under the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, for the purposes of this Condition 5.6, the nominal amount outstanding shall be the total amount otherwise payable by the Issuer on the Maturity Date less any payments made by the Issuer in respect of such amount in accordance with these Conditions.
- (d) Any extension of the maturity of Notes under this Condition 5.6 shall be irrevocable. Where this Condition 5.6 applies, any failure to redeem the Notes on the Maturity Date or any extension of the maturity of Notes under this Condition 5.6 shall not constitute an event of default for any purpose or give any Noteholder any right to receive any payment of interest, principal or otherwise on the relevant Notes other than as expressly set out in these Conditions.
- (e) In the event of the extension of the maturity of Notes under this Condition 5.6, interest rates, interest periods and interest payment dates on the Notes from (and including) the Maturity Date to (but excluding) the Extended Maturity Date shall be determined and made in accordance with the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and Condition 3.3.
- (f) If the Issuer redeems part and not all of the principal amount outstanding of Notes on an Interest Payment Date falling in any month after the Maturity Date, the redemption proceeds shall be applied rateably across the Notes and the nominal amount outstanding on the Notes shall be reduced by the level of that redemption.
- (g) If the maturity of any Notes is extended up to the Extended Maturity Date in accordance with this Condition 5.6, subject as otherwise provided for in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement, for so long as any of those Notes remains in issue, the Issuer shall not issue any further Notes, unless the proceeds of issue of such further Notes are applied by the Issuer on issue in redeeming in whole or in part the relevant Notes in accordance with the terms hereof.
- (h) This Condition 5.6 shall only apply to Notes to which an Extended Maturity Date is specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement and if the Issuer fails to redeem those Notes in full on the Maturity Date (or within two Business Days thereafter).

6. TAXATION

All payments of principal and interest in respect of the Notes and Coupons by the Issuer will be made without withholding or deduction for or on account of any present or future taxes or duties of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law, in which case such deduction will be made by or on behalf of the Issuer.

As used herein, **Tax Jurisdiction** means the Kingdom of Sweden or any political subdivision or any authority thereof or therein having power to tax.

7. PRESCRIPTION

The Notes and Coupons will become void unless claims in respect of principal and/or interest are made within a period of 10 years (in the case of principal) and five years (in the case of interest) after the Relevant Date (as defined in Condition 4.2) therefor. Any moneys paid by the Issuer to the Agent for the payment of principal or interest in respect of the Notes and remaining unclaimed for two years after the date on which such principal or interest shall have become due shall (at the Issuer's request) be repaid by

the Agent to the Issuer, and the holders of the relevant Notes or Coupons shall thereafter only look to the Issuer for any payment which such holders may be entitled to collect.

There shall not be included in any Coupon sheet issued on exchange of a Talon any Coupon the claim for payment in respect of which would be void pursuant to this Condition or Condition 4.2 or any Talon which would be void pursuant to Condition 4.2.

8. REPLACEMENT OF NOTES, COUPONS AND TALONS

Should any Note, Coupon or Talon be lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Agent upon payment by the claimant of such costs and expenses as may be incurred in connection therewith and on such terms as to evidence and indemnity as the Issuer may reasonably require. Mutilated or defaced Notes, Coupons or Talons must be surrendered before replacements will be issued.

9. PAYING AGENTS

The names of the initial Paying Agents and their initial specified offices are set out below. If any additional Paying Agents are appointed in connection with any Series, the names of such Paying Agents will be specified in Part B of the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

The Issuer is entitled, with the prior written approval of the Trustee, to vary or terminate the appointment of any Paying Agent and/or appoint additional or other Paying Agents and/or approve any change in the specified office through which any Paying Agent acts, provided that:

- (a) there will at all times be an Agent;
- (b) so long as the Notes are listed on any stock exchange or admitted to listing by any other relevant authority, there will at all times be a Paying Agent with a specified office in such place as may be required by the rules and regulations of the relevant stock exchange or other relevant authority; and
- (c) there will at all times be a Paying Agent with a specified office in a city approved by the Trustee in continental Europe outside Sweden.

In addition, the Issuer shall forthwith appoint a Paying Agent having a specified office in New York City in the circumstances described in Condition 4.4. Notice of any variation, termination, appointment or change in Paying Agents will be given to the Noteholders in accordance with Condition 12.

In acting under the Agency Agreement, the Paying Agents act solely as agents of the Issuer and, in certain circumstances specified therein, of the Trustee and do not assume any obligation to, or relationship of agency or trust with, any Noteholders or Couponholders. The Agency Agreement contains provisions permitting any entity into which any Paying Agent is merged or converted or with which it is consolidated or to which it transfers all or substantially all of its assets to become the successor paying agent.

10. ENFORCEMENT

The Trustee may at any time, at its discretion and without notice, take such proceedings against the Issuer as it may think fit to enforce the provisions of the Trust Deed, the Notes and the Coupons, but it shall not be bound to take any such proceedings or any other action in relation to the Trust Deed, the Notes or the Coupons unless (i) it shall have been so directed by an Extraordinary Resolution or so

requested in writing by the holders of at least one-fifth in nominal amount of the Notes then outstanding and (ii) it shall have been indemnified and/or prefunded and/or secured to its satisfaction.

No Noteholder or Couponholder shall be entitled to proceed directly against the Issuer unless the Trustee, having become bound so to proceed, fails so to do within 60 days and the failure shall be continuing.

11. EXCHANGE OF TALONS

On and after the Interest Payment Date on which the final Coupon comprised in any Coupon sheet matures, the Talon (if any) forming part of such Coupon sheet may be surrendered at the specified office of the Agent or any other Paying Agent in exchange for a further Coupon sheet including (if such further Coupon sheet does not include Coupons to (and including) the final date for the payment of interest due in respect of the Note to which it appertains) a further Talon, subject to the provisions of Condition 7.

12. NOTICES

All notices regarding the Notes will be deemed to be validly given if published in a leading English language daily newspaper of general circulation in London. It is expected that any such publication in a newspaper will be made in the *Financial Times* in London. The Issuer shall also ensure that notices are duly published in a manner which complies with the rules of any stock exchange or other relevant authority on which the Notes are for the time being listed or by which they have been admitted to trading. Any such notice will be deemed to have been given on the date of the first publication or, where required to be published in more than one newspaper, on the date of the first publication in all required newspapers. If publication as provided above is not practicable, a notice will be given in such other manner, and will be deemed to have been given on such date, as the Trustee shall approve.

Until such time as any definitive Notes are issued, there may, so long as any Global Notes representing the Notes are held in their entirety on behalf of Euroclear and/or Clearstream, Luxembourg, be substituted for such publication in such newspaper(s) the delivery of the relevant notice to Euroclear and/or Clearstream, Luxembourg for communication by them to the holders of the Notes and, in addition, for so long as any Notes are listed on a stock exchange or are admitted to trading by another relevant authority and the rules of that stock exchange or relevant authority so require, such notice will be published in a daily newspaper of general circulation in the place or places required by those rules. Any such notice shall be deemed to have been given to the holders of the Notes on the second day after the day on which the said notice was given to Euroclear and/or Clearstream, Luxembourg.

Notices to be given by any Noteholder shall be in writing and given by lodging the same, together (in the case of any Note in definitive form) with the relative Note or Notes, with the Agent. Whilst any of the Notes are represented by a Global Note, such notice may be given by any holder of a Note to the Agent through Euroclear and/or Clearstream, Luxembourg, as the case may be, in such manner as the Agent and Euroclear and/or Clearstream, Luxembourg, as the case may be, may approve for this purpose.

13. MEETINGS OF NOTEHOLDERS, MODIFICATION AND WAIVER

The Trust Deed contains provisions for convening meetings of the Noteholders to consider any matter affecting their interests, including the sanctioning by Extraordinary Resolution of a modification of the Notes, the Coupons or any of the provisions of the Trust Deed. Such a meeting may be convened by the Issuer or the Trustee and shall be convened by the Issuer if required in writing by Noteholders holding not less than five per cent. in nominal amount of the Notes for the time being remaining outstanding. The quorum at any such meeting for passing an Extraordinary Resolution is one or more persons holding or representing more than 50 per cent. in nominal amount of the Notes for the time being outstanding, or at any adjourned meeting one or more persons being or representing Noteholders whatever the nominal amount of the Notes so held or represented, except that at any meeting the business of which includes

the modification of certain provisions of the Notes or the Coupons or the Trust Deed (including modifying the date of maturity of the Notes or any date for payment of interest thereon, reducing or cancelling the amount of principal or the rate of interest payable in respect of the Notes or altering the currency of payment of the Notes or the Coupons), the quorum shall be one or more persons holding or representing not less than two-thirds in nominal amount of the Notes for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than one-third in nominal amount of the Notes for the time being outstanding. The Trust Deed provides that (i) a resolution passed at a meeting duly convened and held in accordance with the Trust Deed by a majority consisting of not less than three-quarters of the votes cast on such resolution, (ii) a resolution in writing signed by or on behalf of all of the holders of not less than three-quarters in nominal amount of the Notes for the time being outstanding or (iii) consent given by way of electronic consents through the relevant clearing system(s) (in a form satisfactory to the Trustee) by or on behalf of the holders of not less than three-quarters in nominal amount of the Notes for the time being outstanding, shall, in each case, be effective as an Extraordinary Resolution of the Noteholders. An Extraordinary Resolution passed by the Noteholders shall be binding on all the Noteholders, whether or not they are present at any meeting and whether or not they voted on the resolution, and on all Couponholders.

The Trustee may agree, without the consent of the Noteholders or Couponholders, to any modification of, or to the waiver or authorisation of any breach or proposed breach of, any of the provisions of the Notes or the Trust Deed, where, in any such case, it is not, in the opinion of the Trustee, materially prejudicial to the interests of the Noteholders so to do or may agree, without any such consent as aforesaid, to any modification which is of a formal, minor or technical nature or to correct a manifest error or an error which, in the opinion of the Trustee, is proven. Any such modification, waiver or authorisation shall be binding on the Noteholders and the Couponholders and shall be notified to the Noteholders in accordance with Condition 12 as soon as practicable thereafter.

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorisation or determination), the Trustee shall have regard to the general interests of the Noteholders as a class (but shall not have regard to any interests arising from circumstances particular to individual Noteholders or Couponholders whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual Noteholders or Couponholders (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political sub-division thereof and the Trustee shall not be entitled to require, nor shall any Noteholder or Couponholder be entitled to claim, from the Issuer, the Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual Noteholders or Couponholders.

14. INDEMNIFICATION OF THE TRUSTEE AND TRUSTEE CONTRACTING WITH THE ISSUER

The Trust Deed contains provisions for the indemnification of the Trustee and for its relief from responsibility, including provisions relieving it from taking action unless indemnified and/or secured to its satisfaction.

The Trust Deed also contains provisions pursuant to which the Trustee is entitled, *inter alia*, (a) to enter into business transactions with the Issuer and/or any of its subsidiaries and to act as trustee for the holders of any other securities issued or guaranteed by, or relating to, the Issuer and/or any of its subsidiaries, (b) to exercise and enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the Noteholders or Couponholders and (c) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

15. FURTHER ISSUES

The Issuer shall be at liberty from time to time without the consent of the Noteholders or the Couponholders to create and issue further notes having terms and conditions the same as the Notes or the same in all respects save for the amount and date of the first payment of interest thereon and the date from which interest starts to accrue and so that the same shall be consolidated and form a single Series with the outstanding Notes.

16. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

No person shall have any right to enforce any term or condition of this Note under the Contracts (Rights of Third Parties) Act 1999, but this does not affect any right or remedy of any person which exists or is available apart from that Act.

17. GOVERNING LAW AND SUBMISSION TO JURISDICTION

17.1 Governing law

The Trust Deed, the Agency Agreement, the Notes (except for Condition 2), the Coupons and any non-contractual obligations arising out of or in connection with any of them, are governed by, and shall be construed in accordance with, English law. Condition 2 is governed by, and shall be construed in accordance with, the laws of the Kingdom of Sweden.

17.2 Submission to jurisdiction

The Issuer irrevocably agrees, for the benefit of the Trustee, the Noteholders and the Couponholders, that the courts of England are to have exclusive jurisdiction to settle any disputes which may arise out of or in connection with the Trust Deed, the Notes and/or the Coupons (including a dispute relating to any non-contractual obligations arising out of or in connection with any of them) and accordingly submits to the exclusive jurisdiction of the English courts.

The Issuer waives any objection to the courts of England on the grounds that they are an inconvenient or inappropriate forum. To the extent allowed by law, the Trustee, the Noteholders and the Couponholders, may take any suit, action or proceedings (together referred to as **Proceedings**) arising out of or in connection with the Trust Deed, the Notes and the Coupons (including any Proceedings relating to any non-contractual obligations arising out of or in connection with any of them), against the Issuer in any other court of competent jurisdiction and concurrent Proceedings in any number of jurisdictions.

17.3 Appointment of Process Agent

The Issuer has appointed Svenska Handelsbanken AB (publ) at its registered office for the time being at 3 Thomas More Square, London E1W 1WY, United Kingdom as its agent for service of process, and undertakes that, in the event of Svenska Handelsbanken AB (publ) ceasing so to act or ceasing to be registered in England, it will appoint another person approved by the Trustee as its agent for service of process in England in respect of any Proceedings. Nothing herein shall affect the right to serve proceedings in any other manner permitted by law.

17.4 Other documents

The Issuer has in the Trust Deed and the Agency Agreement submitted to the jurisdiction of the English courts and appointed an agent for service of process in terms substantially similar to those set out above.

OVERVIEW OF THE SWEDISH LEGISLATION REGARDING COVERED BONDS

The following is a brief summary of certain features of the Covered Bonds Issuance Act as of the date of this Offering Circular. The summary does not purport to be, and is not, a complete description of all aspects of the Swedish legislative and regulatory framework for covered bonds. Please also refer to the section "Risk Factors", sub-section "Risks related to Notes generally", on pages 21 to 25 above.

Introduction

The Covered Bonds Issuance Act entered into force on 1 July 2004. It enables Swedish banks and credit market companies (**Institutions**), which have been granted a specific licence by the SFSA to issue full recourse debt instruments secured by a pool of mortgage credits and/or public sector credits.

The SFSA has issued regulations and recommendations under the authority conferred on it by the Covered Bonds Issuance Act (*Sw. Finansinspektionens föreskrifter och allmänna råd om säkerställda obligationer (FFFS 2013:01)*) (the **SFSA Regulations**). As of 1 July 2013, the SFSA Regulations replaced the previous version of the SFSA Regulations (*FFFS 2004:11*). The new regulations uphold most of the regulations contained in the previous version, but also establish new rules and provide some clarification of existing rules. The changes to the previous regulations and guidelines include:

- amendments pertaining to the issuing institutions' revaluation of collateral for loans included in the cover pool, with some revaluations permitted under limited circumstances;
- the introduction of price change sensitivity analysis for properties serving as collateral for mortgage loans in the cover pool;
- regulation of counterparties in derivative agreements; and
- additional guidelines for independent monitors, such as procedures for reviewing the revaluations of the underlying collateral and a recognition of a risk-based approach for inspections.

The SFSA Regulations were amended by FFFS 2016:17 on 21 June 2016, in order to reflect the amendments made in the Covered Bonds Issuance Act and the requirement relating to overcollateralisation (as further described below).

Swedish covered bonds may take the form of bonds and other comparable debt instruments, such as commercial paper.

In the event of an Institution's bankruptcy, holders of covered bonds (and certain eligible counterparties to derivative contracts entered into for the purpose of matching the financial terms of the assets in a Cover Pool with those of the covered bonds relating to it) benefit from a priority right in the relevant Cover Pool. The Covered Bonds Issuance Act further enables such holders (and derivative counterparties) to continue to receive timely payments also following the Institution's bankruptcy, subject to certain conditions being met.

The Cover Pools are dynamic in the sense that an Institution may supplement or substitute assets in a Cover Pool at any time.

Registration

Information in respect of each Cover Pool, its assets, relevant derivative contracts and covered bonds for which such Cover Pool has been used for collateralisation must be entered into a separate register (the

Register), which is maintained by the Institution. The actual registration of the covered bonds, the assets and relevant derivative contracts in such Register is necessary to confer the priority right in a Cover Pool. Further, only assets entered into the Register form part of a Cover Pool.

At all times the Register must show the nominal value of the covered bonds, the relevant Cover Pool and the relevant derivative contracts. As a result, the Register requires regular updating, including without limitation due to changes in interest rates, interest periods, outstanding debt and the composition of the relevant Cover Pool. The value of the underlying collateral securing mortgage credits in such Cover Pool must also be entered into the Register.

Stadshypotek will keep a separate Register for the Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool and the Danish Cover Pool respectively.

Eligibility criteria for assets in the Cover Pools

The Cover Pools may consist of certain mortgage credits, public credits and supplemental assets.

Mortgage credits are defined as loans secured by (i) mortgages over real property (*Sw. fastigheter*) intended for residential, agricultural, office or commercial purposes or site leasehold rights (*Sw. tomträtter*) intended for residential, office or commercial purposes, (ii) pledges over tenant-owner rights (*Sw. bostadsrätter*), or (iii) comparable security interests over equivalent assets situated in other countries within the European Economic Area.

Public credits are defined as certain loans to (or guaranteed by) *inter alia* the Swedish State, Swedish municipalities and comparable public bodies, the European Union, the European Atomic Energy Community, certain foreign states and central banks and certain foreign municipalities and comparable public bodies with powers of taxation.

Supplemental assets consist primarily of government bonds and cash, although the SFSA may also authorise the use of certain debt instruments issued by credit institutions and other bodies as supplemental assets.

Loan-to-value ratios and certain other restrictions

For mortgage credits, there is a maximum loan amount which may be included in a Cover Pool, depending on the value of the underlying collateral:

1. For residential collateral, a loan may be included in a Cover Pool only to the extent the loan amount does not exceed 75 per cent. of the market value of the collateral.
2. For agricultural collateral, a loan may be included in a Cover Pool only to the extent the loan amount does not exceed 70 per cent. of the market value of the collateral.
3. For office or commercial collateral, a loan may be included in a Cover Pool only to the extent the loan amount does not exceed 60 per cent. of the market value of the collateral.

Should a loan exceed the relevant ratio, only the part of the loan that falls within the permitted limit may be included in a Cover Pool (a **Partly Eligible Loan**). The Covered Bonds Issuance Act does not explicitly regulate how proceeds in respect of a Partly Eligible Loan shall be distributed between the eligible and the non-eligible parts of the loan.

The most likely interpretation is that interest payments shall be allocated pro rata between the eligible and non-eligible parts of the loan and that amortisations shall be applied first towards the non-eligible

part of the loan (absent enforcement of the security over the underlying collateral). However, proceeds from enforcement of the security should most likely be applied first towards the eligible part of the loan.

A similar situation arises if, for example, the same mortgage security serves as first-ranking security for two (or more) loans granted by an Institution and only one of these loans is included in a Cover Pool. The Covered Bonds Issuance Act does not give clear guidance as to how proceeds shall be allocated between the two loans in case of the Institution's bankruptcy. The lack of guidance may give room for unsecured creditors of the Institution to argue that only a *pro rata* portion of such proceeds shall be allocated to the loan included in a Cover Pool.

The Covered Bonds Issuance Act restricts the overall proportion of loans provided against security over real property (or site leasehold rights or tenant-owner rights) intended for office or commercial purposes to 10 per cent. of an Institution's Cover Pool.

Furthermore, the proportion of supplemental assets may not exceed 20 per cent. of a Cover Pool, although the SFSA has the authority to raise this limit to 30 per cent. for a limited period in special circumstances.

Institutions are required to regularly monitor the market value of the mortgage assets that serve as collateral for loans included in a Cover Pool. If the market value of such a mortgage asset declines significantly (15 per cent. or more according to the preparatory works to the Covered Bonds Issuance Act), then only such part of the loan that falls within the permitted loan-to-value ratio will be eligible for inclusion in such Cover Pool and will be subject to the priority right described below. However, a decline in the market value following an Institution's bankruptcy would not result in a reduction of the assets in which holders of covered bonds (and relevant derivative counterparties) have a priority right, but could result in a Cover Pool ceasing to meet the matching requirements. Hence, Institutions are required to revalue assets that serve as collateral for loans included in a Cover Pool if the market value for such assets declines significantly, and may also choose to revalue such assets in certain circumstances when there has not been a significant decline in market value.

In addition to the requirement to regularly monitor the market value of the mortgage assets that serve as collateral for loans included in a Cover Pool, Institutions are also required to regularly (at least once a year) test and analyse how future fluctuations in market values may affect loan-to-value ratios and the value of such assets.

Matching requirements

The Covered Bonds Issuance Act prescribes that the nominal value of a Cover Pool shall at all times exceed the aggregate nominal value of claims that may be asserted against an Institution by reference to covered bonds. The calculation shall be made on the basis of current book values and shall take into account the effect of relevant derivative contracts.

On 25 May 2016, the Swedish parliament decided to approve the government's proposal on changes in the Covered Bond Issuance Act. The new regulation means that the Issuer is required to have a regulatory overcollateralisation of at least two per cent. The change entered into force on 21 June 2016. The reason for the change is the requirements in the technical standards on clearing obligation ((EU) 2015/2205).

Furthermore, an Institution must compose a Cover Pool in such a way as to ensure a sound balance between the covered bonds and the assets in the Cover Pool in terms of currencies, interest rates and interest fixation periods. Such sound balance is deemed to exist when the present value of a Cover Pool at all times exceeds the present value of the liabilities relating to covered bonds. The present value of derivative contracts shall be taken into account for the purposes of such calculation. The calculations of

present value shall withstand certain stress tests (changes in interest rates and/or currency exchange rates).

The payment flows relating to the assets in a Cover Pool, derivative contracts and covered bonds shall be such that an Institution is at all times able to meet its payment obligations towards holders of covered bonds and relevant derivative counterparties.

Non-performing assets in a Cover Pool which are more than 60 days overdue must be disregarded for the purposes of the matching tests.

Supervision by the SFSA and the independent monitor

The SFSA monitors that an Institution complies with the Covered Bonds Issuance Act and other provisions of the legislative and regulatory framework which regulates the business of the Institution. In addition, the SFSA appoints an independent monitor (*Sw. oberoende granskare*) for each Institution that issues covered bonds.

The independent monitor is responsible for monitoring a Register to assess whether or not it is being maintained correctly and in compliance with the Covered Bonds Issuance Act and the SFSA Regulations. In particular, the independent monitor shall verify that (i) covered bonds and relevant derivative contracts are registered in a Register, (ii) only loans and supplemental assets that satisfy the eligibility criteria are included in a Cover Pool and registered in a Register, (iii) the valuations of the underlying collateral for loans in a Cover Pool are in accordance with the Covered Bonds Issuance Act and the SFSA Regulations, (iv) mortgage loans the underlying collateral of which has decreased significantly in value are, for the purpose of the matching requirements, deducted from a Cover Pool to the extent necessary to comply with the relevant loan-to-value ratio and (v) the matching requirements are complied with. The independent monitor is also responsible for monitoring any revaluations of underlying collateral conducted by the Institution during the outstanding year. The monitoring by the independent monitor shall be risk based.

The independent monitor is entitled to request information from the Institution, conduct site visits and is required to report regularly, and at least once a year, to the SFSA. The Covered Bonds Issuance Act does not provide for any change to the independent monitor's remit upon the bankruptcy of an Institution.

Benefit of a priority right in Cover Pools

Pursuant to the Covered Bonds Issuance Act and the Swedish Rights of Priority Act, holders of covered bonds benefit from a priority right in the relevant Cover Pool should the Institution be declared bankrupt (*Sw. försatt i konkurs*). The same priority is awarded to the Institution's eligible counterparties to derivative contracts entered into for the purpose of matching the financial terms of the assets in a Cover Pool with those of the covered bonds relating to it. Such derivative counterparties and the holders of covered bonds rank *pari passu* with joint seniority in relation to the relevant Cover Pool.

By virtue of the aforementioned priority, holders of covered bonds and relevant derivative counterparties rank ahead of unsecured creditors and all other creditors of the Institution in respect of assets in a Cover Pool (except the administrator-in-bankruptcy as regards fees for his administration of assets in a Cover Pool and costs for such administration). The priority right also covers cash received by an Institution and deriving from a Cover Pool or relevant derivative contracts, provided that certain administrative procedures have been complied with.

Due to what is generally regarded as an oversight by the legislator, there is some uncertainty as to whether a creditor that obtains execution (*Sw. utmätning*) against an asset in a Cover Pool earlier than three months before an Institution's bankruptcy could defeat the priority afforded to holders of covered

bonds and derivative counterparties as regards such asset. However, an execution that is levied less than three months before the Institution is being declared bankrupt will typically not defeat the priority.

Administration of the Cover Pools in the event of bankruptcy

Should an Institution be declared bankrupt, at least one administrator-in-bankruptcy would be appointed by the bankruptcy court and one administrator-in-bankruptcy would be appointed by the SFSA. The administrators-in-bankruptcy would take over the administration of the bankruptcy estate, including the Cover Pools.

Provided that (and as long as) a Cover Pool meets the requirements of the Covered Bonds Issuance Act (including the matching requirements), the assets in such Cover Pool, the covered bonds and any relevant derivative contracts relating to it that have been entered into the Register are required to be maintained as a unit and kept segregated from other assets and liabilities of the bankruptcy estate of the Institution. The administrators-in-bankruptcy are in such case required to procure the continued timely service of payments due under such covered bonds and any relevant derivative contracts. Consequently, the bankruptcy would not as such result in early repayment or suspension of payments to holders of such covered bonds or to derivative counterparties, so long as the relevant Cover Pool continues to meet the requirements of the Covered Bonds Issuance Act.

Upon an Institution's bankruptcy, neither the Institution nor its bankruptcy estate would have the ability to issue further covered bonds. However, following a recent amendment, the Covered Bonds Issuance Act gives the bankruptcy administrator an explicit mandate to take out additional loans and enter into derivative and similar agreements for the purpose of achieving a balance between the financial terms and conditions of the assets in the cover pool and derivative agreements entered into, on the one hand, and the obligations of the issuing institution pursuant to the covered bonds and derivative agreements, on the other hand. Counterparties in such agreements will rank senior to existing covered bondholders and derivative counterparties with respect to the assets in the cover pool. The bankruptcy administrator may also increase liquidity, for example by selling assets in the cover pool in the market.

If a Cover Pool ceases to meet the requirements of the Covered Bonds Issuance Act, and the deviations are not just temporary and minor, such Cover Pool may no longer be maintained as a unit and the continuous payment under the terms and conditions of the covered bonds and derivative contracts will cease. The holders of covered bonds and derivative counterparties relating to it would in such case instead benefit from a priority right in the proceeds of a sale of the assets in such Cover Pool in accordance with general bankruptcy rules. This could result in the holders of covered bonds relating to it receiving payment according to a schedule that is different from that contemplated by the terms and conditions of such covered bonds (with accelerations as well as delays) or that the holders of such covered bonds are not paid in full. However, the holders of such covered bonds and derivative counterparties would retain the benefit of the right of priority in the assets comprising such Cover Pool. Any residual claims of the holders of covered bonds and derivative counterparties remain valid claims against the Institution, but will rank *pari passu* with other unsecured and unsubordinated creditors of the Institution.

USE OF PROCEEDS

The net proceeds from each issue of Notes will be applied by the Issuer for general corporate purposes.

DESCRIPTION OF THE ISSUER

Stadshypotek was incorporated on 23 December 1992 for an unlimited period as a public credit market limited liability company authorised to conduct operations under the Swedish Banking and Financing Business Act (SFS 2004:297) and was registered with the Municipality of Stockholm under registration number 556459-6715. The registered office of Stadshypotek is Torsgatan 12, SE-103 70 Stockholm, Sweden (telephone number: +46 8 701 54 00). Since 1997, Stadshypotek has been a wholly-owned subsidiary of Handelsbanken and its business is focused primarily on the financing of residential, office and real estate in Sweden.

Handelsbanken and its consolidated subsidiaries constitute a full-service bank which provides a wide range of services, both domestically and internationally, for private and corporate customers, including deposit taking, lending, property mortgages, payment facilities, investment banking, factoring, leasing and life insurance. The full-service bank concept is marketed and supported through Handelsbanken's network of branch offices, with each branch responsible for coordinating customer services in collaboration with regional and central specialists, as necessary. Handelsbanken has a decentralised business model and branch offices are given delegated responsibility for marketing, customer contact, pricing and administration of all mortgage lending, which in Sweden, Norway, Denmark and Finland is mainly done through Stadshypotek. Handelsbanken therefore acts as Stadshypotek's agent in originating business and has the responsibility for ensuring that credit assessments and collateral valuations are made in accordance with the SFSA's regulations and the guidelines adopted by Stadshypotek's Board of Directors.

On 13 March 2006, Stadshypotek was granted authorisation by the SFSA to issue covered bonds in accordance with the Covered Bonds Issuance Act. A Cover Pool consists mainly of mortgage loans, public assets and certain qualified supplementary security. An issuer can create several Cover Pools, where the holder of a covered bond has a priority right in the Cover Pool which is used to collateralise that particular issue of covered bonds. Currently, Stadshypotek has four Cover Pools, the Swedish Cover Pool which includes Swedish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act, the Norwegian Cover Pool which includes Norwegian loans and mortgages and other assets eligible under the Covered Bonds Issuance Act, the Finnish Cover Pool which includes Finnish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act and the Danish Cover Pool which includes Danish loans and mortgages and other assets eligible under the Covered Bonds Issuance Act. The applicable Final Terms will specify whether the Notes have a statutory preference right over the Swedish Cover Pool, the Norwegian Cover Pool, the Finnish Cover Pool or the Danish Cover Pool. In addition, Stadshypotek's counterparties under certain derivative contracts are also entitled to rights of priority in relation to a Cover Pool, as applicable. Stadshypotek follows matching requirements set out by law and maintains an over-collateralisation in each Cover Pool at least equal to, or above, any over-collateralisation requirement set out by law.

See "*Overview of the Swedish Legislation regarding Covered Bonds*" for further details.

Stadshypotek's Lending Policies and Loan Portfolio

The guidelines adopted by Stadshypotek's Board of Directors with respect to lending policies and procedures cover the following principal areas:

- *Collateral and loan to value ratios*: For residential properties, the general guideline applied is a loan to value ratio of 75 per cent. of the market value of the property in Sweden, Norway and Finland. In Sweden since 1 June 2016, the loan to value ratio for residential properties such as single-family homes, holiday homes and housing co-operative apartments is 85 per cent. of the market value of the property. In Denmark, the loan amount may not exceed 80 per cent. of the property's market value, which is the customary loan to value ratio for mortgage loans in

Denmark. For office and commercial properties in Sweden, a maximum loan to value ratio of 60 per cent. applies. Loans to governments, municipalities, banks and insurance companies from within the EU may be made on an unsecured basis. The valuation of the property is either conducted by the Handelsbanken group's branch managers, Stadshypotek's own internal valuers or a professional third-party valuer.

- *Credit limits:* There are limits on the loan amounts that can be granted by a Handelsbanken branch office. For loans that exceed such limits, the decision is made by Stadshypotek's credit committee or Stadshypotek's Board of Directors. There are special procedures in place for granting credit to senior employees.
- *Impaired loans:* While impaired loans are initially handled by Handelsbanken on behalf of Stadshypotek, restructurings of loans need to be approved by Stadshypotek, as do sales of collateral with a value above a certain threshold.

In 2016 Stadshypotek increased its total loan portfolio by SEK 67,952 million (SEK 64,126 million in 2015), mainly reflecting the continued strong growth in the Swedish market.

Lending to the private market increased by SEK 63,152 million (SEK 51,765 million in 2015), while corporate lending increased by SEK 4,799 million (SEK 12,362 million in 2015).

Loan Portfolio

The following table shows details of Stadshypotek's loan portfolio as at the dates indicated:

Loans to the public by type of collateral	As at 31 December (SEK m)		
	2016	2015	Change
Single-family housing	564,645	527,708	36,937
Housing co-operative apartments	209,446	184,312	25,134
Owner-occupied apartments	16,848	15,767	1,081
Private Market.....	790,939	727,787	63,152
Multi-family dwellings.....	293,890	283,770	10,120
Offices and commercial buildings	65,786	71,107	(5,321)
Corporate market	359,676	354,877	4,799
Total loans to the public, before collective provisions	1,150,615	1,082,664	67,951
Collective provisions	(4)	(5)	1
Total loans to the public.....	1,150,611	1,082,659	67,952

Stadshypotek's business consists of property financing, primarily residential property. Industrial and warehouse properties are not financed by Stadshypotek. The borrower base in Sweden is distributed throughout the country with a concentration in urban areas. Categories of borrowers vary from individual households to large property companies. At 31 December 2016, single-family houses, housing co-operative apartments and owner occupied apartments made up 68.7 per cent. (67.2 per cent. in 2015) of the loan portfolio, with multi-family dwellings accounting for 25.5 per cent. (26.2 per cent. in 2015), and offices and commercial property 5.7 per cent. (6.6 per cent. in 2015).

A breakdown of loan volumes by borrower category is given in the following table:

Loans to the public by borrower category	As at 31 December (SEK m)		
	2016	2015	Change
Households.....	830,071	765,091	64,980
Public sector, municipal companies.....	24,701	30,111	(5,410)
Housing co-operative associations.....	162, 113	152,039	10,074
Other legal entities.....	133,730	135,423	(1,693)
Total loans to the public, before collective provisions..	1,150,615	1,082,664	67,951
Collective provisions	(4)	(5)	1
Total loans to the public.....	1,150,611	1,082,659	67,952

Stadshypotek is one of the major participants in the Swedish real estate finance sector, including private sector mortgage loans. As of 31 December 2016, Stadshypotek had a market share of approximately 22.9 per cent. of the mortgage loans to the private market. According to Statistics Sweden's guidelines, the private market comprises total lending to Swedish households with single-family homes or co-operative apartments as collateral, which also includes loans with LTVs in excess of Stadshypotek's permitted LTVs and which, where applicable, are included in the loan portfolio of Stadshypotek's parent company, Handelsbanken. The market share therefore includes Handelsbanken's lending to Swedish households with security in single family homes or co-operative apartments.

Loan Losses, Non-performing Loans and Impaired Loans

Stadshypotek strives to maintain a high quality loan portfolio and places a priority on credit quality rather than loan volume. Credit quality is mainly maintained through continued strong focus on the principles that govern lending in the Handelsbanken group. These include individual assessment of each customer, which leads to an understanding of the customer's repayment capacity and possibilities of meeting his or her loan obligations. Local presence through the branch offices of Handelsbanken is a vital element in the credit approval process and creates a firm basis to assess continually the ability of the Issuer's customers to meet their loan obligations. It also enables rapid identification of any problems among borrowers, and measures to minimise the effects of such problems can then be implemented at an early stage.

Net loan losses had a negative impact of SEK 2 million in 2016 (a positive impact of SEK 2 million in 2015) on profits, which corresponds to a loan loss ratio of 0.00 per cent. (-0.00 per cent. in 2015) of total lending. Loan loss ratios are calculated by reference to loan losses and changes in value of repossessed property in relation to the opening balance for loans to the public, loans to credit institutions (excluding banks), repossessed property and credit guarantees. The largest loan loss attributable to a single customer or customer category was SEK 4.9 million in 2016 (SEK 1.9 million in 2015). The ten largest loan losses totalled SEK 13 million in 2016 (SEK 9 million in 2015).

Details of net loan losses are shown in the following table (amounts refer to both the group and the parent company):

	<u>2016</u>	<u>2015</u>
Specific provision for individually assessed loans	<i>(SEK m)</i>	<i>(SEK m)</i>
The year's provision	(15)	(11)
Reversals of previous provisions	<u>5</u>	<u>4</u>
Total	<u>(10)</u>	<u>(7)</u>
Collective provisions		
Collective provisions for individually assessed loans.....	1	(1)
Write-offs		
Actual loan losses for the year.....	(24)	(36)
Utilised share of previous provisions	10	18
Reversal of actual loan losses in previous years.....	<u>21</u>	<u>28</u>
Total	<u>7</u>	<u>10</u>
Net loan losses	<u>(2)</u>	<u>2</u>

Stadshypotek classifies a loan as an impaired loan when objective evidence indicates that payments in respect of the loan are unlikely to be made according to the conditions of the loan agreement. A loan is not classified as an impaired loan if there is sufficient collateral to cover the principal amount and interest and penalties for late payments by a satisfactory margin. Stadshypotek classifies a loan as a non-performing loan where principal or interest has been overdue for more than 60 days. As at 31 December 2016, Stadshypotek's impaired loans before deduction of the provision for probable loan losses amounted to SEK 103 million (SEK 109 million as at 31 December 2015). These impaired loans included non-performing loans of SEK 41 million (SEK 66 million as at 31 December 2015) and SEK 62 million (SEK 43 million as at 31 December 2015) in loans on which the borrowers pay interest and amortisation, but which are nevertheless considered impaired due to uncertainty regarding the borrowers' repayment capacity and the value of the collateral.

After deduction for specific provisions totalling SEK -32 million (SEK -32 million as at 31 December 2015) and collective provisions for individually assessed loans of SEK -4 million for probable loan losses (SEK -5 million as at 31 December 2015), impaired loans totalled SEK 67 million (SEK 72 million as at 31 December 2015).

There were also non-performing loans of SEK 328 million as at 31 December 2016 (SEK 338 million as at 31 December 2015) that are not classified as impaired loans.

The following table provides information as to impaired loans by borrower as at the dates indicated:

	As at 31 December (SEK m)					
	2016			2015		
	Impaired loans	Provision for probable losses	Net impaired loans	Impaired loans	Provision for probable losses	Net impaired loans
Households.....	69	(18)	51	72	(18)	54
Public sector, municipal companies.....	-	-	-	-	-	-
Housing co-operative associations.....	27	(12)	15	21	(7)	14
Other legal entities.....	7	(2)	5	16	(7)	9
Total before collective provisions	103	(32)	71	109	(32)	77
Collective Provisions	-	(4)	(4)	-	(5)	(5)
Total	103	(36)	67	109	(37)	72

The following table provides information as to non-performing loans by borrower as at the dates indicated:

	As at 31 December (SEK m)			
	2016		2015	
	Non-performing loans which are not impaired loans	Non-performing loans which are included in impaired loans	Non-performing loans which are not impaired loans	Non-performing loans which are included in impaired loans
Households.....	308	35	316	50
Public sector, municipal companies.....	-	-	-	-
Housing co-operative associations.....	-	-	-	-
Other legal entities.....	20	6	22	16
Total	328	41	338	66

Organisational Structure and Management

The Stadshypotek Group consists of the parent company, Stadshypotek, and its wholly owned subsidiary, Svenska Intecknings Garanti AB Sigab (a dormant company). Stadshypotek is responsible for Handelsbanken's mortgage lending business in Sweden, Norway, Denmark and Finland.

Stadshypotek's treasury function is integrated with Handelsbanken's treasury department, but under the control of Stadshypotek's Board of Directors. The following chart shows Stadshypotek's organisational structure:

Svenska Handelsbanken AB (publ)

Stadshypotek AB (publ)

Management Board

Ulrica Stolt Kirkegaard - Chief Executive
Fredrik Forss - Accounting and Control
Petri Rask - Product and Business Development and Market
Fredrik Otteland - System Development and Support
Mattias Lidgren - Funding
Johan Nordström - Valuation
Kristina Karlsson - Credits
Ulrika Söderberg - Legal Services
Susanna Axén - Personnel

Board of Directors

Michael Hallåker, Chairman
Ulrica Stolt Kirkegaard, Chief Executive
Michael Green
Helena Öström Nimander
Michael Bertorp
Johanna Lundberg
Monica Morén, Employee Representative

Overall responsibility for the administration of Stadshypotek is vested in the Board of Directors. Sweden's Banking and Financing Activities Act requires a credit market company to have a Board of Directors consisting of not less than three members. Stadshypotek's Board of Directors consists of the following seven elected members:

Mikael Hallåker, Senior Vice President of Handelsbanken, Chairman of the Board of Directors since 2017, Member of the Board of Directors since 2017.

Ulrica Stolt Kirkegaard, Chief Executive of Stadshypotek, Member of the Board of Directors since 2014.

Michael Green, Senior Vice President of Handelsbanken, Member of the Board of Directors since 2015.

Helena Nimander Öström, Head of Governance and Internal Control, Business Support Handelsbanken Capital Markets, Member of the Board of Directors since 2017.

Michael Bertorp, Member of the Board of Directors since 2013.

Johanna Lundberg, Branch manager, Member of the Board of Directors since 2017.

Monica Morén, Employee Representative, Member of the Board of Directors since 2015.

Day to day management of Stadshypotek's activities is vested in its Management Board which consists of the following nine members:

Ulrica Stolt Kirkegaard, Chief Executive, employed since 2014.

Fredrik Forss, Accounting and Control, employed since 2017.

Petri Rask, Product and Business Development and Market, Sweden, employed since 2017.

Fredrik Otteland, System Development and Support, employed since 2017.

Mattias Lidgren, Funding, employed by Handelsbanken.

Johan Nordström, Valuation, employed since 2016.

Kristina Karlsson, Credits, employed since 2017.

Ulrika Söderberg, Legal services, employed since 2015.

Susanna Axén, Personnel, employed by Handelsbanken.

In November 2017, Handelsbanken issued a press release stating that Maria Lidström Andersson will succeed Ulrica Stolt Kirkegaard as Chief Executive of Stadshypotek on 15 February 2018. Ulrica Stolt Kirkegaard has been appointed to be responsible for preparing and managing Handelsbanken's activities relating to the proposed exit by the United Kingdom from the European Union.

The business address of each of the members of Stadshypotek's Board of Directors and Management Board is Stadshypotek's registered office, Torsgatan 12, SE-103 70 Stockholm, Sweden. None of them have any commitments or assignments outside of the Handelsbanken group that affect the interests of Stadshypotek.

Conflicts of interest may arise between the above-mentioned persons' private interests and Stadshypotek's interests in connection with the taking up and granting of loans, transactions in financial instruments or other engagements such persons may have. In order to avoid such conflicts of interest as far as possible and to indicate the manner in which the individual should act in the event a conflict of interest should arise, Stadshypotek's Board of Directors adopted a policy for conflicts of interest and measures against bribery and improper influence and there are a number of guidelines adopted by the parent company, Handelsbanken, such as ethical guidelines, guidelines for employees' engagements outside the bank and rules regarding securities and currency transactions by employees apply that also to Stadshypotek. The provisions of the Swedish Companies Act (*Sw. aktiebolagslagen (2005:551)*), regarding *inter alia* conflicts of interest, apply to members of the Board of Directors.

Other than as described in the paragraph above, there are no potential conflicts of interest between the duties to Stadshypotek of each of (i) the members of the Board of Directors and (ii) the Management Board listed above and his/her private interests or other duties.

Regulatory Environment

For more than a century, banking in Sweden has been subject to close government inspection and control. This inspection and control is presently exercised by the SFSA. The SFSA has regulatory powers conferred by law, including the power to make accounting regulations and to require banks to submit monthly financial statements and a variety of risk reports and to carry out periodic reviews to ensure that each bank's operations comply with the laws regulating banking operations as well as such bank's Articles of Association. The SFSA may appoint one or more auditors who, together with the auditors elected by the shareholders at the annual general meeting of each bank, examine the financial statements and administration of such bank. The SFSA has chosen not to appoint such an auditor with respect to Stadshypotek since the fiscal year ended 31 December 2006.

Capital Adequacy

The current capital adequacy regulations were introduced in 2014, comprising CRR, which came into force in the EU on 1 January 2014 and is directly applicable in Sweden, and CRD IV, which was implemented in Sweden on 2 August 2014 through two new acts, the Swedish Capital Buffers Act (2014:966) and the Swedish Special Supervision of Credit Institutions and Investment Firms Act (2014:968).

According to the current capital adequacy framework, the Handelsbanken group must have CET1 capital of at least 4.5 per cent., tier 1 capital of at least 6 per cent. and own funds that correspond to at least 8 per cent. of total risk-weighted exposure for credit risks, market risks and operational risks.

In addition to maintaining capital to meet the minimum capital requirement, the Handelsbanken group must also maintain CET1 capital to comply with the combined buffer requirement, which in Sweden comprises the sum of a capital conservation buffer of 2.5 per cent., a countercyclical buffer of up to 2.5 per cent. and a systemic risk buffer of 3 per cent. The capital conservation buffer builds up capital during good times with the aim of preventing banks from breaching capital requirements during difficult periods. The countercyclical buffer, which is specified by the SFSA, will vary over the business cycle, with the aim of counteracting excessive credit growth. As of 19 March 2017, a countercyclical buffer of 2.0 per cent is applied in Sweden. In Norway, the buffer is currently 1.5 per cent which will be increased to 2.0 per cent. from 31 December 2017. As to countercyclical buffer requirements for exposures outside of Sweden, the SFSA will recognise buffer levels of up to 2.5 per cent. decided by a competent authority in another country in respect of exposures in such country. The aim of the systemic risk buffer is to create a buffer at the largest banks in Sweden to protect the banking system as a whole in times of financial instability. In order to avoid restrictions on payment of dividends, for example, the combined buffer requirement must be met.

In addition to the above-mentioned requirements, the Handelsbanken group must hold capital under the Pillar 2 requirements of the regulations. These requirements are specific to each institution and are determined by the SFSA. Various factors are assessed within Pillar 2, such as concentration risks, pension risk, interest rate risk in other operations and additional systemic risk needs. Within this framework, a buffer requirement has been introduced for systemic risk amounting to 2 per cent. as well as an increase in the previously effective risk weighting floor for Swedish mortgage loans to 25 per cent. This floor is also applied to exposures on Norwegian mortgage loans.

According to the capital adequacy regulations, Stadshypotek must have CET1 capital, tier 1 capital and total own funds which at least correspond to the requirements for individual institutions relative to total risk-weighted exposure to credit risks, market risks and operational risks. In addition to maintaining capital according to the minimum requirement, Stadshypotek must also hold sufficient levels of CET1 capital to provide the capital conservation buffer and to satisfy any countercyclical buffer requirement and is subject to additional capital requirements according to Pillar 2, such as a risk weight floor. However, no systemic risk buffers are applicable to Stadshypotek at the entity level.

Furthermore, on 24 May 2016 the SFSA published two memoranda relating to higher capital requirements for corporate exposures. The first memoranda deals with the need for higher risk weights for corporate exposures under Pillar 1, while the other deals with a maturity floor of at least 2.5 years. Such requirements are now applicable.

Under the regulations each institution must perform an internal capital assessment. Stadshypotek's capital policy – most recently adopted by the Board in 2017 – specifies guidelines for the internal capital adequacy assessment. During 2016, Stadshypotek met the statutory minimum level for its own funds.

The capital adequacy regulations also include the overall floor prevailing under the previous capital requirements, namely that any credit institution must hold total own funds amounting to at least 80 per cent. of the corresponding capital requirement under the Basel I rules. However, as of 1 January 2018 these rules will no longer apply.

Stadshypotek's own funds

Stadshypotek's own funds consist of tier 1 capital and tier 2 capital. The tier 1 capital is divided into CET1 capital and other tier 1 capital. CET1 capital mainly comprises equity and has been affected by the Board's proposal for appropriation of profits. Deductions for intangible assets are made from the CET1

capital. A neutrality adjustment is also made to reflect the effect of cash flow hedges on equity. Institutions with permission to use internal ratings based models (**IRB Institutions**) must make a deduction for the difference between expected loan losses under the IRB method and the provisions recognised in the accounts for probable loan losses where the expected loan losses exceed the provisions made. The deduction is made from CET1 capital.

Other tier 1 capital consists of additional tier 1 capital provided by Handelsbanken. Tier 2 capital consists of subordinated loans with a maturity of at least five years.

Components of Stadshypotek's risk-weighted exposure

Credit risks – Since Stadshypotek's lending takes place through Handelsbanken's branch network, Handelsbanken's internal ratings based approach (**IRB Approach**) is also applied for Stadshypotek's risk classification and for calculating the credit risk for Stadshypotek's credits. The SFSA has approved the Handelsbanken group's IRB Approach. There are two different IRB Approaches, a foundation approach and an advanced approach. In the foundation approach, Handelsbanken uses its own methods to determine the probability of the customer defaulting within one year, while the other parameters are set by the SFSA. In the advanced approach, Handelsbanken uses its own methods to calculate the loss in the case of default and the exposure at default. The advanced IRB Approach has been applied for retail exposures (households and small companies) since 2007. Since 31 December 2010, the advanced IRB Approach has been applied for medium-sized companies, housing co-operative associations and property companies and in 2013, Stadshypotek received the SFSA's approval to extend its use of the advanced IRB Approach to large companies as well.

Operational risks – Stadshypotek, like Handelsbanken, uses the standardised approach, which means that the capital requirement for operational risks is based on the income derived from the relative operation.

Market risks – Stadshypotek has no market risks for the purposes of applicable capital adequacy rules.

Capital ratios

As at 31 December 2016, Stadshypotek's capital ratio according to CRD VI was 67.4 per cent. (67.8 per cent. in 2015), its tier 1 ratio was 39.2 per cent. (43.1 per cent. in 2015) and its CET1 ratio was 39.2 per cent. (40.2 per cent. in 2015).

See “*Risk Factors – Factors that may affect the Issuer's ability to fulfil its obligations under Notes issued under the Programme – Revisions to the capital adequacy standards could limit the use and amount of capital available for the Stadshypotek Group's business*”.

Rating of the Notes

Stadshypotek expects the Notes to be assigned a Aaa rating by Moody's.

TAXATION

Swedish Taxation

The following summary outlines certain Swedish tax consequences relating to Noteholders. The summary is based on the laws of Sweden as currently in effect and is intended to provide general information only. The summary does not address, inter alia, situations where Notes are held in an investment savings account (Sw. investeringssparkonto), the tax consequences in connection with a write down or conversion of Notes, the existence of the ability of relevant regulatory authorities to effect such a write-down or conversion, the rules applicable to disposals by private individuals not resident in Sweden for tax purposes but who had been so resident or had their habitual abode in Sweden during the calendar year of disposal or any of the ten preceding calendar years or the rules regarding reporting obligations for, among others, payers of interest. Further, the summary does not address credit of foreign taxes in Sweden. Investors should consult a professional tax advisor regarding the Swedish tax and other tax consequences (including the applicability and effect of tax treaties for the avoidance of double taxation) of acquiring, owning and disposing of Notes in their particular circumstances.

Holders not tax resident in Sweden

Payments of any principal or any amount that is considered to be interest for Swedish tax purposes to the holder of any Notes should not be subject to Swedish income tax, provided that such a holder (i) is not resident in Sweden for Swedish tax purposes and (ii) does not have a permanent establishment in Sweden to which the Notes are effectively connected.

Swedish withholding tax, or Swedish tax deduction, is not imposed on payments of any principal or any amount that is considered to be interest for Swedish tax purposes, except in relation to certain payments of interest (and other distributions on Notes) to a private individual (or the estate of a deceased individual) who is (or was) resident in Sweden for Swedish tax purposes (see “*Holders tax resident in Sweden*” below).

Holders tax resident in Sweden

In general, for Swedish corporations and private individuals (and estates of deceased individuals) with residence in Sweden for Swedish tax purposes, all capital income (for example, income that is considered to be interest for Swedish tax purposes and capital gains on Notes) will be taxable. Specific tax consequences may be applicable to certain categories of corporations, for example, life insurance companies. Moreover, specific tax consequences may be applicable if, and to the extent that, a holder of Notes realises a capital loss on the Notes and to any currency exchange gains or losses.

If amounts that are considered to be interest for Swedish tax purposes are paid by a legal entity domiciled in Sweden, including a Swedish branch of a foreign entity or a clearing institution within the EEA, to a private individual (or an estate of a deceased individual) with residence in Sweden for Swedish tax purposes, Swedish preliminary taxes are normally withheld by the legal entity on such payments. Swedish preliminary taxes should normally also be withheld on other returns on Notes (but not capital gains), if the return is paid out together with such a payment of interest as referred to above.

Foreign Account Tax Compliance Act

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, commonly known as FATCA, a foreign financial institution (as defined by FATCA) may be required to withhold on certain payments it makes (**foreign passthru payments**) to persons that fail to meet certain certification, reporting or related requirements. A number of jurisdictions (including Sweden) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA (**IGAs**), which

modify the way in which FATCA applies in their jurisdictions. Under the provisions of IGAs as currently in effect, a foreign financial institution in an IGA jurisdiction would generally not be required to withhold under FATCA or an IGA from payments that it makes. Certain aspects of the application of the FATCA provisions and IGAs to instruments such as Notes, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as Notes, such withholding would not apply prior to 1 January 2019 and Notes characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining foreign passthru payments are filed with the U.S. Federal Register generally would be grandfathered for purposes of FATCA withholding unless materially modified after such date. However, if additional Notes (as described under "Terms and Conditions of the Notes—Further Issues") that are not distinguishable from previously issued Notes are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Notes, including the Notes offered prior to the expiration of the grandfathering period, as subject to withholding under FATCA. Holders should consult their own tax advisers regarding how these rules may apply to their investment in Notes. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Notes, neither the Issuer nor any other person will be required to pay additional amounts as a result of the withholding.

The proposed financial transactions tax (FTT)

On 14 February 2013, the European Commission published a proposal (the **Commission's Proposal**) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the **participating Member States**). However, Estonia has since stated that it will not participate.

The Commission's Proposal has very broad scope and could, if introduced, apply to certain dealings in Notes (including secondary market transactions) in certain circumstances. The issuance and subscription of Notes should, however, be exempt.

Under the Commission's Proposal the FTT could apply in certain circumstances to persons both within and outside of the participating Member States. Generally, it would apply to certain dealings in Notes where at least one party is a financial institution, and at least one party is established in a participating Member State. A financial institution may be, or be deemed to be, "established" in a participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a participating Member State or (b) where the financial instrument which is subject to the dealings is issued in a participating Member State.

However, the FTT proposal remains subject to negotiation between the participating Member States. It may therefore be altered prior to any implementation, the timing of which remains unclear. Additional EU Member States may decide to participate.

Prospective holders of Notes are advised to seek their own professional advice in relation to the FTT.

SUBSCRIPTION AND SALE

The Dealers have, in a programme agreement (such programme agreement as modified and/or supplemented and/or restated from time to time, the **Programme Agreement**) dated 28 November 2017, agreed with the Issuer a basis upon which they or any of them may from time to time agree to purchase Notes. Any such agreement will extend to those matters stated under “*Form of the Notes*” and “*Terms and Conditions of the Notes*”. In the Programme Agreement, the Issuer has agreed to reimburse the Dealers for certain of their expenses in connection with the establishment and any future update of the Programme and the issue of Notes under the Programme and to indemnify the Dealers against certain liabilities incurred by them in connection therewith.

United States

The Notes have not been and will not be registered under the Securities Act, or the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons except in certain transactions exempt from or not subject to, the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

The Notes are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986 and Treasury regulations promulgated thereunder. The applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement will identify whether TEFRA C rules apply or whether TEFRA is not applicable.

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer, sell or deliver Notes (a) as part of their distribution at any time or (b) otherwise until 40 days after the completion of the distribution of such Notes, as determined and certified by the relevant Dealer or, in the case of an issue of Notes on a syndicated basis, the relevant lead manager, of all Notes of the Tranche of which such Notes are a part, within the United States or to, or for the account or benefit of, U.S. persons except in accordance with Regulation S of the Securities Act. Each Dealer has further agreed, and each further Dealer appointed under the Programme will be required to agree, that it will send to each dealer to which it sells any Notes during the distribution compliance period a confirmation or other notice setting forth the restrictions on offers and sales of the Notes within the United States or to, or for the account or benefit of, U.S. persons. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

In addition, until 40 days after the commencement of the offering of any Series of Notes, an offer or sale of such Notes within the United States by any dealer (whether or not participating in the offering) may violate the registration requirements of the Securities Act if such offer or sale is made otherwise than in accordance with an available exemption from registration under the Securities Act.

Prohibition of sales to EEA Retail Investors and Public Offer Selling Restrictions under the Prospectus Directive

From 1 January 2018, if the applicable Final Terms in respect of any Notes (or applicable Pricing Supplement, in the case of Exempt Notes) specifies “Prohibition of Sales to EEA Retail Investors” as “Applicable”, each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Notes which are the subject of the offering contemplated by the Offering Circular as completed by the Final Terms (or applicable Pricing

Supplement, as the case may be) in relation thereto to any retail investor in the European Economic Area (the EEA). For the purposes of this provision:

- (a) the expression **retail investor** means a person who is one (or more) of the following:
 - (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 2002/92/EC 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 the Prospectus Directive (as defined below); and
- (b) the expression an **offer** includes the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe the Notes.

Prior to 1 January 2018, and from that date if the Final Terms in respect of any Notes (or applicable Pricing Supplement, in the case of Exempt Notes) specifies “Prohibition of Sales to EEA Retail Investors” as “Not Applicable”, in relation to each Member State of the EEA which has implemented the Prospectus Directive (each, a **Relevant Member State**), each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that with effect from and including the date on which the Prospectus Directive is implemented in that Relevant Member State (the **Relevant Implementation Date**) it has not made and will not make an offer of Notes which are the subject of the offering contemplated by this Offering Circular as completed by the final terms in relation thereto to the public in that Relevant Member State, except that it may, with effect from and including the Relevant Implementation Date, make an offer of such Notes to the public in that Relevant Member State:

- (a) at any time to any legal entity which is a qualified investor as defined in the Prospectus Directive;
- (b) at any time to fewer than 150 natural or legal persons (other than qualified investors, as defined in the Prospectus Directive) subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (c) at any time in any other circumstances falling within Article 3(2) of the Prospectus Directive,

provided that no such offer of Notes referred to in (a) to (c) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Directive, or supplement a prospectus pursuant to Article 16 of the Prospectus Directive.

For the purposes of this provision, the expression an **offer of Notes to the public** in relation to any Notes in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Notes to be offered so as to enable an investor to decide to purchase or subscribe the Notes, as the same may be varied in that Member State by any measure implementing the Prospectus Directive in that Member State, the expression **Prospectus Directive** means Directive 2003/71/EC (as amended including by Directive 2010/73/EU), and includes any relevant implementing measure in the Relevant Member State.

United Kingdom

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Notes in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (b) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Notes in, from or otherwise involving the United Kingdom.

Sweden

Each Dealer has confirmed and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not, directly or indirectly, offer for subscription or purchase or issue invitations to subscribe for or buy or sell any Notes or distribute any draft or definite document in relation to any such offer, invitation or sale in Sweden except in circumstances that will not result in a requirement to prepare a prospectus pursuant to the provisions of the Swedish Financial Instruments Trading Act (*Sw. lag (1991:980) om handel med finansiella instrument*).

Japan

The Notes have not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the **FIEA**) and each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it will not offer or sell any Notes, directly or indirectly, in Japan or to, or for the benefit of, any resident of Japan (as defined under Item 5, Paragraph 1, Article 6 of the Foreign Exchange and Foreign Trade Act (Act No. 228 of 1949, as amended)), or to others for re-offering or resale, directly or indirectly, in Japan or to, or for the benefit of, a resident of Japan, except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the FIEA and any other applicable laws, regulations and ministerial guidelines of Japan.

France

This Offering Circular has not been prepared in the context of a public offering of financial securities (*offre au public de titres financiers*) in France within the meaning of Article L.411-1 of the French *Code monétaire et financier* and Articles 211-1 et seq. of the General Regulation of the *Autorité des marchés financiers*, and has therefore not been, and will not be, submitted for the approval of the *Autorité des marchés financiers*.

Each of the Dealers and the Issuer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered or sold and will not offer or sell, directly or indirectly, Notes to the public in France, and has not distributed or caused to be distributed and will not distribute or cause to be distributed to the public in France, this Offering Circular, the relevant Final Terms or any other offering material relating to the Notes, and that such offers, sales and distributions have been and will be made in France only to (a) providers of investment services relating to portfolio management for the account of third parties (*personne fournissant le service d'investissement de gestion de portefeuille pour compte de tiers*), and/or (b) qualified investors (*investisseurs qualifiés*) acting for their own account other than individuals, all as defined in, and in accordance with, Articles L.411-1, L.411-2, D.411-1, D.744-1, D.754-1 and D.764-1 of the French *Code monétaire et financier*.

Pursuant to Article 211-3 of the General Regulation of the *Autorité des marchés financiers*, investors in France are informed that the Notes may only be issued, directly or indirectly, to the public in France in accordance with Articles L.411-1, L.411-2, L.412-1 and L.621-8 to L.621-8-3 of the French *Code monétaire et financier*.

General

Each Dealer has agreed and each further Dealer appointed under the Programme will be required to agree that it will (to the best of its knowledge and belief) comply with all applicable laws and regulations in force in any jurisdiction in which it purchases, offers, sells or delivers Notes or possesses or distributes this Offering Circular and will obtain any consent, approval or permission required by it for the purchase, offer, sale or delivery by it of Notes under the laws and regulations in force in any jurisdiction to which it is subject or in which it makes such purchases, offers, sales or deliveries and neither the Issuer, the Trustee nor any of the other Dealers shall have any responsibility therefor.

None of the Issuer, the Trustee and the Dealers represents that Notes may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

GENERAL INFORMATION

Authorisation

The update of the Programme and the issue of Notes have been duly authorised by resolutions of the Board of Directors of the Issuer dated 25 April 2017.

Listing of Notes

This Offering Circular has been approved by the Central Bank as a base prospectus. Application has been made to the Irish Stock Exchange for the Notes issued under the Programme (other than Exempt Notes) within the period of 12 months from the date of this Offering Circular to be admitted to the Official List and trading on the Main Securities Market. The Main Securities Market is a regulated market for the purposes of MiFID.

However, Notes may be issued pursuant to the Programme which will not be admitted to listing on the Official List and admitted to trading and/or quotation by the regulated market of the Irish Stock Exchange or any other listing authority, stock exchange and/or quotation system or which will be admitted to listing, trading and/or quotation by such listing authority, stock exchange and/or quotation system as the Issuer and the relevant Dealer(s) may agree.

Documents Available

For the period of 12 months following the date of this Offering Circular, physical copies of the following documents will, when published, be available for inspection from the registered office of the Issuer and from the specified offices of the Paying Agents for the time being in London and Luxembourg:

- (a) the constitutional documents (with an English translation thereof) of the Issuer;
- (b) the non-consolidated audited financial statements of the Issuer in respect of the financial year ended 31 December 2015 and the non-consolidated audited financial statements of the Issuer in respect of the financial year 31 December 2016 (with an English translation thereof), in each case together with the audit reports prepared in connection therewith. The Issuer currently prepares audited non-consolidated accounts on an annual basis;
- (c) the most recently published audited annual financial statements of the Issuer and the most recently published unaudited interim financial statements (if any) of the Issuer (in each case with an English translation thereof), in each case together with any audit or review reports prepared in connection therewith. The Issuer currently prepares unaudited non-consolidated interim accounts on a half yearly basis;
- (d) the Trust Deed, the Agency Agreement and the form of the Global Note, the Notes in definitive form, the Coupons and the Talons;
- (e) a copy of this Offering Circular; and
- (f) any future offering circulars, prospectuses, information memoranda, supplements to this Offering Circular, Final Terms and Pricing Supplements (in the cases of Exempt Notes) (save that a Pricing Supplement will only be available for inspection by a holder of such Note and such holder must produce evidence satisfactory to the Issuer and the Paying Agent as to its holding of Notes and identity) and any other documents incorporated herein or therein by reference.

In addition, copies of this Offering Circular, any supplement to this Offering Circular and each Final Terms relating to Notes which are listed on the Irish Stock Exchange will be available on the website of the Central Bank (www.centralbank.ie).

The English translations of the audit reports and financial statements referred to in (b) and (c) above are direct and accurate translations of the original documents.

Clearing Systems

The Notes have been accepted for clearance through Euroclear and Clearstream, Luxembourg (which are the entities in charge of keeping the records). The appropriate Common Code and ISIN for each Tranche of Notes allocated by Euroclear and Clearstream, Luxembourg will be specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement. If the Notes are to clear through an additional or alternative clearing system the appropriate information will be specified in the applicable Final Terms or, in the case of Exempt Notes, the applicable Pricing Supplement.

The address of Euroclear is Euroclear Bank SA/NV, 1 Boulevard du Roi Albert II, B-1210 Brussels and the address of Clearstream, Luxembourg is Clearstream Banking, 42 Avenue JF Kennedy, L-1855 Luxembourg.

Conditions for determining price

The price and amount of Notes to be issued under the Programme will be determined by the Issuer and the relevant Dealer at the time of issue in accordance with prevailing market conditions.

Significant or Material Change

There has been no significant change in the financial or trading position of the Issuer or the Issuer and its wholly owned subsidiary (the **Issuer's Group**) since 30 June 2017 and there has been no material adverse change in the financial position or prospects of the Issuer or the Issuer's Group since 31 December 2016.

Litigation

There are no governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Issuer is aware) which during the 12 months preceding the date of this Offering Circular may have, or have had in the recent past, a significant effect on the financial position or profitability of the Issuer or the Issuer's Group.

Auditors

The auditors of the Issuer named in the following paragraph have audited the Issuer's accounts, without qualification, in accordance with IFRS for each of the two financial years ended on 31 December 2015 and 31 December 2016.

The auditor for the Issuer for the fiscal years ended 31 December 2015 and 31 December 2016 was KPMG AB, with Anders Bäckström as auditor in charge. The auditor is an Authorised Public Accountant and a member of FAR, the Swedish Institute of Authorised Public Accountants and does not have a material interest in the Issuer.

On 21 April 2017, the annual general meeting of the Issuer elected Ernst & Young AB as auditors to the Issuer, with Jesper Nilsson as auditor in charge.

Trust Deed

The Trust Deed provides that the Trustee may rely on certificates or reports from the Auditors (as defined in the Trust Deed) and/or any other expert in accordance with the provisions of the Trust Deed whether or not any such certificate or report or any engagement letter or other document entered into by the Trustee and the Auditors or such other expert in connection therewith contains any limit on the liability (monetary or otherwise) of the Auditors or such other expert.

Post-issuance information

The Issuer does not intend to provide any post-issuance information in relation to any issue of Notes.

Dealers transacting with the Issuer

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services to the Issuer and its affiliates in the ordinary course of business. Certain of the Dealers and their affiliates may have positions, deal or make markets in the Notes issued under the Programme, related derivatives and reference obligations, including (but not limited to) entering into hedging strategies on behalf of the Issuer and its affiliates, investor clients, or as principal in order to manage their exposure, their general market risk, or other trading activities.

In addition, in the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer or the Issuer's affiliates. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

Irish Listing Agent

Arthur Cox Listing Services Limited is acting solely in its capacity as listing agent for the Issuer in connection with the Programme and is not itself seeking admission of the Notes issued under the Programme to the Official List or trading on the Main Securities Market for the purposes of the Prospectus Directive.

Language of this Offering Circular

The language of this Offering Circular is English. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under applicable law.

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