

Final Terms

Loan no. 109

under the Swedish Medium Term Notes and Covered Bonds Programme

of

Borgo AB (publ) (LEI 54930030QWENGUD8ZR59) (the “Issuer”)

The Terms and Conditions dated 24 January 2023 of the aforementioned Programme shall apply to this Loan, along with the Final Terms set out below.

The Terms and Conditions for the Programme are set out in the Issuer’s base prospectus dated 20 January 2025, together with any supplementary prospectus published from time to time (the “**Base Prospectus**”). Capitalised terms used below shall have the meaning given to them in the Terms and Conditions, or as otherwise set out in the Base Prospectus.

This document constitutes the Final Terms for the purposes of Regulation (EU) 2017/1129 (along with relevant implementing measures under this Regulation in each Member State and in its current wording, referred to as the “**Prospectus Regulation**”) and must be read in conjunction with the Base Prospectus and any supplement thereto in order to obtain all the relevant information. The Base Prospectus including any supplements thereto and any documents incorporated therein by reference are made available at the Issuer’s website www.borghypotek.se.

These Final Terms replace the Final Terms dated 9 May 2025 whereby the Loan Amount is increased from SEK 4,500,000,000 to SEK 5,800,000,000.

General

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|----|---------------------------------|-------------------|
| 1. | Type of Note: | Covered Bond |
| 2. | Loan number: | 109 |
| | (i) Tranche name | 7 |
| 3. | Aggregate Nominal Amount | |
| | (i) for the Loan: | SEK 5,800,000,000 |
| | (ii) for tranche 7: | SEK 1,300,000,000 |
| | (iii) for tranche 6: | SEK 1,000,000,000 |
| | (iv) for tranche 5: | SEK 1,000,000,000 |
| | (v) for tranche 4: | SEK 1,000,000,000 |
| | (vi) for tranche 3: | SEK 500,000,000 |
| | (vii) for tranche 2: | SEK 500,000,000 |
| | (viii) for tranche 1: | SEK 500,000,000 |
| 4. | Currency: | SEK |
| 5. | Nominal Amount per Note | SEK 2,000,000 |

(denomination):

6. **Minimum subscription amount:** SEK 2,000,000
7. **Price per Note:**
- (i) for tranche 7: 100.465 % of the Nominal Amount plus accrued interest from 25 April 2025
 - (ii) for tranche 6: 100.432 % of the Nominal Amount plus accrued interest from 25 April 2025
 - (iii) for tranche 5: 100.473 % of the Nominal Amount plus accrued interest from 25 October 2024
 - (iv) for tranche 4: 100.422 % of the Nominal Amount plus accrued interest from 25 October 2024
 - (v) for tranche 3: 100.475 % of the Nominal Amount plus accrued interest from 25 October 2024
 - (vi) for tranche 2: 100.429 % of the Nominal Amount plus accrued interest from 25 October 2024
 - (vii) for tranche 1: 100.404 % of the Nominal Amount
8. **Number of book-entry Notes:** 2,900
9. **Issue Date:**
- (i) for tranche 7: 27 May 2025
 - (ii) for tranche 6: 14 May 2025
 - (iii) for tranche 5: 14 January 2025
 - (iv) for tranche 4: 11 December 2024
 - (v) for tranche 3: 25 November 2024
 - (vi) for tranche 2: 29 October 2024
 - (vii) for tranche 1: 25 October 2024
10. **Interest Commencement Date:** 25 October 2024
11. **Maturity Date:** 25 October 2027
- Extended Maturity:** Applicable
- Extended Maturity Date:** 25 October 2028
12. **Amount by which Note is to be repaid at the Maturity Date:** Nominal Amount
13. **Basis for calculation of interest:** Floating Interest Rate (FRN)
14. **Amount as basis for calculation of interest:** Nominal Amount
15. **Cover Pool:** The Issuer's Swedish cover pool
- Interest**
16. **Fixed Interest Rate:** Not Applicable
17. **Floating Interest Rate (FRN):** Applicable

- (i) Base Rate: 3 months STIBOR
- (ii) Margin: + 0,50 % annual interest calculated on the Nominal Amount
- (iii) Interest Determination Date: Two (2) Business Days prior to each Interest Period, first time 23 October 2024
- (iv) Interest Period: Period from 25 October 2024 to and including 25 January 2025 (the First Interest Period) and thereafter each period of about 3 months with the final day on an Interest Payment Date.
- (v) Interest Payment Date(s): The last day of each Interest Period, 25 January, 25 April, 25 July and 25 October each year, the first time on 25 January 2025 and the last time on the Maturity Date or the Extended Maturity Date (as applicable).
- (vi) Day Count Convention Actual/360

Other

- 18. **Green Medium Term Notes:** Not Applicable
- 19. **Admitted to trading on a Regulated Market:** Applicable
 - (i) Regulated Market: Nasdaq Stockholm
 - (ii) Estimate of total expenses in connection with admission to trading: SEK 125,000
 - (iii) Total number of Notes admitted to trading: 2,900
 - Tranche 7: 650
 - Tranche 6: 500
 - Tranche 5: 500
 - Tranche 4: 500
 - Tranche 3: 250
 - Tranche 2: 250
 - Tranche 1: 250
 - (iv) Earliest date of admission to trading:
 - Tranche 7: 27 May 2025
 - Tranche 6: 14 May 2025
 - Tranche 5: 14 January 2025
 - Tranche 4: 11 December 2024
 - Tranche 3: 25 November 2024
 - Tranche 2: 29 October 2024
 - Tranche 1: 25 October 2024
- 20. **CSD:** Euroclear Sweden
- 21. **Interests:** Not Applicable
- 22. **Following specific risk factors described in the Base Prospectus apply:** Risks relating to Covered Bonds

23.	Credit rating for Loan (on the Issue Date):	Expected credit rating by Moody's: Aaa
24.	Resolution as basis for the issue:	Not Applicable
25.	Third party information:	Not Applicable
26.	Issuing Dealer:	
	(i) for tranche 7:	Swedbank AB (publ)
	(ii) for tranche 6:	Skandinaviska Enskilda Banken AB (publ), Swedbank AB (publ)
	(iii) for tranche 5:	Swedbank AB (publ)
	(iv) for tranche 4:	Skandinaviska Enskilda Banken AB (publ), Swedbank AB (publ)
	(v) for tranche 3:	Swedbank AB (publ)
	(vi) for tranche 2:	Skandinaviska Enskilda Banken AB (publ)
	(vii) For tranche 1:	Skandinaviska Enskilda Banken AB (publ)
27.	Administrative Agent:	Skandinaviska Enskilda Banken AB (publ)
28.	ISIN:	SE0022420253
29.	Use of proceeds:	General financing of the Issuer's business activities
30.	The estimated net amount of the proceeds:	<p>Tranche 7: SEK 1,309,252,822.22 less customary transaction costs and fees.</p> <p>Tranche 6: SEK 1,005,785,111.11 less customary transaction costs and fees.</p> <p>Tranche 5: SEK 1,012,474,500 less customary transaction costs and fees.</p> <p>Tranche 4: SEK 1,008,713,722.22 less customary transaction costs and fees.</p> <p>Tranche 3: SEK 503,856,972.22 less customary transaction costs and fees.</p> <p>Tranche 2: SEK 502,336,222.22 less customary transaction costs and fees.</p> <p>Tranche 1: SEK 502,020,000 less customary transaction costs and fees.</p>

The Issuer confirms that the above supplementary terms and conditions are applicable to the relevant Loan together with the Terms and Conditions and undertakes accordingly to pay principal and interest. The Issuer also confirms that it has disclosed all material events after the date of this Programme regarding the Base Prospectus that could affect the market's perception of the Issuer.

Stockholm 22 May 2025

BORGO AB (publ)