

## FINAL TERMS

**MIFID II product governance / Professional investors and ECPs only target market** – Solely for the purposes of the manufacturer’s product approval process, the target market assessment in respect of the Notes has led to the conclusion that: (i) the target market for the Notes is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, "MiFID II"); and (ii) all channels for distribution of the Notes to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Notes (a "distributor") should take into consideration the manufacturer’s target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Notes (by either adopting or refining the manufacturer’s target market assessment) and determining appropriate distribution channels.

**Final Terms dated 13 January 2021  
Akademiska Hus AB (publ)**

**Legal entity identifier (LEI): 213800573TEIBOSTZX92**

**Issue of SEK 500,000,000 0.165 per cent. Fixed Rate Notes due 2 October 2024 under the  
€4,000,000,000 Euro Medium Term Note Programme**  
*(to be consolidated and form a single series with existing SEK 500,000,000 Fixed Rate Notes due 2  
October 2024 (the "Existing Notes"))*

### PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Conditions (the "**Conditions**") set forth in the Prospectus dated 29 May 2019 which are incorporated by reference in the Prospectus dated 28 May 2020. This document constitutes the Final Terms of the Notes described herein for the purposes of the Prospectus Regulation and must be read in conjunction with the Prospectus dated 28 May 2020 and the supplemental Prospectuses dated 13 July 2020 and 23 October 2020, which together constitute a base prospectus (the "**Prospectus**") for the purposes of the Prospectus Regulation, including the Conditions incorporated by reference in the Prospectus in order to obtain all the relevant information. The Prospectus has been published on the website of the London Stock Exchange plc at <http://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html>.

1	Issuer:	Akademiska Hus AB (publ)
2	(i) Series Number:	91
	(ii) Tranche Number:	2
	(iii) Date on which the Notes will be consolidated and form a single Series:	The Notes will be consolidated and form a single Series with Existing Notes on exchange of the Temporary Global Note for interests in the Permanent Global Note, as referred to in paragraph 23 below, which is expected to occur on or about 24 February 2021
3	Specified Currency or Currencies:	Swedish krona ("SEK")
4	Aggregate Nominal Amount of Notes admitted to trading:	
	(i) Series:	SEK 1,000,000,000

	(ii) Tranche:	SEK 500,000,000
5	Issue Price:	99.981 per cent. of the Aggregate Nominal Amount plus accrued interest from 2 October 2020
6	(i) Specified Denominations:	SEK 2,000,000
	(ii) Calculation Amount:	SEK 2,000,000
7	(i) Issue Date:	15 January 2021
	(ii) Interest Commencement Date:	2 October 2020
8	Maturity Date:	2 October 2024, subject to adjustment, for payments only, in accordance with the Following Business Day Convention
9	Interest Basis:	0.165 per cent. Fixed Rate (see paragraph 14 below)
10	Redemption/Payment Basis:	Subject to any purchase and cancellation or early redemption, the Notes will be redeemed on the Maturity Date at 100 per cent. of their nominal amount
11	Change of Interest Basis:	Not Applicable
12	Put/Call Options:	Not Applicable
13	Date Board approval for issuance of Notes obtained:	22 October 2020

#### **PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE**

14	<b>Fixed Rate Note Provisions</b>	Applicable
	(i) Rate(s) of Interest:	0.165 per cent. per annum payable in arrear on each Interest Payment Date
	(ii) Interest Payment Date(s):	2 October in each year commencing on 2 October 2021 and up to and including the Maturity Date, subject to adjustment, for payments only, in accordance with the Following Business Day Convention
	(iii) Fixed Coupon Amount(s):	SEK 3,300 per Calculation Amount
	(iv) Broken Amount(s):	Not Applicable
	(v) Day Count Fraction:	30/360, unadjusted
	(vi) Determination Dates:	Not Applicable
15	<b>Floating Rate Note Provisions</b>	Not Applicable
16	<b>Zero Coupon Note Provisions</b>	Not Applicable
17	<b>CPI Linked Interest Note Provisions</b>	Not Applicable

#### **PROVISIONS RELATING TO REDEMPTION**

18	<b>Call Option</b>	Not Applicable
19	<b>Put Option</b>	Not Applicable
20	<b>Final Redemption Amount</b>	SEK 2,000,000 per Calculation Amount

21	<b>CPI Linked Redemption</b>	Not Applicable
22	<b>Early Redemption Amount</b>	SEK 2,000,000 per Calculation Amount
	Early Redemption Amount(s) per Calculation Amount payable on redemption for taxation reasons or on event of default:	

**GENERAL PROVISIONS APPLICABLE TO THE NOTES**

23	Form of Notes:	
	(a) Form	Bearer Notes:  Temporary Global Note exchangeable for a Permanent Global Note which is exchangeable for Definitive Notes in the limited circumstances specified in the Permanent Global Note
	(b) New Global Note/New Safekeeping Structure:	No
24	Financial Centre(s)	Stockholm and London
25	Talons for future Coupons to be attached to Definitive Notes:	No.

**THIRD PARTY INFORMATION**

Not Applicable

Signed on behalf of Akademiska Hus AB (publ):

By: .....

*Duly authorised*

## PART B – OTHER INFORMATION

### 1 LISTING AND ADMISSION TO TRADING

- (i) Listing and Admission to trading: Application has been made by the Issuer (or on its behalf) for the Notes to be admitted to trading on the London Stock Exchange's regulated market and listing on the Official List of the FCA with effect from on or about Issue Date.
- The Existing Notes was admitted to trading on the London Stock Exchange's regulated market and listing on the Official List of the FCA with effect from 2 October 2019.
- (ii) Estimate of total expenses related to admission to trading: GBP 2,410

### 2 RATINGS

- Ratings: The Notes to be issued are expected to be rated: AA by Standard & Poor's Credit Market Services Europe Limited.
- Brief explanation of the meaning of the rating: (source: [https://www.standardandpoors.com/en\\_US/web/guest/article/-/view/sourceId/504352](https://www.standardandpoors.com/en_US/web/guest/article/-/view/sourceId/504352))
- "An obligation rated "AA" differs from the highest-rated obligations only to a small degree. The obligor's capacity to meet its financial commitments on the obligations is very strong."

### 3 INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE/OFFER

Save for any fees payable to the Dealer so far as the Issuer is aware, no person involved in the offer of the Notes 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 Issuer and its affiliates in the ordinary course of business.

### 4 REASONS FOR THE OFFER AND ESTIMATED NET PROCEEDS

- (i) Reasons for the offer See Use of Proceeds wording in the Prospectus
- (ii) Estimated net proceeds SEK 499,776,042

### 5 YIELD (Fixed Rate Notes only)

- Indication of yield: 0.17 per cent
- The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.

### 6 PERFORMANCE OF INDEX/FORMULA AND OTHER INFORMATION CONCERNING THE UNDERLYING (CPI-Linked Notes Only)

Not Applicable

## 7 OPERATIONAL INFORMATION

- (i) ISIN: Temporary ISIN Code: XS2286442269  
Permanent ISIN Code applicable on consolidation with the Existing Notes XS2059859640
- (ii) CFI: DTFNFB, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iii) FISN: AKADEMISKA HUS/.16EMTN 20241002, as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN
- (iv) Common Code: Temporary Common Code: 228644226  
Permanent Common Code applicable on consolidation with the Existing Notes 205985964
- (v) Any clearing system(s) other than Euroclear and Clearstream Luxembourg and the relevant identification number(s): Not Applicable
- (vi) Names and addresses of initial Paying Agent(s): Citibank N.A., London Branch, Citigroup Centre, Canada Square  
Canary Wharf, London E14, 5LB  
United Kingdom
- (vii) Names and addresses of additional Paying Agent(s) (if any): Not Applicable
- (viii) Intended to be held in a manner which would allow Eurosystem eligibility: No. Whilst the designation is specified as “no” at the date of these Final Terms, should the Eurosystem eligibility criteria be amended 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.

## 8 DISTRIBUTION

- (i) If syndicated, names of Managers: Not Applicable

- (ii) Date of Subscription Agreement: Not Applicable
- (iii) U.S. Selling Restrictions: Reg. S Compliance Category 2; TEFRA D
- (iv) Prohibition of Sales to EEA and UK Retail Investors: Not Applicable