

*Supplement to Base Prospectus approved and registered by the Swedish Financial Supervisory Authority (Sw. Finansinspektionen), and duly published, on 7 March 2024 with registration number: 24-6436*



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Supplementary prospectus  
to the Base Prospectus for Borgo AB (publ)'s  
Medium Term Note and Covered Bond Programme

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**Arranger:**

Nordea Bank Abp

**Dealers:**

Nordea Bank Abp

Skandinaviska Enskilda Banken AB (publ)

Danske Bank A/S, Danmark, Sverige Filial

Swedbank AB (publ)

This document constitutes a supplement (“**Supplement**”) to the base prospectus for Borgo AB (publ)’s (the “**Issuer**”) Medium Term Note and Covered Bond Programme, with registration number 23-35608, approved and registered by the Swedish Financial Supervisory Authority (the “**SFSA**”) on 19 January 2024 (the “**Base Prospectus**”). This Supplement has been established in accordance with Article 23 of Regulation (EU) 2017/1129 of the European Parliament and of the Council (the “**Regulation**”) and was approved and registered by the SFSA on 7 March 2024 and made public on the website of the Issuer on 7 March 2024.

This Supplement is supplemental to, and shall be read in conjunction with, the Base Prospectus and any other supplements to the Base Prospectus. The Base Prospectus, this Supplement and any other supplements are available on the Issuer’s website [www.borgohypotek.se](http://www.borgohypotek.se). Terms defined in the Base Prospectus shall have the same meaning when used in this Supplement.

At the time of publication of this Supplement, there are no outstanding offers to purchase or subscribe for transferable securities under the Base Prospectus and thus there is no right of revocation.

### **Purpose of this Supplement**

The purpose of this Supplement is (a) to incorporate by reference the Issuer’s unaudited interim report for the period 1 January - 31 December 2023 (the “**Year-End Report**”) and (b) to include new statements on material changes and trend information.

### **Year-End Report**

On 27 February 2024, the Issuer published its Year-End Report. A copy of the Year-End Report has been filed with the SFSA and, by virtue of this Supplement, the Year-End is incorporated in, and form part of, the Base Prospectus. The publication of the Year-End requires that certain information in the section “Other Information” is updated, the Base Prospectus is therefore supplemented as follows.

### **Material changes and trend information**

The wording under section 7.5 (“Material changes and trend information”) on page 76 is deleted in its entirety and replaced with the following:

“There have been no significant changes to the Issuer’s financial performance or position since 31 December 2023 (the end of the period of the Year-End Report), nor has there been any material adverse change in the prospects of the Issuer since 31 December 2022, being the end of the last financial period for which an audited financial report has been prepared and there have been no recent events specific to the Issuer which to a material extent are relevant to the evaluation of the Issuer’s solvency.

In January 2024, Moody’s adjusted the outlook for the Issuer from stable to negative. The adjustment is due to increased financing costs associated with the Issuer’s significant growth in 2023, which puts pressure on the Issuer’s margins. In their update, Moody’s reiterates their view on the Issuer’s high asset quality and low lending risk, as well as its robust capitalisation.”

### **Information incorporated by reference**

The wording under section 7.7 (“Information incorporated by reference”) on pages 77-78 is deleted in its entirety and replaced with the following:

“The Issuer’s audited annual reports for the financial years ended 31 December 2022 and 31 December 2021, respectively (the “**Financial Statements**”) and the Issuer’s unaudited interim report for the period 1 January – 31 December 2023 (the “**Year-End Report**”) are incorporated into this Base Prospectus. The Financial Statements and the Year-End Report are incorporated by reference to the extent set out below. The Financial Statements and the Year-End Report are to be read as part of this Base Prospectus, provided that the non-incorporated parts are not relevant for investors in the Notes or covered elsewhere in the Base Prospectus.

**The Issuer’s annual report for the financial year ended 31 December 2022:**

1. income statement, pages 28-29;
2. balance sheet, page 30;
3. statement of changes in equity, page 31;
4. cash flow statement, page 32;
5. the notes, pages 34-53 and
6. the audit report, pages 55-57.

**The Issuer’s annual report for the financial year ended 31 December 2021:**

1. income statement, pages 9-10;
2. balance sheet, page 11;
3. statement of changes in equity, page 12;
4. cash flow statement, page 13;
5. the notes, pages 15-32 and
6. the audit report, pages 34-36.

**The Issuer’s Year-End Report for the period 1 January – 31 December 2023**

1. income statement, pages 8-9;
2. balance sheet, page 10;
3. statement of changes in equity, page 11;
4. cash flow statement, page 12;
5. the notes, pages 13-18.

The Financial Statements have been audited. Save for the Financial Statements, the Issuer’s auditor has not audited or reviewed any part of this Base Prospectus.

The audited annual reports have been prepared in accordance with International Standards on Auditing. The Year-End Report has been prepared in accordance with IAS 34.

In addition to the above and in order to enable further tap issuances of Loans issued under the previous prospectus, the general terms and conditions as of 24 January 2022, which are included in the Issuer’s base prospectus dated 24 January 2022 on pages 37-57, are incorporated in, and form part of, this Base Prospectus.

The Issuer’s annual reports for 2022 and 2021 and interim report for the period 1 January – 31 December 2023 referred to above are available on the Issuer’s website <https://www.borgohypotek.se/investor-relations#finansIELla-rapporter-och-bolagsdokument> and

the general terms and conditions dated 24 January 2022, included in the Issuer's base prospectus dated 24 January 2022, is available on the Issuer's website <https://www.borghypotek.se/investor-relations#borgos-upplaningsprogram>. The information on the website, including pages or sections not expressly referred to, is not part of this Base Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Base Prospectus."