

SUPPLEMENTARY OFFERING CIRCULAR 2009: 02 DATED 12 MAY 2009



SVERIGES BOSTADSFINANSIERINGSAKTIEBOLAG, SBAB (PUBL)

*(The Swedish Housing Finance Corporation, SBAB)
(Incorporated with limited liability in the Kingdom of Sweden)*

**U.S.\$11,000,000,000
Euro Medium Term Note Programme**

This Supplement (the "*Supplement*") to the Offering Circular (the "*Offering Circular*") dated 7th November, 2008, which comprises a base prospectus for the purposes of Article 5.4 of Directive 2003/71/EC (the "*Prospectus Directive*"), constitutes a supplementary prospectus for the purposes of Section 87G of the Financial Services and Markets Act 2000 (the "*FSMA*") and is prepared in connection with the Euro Medium Term Note Programme (the "*Programme*") established by Sveriges Bostadsfinansieringsaktiebolag, SBAB (publ) (the "*Issuer*"). Terms defined in the Offering Circular have the same meaning when used in this Supplement.

This Supplement is supplemental to, and should be read in conjunction with, the Offering Circular as supplemented by the Supplements to the Offering Circular dated 2 December 2008 (the "*First Supplement*") and 3 February 2009 (the "*Second Supplement*").

The Issuer accepts responsibility for the information contained in this Supplement. To the best of the knowledge and belief of the Issuer (having taken all reasonable care to ensure that such is the case) the information contained in this Supplement is in accordance with the facts and does not omit anything likely to affect the import of such information.

SBAB's Results for Q1 2009

On 29th April, 2009, the Issuer published its 'Interim Report 1 January – 31 March 2009' (the "*Interim Report*"), including its unaudited interim financial statements for the three month period ended 31 March 2009. A copy of the Interim Report has been filed with the Financial Services Authority and, by virtue of this Supplement, the unaudited interim financial statements are incorporated in, and form part of, the Offering Circular. Copies of the Offering Circular and any documents which are incorporated by reference in the Offering Circular can be obtained, upon request and free of charge, from the registered office of the Issuer and from the specified offices of the Paying Agents for the time being in London and Luxembourg and are available for viewing on the Issuer's website at www.sbab.se. In addition, the Offering Circular and the documents incorporated by reference in the Offering Circular are also available for viewing on the website of the Regulatory News Service operated by the London Stock Exchange at <http://londonstockexchange.com/en-gb/pricenews/marketnews/>.

General Information

To the extent that there is any inconsistency between (a) any statement in this Supplement or any statement incorporated by reference into the Offering Circular by this Supplement and (b) any other statement in, or incorporated by reference into, the Offering Circular, the statements in (a) above will prevail.

If documents which are incorporated by reference themselves incorporate any information or other documents therein, either expressly or implicitly, such information or other documents will not form part of this Supplement for the purposes of the Prospectus Directive except where such information or other documents are specifically incorporated by reference or attached to this Supplement.

Save as disclosed in this Supplement, the First Supplement or the Second Supplement, there has been no other significant new factor, material mistake or inaccuracy relating to information included in the Offering Circular since the publication of the Offering Circular.

Investors should be aware of their rights under Section 87(Q)4 of the FSMA.