

Supplement dated 9 February, 2018

## Swedbank Mortgage AB (publ)

EUR 25,000,000,000

### PROGRAMME FOR THE ISSUANCE OF DEBT INSTRUMENTS AND S.O. BONDS

This base prospectus supplement dated 9 February 2018 (the “**Supplement**”) to the Base Prospectus dated 30 November 2017 constitutes a supplement for the purposes of Article 16 of Directive 2003/71/EC, as amended (the “**Prospectus Directive**”) and is prepared in connection with the Programme for the Issuance of Debt Instruments and S.O. Bonds (the “**Programme**”) established by Swedbank Mortgage AB (publ) (the “**Company**”). Terms defined in the Base Prospectus have the same meaning when used in this Supplement.

This Supplement has been approved by the Central Bank of Ireland as competent authority under the Prospectus Directive. The Central Bank of Ireland only approves this Supplement as meeting the requirements imposed under Irish and European law pursuant to the Prospectus Directive.

The purpose of this Supplement is to incorporate by reference into the Base Prospectus the year-end report of the Company for the twelve month period ended 31 December 2017.

This Supplement is supplemental to, and should be read in conjunction with the Base Prospectus issued by the Company.

The Company accept responsibility for the information contained in this Supplement. To the best of the knowledge of the Company (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.

## **Publication of year-end Report for Swedbank Mortgage AB (publ)**

On 6 February 2018 the Company published its reviewed unaudited year-end report for the twelve month period ended 31 December 2017. A copy of the year-end report has been filed with the Central Bank of Ireland and, by virtue of this Supplement, the year-end report is incorporated in, and forms part of, the Base Prospectus. A copy of the Base Prospectus and this Supplement are available for viewing for a period of 12 months at <http://www.centralbank.ie/docs/default-source/Regulation/prospectus-regulation/2017/prospectusdocs-2017-11/316315-base-prospectus59e1cb134644629bacc1ff0000269695.pdf?sfvrsn=0> and at <https://www.swedbank.com/investor-relations/debt-investor/funding/funding-programmes-and-prospectuses/index.htm>. The year-end report and all documents incorporated by reference in the Base Prospectus can be obtained, upon request and free of charge, from the registered office of the Company and from the specified office of the Fiscal Agent in London as described on page 153 of the Base Prospectus and the year-end report will also be available for viewing at <https://www.swedbank.com/investor-relations/financial-information-and-publications/swedbanks-subsidiaries/swedbank-mortgage/index.htm>.

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

If documents which are incorporated by reference to this Supplement 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 to the Supplement.

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

Since 31 December 2017 there has been no significant change in the financial or trading position of the Company. Since 31 December 2016 there has been no material adverse change in the financial position or prospects of the Company.