

**Supplement dated 28 January, 2020**

## **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 28 January 2020 (the “**Supplement**”) to the Base Prospectus dated 14 May 2019 (together with the Supplement dated 17 July 2019 and 9 October 2020, the “**Base Prospectus**”) 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 2019. This year-end report contains unaudited interim financial statements of the Company. The Company’s annual report, which will contain the audited financial statements of the Company for the financial year ended 31 December 2019 together with the auditor’s report in respect of these financial statements, is expected to be published in the week commencing 17 February 2020.

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

The Company accepts 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 28 January 2020 the Company published its reviewed unaudited year-end report for the twelve month period ended 31 December 2019. This year-end report contains unaudited interim financial statements of the Company. 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 <https://www.centralbank.ie/docs/default-source/regulation/prospectus-regulation/2019/prospectusdoc-2019-05/job20004528-baseprospectus.pdf?sfvrsn=2> 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 162 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/>.

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 2019 there has been no significant change in the financial or trading position of the Company. Since 31 December 2018 there has been no material adverse change in the financial position or prospects of the Company.