

FINAL TERMS

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The S.O. Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the 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, 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). Consequently no key information document required by Regulation (EU) No 1286/2014 (as amended, the “**PRIPs Regulation**”) for offering or selling the S.O. Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the S.O Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

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

IMPORTANT NOTICE

In accessing the attached final terms (the "Final Terms") you agree to be bound by the following terms and conditions.

The information contained in the Final Terms may be addressed to and/or targeted at persons who are residents of particular countries only as specified in the Final Terms and/or in the Base Prospectus (as defined in the Final Terms) and is not intended for use and should not be relied upon by any person outside those countries and/or to whom the offer contained in the Final Terms is not addressed. **Prior to relying on the information contained in the Final Terms, you must ascertain from the Final Terms and/or the Base Prospectus whether or not you are an intended addressee of the information contained therein.**

Neither the Final Terms nor the Base Prospectus constitutes an offer to sell or the solicitation of an offer to buy securities in the United States or in any other jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, exemption from registration or qualification under the securities law of any such jurisdiction.

The securities described in the Final Terms and the Base Prospectus have not been, and will not be, registered under the U.S. Securities Act of 1933, as amended (the "Securities Act") and may not be offered or sold directly or indirectly within the United States or to, or for the account or benefit of, U.S. persons or to persons within the United States of America (as such terms are defined in Regulation S under the Securities Act ("Regulation S")). The securities described in the Final Terms will only be offered in offshore transactions to non-U.S. persons in reliance upon Regulation S.

Final Terms dated 12 September 2018

SWEDBANK MORTGAGE AB (publ)

Legal Entity Identifier (LEI): 549300TJREQ7GHIXWR36

Issue of €50,000,000 1.45 per cent. S.O. Bonds due 14 September 2038

under the €25,000,000,000 Programme for the
Issuance of Debt Instruments and S.O. Bonds

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the relevant terms and conditions set forth in the Base Prospectus dated 16 May 2018 (the “**Base Prospectus**”) as supplemented by the supplement dated 18 July 2018 which together constitute a base prospectus for the purposes of the Prospectus Directive. For the purposes of these Final Terms, “Prospectus Directive” means Directive 2003/71/EC (as amended, including by Directive 2010/73/EU), and includes any relevant 2 implementing measure in a relevant Member State. This document constitutes the Final Terms of the S.O. Bonds described herein for the purposes of Article 5.4 of the Prospectus Directive and must be read in conjunction with the Base Prospectus as so supplemented. Full information on Swedbank Mortgage AB (publ) (the “**Company**”) and the offer of the S.O. Bonds is only available on the basis of the combination of these Final Terms and the Base Prospectus as so supplemented. The Base Prospectus and the supplement have been published on the website of the Central Bank of Ireland at www.centralbank.ie/regulation/securities-markets/prospectus/Pages/approvedprospectus.aspx and on the website of the Irish Stock Exchange plc at www.ise.ie and copies may be obtained during normal business hours, free of charge, from the offices of the Company at Landsvägen 40, SE-172 63 Sundbyberg, Sweden and from the specified office of the Fiscal Agent at Citibank, N.A., London Branch, Citigroup Centre, Canada Square, Canary Wharf, London E14 5LB, United Kingdom.

1. Company: Swedbank Mortgage AB (publ)
2. (i) Series Number: EMTN 1004
(ii) Tranche Number: 1
(iii) Date on which the S.O. Bonds will be consolidated and form a single Series: Not Applicable
3. Specified Currency or Currencies: Euro (“€”)
4. Aggregate Nominal Amount:
 - (i) Series: €50,000,000
 - (ii) Tranche: €50,000,000
5. Issue Price: 100 per cent. of the Aggregate Nominal Amount
6. (i) Specified Denomination(s): €100,000 and integral multiples of €1,000 in excess thereof up to and including €199,000. No S.O. Bonds in definitive form will be issued with

		a denomination above €199,000
	(ii) Calculation Amount:	€1,000
7.	(i) Issue Date:	14 September 2018
	(ii) Interest Commencement Date:	Issue Date
8.	Maturity Date:	14 September 2038
9.	Interest Basis:	1.45 per cent. Fixed Rate
10.	Redemption/Payment Basis:	Subject to any purchase and cancellation, the S.O. Bonds will be redeemed on the Maturity Date at 100.00 per cent. of their nominal amount
11.	Change of Interest Basis or Redemption/Payment Basis:	Not Applicable
12.	Put/Call Options:	Not Applicable
13.	Status of the S.O. Bonds:	The S.O. Bonds are unsubordinated obligations issued in accordance with the Swedish Act (2003:1223) on Issuance of Covered Bonds (Sw: <i>Lagen (2003:1223) om utgivning av säkerställda obligationer</i>)

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14.	Fixed Rate S.O. Bond Provisions (Condition 4A):	Applicable
	(i) Rate(s) of Interest:	1.45 per cent. <i>per annum</i> payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	14 September in each year, from and including 14 September 2019, up to and including the Maturity Date
	(iii) Fixed Coupon Amount(s):	€14.50 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	Actual/Actual (ICMA)
	(vi) Determination Dates:	14 September in each year
15.	Floating Rate S.O. Bond Provisions (Condition 4B):	Not Applicable
16.	Zero Coupon S.O. Bond Provisions:	Not Applicable

PROVISIONS RELATING TO REDEMPTION


17. Company Call: Not Applicable
18. Investor Put: Not Applicable
19. Final Redemption Amount: €1,000 per Calculation Amount
20. Early Redemption Amount:
- Early Redemption Amount(s) payable on redemption for taxation reasons or on event of default: Not Applicable

GENERAL PROVISIONS APPLICABLE TO THE S.O. BONDS

21. Form of S.O. Bonds:
- (i) Form: **Bearer S.O. Bonds:**
- Temporary Global S.O. Bond exchangeable for a Permanent Global S.O. Bond on and after the Exchange Date which is exchangeable for definitive S.O. Bonds upon 45 days written notice (expiring after the Exchange Date) only upon the occurrence of an Exchange Event.
- (ii) New Global S.O. Bonds: Yes
22. Financial Centre(s): Not Applicable
23. Talons for future Coupons to be attached to Definitive S.O. Bonds: No
24. Third Party Information: Not Applicable

Signed on behalf of the Company:

By: 
 Duly authorised

By: 
 Duly authorised

Henrik Falk

PART B – OTHER INFORMATION

1. LISTING AND ADMISSION TO TRADING

- (i) Listing: Official List of Euronext Dublin
- (ii) Admission to trading: Application has been made for the S.O. Bonds to be admitted to trading on the Main Securities Market of Euronext Dublin with effect from, or from about, the Issue Date
- (iii) Estimate of total expenses related to admission to trading: €600

2. RATINGS

Ratings: The S.O. Bonds to be issued are expected to be rated Aaa by Moody's Investors Service Ltd. ("Moody's") and AAA by Standard & Poor's Credit Market Services Europe Limited ("S&P").

Each of Moody's and S&P 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/OFFER

Save for any fees payable to the Dealer, so far as the Company is aware, no person involved in the offer of the S.O. Bonds has an interest material to the offer. The Dealer and its affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform other services for, the Company and its affiliates in the ordinary course of business.

4. YIELD

Indication of yield: 1.45 per cent. *per annum*

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

5. OPERATIONAL INFORMATION

- (i) ISIN Code: XS1878283255
- (ii) Common Code: 187828325
- (iii) CFI: DTFXFB
- (iv) FISN: SWEDBANK MORTGA/1.45EMTN 20380914
- (v) Any clearing system(s) other than Euroclear Bank SA/NV and Clearstream Banking S.A. (together with the address of

such clearing system) and the relevant identification number(s): Not Applicable

(vi) Delivery: Delivery against payment

(vii) Names and addresses of additional Transfer Agents and/or Paying Agent(s) (if any): None

(viii) Intended to be held in a manner which would allow Eurosystem eligibility: Yes.
Yes. Note that the designation “yes” simply means that the S.O. Bonds are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the S.O. Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intraday 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.

6. DISTRIBUTION

(i) Method of distribution: Non-syndicated

(ii) If syndicated, names of Managers: Not Applicable

(iii) Date of Subscription Agreement: Not Applicable

(iv) Stabilisation Manager(s) (if any): Not Applicable

(v) If non-syndicated, name of Dealer: NATIXIS

(vi) Whether TEFRA D rules applicable or TEFRA rules not applicable: TEFRA D

(vii) Prohibition of Sales to EEA Retail Investors: Applicable

7. REASONS FOR THE OFFER

Reasons for the offer: Not Applicable