

FINAL TERMS

under Nordea Hypotek AB (publ)'s Swedish Medium Term Covered Bond programme

The following are the final terms and conditions (“**Final Terms**”) of Covered Bond Loan No. 5736, (the “**Covered Bond Loan**”) that Nordea Hypotek AB (publ) (the “**Issuer**”) issues on the capital market in accordance with an agreement with the Dealers.

The Covered Bond Loan shall be subject to the general terms and conditions dated 24 October 2025 (the “**General Terms and Conditions**”) as set out in the Issuer’s base prospectus, approved and registered with the Swedish Financial Supervisory Authority on 24 October 2025, including any published supplemental prospectus prepared for the medium term covered bond programme from time to time in accordance with Regulation (EU) 2017/1129 (the “**Base Prospectus**”) and the Final Terms set out below. Words and expressions not defined in the Final Terms shall have the meaning set out in the General Terms and Conditions and otherwise in the Base Prospectus.

This document constitutes the final terms for the purposes of article 8 of Regulation (EU) 2017/1129 and must be read in conjunction with the Base Prospectus. Full information on the Issuer and the offer of the Covered Bond Loan is only available on the basis of the combination of these Final Terms, the General Terms and Conditions, the Base Prospectus and any documents incorporated therein by reference. These documents are available via www.nordea.com.

TERMS AND CONDITIONS FOR THE COVERED BOND LOAN

- | | |
|--|--|
| 1. Applicable risk factors | All risk factors described in the Base Prospectus under the section “ <i>Risk Factors</i> ” apply to these Covered Bonds, except those described in Section “ <i>Risks relating to Covered Bonds issued as Green Covered Bonds and/or European Green Bonds (Covered Bonds)</i> ” |
| 2. Covered Bond Loan no: | 5736 |
| (i) Tranche name: | 1 |
| 3. Total Nominal Amount /Continuous issuance: | SEK 2,750,000,000 |
| 4. Currency: | SEK |
| 5. Nominal Amount per Covered Bond: | SEK 2,000,000 or integral multiples thereof |
| 6. Issue Date: | 4 May 2026 |
| 7. Interest Commencement Date: | Issue Date |
| 8. Maturity Date: | 4 August 2031 |
| 9. Extended Maturity: | Applicable |
| (i) Extended Maturity Date: | The date falling twelve (12) months after the immediately preceding Maturity Date. |

(ii) Interest:	<p>For each Interest Period after the immediately preceding Maturity Date, interest on the Covered Bond Loan shall be calculated using: Floating interest rate</p> <p>For each Interest Payment Date and Interest Period from (but excluding) the immediately preceding Maturity Date to (and including) the Extended Maturity Date, the following shall apply in addition to the General Terms and Conditions:</p> <p>Base Rate: 3 months STIBOR</p> <p>Margin: + 0.305 per cent. <i>per annum</i></p> <p>Interest Payment Date(s): Quarterly in arrears on the last day of each Interest Period, 4 November 2031, 4 February 2032, 4 May 2032 and the Extended Maturity Date</p> <p>Interest Period: The period from 4 August 2031 to (and including) 4 November 2031, and every subsequent period of about 3 months ending on (and including) an Interest Payment Date</p> <p>Interest Determination Date: Second Business Day prior to the start of each Interest Period, the first time on 31 July 2031</p>
10. Interest base:	Floating interest rate
11. Additional terms and conditions for Covered Bond Loans with fixed interest rate	Not applicable
12. Additional terms and conditions for Covered Bond Loans with floating interest rate	Applicable
(i) Base Rate:	3 months STIBOR
(ii) Margin:	+ 0.305 per cent. <i>per annum</i>
(iii) Interest Determination Date:	Second Business Day prior to the start of each Interest Period, the first time on 29 May 2026
(iv) Day Count Convention:	<i>Actual/360</i>
13. Interest Payment Date(s):	Interest Payment Date(s): Quarterly in arrears on the last day of each Interest Period, 4 February, 4 May, 4 August and 4 November in each year, from and including 4 August 2026 up to and including the Maturity Date
14. Interest Period	The first Interest Period runs from 4 May 2026 to and including 4 August 2026 and thereafter from one Interest Payment Date to and including the next Interest Payment Date.

- | | |
|--|---|
| 15. Amount by which Covered Bond is to be repaid: | Each Covered Bond is repaid at par (i.e. at an amount equal to its Nominal Amount) |
| 16. Administrative Agent: | Nordea Bank Abp |
| 17. Issuing Dealer(s): | Danske Bank A/S, Danmark, Sverige Filial, Nordea Bank Abp and Swedbank AB (publ) and any other Dealer appointed for this specific Covered Bond Loan |

OTHER INFORMATION

- | | |
|--|---|
| 18. Limitation of subscription amount: | Not Applicable |
| 19. Fees and taxes payable by the purchaser of Covered Bonds: | The Dealers may charge brokerage fees in connection with the sale of Covered Bonds |
| 20. Clearing: | Euroclear Sweden AB |
| 21. Admission to trading on a Regulated Market: | Applicable |
| (i) Regulated Market: | Upon the first issue of Covered Bonds under the Covered Bond Loan, application will be made for the Covered Bonds to be admitted to trading on Nasdaq Stockholm AB |
| (ii) Estimated total costs associated with admission to trading: | SEK 115,500 |
| (iii) Earliest date for admission to trading: | Issue Date |
| 22. Total number of Covered Bonds admitted to trading: | Total number of Covered Bonds at the first issue date: 1,375 |
| 23. Ratings: | <p>The Issuer has applied for the Covered Bond Loan to be assigned a credit rating by Moody's. The expected credit rating is Aaa from Moody's.</p> <p>The credit rating agency Moody's Investors Service (Nordics) AB is established in Sweden. Moody's has been registered in accordance with Regulation (EC) No. 1060/2009 of the European Parliament and of the Council on credit rating agencies.</p> |
| 24. Other restrictions on consent to use the Base Prospectus: | Not Applicable |
| 25. Interests relevant to the issue: | Save for the fees paid to the Dealers in connection with their participation in the Programme and this offer, so far as the Issuer is aware, no person involved in the offer of the Covered Bonds has an interest material to the offer. |
| 26. Information from third parties: | Not applicable |

- 27. Use of proceeds:** The Covered Bond Loan forms part of the Issuer's long-term financing and the proceeds will be used to finance the Issuer's lending to the public and to refinance other borrowings upon maturity.
- 28. Estimated net proceeds:** SEK 2,750,000,000 less costs related to the issue.
- 29. European Green Bonds (Covered Bonds):** No
- 30. Resolution as basis for the issuance:** Resolution to issue the Covered Bond Loan is made based on the authorisation of the Issuer's Board of Directors.
- 31. ISIN code:** SE0013362670

We hereby confirm that the above Final Terms are applicable to the Covered Bond Loan together with the General Terms and Conditions and undertake to repay the Covered Bond Loan and to pay interest in accordance herewith. We confirm that any material event after the date of the Base Prospectus that could affect the market's assessment of the Covered Bond Loan have been publicly disclosed.

Stockholm, 27 April 2026

NORDEA HYPOTEK AB (publ)