

**SUPPLEMENT NO. 1 DATED 20 FEBRUARY 2019  
TO THE BASE PROSPECTUS DATED 14 NOVEMBER 2018**

**Heimstaden Bostad AB (publ)**

*(incorporated with limited liability in Sweden)*

**€2,500,000,000**

**Euro Medium Term Note Programme**

This supplement no. 1 (the "**Supplement**") is supplemental to, and must be read in conjunction with, the base prospectus dated 14 November 2018 (the "**Base Prospectus**") prepared by Heimstaden Bostad AB (publ) (the "**Issuer**") with respect to its €2,500,000,000 Euro Medium Term Note Programme (the "**Programme**") and constitutes a supplement for the purposes of Article 16 of Directive 2003/71/EC (as amended or superseded, the "**Prospectus Directive**"). 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 (the "**Central Bank**"), as competent authority under the Prospectus Directive. The Central Bank only approves this Supplement as meeting the requirements imposed under Irish and European law pursuant to the Prospectus Directive.

The Issuer accepts responsibility for the information contained in this Supplement. To the best of the knowledge 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.

**Purpose of this Supplement**

The purpose of this Supplement is to:

- (a) incorporate by reference the 2018 Financial Statements (as defined below); and
- (b) following publication of the 2018 Financial Statements, update the statements of no significant change and no material adverse change.

**Incorporation of information by reference**

By virtue of this Supplement, the Issuer's unaudited and unreviewed consolidated financial statements as at and for the year ending 31 December 2018 (the "**2018 Financial Statements**"), which are contained in the year-end report of the Issuer for the financial year ending 31 December 2018 and which were filed with the Central Bank, shall be incorporated in, and form part of, the Base Prospectus. This document is available for viewing on the following website:

[https://vp289.alertir.com/afw/files/press/heimstadenbostad/Heimstaden\\_Bostad\\_Q4\\_2018\\_EN.pdf](https://vp289.alertir.com/afw/files/press/heimstadenbostad/Heimstaden_Bostad_Q4_2018_EN.pdf)

Any non-incorporated parts of a document referred to in this Supplement are either deemed not relevant for an investor or are otherwise covered elsewhere in the Base Prospectus.

**Significant or Material Change**

There has been no significant change in the financial or trading position of the Issuer and its subsidiaries since 31 December 2018 and there has been no material adverse change in the financial position or prospects of the Issuer and its subsidiaries since 31 December 2017.

**Other information**

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

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