

FINAL TERMS
for Loan No. 153X
under AB Sveriges Säkerställda Obligationer (publ) with the parallel
trade name The Swedish Covered Bond Corporation's Programme for Continuous
Issuance of Covered Bonds

The following are the final terms and conditions ("Final Terms") of Loan No. 153X, (the "Loan") that AB Sveriges Säkerställda Obligationer (publ) with the parallel trade name The Swedish Covered Bond Corporation, Reg. No. 556645-9755 ("SCBC") issues in the capital market in accordance with an agreement with the belowmentioned Issuing House(s).

The Loan shall be subject to the general terms and conditions dated 17 June 2022 (the "General Terms and Conditions") set out in or incorporated by SCBC's base prospectus for continuous issuance of Covered Bonds, dated 7 april 2025 as supplemented from time to time (the "Prospectus") and the Final Terms set out below. Words and expressions not defined in the Final Terms shall have the meaning set out in the General Terms and Conditions.

This document constitutes the final terms for the purposes of Regulation (EU) 2017/1129 and must be read in conjunction with the Prospectus. Full information on SCBC and the offer of the Loan is only available on the basis of the combination of these Final Terms, the Prospectus and any documents incorporated therein by reference. These documents are available via www.sbab.se.

Terms and conditions for the Loan

- 1. Loan no:** 153X
- 2. Total Nominal Amount/Continuous issuance:** Covered Bonds issued under this Loan shall be sold continuously at the prevailing market price. The Total Nominal Amount shall be determined when the sale of Covered Bonds is closed.

(i) aggregated nominal amount for new tranche(s) of the Loan: SEK 100 000 000
(ii) total aggregated nominal amount of the Loan: SEK 2 546 000 000
- 3. Nominal Amount per Covered Bond:** SEK 2,000,000 or integral multiples thereof
- 4. Currency:** SEK
- 5. Issue Date:** 1 September 2025
- 6. Interest Commencement Date:** 9 June 2025
- 7. Maturity Date:** 9 June 2032
- 8. Extended Maturity Date:** Applicable
(i) Extended Final Maturity Date: 9 June 2033
(ii) Interest Base from (but excluding) the Maturity Date to (and including) the Extended Final Maturity Date: 3-month(s) STIBOR

(iii) Margin from (but excluding) the Maturity Date to (and including) the Extended Final Maturity Date: + 0.45 percentage points
(iv) Interest Determination Date from (but excluding) the Maturity Date to (and including) the Extended Final Maturity Date: Two Banking Days prior to the first day of each Interest Period, beginning on the Maturity Date

(v) Interest Period from (but excluding) the Maturity Date to (and including) the Extended Final Maturity Date:

The first Interest Period runs from 9 June 2032 to and including 9 September 2032, and thereafter from one Interest Payment Date to and including the next Interest Payment Date

(vi) Interest Payment Date(s) from (but excluding) the Maturity Date to (and including) the Extended Final Maturity Date:

9 September, 9 December, 9 March, and 9 June each year (subject to the General Terms and Conditions), the first Interest Payment Date being on 9 September 2032.

9. **Final Redemption Amount:** Each Covered Bond is repaid at par (i.e. at an amount equal to its Nominal Amount)
10. **Type of Interest Rate:** Fixed interest rate
11. **Additional terms and conditions for Loans with fixed interest rate:** **Applicable**
- (i) Interest Rate: 0.75 % per annum
- (ii) Interest Payment Date(s): 9 June each year (subject to the General Terms and Conditions), the first Interest Payment Date being on 9 June 2026
- (iii) Specific risk factors: In accordance with the risk factor “*Interest rate risks*” in the Prospectus.
- (iv) Day Count Convention: 30/360
12. **Additional terms and conditions for Loans with floating interest rate:** Not applicable

Other information

13. **Expected credit rating on the Issue Date:** Aaa from Moody’s Deutschland GmbH
14. **Issuing House(s):** Danske Bank A/S, Danmark, Sverige Filial, Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ)
15. **Administrative Agent:** Skandinaviska Enskilda Banken AB (publ)
16. **ISIN code:** SE0026275760
17. **Admission to Trading:** Nasdaq Stockholm
18. **The earliest date on which the Covered Bonds will be admitted to trading:** Issue Date
19. **Estimate of the total expenses related to the admission to trading:** SEK 4,000 per annum
20. **Total number of Covered Bonds admitted to trading:** Will be determined when the sale of Covered Bonds is closed.
21. **Resolutions as basis for the issuance:** Not applicable
22. **Interests:** Save for any fees paid to the Dealers, SCBC is not aware of any individual or legal entity which has an interest in, or a possible conflict of interest of importance to the issuance. The Dealers and their respective affiliates have been, and may become, engaged in advising or providing other services to SCBC and its affiliates.
23. **Information from third parties:** Not applicable.

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| 24. | Use of proceeds: | General financing of SCBC's and the SBAB Group's business activities |
| 25. | The estimated net amount of the proceeds: | Total Nominal Amount less customary transaction costs and fees (if any). |

We hereby confirm that the above Final Terms are applicable to Loan No. 153X together with the General Terms and Conditions and undertake to repay the Loan and to pay interest in accordance herewith. We confirm that any material event after the date of the Prospectus that could affect the market's assessment of the Loan have been made public.

Solna, 2025-12-05

AB SVERIGES SÄKERSTÄLLDA OBLIGATIONER (publ)
THE SWEDISH COVERED BOND CORPORATION