

This Prospectus was approved by the Swedish Financial Supervision Authority on 19 June 2025 and is valid for twelve months after the date of its approval, provided that it is supplemented as required by Article 23 of the Prospectus Regulation. The obligation to supplement this Prospectus in the event of any significant new factors, material mistakes or material inaccuracies does not apply when the Prospectus is no longer valid.



Skandinaviska Enskilda Banken AB (publ)

PROGRAMME FOR ISSUANCES OF COVERED BONDS

Arranger

Skandinaviska Enskilda Banken AB (publ)

Dealers

Danske Bank A/S, Danmark, Sverige filial
Svenska Handelsbanken AB (publ)

Nordea Bank Abp
Skandinaviska Enskilda Banken AB (publ)
Swedbank AB (publ)

IMPORTANT INFORMATION

This base prospectus (the “**Prospectus**”) relates to Skandinaviska Enskilda Banken AB (publ)’s (“**SEB**” or the “**Bank**”) programme for issuances of covered bonds (*säkerställda obligationer*) under which fixed interest rate and floating interest rate covered bond loans (*säkerställda obligationslån*) (“**Covered Bond Loans**” or, when referred to individually, a “**Covered Bond Loan**”) in SEK are issued in accordance with the Swedish Act (2003:1223) on Issuance of Covered Bonds (*lag (2003:1223) om utgivning av säkerställda obligationer*) (the “**Covered Bonds Act**”) (“**Covered Bonds**” or, when referred to individually, a “**Covered Bond**”) (the “**Programme**”). A Covered Bond may be issued in a minimal Nominal Amount of the SEK equivalent to EUR 100,000 and with a minimum term of one year.

Words and expressions defined in the general terms and conditions for covered bonds (the “**General Terms and Conditions**”) beginning on page 39, and, as the case may be, in the final terms, the form of which begin on page 52 (the “**Final Terms**”) have the same meanings when used in this Prospectus, unless expressly stated or otherwise follows from the context.

This Prospectus shall be read in conjunction with any documents incorporated by reference (see Section “*Incorporation by reference*”), the Final Terms for each Covered Bond Loan and any supplements to this Prospectus.

The Prospectus is not a recommendation to subscribe for or acquire Covered Bonds issued under the Programme. Any recipients of this Prospectus and/or any Final Terms, must make their own assessment of SEB based on this Prospectus, the documents incorporated by reference (see Sections “*Incorporation by reference*” and “*Future information incorporated by reference*”), the Final Terms of each Covered Bond Loan and any supplements to this Prospectus.

Notice to investors

This Prospectus is governed by Swedish law. The courts of Sweden have exclusive jurisdiction to settle any dispute arising out of or in connection with this Prospectus.

This Prospectus may not be distributed in any jurisdiction where such distribution would require any additional prospectus, registration or measures other than those required under Swedish law, or otherwise would conflict with regulations in such jurisdiction. Persons into whose possession this Prospectus may come are required to inform themselves about, and comply with such restrictions. Any failure to comply with such restrictions may result in a violation of applicable securities regulations. Subject to certain exemptions, Covered Bonds may not be offered, sold or delivered within the United States or to, or for the account or benefit of, U.S. persons. Covered Bonds have not been, and will not be, registered under the United States Securities Act of 1933 or the securities laws of any state or other jurisdiction outside Sweden.

No person has been authorised to provide any information or make any statements other than those contained in this Prospectus. Should such information or statements nevertheless be furnished, it/they must not be relied upon as having been authorised or approved by SEB and SEB assumes no responsibility for such information or statements. Neither the publication of this Prospectus nor the offering, sale or delivery of any Covered Bond implies that the information in this Prospectus is correct and current as at any date other than the date of this Prospectus or that there have not been any changes in SEB’s or the Group’s business since the date of this Prospectus. If the information in this Prospectus becomes subject to any material change, such material change will be made public in accordance with the provisions governing the publication of supplements to prospectuses in Regulation (EU) 2017/1129 of the European Parliament and the Council of 14th June, 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (the “**Prospectus Regulation**”).

MiFID II Product Governance

In respect of each issue of Covered Bonds, each Issuing House (as defined in the General Terms and Conditions) will undertake a target market assessment in respect of such Covered Bonds and determine the appropriate channels for distribution for such Covered Bonds. Any person subsequently offering, selling or recommending such Covered Bonds (a “**distributor**”) should take into consideration the target market assessment. However, a distributor subject to Directive 2014/65/EU (as amended “**MiFID II**”) is responsible for undertaking its own target market assessment in respect of such Covered Bonds (either by adopting or refining the target market assessment) and determining the appropriate distribution channels. For the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “**MiFID Product Governance Rules**”), a determination will be made in relation to each issue as to whether any Issuing House participating in the issue of Covered Bonds is a manufacturer in respect of such Covered Bonds. Neither the Arranger nor the Dealers nor any of their respective affiliates that do not participate in an issue will be a manufacturer for the purpose of the MiFID Product Governance Rules.

Forward-looking statements and market data

The Prospectus contains certain forward-looking statements that reflect SEB’s current views or expectations with respect to future events and financial and operational performance. The words “intend”, “estimate”, “expect”, “may”, “plan”, “anticipate” or similar expressions regarding indications or forecasts of future developments or trends, which are not statements based on historical facts, constitute forward-looking information. Although SEB believes that these statements are based on reasonable assumptions and expectations, SEB cannot give any assurances that such statements will materialise. Because these forward-looking statements involve known and unknown risks and uncertainties, the outcome could differ materially from those set out in the forward-looking statement. Factors that could cause SEB’s and the Group’s actual operations, result or performance to differ from the forward-looking statements include, but are not limited to, those described in the section “*Risk factors*”. The forward-looking statements included in this Prospectus apply only to the date of the Prospectus. SEB undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events or otherwise, other than as required by law. Any subsequent forward-looking information that can be ascribed to SEB and the Group or persons acting on SEB’s behalf is subject to the reservations in or referred to in this section.

The Prospectus contains market data and industry forecasts, including information related to the sizes of the markets in which the Group participates. The information has been extracted from a number of sources. Although SEB regards these sources as reliable, the information contained in them has not been independently verified and therefore it cannot be guaranteed that this information is accurate and complete. However, as far as SEB is aware and can assure by comparison with other information made public by these sources, no information has been omitted in such a way as to render the information reproduced incorrect or misleading. In addition to the above, certain data in the Prospectus is also derived from estimates made by SEB.

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DESCRIPTION OF THE PROGRAMME

Issuer:	<p>Skandinaviska Enskilda Banken AB (publ) is a banking company (<i>bankaktiebolag</i>) licensed by the Swedish Financial Supervisory Authority (<i>Finansinspektionen</i>) (the “SFSA”) to issue covered bonds under the Covered Bonds Act.</p> <p>Skandinaviska Enskilda Banken AB (publ) was incorporated under the laws of Sweden on 29th December, 1971. SEB’s registration number is 502032-9081 and the Legal Entity Identifier (LEI) of SEB is F3JS33DEI6XQ4ZBPTN86.</p> <p>SEB has its principal office at Kungsträdgårdsgatan 8 Stockholm.</p>
Arranger:	Skandinaviska Enskilda Banken AB (publ).
Dealers:	<p>SEB has appointed Danske Bank A/S, Danmark, Sverige filial, Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ) as Dealers (<i>emissionsinstitut</i>) under the Programme. Additional Dealers may be appointed and a Dealer may withdraw from its appointment.</p> <p>The Dealers have, by arrangements with SEB, made certain commitments to SEB including, <i>inter alia</i>, to (subject to certain conditions) offer Covered Bond Loans in the capital market and promote trading of Covered Bonds in the secondary market. The Dealers will, subject to certain conditions, post rates of trade with respect to all or some Covered Bond Loans.</p>
Description:	<p>The Programme constitutes a framework under which SEB has the opportunity to issue Covered Bond Loans in SEK with different maturities. In addition to the Programme, SEB has established the Global MTN Programme under which, amongst other things, covered bonds may be issued. SEB may from time to time establish other covered bond programmes.</p> <p>The decision to establish the Programme was made by SEB’s board of directors. Decisions to raise Covered Bond Loans are made by persons who are authorised by the board of directors, or such person(s) authorised by them, to sign for SEB.</p> <p>Purchases and sales are made through the Dealers that have, according to an agreement with SEB and subject to certain conditions, undertaken to offer Covered Bond Loans on the financial market, to actively promote trade of Covered Bonds on the secondary market and to, if possible, continuously report purchase- and sale interest rates of the Covered Bonds. An agreement regarding the Programme was entered into with the Dealers on 16th July, 2020 (as amended and/or supplemented and/or restated from time to time).</p>
Covered Bond Loan:	<p>SEB will issue Covered Bond Loans in SEK. Each Covered Bond Loan is represented by Covered Bonds with a certain denomination as stated in the relevant Final Terms.</p> <p>The General Terms and Conditions are found in Section “<i>General Terms and Conditions and form of Final Terms</i>”. Final Terms will be prepared for each Covered Bond Loan and will be published by SEB and submitted to the SFSA (see Section “<i>General Terms and Conditions and form of Final Terms</i>”).</p> <p>Final Terms in respect of Covered Bond Loans that are offered to the public or otherwise admitted to trading on a regulated market will be filed with the SFSA as soon as practicable, if possible in advance of the beginning of the offer and at the latest prior to the admission to trading. Such Final Terms will be published on SEB’s website at www.sebgroup.com. The information on the website is not part of this Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Prospectus.</p>

Covered Bond:	A unilateral dematerialised promissory note registered in accordance with the Financial Instrument Accounting Act (<i>lag (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument</i>), issued by SEB in accordance with the provisions of this Prospectus and provided with a right of priority over SEB's Cover Pool in accordance with the Covered Bonds Act.
Cover Pool:	The assets comprising the Cover Pool will change from time to time. SEB makes portfolio information available to investors on a quarterly basis. Such information will be available on SEB's website at www.sebgroup.com . The information on the website is not part of this Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Prospectus.
Pricing:	Since Covered Bonds under a Covered Bond Loan may be issued continuously for an extended period, it is not possible to set one market price for all Covered Bonds. The price is determined for each transaction by agreement between the buyer and the seller.
Determination of loan amount, Tap Issuance and repurchases	<p><i>Loan amount</i></p> <p>Covered Bonds may continuously be sold through the Dealers in accordance with the Final Terms of each Covered Bond Loan. The loan amount of each Covered Bond Loan will in such cases be determined once the sale of such Covered Bond Loan has been closed.</p> <p><i>Tap Issuance</i></p> <p>During the term of a Covered Bond Loan, SEB may continuously issue Covered Bonds ("Tap Issuance") in the denomination and under the conditions set for each loan without limitation as regards the aggregate nominal amount of all Covered Bonds outstanding from time to time, provided, however, that the nominal value of the assets in the Cover Pool at all times exceeds the nominal value of the liabilities which relate to covered bonds issued from time to time by at least 2 per cent. A Tap Issuance of Covered Bonds can generally be made until the maturity date of the relevant Covered Bond Loan. Covered Bonds issued under a Tap Issuance are in every aspect equal to Covered Bonds already issued under the relevant Covered Bond Loan (except as regards the issue price and the first interest payment date). Consequently, a Bondholder will on the following interest payment date have the same right to payment of interest as the other Bondholders under the same Covered Bond Loan. Final Terms will be prepared in connection with Tap Issuance(s) made after the first issue date of the Covered Bond Loan.</p> <p>The fact that a Covered Bond may be outstanding only for part of an interest period is reflected in the issue price.</p> <p><i>Repurchase</i></p> <p>SEB may repurchase Covered Bonds at any time and at any price in the open market or otherwise provided that this is compatible with applicable law. Covered Bonds owned by SEB may be retained, resold or cancelled at SEB's discretion.</p>
Denominations:	As stated in the Final Terms of each Covered Bond Loan, but the minimum denomination of each Covered Bond will be the SEK equivalent of EUR 100,000.
Currency:	SEK.
Interest Rate:	As stated in the Final Terms of each Covered Bond Loan. Each Covered Bond Loan will have a fixed or floating interest rate. Interest is paid at the time stated in the Final Terms to Bondholders.

European Benchmark Regulation:

Interest payable under Covered Bonds Loans may be calculated by reference to a specified benchmark (*i.e.* STIBOR), as defined in the General Terms and Conditions. STIBOR is provided by the Swedish Financial Benchmark Facility AB. At the date of this Prospectus, the Swedish Financial Benchmark Facility AB is included in the register of administrators and benchmarks maintained by ESMA pursuant to Article 36 of Regulation (EU) 2016/1011 on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds (the “**Benchmark Regulation**”).

The General Terms and Conditions provide that the interest rate benchmark STIBOR, which applies for the Covered Bonds, can be replaced as set out therein, upon the occurrence of a Base Rate Event which includes if STIBOR ceases to be calculated or administered.

Interest Payment Date:

As stated in the Final Terms of each Covered Bond Loan.

Maturity Date:

As stated in the Final Terms of each Covered Bond Loan.

Extendable Obligations:

The applicable Final Terms may provide that Extended Maturity applies to a Covered Bond Loan. For such Covered Bond Loan, the Maturity Date may be extended twelve (12) months or such other specified period to the Extended Maturity Date, in each case, subject to (i) such extension being permitted by the SFSA as a result of it being deemed likely that the extension will prevent insolvency (*obestånd (insolvens)*) of SEB or otherwise as a result of a trigger of the maturity event(s) stipulated in the Covered Bonds Act (as amended) or any other legislation that implements Article 17.1 (a) of the Covered Bond Directive and (ii) the Final Terms specifies the date being the Extended Maturity Date.

Furthermore, the extension of the maturity of the nominal amount outstanding from the Maturity Date to the Extended Maturity Date will not result in any right of the Bondholders to accelerate payments or take action against the Issuer and no payment will be payable to the Bondholders in that event other than as set out in the General Terms and Conditions.

Interest will continue to accrue on any unpaid amount at an Interest Rate specified in the applicable Final Terms and will be payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date.

Green Bonds:

SEB may elect to issue Covered Bonds where the proceeds from such issuance shall, if so provided in the relevant Final Terms, be applied in accordance with its green bond framework (“**Green Bonds**”) published on its website¹, including as amended, supplemented, restated or otherwise updated from time to time on the investor relations pages of the website of SEB at <https://sebgroupp.com/investor-relations/debt-investors/sebs-green-bonds>, relating to the issuance of Green Bonds (the “**Green Bond Framework**”), currently dated February 2025 (the “**2025 Green Bond Framework**”). The Green Bond Framework has been developed to align with the 2021 International Capital Market Association’s Green Bond Principles (“**GBP**”) and, more broadly, to the substantial contribution part of the technical screening criteria of the EU Taxonomy Regulation (EU) 2020/852 of the European Parliament and of the Council of 18th June, 2020 (the “**Sustainable Finance Taxonomy Regulation**”).

¹

[https://webapp.sebgroupp.com/mb/mblib.nsf/alldocsbyunid/5CC5801F6C3E5814C1258C3C0051E377/\\$FILE/SEB_Green_Bond_Framework_2025.pdf](https://webapp.sebgroupp.com/mb/mblib.nsf/alldocsbyunid/5CC5801F6C3E5814C1258C3C0051E377/$FILE/SEB_Green_Bond_Framework_2025.pdf)

Use of proceeds

SEB will use the proceeds from Green Bonds to finance, exclusively, eligible green assets that correspond to the long-term vision of a low carbon and/or environmentally sustainable society. All proceeds raised through the 2025 Green Bond Framework will be used in compliance with SEB's sustainability policy framework.

An amount equal to the proceeds of the Green Bonds will, in whole or in part, finance or refinance eligible green assets, in each case as determined by SEB in accordance with the criteria defined in the 2025 Green Bond Framework.

The 2025 Green Bond Framework is established for positive screening and enables the financing of capital expenditures for the construction, installation, manufacture, expansion, upgrade and renovation of eligible green assets as well as the financing of related research and development. eligible green assets can either make a substantial contribution towards a low carbon and/or environmentally sustainable society themselves, or directly enable others to make a substantial contribution towards a low-carbon and/or environmentally sustainable society.

The proceeds of Green Bonds can finance new eligible green assets and refinance existing eligible green assets. New financing is defined as eligible green assets that are planned, ongoing, or have been finalised up to one year before the approval by the Environmental and Sustainable Product Steering Committee ("**ESPS Committee**"). If the eligible green assets were finalised and taken into operation more than one year before the approval in the ESPS Committee, they are defined, monitored and reported as refinancing. The distribution between new financing and refinancing will be reported in the Green Bond investor report.

Process for project evaluation and selection

All potential eligible green assets must undergo SEB's regular credit processes, including customer acceptance standards and credit risks assessments, whereby sustainability is an essential part of the assessment process.

The ESPS Committee evaluates and selects eligible green assets in line with the criteria defined in the 2025 Green Bond Framework and SEB's sustainability policy framework. The ESPS Committee meets on a regular basis and is comprised of representatives from Treasury, Sustainable Banking, lending divisions and Business Control. The ESPS Committee is chaired by SEB's Environmental Function and the Environmental Function has the right to veto any potential eligible green asset.

The evaluation and selection procedure includes an assessment of potential lock-in and rebound effects, as well as life-cycle considerations. eligible green assets should have clear, net positive, long-term environmental impacts. The ESPS Committee reserves the right to refrain from including an asset into the eligible green asset portfolio, even if it meets the eligibility criteria. This could be, for example, due to insufficient indications that long-term environmental impacts will be net positive (for instance, as indicated by life-cycle considerations), the risk that significant harm is done to other sustainability objectives (environmental as well as social), or for purely practical reasons (e.g. inadequate monitoring systems).

The ESPS Committee is also responsible for monitoring that eligible green assets remain aligned with the criteria outlined in the 2025 Green Bond Framework. If it comes to the attention of the ESPS Committee that an asset no longer meets certain eligibility criteria (e.g. following liquidation, concerns regarding the alignment of an underlying activity with the eligibility criteria, etc.) the asset will be removed from the eligible green asset portfolio.

Management of proceeds

An amount equal to the proceeds from Green Bonds, issued by SEB, will be allocated to finance or refinance eligible green assets, according to the criteria outlined in the 2025 Green Bond Framework. To manage the proceeds from the Green Bonds, SEB has established an eligible green asset portfolio to ensure monitoring of the allocated proceeds. The proceeds will be earmarked against the eligible green asset portfolio and will be monitored within the internal systems of the Bank. The eligible green asset portfolio will be reviewed regularly by the ESPS Committee to account for any re-allocation, repayments or drawings, on the eligible green assets within the eligible green asset portfolio.

On a quarterly basis any such amounts will be adjusted to reflect the amount advanced for the financing, and any repayment or prepayment, of eligible green assets in the immediately preceding quarterly period. SEB will only issue new Green Bonds when the eligible green asset portfolio exceeds the total amount of SEB's outstanding Green Bonds, including the potential new issuance. In the unlikely event that the full amount of outstanding Green Bonds is not matched by the eligible green asset portfolio, any unallocated proceeds would be handled in the same way SEB manages its liquidity reserves.

Reporting

SEB will report on the allocation of proceeds from Green Bonds as well as, on a best effort basis, the expected or actual outputs and/or environmental impacts of the eligible green asset portfolio in a Green Bond investor report. The Green Bond investor report will also provide, on a best effort basis, information on the alignment of the eligible green asset portfolio with the EU Taxonomy's technical screening criteria for substantial contribution (December 2021). Where confidentiality agreements, competitive considerations or a large number of underlying assets limit the amount of detail that can be made available, information may be presented on an aggregated portfolio basis or in generic terms. The Green Bond investor report will be published on an annual basis. The reporting will take guidance from the most recent version of the Nordic Public Sector Issuers' Position Paper on Green Bonds Impact Reporting, as well as the most recent version of ICMA's Harmonized Framework for Impact Reporting Handbook. The methodology for deriving the impact indicators will be outlined in the Green Bond investor report.

Allocation reporting

Allocation reporting will include the following information:

- A description of outstanding Green Bonds and the amount of proceeds allocated at end of the reporting period.
- A breakdown of the eligible green asset portfolio by category.
- Geographical distribution of eligible green assets, on a country level.
- Ratio of new financing to refinancing.

Impact reporting

The Green Bond investor report will also include impact reporting with an aim to disclose the environmental impact of the eligible green asset portfolio financed under the 2025 Green Bond Framework where feasible and subject to data availability. Impact reporting will be based on SEB's financing share of each eligible green asset. The impact assessment is provided with the reservation that not all related data can be covered and that calculations will therefore be on a best effort basis.

External reviews

Second Party Opinion (pre-issuance)

SEB has engaged S&P Global Ratings (“S&P”) to issue an independent second party opinion of the 2025 Green Bond Framework. The second party opinion is based on a review of the framework and documentation of the client’s policies and processes, as well as information gathered during meetings, teleconferences and email correspondence. S&P’s assessment covers overall shading, eligible projects under the SEB’s 2025 Green Bond Framework, background, governance assessment, strengths, weaknesses and pitfalls.

The strengths of an investment framework with respect to environmental impact are areas where it clearly supports low-carbon projects; weaknesses are typically areas that are unclear or too general. Pitfalls are also raised to note areas where SEB should be aware of potential macro-level impacts of investment projects. Based on the project category shadings and consideration of environmental ambitions and governance structure reflected in the 2025 Green Bond Framework, S&P rate the framework *Medium Green*. Furthermore, eligible projects under the 2025 Green Bond Framework are assessed. Through selection of project categories with clear environmental benefits, Green Bonds aim to provide investors with certainty that their investments deliver environmental returns as well as financial returns. SEB expects around half of the approved portfolio to relate to renewable energy and one-third to green buildings.

Four aspects of SEB’s governance procedures are studied by S&P: (i) the policies and goals of relevance to the 2025 Green Bond Framework; (ii) the selection process used to identify eligible projects under the Green Bond Framework; (iii) the management of proceeds; and (iv) the reporting on the projects to investors. Based on these aspects, an overall grading is given on governance strength falling into one of three classes: Fair, Good or Excellent. Please note this is not a substitute for a full evaluation of the governance of the issuing institution. SEB’s 2025 Green Bond Framework received a medium green shading overall. S&P considers SEB’s governance procedures in the framework to be Excellent and the framework to be aligned with ICMA’s Green Bond Principles.

The 2025 Green Bond Framework, the second party opinion issued by S&P, and the Green Bond investor reports are publicly available on the investor relations pages of the website of SEB at <https://sebgroup.com/investor-relations/debt-investors/sebs-green-bonds>. The information on the website is not part of this Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Prospectus.

External verification (post-issuance)

On an annual basis, SEB will engage an independent external auditor to provide a limited assurance on the processes and systems for the financing of eligible green assets, as well as on the allocation of proceeds from the Green Bonds to eligible green assets, as is described in the 2025 Green Bond Framework. The assurance from the auditor will be included in Green Bond investor report.

It should be noted that any failure of the Bank to comply with the 2025 Green Bond Framework does not constitute an event of default or termination event under the General Terms and Conditions. Neither are Bondholders entitled to early payment, repurchase or redemption of any Covered Bonds, or other type of compensation for non-compliance with the 2025 Green Bond Framework.

None of the 2025 Green Bond Framework, any second party opinion, nor any of the other above investor reports, verification assessments, opinions or the contents of any of the above websites are incorporated in or form part of this Prospectus.

Registration, clearing and settlement:	Covered Bonds will be registered in the online account-based system of Euroclear Sweden or other clearing organisation, and clearing and settlement will be executed upon trading in such system. Physical notes representing Covered Bonds will not be issued.
Admission to trading:	If admission to trading is specified in the relevant Final Terms, SEB shall apply to have the Covered Bond Loan admitted to trading at the specified listing venue.
Preliminary withholding-tax:	Euroclear Sweden deducts withholding tax, presently 30 per cent., on interest paid to private individuals resident in Sweden as well as to Swedish estates of inheritance.
Status:	The Covered Bonds constitute unsubordinated obligations of SEB and rank <i>pari passu</i> without any preference among themselves. The Covered Bonds are obligations issued or converted in accordance with the Covered Bonds Act and rank <i>pari passu</i> with all other obligations of SEB that have been provided with the same priority as Covered Bonds pursuant to the Swedish Preferential Rights of Creditors Act. To the extent that claims in relation to the Covered Bonds are not met out of the pool of assets, the residual claims will rank at least <i>pari passu</i> with the claims of unsecured and unsubordinated creditors of SEB, and in priority to the claims of creditors on or in respect of all senior non-preferred and subordinated obligations.
Selling Restrictions:	The distribution of this Prospectus and the sale of Covered Bonds may be restricted by law in certain countries. Therefore, holders of this Prospectus and/or of Covered Bonds must inform themselves about any restrictions and comply with such restrictions.
Bondholders' meeting:	The General Terms and Conditions include certain provisions regarding a Bondholders' meeting, which may be held in order to resolve on matters relating to Bondholders' interests. Such provisions allow for designated majorities to bind all Bondholders, including Bondholders who have not participated in or voted at the actual meeting or who have voted differently than the required majority, to decisions that have been taken at a duly convened and conducted Bondholders' meeting.
Use of proceeds:	Unless otherwise specified in the relevant Final Terms, the net proceeds from each issue of Covered Bonds will be applied by SEB in its ordinary business operations. For any Green Bonds, an amount equal to the net proceeds of the issue of the Green Bonds will be applied in accordance with the Green Bond Framework.
Time-bar:	The right to receive payment of the nominal amount shall be time-barred and become void 10 years from the relevant maturity date and the right to receive payment of interest shall be time-barred and become void 3 years from the relevant due date for payment. SEB is entitled to any funds set aside for payments that have become time-barred.
Governing law:	Each Covered Bond Loan will be governed by and construed in accordance with Swedish law.
Processing of personal data	In order to comply with the Conditions for a Loan, SEB and the Dealers, may, acting as a data controllers, collect and process personal data. The processing is based on SEB's or each Dealer's legitimate interest to fulfil its respective obligations under the Conditions. Unless otherwise required or permitted by law, the personal data will not be kept longer than necessary given the purpose of the processing. To the extent permitted under the Conditions, personal data may be shared with third parties, such as Euroclear, which will process the personal data further as a separate data controller. Data subjects generally have

right to know what personal data SEB and each Dealer processes about them and may request the same in writing at SEB's or the relevant Dealer's registered address. In addition, data subjects have the right to request that personal data is rectified and have the right to receive personal data provided by themselves in machine-readable format. Information about SEB's and each Dealer's respective personal data processing can be obtained by requesting the same in writing at SEB's or each Dealer's respective website.

Expected credit rating:

Each Covered Bond Loan is expected to be assigned the credit rating Aaa from Moody's Investors Service (Nordics) AB ("**Moody's**"). Moody's is established in the European Union and is registered under Regulation (EC) No.1060/2009 (as amended) (the "**CRA Regulation**"). A credit rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, change or withdrawal at any time by the assigning credit rating agency. Credit ratings are a way of evaluating credit risk. For more information regarding the credit rating, visit www.moody.com.

The following table sets out the possible long-term ratings assigned by Moody's.

Global long-term rating

Aaa	Baa	Caa
Aa	Ba	Ca
A	B	C

European (including the UK) regulated investors are restricted under the CRA Regulation from using credit ratings for regulatory purposes, unless such ratings are issued by a credit rating agency established in the EU or the UK and registered under the CRA Regulation (and such registration has not been withdrawn or suspended, subject to certain transitional provisions that apply in certain circumstances). Such general restriction will also apply in the case of credit ratings issued by non-EU and non-UK credit rating agencies, unless the relevant credit ratings are endorsed by an EU-registered or UK-registered credit rating agency or the relevant non-EU and non-UK rating agency is certified in accordance with the CRA Regulation (and such endorsement action or certification, as the case may be, has not been withdrawn or suspended, subject to certain transitional provisions that apply in certain circumstances). If the status of the rating agency rating the Covered Bonds changes, European (including the UK) regulated investors may no longer be able to use the rating for regulatory purposes and the Covered Bonds may have a different regulatory treatment. This may result in European (including the UK) regulated investors selling the Covered Bonds which may impact the value of the Covered Bonds and any secondary market. The list of registered and certified rating agencies published by ESMA on its website in accordance with the CRA Regulation is not conclusive evidence of the status of the relevant rating agency included in such list, as there may be delays between certain supervisory measures being taken against a relevant rating agency and the publication of the updated ESMA list.

RISK FACTORS

In this section, material risk factors are illustrated and discussed, including SEB's economic and market risks, operational risks, finance risks, legal and regulatory risks and risks relating to all Covered Bonds. SEB's assessment of the materiality of each risk factor is based on the probability of their occurrence and the expected magnitude of their negative impact. The description of the risk factors below is based on information available and estimates made on the date of this Prospectus.

The risk factors are presented in categories where the most material risk factors in a category are presented first under that category. Subsequent risk factors in the same category are not ranked in order of materiality or probability of occurrence. Where a risk factor may be categorised in more than one category, such risk factor appears only once and in the most relevant category for such risk factor.

Risk factors related to the markets and economies in which SEB operates

SEB's business, earnings and results of operations are materially affected by conditions in the global and regional financial markets and by global and regional economic conditions.

The macroeconomic environment is one of the major drivers of risk to SEB's results of operations and financial condition. Adverse conditions in the general economy and financial markets affect SEB in a number of ways, including, among others, a decrease in the demand for certain loans and other products and services offered by SEB, increased cost of funding, a decrease in net interest income, net interest margin and net fee and commission income, a deterioration in credit quality, an increase in loan provisioning levels, a decrease in prices of real property and financial assets held as collateral for loans, volatile fair values for many of SEB's financial instruments and higher goodwill impairment charges, all of which have in the past resulted in lower profitability and may have the same effect in future periods.

With a significant part of its operating profit arising from its Corporate & Investment Banking (formerly Large Corporates & Financial Institutions) division, SEB's results of operations are particularly exposed to the risk of weak economic and financial activity, volatility in interest rates and currency markets and a downturn in the financial markets in general.

In the first half of 2025, financial markets have been impacted by the announcement of U.S. tariffs, and the potential remains for further volatility or recession in the markets in which SEB's clients operate or globally. In 2024, central banks globally started to cut interest rates while economic growth remained muted. In 2023, macroeconomic conditions were impacted by rising interest rates and monetary policy tightening by the central banks aimed at bringing inflation down. In the first quarter of 2023, the banking sector in the United States and globally came under pressure following the bank failures of certain regional banks in the United States and the takeover of Credit Suisse Group AG by UBS Group AG in a government-brokered transaction, which were strongly influenced by macroeconomic conditions, including rising interest rates and monetary policy tightening.

The Russian Federation's invasion of Ukraine on 24th February, 2022 and the subsequent implementation of extensive sanctions, including those by the US, UK and the EU on Russia and Russia's counter-measures, exacerbated energy supply shortages, resulting in further increases in energy and non-energy commodity prices as well as global inflationary and interest rate pressures, which caused leading central banks around the world to initiate earlier and more rapid tightening of their monetary policies than previously anticipated. In addition, in October 2023, Hamas carried out attacks in Israel, resulting in a broader conflict between Israel and Hamas that led to further regional conflicts such as attacks on cargo vessels in the Red Sea, resulting in a significant disruption in global shipping routes, and the heightened risk of a broader conflict in the Middle East. The Russia-Ukraine war and the Israel-Hamas conflict and the tensions in the wider Middle East, if escalated further, could result in further substantial geopolitical instability (including as a result of the ongoing tensions between China and Taiwan and between China and the U.S.), trade restrictions, supply chain disruptions, increases in energy prices and global inflationary pressure, which could in turn have further adverse impacts on the regional and global economic environment.

The Group's operations in Sweden account for a significant part of its operating profit and the other Nordic countries of Denmark, Finland and Norway are also important to the Group's profitability. The Nordic economies were impacted by the global supply shortages, higher commodity prices and inflation following the COVID-19 pandemic, a development which accelerated following Russia's invasion of Ukraine. In response to rising inflation,

the Swedish Riksbank raised the policy rate multiple times from 0.00 per cent. to 4.00 per cent. between April 2022 and September 2023. Inflationary pressures and higher interest rates put severe strains on households and businesses, adversely impacting economic growth in 2022-2023. Between May 2024 and January 2025, the Swedish Riksbank cut the policy rates in multiple steps to 2.25 per cent.

According to Statistics Sweden, the Swedish household sector's total debt in relation to its disposable income has almost doubled over the past 20 years, largely driven by the low interest rate environment and significant increase in housing prices over the same period. As interest rates started to rise in early 2022, Valueguard's housing price index (which is no longer published to the general public since the beginning of 2023) had declined by slightly less than 15 per cent. between the peak in February 2022 and December 2022, bringing prices back to levels seen at the beginning of 2021. Although housing prices were largely stable during 2023 and increased gradually in 2024 and at the beginning of 2025, according to Mäklarstatistik, there can be no assurance that housing prices will not deteriorate further, including as a result of further increases in interest rates, inflation, and unemployment or for other reasons. In addition, the Swedish household sector is sensitive to interest rate changes since mortgage debt is typically of a shorter duration or subject to three-month variable rates.

The rapid increase in the interest rate levels from 2022 to 2023 raised concerns around the commercial real estate market in Sweden, which had grown rapidly during the past decade. Volatile market conditions and falling real estate prices adversely affected some parts of the commercial property sector. While interest rates have fallen since then, a continued or renewed stress on the commercial property sector could lead to a deterioration in the quality and/or value of SEB's collateral (e.g., an increase in its loan-to-value ratio), which could have a material adverse effect on SEB's results of operations, asset quality and financial condition. See also "*Risk factors related to SEB's operations—SEB is exposed to declining property values on the collateral supporting household mortgages as well as lending to residential and commercial real estate and housing co-operative associations*".

Volatility in oil and gas prices in recent years, driven by, for example, the Russian invasion of Ukraine, have had, and are expected to continue to have, an adverse effect on certain industry sectors in Europe.

Negative economic growth, a delay in the economic recovery, continued increases in inflation, a material increase in unemployment or a further significant decline in real estate prices in Sweden, the other Nordic countries or the other markets in which SEB operates, including as a result of the developments mentioned above and geopolitical events, could have a material adverse effect on SEB's results of operations, business, financial condition, liquidity and/or prospects.

The United States has recently announced significant new tariffs on imports from China, Mexico, Canada, the EU and other countries. Additionally, the U.S. president has directed various federal agencies to further evaluate key aspects of U.S. trade policy and there has been ongoing discussion and commentary regarding potential significant changes to U.S. trade policies, treaties and tariffs. These developments have resulted in announcements of retaliatory tariffs by China and other countries. The U.S. trade policy and the U.S. administration's tariffs have created significant uncertainty about the relationships between the U.S. and its trading partners and volatility in the global markets, and have heightened the risk of trade disputes, litigation, sanctions, and other actions that could adversely affect SEB's customers, which in turn could adversely impact SEB's business, financial condition, and results of operations.

The U.S. trade policy and the U.S. administration's tariffs are subject to frequent changes and revisions. Such uncertainty of and rapid changes to U.S. trade policies may also have widespread effects on the pricing and supply of traded commodities and goods more generally, adversely impacting supply chains, foreign exchange markets and commodity markets beyond those involving the United States and its trading partners. These developments in U.S. trade policies and other factors, including the imposition of tariffs and retaliatory tariffs, are beyond SEB's control, may have a material adverse effect on global economic conditions and the stability of global financial markets, and may adversely impact SEB's business, financial condition, and results of operations.

The precise nature of all the risks and uncertainties SEB faces as a result of the global economic outlook cannot be accurately predicted and many of these risks are outside SEB's control. The outlook is more uncertain than normal, due to the many difficult-to-analyse factors such as the Russia-Ukraine war, energy price developments and the trade-offs by central banks between fighting inflation and supporting economic activity. No assurance can be given as to future economic conditions in any of SEB's markets. If economic conditions deteriorate in any of SEB's main markets, or if there is an economic crisis or significant market volatility, including as a result of, the Russia-Ukraine war, the Israel-Hamas conflict, commodity price volatility, inflationary pressures, volatility in the

global banking sector, changes to U.S. foreign and trade policy or global trade wars, SEB's results of operations, business, financial condition, liquidity and/or prospects could be negatively affected.

Changes, particularly rapid changes, in interest rates have affected and will continue to affect SEB's business and results of operations.

SEB generally relies on deposits for a significant portion of its funding, which are less costly for SEB due to the relatively low rates paid, in particular for current accounts. SEB's overall net interest margin, which is the difference between the yield on its interest-bearing assets and the cost of its interest-bearing liabilities as a percentage of interest-bearing assets, varies according to prevailing interest rates and is a significant factor in determining SEB's profitability.

Interest rates are highly sensitive to many factors beyond SEB's control, including fiscal and monetary policies of governments and central banks in the jurisdictions in which SEB operates, which may be unpredictable in nature.

Rising inflation led to an abrupt shift in monetary policy in Sweden and other jurisdictions in 2022. Starting in April 2022, the Riksbank raised the policy rate multiple times to 4.00 per cent. in September 2023, from 0.00 per cent. that was in effect from January 2020 to early May 2022. The increases in interest rates occurred after a long period of low interest rates, and the change impacted global economies in a variety of ways. As inflation came down, starting in May 2024, the Riksbank has cut the policy rate in multiple steps to 2.25 per cent. as of January 2025. Other central banks, such as in the Eurozone, have had similar monetary policies. These and other actions taken by the Riksbank, including additional and aggressive increases to the target range for the policy rate, balance sheet management, and any exit or perceived exit from quantitative easing, and similar actions taken by other central banks, are difficult to predict. These actions affect interest rates, the value of financial instruments, increase the likelihood of a more volatile SEK exchange rate and impact SEB's borrowers. Further decreases to prevailing interest rates could influence not only the interest SEB receives on loans and investments and the amount of interest it pays on deposits and its borrowings, but such changes could also affect (i) its ability to originate loans and obtain deposits; (ii) the fair value of its financial assets and liabilities; and (iii) the average duration of its loan portfolio and other interest-earning assets.

Higher interest rates generally have a positive effect on SEB's net interest margin (e.g., through higher net interest income from lending). For example, SEB's net interest income increased by 42 per cent. in the year ended 31st December, 2023, compared to the year ended 31st December, 2022. On the other hand, higher interest rates could lead to higher level of customer defaults and could have an adverse impact on consumer spending and therefore overall economic growth, asset values and/or asset quality, which could have an adverse effect on SEB. In addition, after a long period of extraordinarily accommodative monetary policy, there is a material risk of the ability of corporates and individuals to adjust to a more normal monetary policy environment. Such elevated levels of net interest income or net interest margin seen particularly in 2023 and 2024 may not be sustainable in future periods, including as a result of interest rate cuts by central banks (including the Riksbank, the Federal Reserve and the ECB) which have already taken place and are widely projected to continue to take place in the remainder of 2025. For example, in the year ended 31st December, 2024, SEB's net interest income decreased by 5 per cent. compared to the year ended 31st December, 2023, mainly driven by interest rate cuts. In addition, SEB could also be adversely affected by any significant interest rate differential with one or more of its major markets (such as the Eurozone), which could result in a depreciation of SEK.

In the decade leading up to 2022, central banks reduced interest rates to record low levels in the major markets in which SEB operates, including the negative interest rates of the Eurozone between June 2014 and July 2022 and in Sweden between 2015 and 2019. Interest rates tend to get compressed in a low or negative interest rate environment, such as that which prevailed before 2022, resulting in decreases in the amount of net interest income generated by SEB and its net interest margin. The negative policy rate between 2015 and 2019 in Sweden adversely affected SEB's deposit margin, yields on excess liquidity placed at the Riksbank, bond portfolios (i.e. liquidity and trading bond portfolios as well as those maintained for client facilitation) and fees on its money market funds, as these funds' volumes are reduced as a result of low or zero effective yields and are not placed in other types of funds with SEB.

If zero or negative interest rates return in Sweden, the challenges associated with SEB's ability to pass the consequences of such interest rates on to retail customers and the challenges associated with passing, to the full extent, the consequences of such interest rates on to its large corporate customers would likely be exacerbated, which could adversely affect SEB's net interest income.

SEB's earnings are exposed to interest rate risk, including basis risk arising from the repricing characteristics of SEB's assets and liabilities. In an environment of increasing interest rates, borrowers with variable rate obligations

may exhibit deterioration in their ability to pay if higher interest rates are not supported by sufficient increases in income levels. Increasing interest rates and credit spreads may also have an adverse impact on SEB's holdings of fixed-income and equity securities and credit valuation adjustments to its derivatives positions. See Risk Factors - *“Risk Related to SEB's Operations - SEB is exposed to changes in the fair value of its holdings of financial instruments and a decline in net trading income”*. While SEB has implemented certain risk management methods to mitigate the interest rate risks to which it is exposed, it is difficult to predict with accuracy changes in economic or financial market conditions and changes in central banks' goals and monetary policies, and to anticipate the effects that such changes could have on SEB's business, financial condition, results of operations, liquidity and/or prospects.

SEB is exposed to foreign exchange risk, and a devaluation or depreciation of any of the currencies in which it operates could have a material adverse effect on its assets, including its loan portfolio, and its results of operations.

Foreign exchange rate movements could have a significant effect on SEB's balance sheet positions and, over the long term, its results of operations, which are stated in SEK. A substantial portion of loans made by SEB is denominated in currencies other than SEK. A devaluation or depreciation of any such currencies other than SEK in which SEB operates or in which it has loan exposure may require a substantial translation effect and could cause adverse foreign exchange effects on SEB's income statement and equity. SEB's results of operations and financial condition, expressed in SEK, would also be adversely affected by the relative weakness of the currency of any other country in which it operates, including in particular the euro and, to a lesser extent, the U.S. dollar and the Danish and Norwegian krone, compared to the SEK.

Conversely, a depreciation of the SEK against other currencies in which loans are made to customers could result in an increase in SEB's loan portfolio, resulting in growth in the REA and a negative impact on capital ratios.

For example, as of 31st March, 2025, the SEK appreciated by 6 per cent. against the euro and appreciated by 6 per cent. against the U.S. dollar compared to 31st March 2024, which resulted in a decrease in the REA of SEK 24 billion. In the year ended 31st December, 2024, SEK depreciated by 3 per cent. against the euro and depreciated by 10 per cent. against the U.S. dollar, which resulted in an increase in the REA of SEK 20 billion compared to 31st December, 2023.

SEB operates in competitive markets, which could have an adverse effect on its financial condition and results of operations.

SEB is subject to significant competition in the markets in which it operates. Competition has increased and may increase in the future in some or all of SEB's markets as a result of legislative, regulatory, technological or other factors. Increased competition could cause SEB to lose business or compel it to price products and services on less advantageous terms, or otherwise have an adverse effect on its business, financial condition, results of operations and prospects. Competition in the banking and financial services industry is impacted by consolidation, at both national and international levels, digitalisation, new technologies and regulation, and this trend may impact SEB in the principal markets in which it operates. Competition from new market entrants, including alternative providers of financial services in the so-called fin-tech space, is changing the competitive landscape rapidly and significantly, including by challenging historical banking business models, products, delivery channels and customer expectations. It is difficult to predict with certainty how such technological changes may shape the competitive landscape. Although SEB believes its businesses are well suited to compete effectively in such an environment, it may experience stronger competition for corporate, institutional and retail clients and increased pressure on profit margins as well as other pricing pressures on its products and services, particularly as competitors seek to build their market share, which may harm SEB's ability to maintain or increase profitability and adversely affect SEB's business, financial condition, results of operations, liquidity, markets and prospects.

Catastrophic events, terrorist acts, acts of war or hostilities, pandemic diseases, geopolitical, climate-related or other unpredictable events could have a negative impact on SEB's business and results of operations.

Catastrophic events, terrorist acts, acts of war or hostilities (including the war between Russia and Ukraine, and the consequent rise in tensions between Russia on the one hand and the U.S., UK, EU and certain other countries on the other and the Israel-Hamas conflict and the potential escalation of the conflict), pandemic diseases (including the outbreak of the COVID-19 virus), geopolitical, climate-related or other unpredictable events and responses to those acts or events may create economic and political uncertainties, which could have a negative impact on Swedish, European and international economic conditions generally and, more specifically, could interrupt SEB's business and adversely impact SEB in a number of ways, including as a result of (i) declines in net interest income and non-interest income due to reduced activity or volatility and declining prices in financial,

real estate and/or commodities markets, (ii) higher credit losses and increases in the allowances for expected credit losses as a result of SEB's customers' failure to meet existing payment or other obligations to SEB, especially if unemployment continues to rise and/or SEB's clients and customers draw on their lines of credit or seek additional loans or payment holidays to help finance their personal or business needs, (iii) a reduction in demand for SEB's products and services, including loans, deposits and asset management services, (iv) a failure to meet the minimum regulatory capital and liquidity ratios and other supervisory requirements, (v) possible downgrades to SEB's credit ratings; and (vi) disruptions to significant portions of SEB's operations. Such events or acts and losses resulting therefrom are difficult to predict and may relate to property, financial assets, trading positions or key employees as well as a material adverse impact on borrowers' credit quality. Furthermore, the unwinding of governmental, monetary and regulatory actions taken to support the economy and financial system during such events (e.g., those introduced during the COVID-19 pandemic) may have unintended and unpredictable effects, including financial distress of borrowers who had benefitted from such support. If SEB's business continuity plans do not address such events, cannot be implemented under the circumstances or are not effective, such losses may increase. Unforeseen events can also lead to increased operating costs, such as higher insurance premiums and the need for redundant back-up systems, as well as increased risk management and compliance costs. For example, the rapidly changing sanctions environment arising from the U.S., UK and EU response to the ongoing war between Russian and Ukraine have required a more intense focus on compliance, and compliance with rapidly evolving sanctions may be challenging for banks' systems. Insurance coverage for certain risks may also be unavailable and thus increase SEB's risk. SEB's inability to effectively manage these risks could have a material adverse effect on its business, results of operations and financial condition.

Acts of war or hostilities may also require SEB to reassess its geographic scope of operations. Under the current conditions arising from the war between Russia and Ukraine, SEB believes that it is not viable for it to maintain operations in Russia. Therefore, since March 2022, SEB has been winding down its operations in Russia and has minimal operations remaining in the country. SEB's loan portfolio has been fully wound down, and the process to wind down its remaining operations and client obligations is ongoing. Due to regulatory and legal obligations, this is expected to require additional time to conclude. During 2022, the Russian Federation limited transactions between subsidiaries in Russia and parent companies in so called unfriendly countries and restricted funds that may be transferred abroad. In the fourth quarter of 2022, SEB recognised an impairment charge of SEK 1.4 billion of the Group's assets of SEK 7 billion related to Russia.

Risk Factors related to SEB's operations

SEB has significant credit risk exposure and is exposed to the risk of a deterioration of its credit portfolio which could lead to increased credit provisioning.

SEB is exposed to the risk that its borrowers may not repay their loans according to their contractual terms and that the collateral securing the payment of these loans may be insufficient. An adverse economic environment or industry or counterparty-specific dynamics affecting SEB's borrowers, such as regulatory changes or rapid market evolution, declining asset values and declining or negative GDP growth, could result in a deterioration of SEB's credit portfolio. The specific challenges arising from deterioration of the global and regional economic environments as a result of geopolitical developments (including the Israel-Hamas and the Russia-Ukraine wars), new or higher tariffs and trade wars and/or renewed inflation and high interest rates may result in a material adverse impact on SEB's credit risk exposure. SEB's credit portfolios will remain strongly linked to the macroeconomic environments in which SEB operates, with household over-indebtedness being among the factors that may impact secured and unsecured credit exposures.

Any significant increase in the size of SEB's allowances for loan losses in the future could have a material adverse effect on its financial position and results of operations. SEB's allowances for loan losses are based on, among other things, its analysis of current and historical delinquency rates and loan management, its customers' likely repayment capacity and the valuation of the underlying assets, as well as numerous other management assumptions, including macroeconomic assumptions. Valuation of underlying assets may be adversely affected by higher interest rates. These internal analyses and assumptions may give rise to inaccurate predictions of credit performance and SEB may experience unexpected reductions in profitability or increased losses as a result. SEB's performance may also be affected by future recovery rates on assets and the historical assumptions underlying asset recovery rates, which may no longer be accurate.

SEB is exposed to declining property values on the collateral supporting household mortgages as well as lending to residential and commercial real estate and housing co-operative associations.

SEB's total credit portfolio as of 31st March, 2025 was SEK 3,062 billion, of which household mortgage exposure amounted to 21 per cent., or SEK 649 billion (of which SEK 555 billion, or 18 per cent. of the total credit portfolio, was household mortgage exposure in Sweden), and real estate management exposure amounted to 12 per cent., or SEK 361 billion (of which SEK 219 billion, or 7 per cent. of the total credit portfolio, was commercial real estate exposure, and SEK 142 billion, or 5 per cent. of the total credit portfolio, was residential real estate exposure, mainly in Sweden) and SEK 66 billion, or 2 per cent. of the total credit portfolio, was exposure to housing co-operative associations in Sweden.

SEB applies a cash-flow based credit policy that focuses on the repayment capacity of the customer when extending credit. This policy also applies to all lending backed by residential or commercial real estate. The rising interest rate environment in 2022 and 2023 resulted in a decline in property values and raised concerns around the commercial and residential real estate sectors in Sweden, in particular, which grew rapidly during the past decade, and to what extent high inflation and a sustained high level of interest rates may have a negative impact on their repayment capacity and/or financing costs and therefore SEB's credit exposure and asset quality. A further economic downturn in the Nordic and Baltic regions, including as a result of interest rate and inflation developments could adversely affect SEB's commercial and residential property lending portfolio and household mortgage portfolio and generate increases in impairment losses, which could materially affect SEB's financial condition and results of operations.

In addition, and particularly given the relatively significant increase in Swedish housing prices since the 1990s and the rapid growth in household debt in Sweden, the effects of any significant decline in property values on the wider economy may also contribute to higher default rates and impairment losses on non-property commercial and consumer loans. Moreover, declining residential property values in Sweden may also have a material adverse effect on SEB's ability to issue covered bonds, its most important source of wholesale funding, and therefore on its financial condition, liquidity and prospects.

SEB requires significant funding to service its indebtedness and relies on the credit and capital markets to meet a significant part of its funding needs.

As of 31st March, 2025, the amount of outstanding long-term senior unsecured and mortgage covered bond funding scheduled to mature within one year and Tier 2 and Additional Tier 1 issuances, which in accordance with their terms and conditions may be called in the next twelve months, and require refinancing was SEK 141 billion. An additional SEK 128 billion and SEK 122 billion were scheduled to mature or may be called on their respective call dates within two and three years, respectively.

Future disruptions, uncertainty or volatility in the capital and credit markets, which were particularly volatile during certain periods in 2022 and in 2023, driven by geopolitical events, central banks' rapid tightening of monetary policy and volatility in the global banking sector, could limit SEB's ability to refinance maturing liabilities with long-term funding and increase SEB's cost of funds (whether in the capital markets or via customer deposits). The availability to SEB of any additional financing it may need will depend on a variety of factors, such as market conditions, the availability of credit generally and to borrowers in the financial services industry specifically, the volume of trading activities, SEB's financial condition, its credit ratings and credit capacity, as well as the possibility that customers or lenders could develop a negative perception of SEB's financial prospects. In particular, SEB's access to funds may be impaired if regulatory authorities impose additional regulatory capital requirements or rating agencies downgrade SEB's credit ratings.

In addition, like many banks, SEB relies on customer deposits to meet a substantial portion of its funding requirements. Such deposits are subject to fluctuation due to certain factors outside SEB's control, such as any possible loss of confidence and competitive pressures, which could result in a significant outflow of deposits within a short period of time. Any material decrease in SEB's deposits could have a negative impact on SEB's liquidity.

SEB is subject to the risk that liquidity may not always be readily available.

Liquidity risk is the risk that a bank will be unable to meet its obligations, including funding commitments, as they fall due. This risk is inherent in banking operations and can be heightened by a number of enterprise-specific factors, including over-reliance on a particular source of funding (including, for example, short-term and overnight funding), changes in credit ratings or market-wide phenomena such as market dislocation and major disasters.

Rapid increases in interest rates, abrupt changes in monetary or fiscal policy and the actions and commercial soundness of other financial institutions have the potential to impact market liquidity.

SEB's liquidity management focuses on maintaining a diverse and appropriate funding strategy for its operations, controlling the diversity of its funding, monitoring and managing the maturity dates of its debts and carefully monitoring its undrawn commitments and contingent liabilities toward customers. However, SEB's internal sources of liquidity may prove to be insufficient and, in such case, SEB may not be able to successfully obtain additional financing on favourable terms or at all, which could have a material adverse effect on SEB's liquidity and prospects. Additionally, any liquidity constraints that arise in the funding market, or even a perception among market participants that a financial institution is experiencing greater liquidity risk can cause significant damage to the institution's funding sources. SEB's funding base comprises deposits and borrowing from the public (excluding repos), deposits from central banks, deposits from credit institutions (excluding repos), debt securities, including covered bonds, and subordinated debt.

Adverse developments affecting the banking industry globally, including the failures of Silicon Valley Bank and Signature Bank in the United States and the forced sale in Switzerland of Credit Suisse Group AG and the related write-down of its Additional Tier 1 (AT1) instruments in the first quarter of 2023, resulted in significant volatility in the financial markets. There can be no assurance that the banking industry will not be subject to further strain, particularly given that economic activity remains somewhat muted and geopolitical uncertainty remains high. These types of volatile conditions in the global financial markets could have a material adverse effect on SEB, including on SEB's ability to access capital and liquidity on financial terms acceptable to SEB, if at all. If SEB's funding sources become volatile or are unavailable, including as a result of disruption in the capital markets, SEB's access to liquidity and cost of funding could be adversely affected as SEB would be required to utilise other, more expensive, sources to meet its funding needs, such as collateralised borrowing or asset sales. Any such developments could have a material adverse effect on SEB's interest margins and liquidity. In addition, if SEB fails to anticipate or provide for unforeseen decreases or changes in funding sources, it could have a material adverse effect on SEB's business, results of operations, financial condition or prospects.

SEB's borrowing costs and its access to the debt capital markets depend significantly on its credit ratings.

SEB's credit ratings are important to its business. SEB's issuer long-term senior unsecured ratings as of the date of this Prospectus are Aa3, A+ and AA- by Moody's, S&P and Fitch, respectively.

SEB's credit ratings are subject to change and could be downgraded as a result of many factors, including the failure of SEB to successfully implement its strategies as well as factors outside of SEB's control such as changes in the macroeconomic environment. Declines in those aspects of SEB's business identified by the rating agencies as significant or otherwise could adversely affect the rating agencies' perception of SEB's credit and cause them to take negative ratings actions. Any downgrade in SEB's credit ratings or the threat of a potential downgrade could:

- adversely affect its liquidity and competitive position;
- undermine confidence in SEB;
- increase its borrowing costs;
- limit its access to the capital markets; and/or
- limit the range of counterparties willing to enter into transactions with SEB, as many institutions require their counterparties to satisfy minimum ratings requirements.

A downgrade of SEB's credit ratings could also lead to a loss of customers and counterparties which could have a material adverse effect on its business, results of operations and financial condition or on the market price of the Covered Bonds.

SEB could be negatively affected by the soundness or the perceived soundness of other financial institutions and counterparties.

Given the high level of interdependence between financial institutions, SEB is and will continue to be subject to the risk of deterioration of the commercial and financial soundness, or perceived soundness, of other financial services institutions. This is particularly relevant to SEB's franchise as an important and large counterparty in

equity, fixed-income and foreign exchange markets, including related derivatives, which exposes it to concentration risk. Within the financial services industry, the default of any one institution could lead to defaults by other institutions. Concerns about, or a default by, one institution could lead to significant liquidity problems, losses or defaults by other institutions because the commercial and financial soundness of many financial institutions may be closely related as a result of their credit, trading, clearing or other relationships. Even the perceived lack of creditworthiness of, or questions about, one or more financial services institutions may lead to market-wide liquidity problems and losses or defaults by SEB or by other institutions. This risk is sometimes referred to as “systemic risk” and may adversely affect financial intermediaries, such as clearing agencies, clearing houses, banks, securities firms and exchanges with whom SEB interacts on a daily basis. For example, in the first quarter of 2023, the banking sector in the United States and globally came under pressure following the bank failures of certain regional banks in the United States and the takeover of Credit Suisse Group AG by UBS Group AG in a government-brokered transaction. Any further volatility in the global financial markets or changes in investor and customer confidence in the banking sector may adversely affect SEB’s ability to access capital and liquidity on financial terms acceptable to it and the willingness of certain counterparties and customers to do business with SEB.

In addition, SEB is subject to the risk that its rights against third parties may not be enforceable in all circumstances. The deterioration or perceived deterioration in the credit quality of third parties whose securities or obligations SEB holds could result in losses and/or adversely affect its ability to rehypothecate or otherwise use those securities or obligations for liquidity purposes. A significant downgrade in the credit ratings of SEB’s counterparties could also have a negative impact on SEB’s income and risk weighting, leading to increased capital requirements. While in many cases SEB is permitted to require additional collateral from counterparties that experience financial difficulty, disputes may arise as to the amount of collateral SEB is entitled to receive and the value of pledged assets.

SEB’s credit risk may also be exacerbated when the collateral it holds cannot be realised or is liquidated at prices not sufficient to recover the full amount of the loan or derivative exposure that is due to SEB, which is most likely to occur during periods of illiquidity and depressed asset valuations. The termination of contracts and the foreclosure on collateral may subject SEB to claims for the improper exercise of its rights. Bankruptcies, downgrades and disputes with counterparties as to the valuation of collateral tend to increase in times of market stress and illiquidity.

Any of these developments or losses could materially and adversely affect SEB’s business, financial condition, results of operations, liquidity and/or prospects.

A significant part of SEB’s Swedish household mortgage portfolio comprises the Cover Pool for the Covered Bonds issued by SEB and the claims of holders of SEB’s unsecured obligations rank after the claims of holders of covered bonds and certain derivatives counterparties.

As of 31st March, 2025, a significant part of the Group’s Swedish household mortgage portfolio was in the Cover Pool against which SEB issues Covered Bonds (including the Covered Bonds issued under the Programme). Under Swedish regulations, only that part of the residential mortgage loan that is below 80 per cent. of the loan-to-value is eligible to be in the Cover Pool at origination. As of 31st March, 2025, approximately 49 per cent. of the Cover Pool, or SEK 347 billion, had been used for the issuance of, and security for, outstanding Covered Bonds. Outstanding Covered Bonds represented 8 per cent., 9 per cent. and 9 per cent. of SEB’s total assets as of 31st March, 2025 and as of 31st December, 2024 and 31st December, 2023, respectively. The mortgage loans in the Cover Pool do not form part of the general assets of SEB that would be available to holders of notes other than Covered Bonds in the case of insolvency or liquidation of SEB, although any excess proceeds from liquidation of the mortgage loans, after satisfaction of the claims of Covered Bond holders, would be available to unsecured creditors, including the holders of notes. The growth of SEB’s mortgage lending will continue to be funded through the additional issuance of Covered Bonds which will be secured by Swedish residential mortgages to the extent stipulated by the Swedish Covered Bonds Act. The claims of holders of notes that are unsecured obligations of SEB rank after the claims of holders of Covered Bonds and counterparties under derivatives contracts entered into for hedging purposes in relation to such Covered Bonds to the extent of their claims against the assets in the Cover Pool in respect of outstanding Covered Bonds should SEB become insolvent or be liquidated.

SEB is exposed to changes in the fair value of its holdings of financial instruments and a decline in net trading income.

SEB's holdings of fair value financial instruments amounted to SEK 1,320 billion as of 31st March, 2025. Market fluctuations and volatility may adversely affect the fair value of these instruments. For investment, treasury and client trading purposes, SEB maintains portfolios of fixed-income securities, which mainly include government bonds, covered bonds, bonds issued by financial institutions and asset-backed securities. Net of short positions, the total amount of fixed-income securities amounted to SEK 306 billion as of 31st March, 2025 compared to SEK 239 billion and SEK 237 billion as of 31st December, 2024 and 2023, respectively. The principal risk for SEB's fixed-income securities is credit spread risk, meaning that SEB could experience losses in the event of sudden and material deteriorations in the credit quality of securities held within its fixed-income securities portfolios. Approximately 12 per cent. of SEB's fixed-income securities had floating rate coupons as of 31st March, 2025. Although SEB hedges the part of its fixed-income securities portfolios that has fixed coupons against changes in interest rates, there can be no assurance that such hedges will fully mitigate the negative effect of adverse movements in interest rates, and, to that extent, SEB's fixed-income securities portfolios are also exposed to interest rate risk.

In addition, nearly all of SEB's fixed-income portfolios are marked to market on a daily basis. Valuations in future periods, reflecting then-prevailing market conditions, may result in negative changes in the fair values of SEB's exposure. These changes are likely to be higher in periods of high and rising inflation and interest rate volatility. In addition, the value ultimately realised by SEB may be lower than the current or estimated fair value. Any of these factors could require SEB to recognise valuation losses or realise impairment charges, which may adversely affect its business, financial condition, results of operations, liquidity and prospects.

Effective management of SEB's capital is critical to its ability to operate and grow its business.

Effective management of SEB's capital is critical to its ability to operate and grow its business and to pursue its strategy. SEB is required by regulators in Sweden and in other jurisdictions in which it undertakes regulated activities to maintain adequate capital. SEB seeks to mitigate the risk of not meeting capital adequacy requirements by careful management of its balance sheet and capital, through capital raising activities and disciplined capital allocation. However, any change that limits SEB's ability to effectively manage its balance sheet and capital resources (including, for example, reductions in profit and retained earnings as a result of credit losses, write-downs or otherwise, increases in the REA (which are typically pro-cyclical, resulting in risk weighting increasing in economic downturns), delays in the disposal of certain assets, the inability to syndicate loans as a result of market conditions or otherwise or the effects of new regulatory requirements) could have a material adverse impact on its business, financial condition, results of operations, liquidity and/or prospects.

SEB is exposed to insurance risk through its life insurance business.

SEB offers investment contract products such as unit-linked products and portfolio bonds without a guaranteed investment return or other significant risk elements for SEB. SEB also offers insurance contract products such as traditional insurance with guarantee and sickness/health insurance. Income from investment contract products is determined by reference to the value of assets under management ("AuM") for the benefit of policyholders. The principal effect of declining market values on the unit-linked and portfolio bond business is a reduction in income, as a significant portion of the fee income from this business is related to the value of AuM. For example, in 2022, the effects on the financial markets from geopolitical, economic and monetary policy developments had a negative effect on the value of the assets under management of the life insurance business. SEB's traditional life insurance business is also subject to the risk of falling long-term interest rates, as its traditional insurance contracts guarantee specified benefits to the policyholder at maturity. Since the divestment of its Danish life insurance subsidiaries, SEB Pensionsforsikring A/S and SEB Administration A/S (together, "SEB Pension") in June 2018, SEB's traditional life insurance business is mainly written in Sweden. In the traditional life insurance business, despite mitigating risk buffers that are a feature of the product, SEB bears the ultimate risk if investment returns over time are not sufficient to service the guarantees given to policyholders and, if investment returns remain depressed for extended periods, additional reserves may need to be established. SEB has, from time to time, made provisions to cover capital shortfalls in the traditional portfolios of SEB Pension och Försäkring AB. Although these provisions are generally recovered in subsequent years as investment returns improve, there can be no assurance that they will be so recovered and that further provisions will not be required in the future.

In addition, SEB's life insurance business inherently faces the risk of volatility in the amount and timing of claims caused by unexpected changes in mortality, longevity, morbidity and expenses. Mortality risk is the risk of deviations in timing and amounts of cash flows (premiums and benefits) due to the incidence or non-incidence of

death. Longevity risk is the risk of such deviations due to increasing life expectancy trends among policyholders and pensioners, resulting in pay-out ratios higher than those the insurance company originally accounted for. Morbidity risk is the risk of deviations in timing and amount of cash flows (such as claims) due to the incidence or non-incidence of disability and sickness. Expense risk is the risk that changes of the expenses incurred in servicing insurance or reinsurance contracts affect the value of insurance liabilities. Material changes in relation to any of these insurance risks or the inability of SEB to successfully manage these risks could adversely affect SEB's business, financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage.

SEB may be required to make provisions for its pension schemes, or further contributions to its pension foundations, if the value of pension fund assets is not sufficient to cover potential obligations.

SEB maintains a limited number of defined benefit pension schemes for past and current employees. The pension obligations under these schemes are partly secured by foundations established for that purpose. The foundations' assets comprise investment portfolios that are held to meet SEB's projected liabilities to the scheme members. Risk arises from the schemes because the value of these asset portfolios and returns from them may be less than expected and because there may be greater than expected increases in the estimated value of the schemes' liabilities. In these circumstances, SEB could be obliged, or may choose, to make provisions for its pension schemes or additional contributions to the foundations. SEB may, in the future, be required or elect to make provisions for its pension schemes or further contributions to the pension foundations, which could be significant and have a material adverse effect on SEB's equity position.

SEB's business may be adversely affected by fraud, and other criminal activities, as well as regulatory and technological changes.

SEB's business, including SEB's card business, continues to be exposed to fraud and other criminal activities (such as identity theft, phishing, social engineering and other cybercrimes) targeted at SEB, its customers and its employees. In recent years, fraud and criminal activity risk has increased due to a number of developments in how digital systems are used, not only in the banking sector but also by society in general. Threats have increased in frequency and magnitude, and are expected to continue to increase, as criminals and other bad actors become more organised and employ more sophisticated techniques. At the same time companies increasingly make information systems and data available through the internet, mobile devices or other network connections to customers, thereby expanding the attack channels that bad actors may potentially exploit. Such fraudulent activities have been growing in numbers and sophistication in recent years, thereby increasing the risk of operational disruptions, reduction of earnings and credit losses. Although SEB has instituted various measures, including Strong Customer Authentication, as required by the Payment Services Directive 2 ("PSD2"), and other monitoring procedures to protect against incidents of fraud and other criminal activities, there can be no assurance that fraudulent incidents will not increase in the future from their current low levels. Further, high delinquency rates in payments by customers and high credit loss rates driven by such fraudulent activities may result in increases in credit loss provisions and write-offs as well as increases in monitoring costs, which could have a negative effect on SEB's financial performance. See also "*Weaknesses or failures in SEB's internal processes and procedures and other operational or reputational risks could have a negative impact on its financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage*" below.

SEB's business is also subject to evolving regulatory regimes, including interchange fees regulations, payment services regulations (including PSD1 and PSD2), anti-money laundering and know-your-customer regulations (including Anti-Money Laundering Directive 4 ("AML 4") and Anti-Money Laundering Directive 5 ("AML 5")), ICT risk management regulations (including the Digital Operational Resilience Act) ("DORA") and consumer credit protection regulations. These regulations are evolving at an accelerating pace, and are likely to result in further regulatory requirements, which may lead to higher compliance costs, pressure on fees and reduced earnings as well as changed business models and revenue streams.

Furthermore, rapid technological development, in combination with increased competition (including new entrants), may increase business risks for SEB's business (such as its payment business) and may lead to increased costs and investments. If SEB does not keep pace with technological developments, this may adversely affect the competitiveness of SEB's card business and may increase risks of fraudulent incidents. See also "*The information technology and other systems on which SEB depends for its day-to-day operations may fail for a variety of reasons that may be outside its control. SEB is also subject to the risk of infrastructure disruption, cyberattacks or other effects on such systems*" below.

As a financial institution, SEB is exposed to risks related to money laundering, terrorist financing activities and sanctions violations, and compliance with anti-money laundering and anti-terrorism financing rules involves significant cost and effort.

In general, the risk that banks will be subjected to, or used for, money laundering has increased worldwide. The risk of money laundering occurring is higher in emerging markets, including the Baltics, Ukraine and Russia (although SEB has been winding down its operations in Russia since March 2022 and has minimal operations remaining in the country), due to, among other factors, high turnover of employees, the difficulty in consistently implementing related policies and technology systems, and the general business conditions in these countries compared to Sweden or other more developed markets where SEB operates. Compliance with sanctions and anti-terrorism laws is inherently complex and subject to evolving standards and priorities of regulatory and enforcement authorities. The rapid development of U.S., UK and EU sanctions imposed in response to the military conflict between Ukraine and the Russian Federation and countervailing measures implemented by the Russian Federation has increased this complexity, which in turn increases the risks of non-compliance with such laws. Any such non-compliance may have an adverse impact on SEB's reputation, business or results of operations. In addition, compliance with anti-money laundering rules has attracted in the past, and may in the future, attract significant media attention, which may harm SEB's reputation or result in regulatory investigations.

A number of money laundering cases were brought to light in 2018 in the Baltic region, where SEB has operations. The SFSA initiated a review of the management and control of money laundering risk in the Baltic countries in June 2019, in cooperation with the local supervisory authorities. These reviews concluded in June 2020, resulting in findings by those authorities that SEB had failed to sufficiently identify the risk of money laundering in its Baltic operations and had deficiencies in its governance and control of its Baltic subsidiaries' anti-money laundering measures. The SFSA and the Estonian supervisory authority, among other things, imposed fines on SEB of SEK 1 billion and on the Estonian subsidiary of SEB (**SEB Estonia**) of EUR 1 million, respectively.

Although SEB has taken steps to enhance its anti-money laundering compliance program and address the issues identified by the regulators, including issues identified in routine compliance examinations that resulted in findings of shortcomings and regulatory fines, there can be no assurance that such measures will be sufficient to prevent or detect future violations of anti-money laundering laws and regulations. Furthermore, SEB may face investigations, enforcement actions or penalties from other authorities or parties arising from or related to its past incidents, or allegations of past violations or shortcomings in its compliance program, including as a result of back-testing or re-analysing data, which may result in adverse reputational consequences for SEB or lead to fines or remedial consequences for SEB, which could be material.

SEB is involved in processing transactions with a very large number of counterpart banks, including in the Baltic region, and relies in part on its counterpart banks having effective anti-money laundering policies and procedures. There can be no assurance that historical AML regulatory requirements or the banking system's or entities' ability have been sufficient to prevent or handle risks of money laundering. While SEB's ability to prevent, detect and report suspected financial crime has increased over time, there can be no assurance that SEB has not been used nor that SEB will not be used by persons or entities engaging in money laundering violations.

Over the past years, regulators have been particularly focused on anti-money laundering compliance and banks' procedures and policies. SEB has received requests from authorities in jurisdictions where it operates, including from U.S. authorities, to provide information concerning its measures against money laundering and its compliance with applicable money laundering rules, which SEB is responding to in dialogue with these authorities. These current and any future regulatory and supervisory activities of, and requests for information from, these and other such authorities could lead to criticism or sanctions, and may, as a result, materially and adversely affect SEB's business, results of operations and prospects.

Supervisory authorities regularly conduct reviews of SEB's regulatory compliance, including in the area of anti-money laundering. The timing of completion of any such reviews is uncertain, and is subject to the authorities' timetables and processes. Such reviews may lead to observations, remarks or other regulatory actions by the relevant authorities.

In addition, SEB is required to comply with a number of international sanctions regimes, including those of the EU, the United Nations, the United States and a number of other countries. A wide range of countries, organisations and individuals may be subject to sanctions under these regimes. While the Group takes steps to screen transactions against sanctions lists, these procedures may not have been and may not always be effective or may require

significant cost and effort, and the complexity of banking operations and evolving nature of sanctions (including extending the reach to a greater number of individuals or activities) may increase this risk.

As a result, the risk of future incidents and allegations in relation to money laundering and sanctions violations always exists for SEB. Any violation of anti-money laundering rules or sanctions regimes, or even the suggestion of violations, may have severe legal and reputational consequences for SEB, especially in terms of its business relations with institutions based or active in the United States, and may, as a result, materially and adversely affect SEB's business, results of operations and prospects.

SEB's guidelines and policies for risk management may prove inadequate for the risks faced by its businesses currently or as a result of new, emerging risks.

The management of business, regulatory and legal risks requires guidelines and policies for the accurate identification, measurement and control of a large number of transactions and events. Such guidelines and policies may not always be adequate. Some of the measures taken by SEB to manage various risks are to enter into hedging transactions to manage market risks, to issue credit risk limits for each counterparty to which SEB is exposed in its lending business, to have sufficient security for credits provided, and to do customary due diligence to manage legal risks. Some of these and other methods used by SEB to manage, estimate and measure risk, such as value-at-risk (VaR) analyses, are based on historic market behaviour. The methods may therefore prove to be inadequate for predicting future risk exposure, which may prove to be significantly greater than what is suggested by historic experience or may not reflect political risks and geopolitical developments. Historical data may also not adequately allow prediction of circumstances arising due to government interventions and stimulus packages, which increase the difficulty of evaluating risks. Other methods for risk management are based on evaluation of information regarding markets, customers or other information that is publicly known or otherwise available to SEB. Such information may not always be correct, updated or correctly evaluated. Furthermore, banking products, markets and distribution channels are evolving rapidly as result of digitalisation and technological advances, and current risk management guidelines and policies may not be adequate to identify, measure and address risks emerging from such developments on a timely basis. In addition, the speed of development and lack of historical precedent in certain of these developments result in challenges to modelling or timely anticipating risks from new technologies in the banking sector.

SEB is subject to environmental, social and governance risks that could adversely affect its reputation, business, financial condition, results of operations and/or prospects.

Regulators, investors and other market participants have been increasingly focusing on environmental, social and governance ("ESG") risks, in particular climate-related risks. SEB is subject to such risks mainly through its credit portfolio and investments. For example, SEB considers two climate-specific risks in its credit risk management – transition risk and physical risk. Transition risk refers to the financial risk that may arise from the transition to a lower-carbon society. This entails the effects on its customers' business models from disruptive events such as changes in climate policy, regulation, technology or market sentiment. Depending on the nature, speed and focus of such changes, transition risk may pose varying degrees of risk to companies. In general, sectors that rely on fossil fuels or are energy-intensive are expected to be affected first and most by transition risk. Physical risk arises from increased severity and frequency of climate and extreme weather-related events such as droughts, floods, storms and sea-level rise. Physical risk can also be more gradual, arising from longer-term chronic shifts in climate patterns. The impact can be direct (e.g. through damage to property) or indirect as a result of subsequent events such as the disruption of global supply chains. Amid rapidly changing circumstances around ESG, lack of sufficient focus on ESG considerations could not only impede SEB's ability to build a sustainable business model, but could also adversely affect its reputation, results of operations and financial condition. Reputational risks also include the risk associated with over-stating SEB's credentials, or not delivering on commitments made (also known as "greenwashing").

In recognition of such risks, SEB has implemented or is in the process of implementing a number of actions, including integrating ESG risks into its credit analysis and customer selection processes, enhancing sustainability policies and governance, and introducing various targets to reduce its fossil fuel exposure and to increase sustainable lending and investment activity. However, SEB cannot guarantee that these actions will be effective in mitigating the relevant risks, nor can it make any assurances that its regulators, investors or other market participants will find its efforts to be sufficient. For example, SEB may be required to terminate certain existing customer relationships as a result of potential exposure to ESG risks or may be subject to reputational damage if its measures are deemed to be insufficient. In addition, the increased focus on ESG matters may subject SEB to

increased regulatory scrutiny, new disclosure requirements or other additional costs, which could have a material adverse effect on SEB's business, financial condition, results of operations and/or prospects.

Weaknesses or failures in SEB's internal processes and procedures and other operational or reputational risks could have a negative impact on its financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage.

SEB's businesses are dependent on their ability to process and report accurately and efficiently a high volume of complex transactions across numerous and diverse products and services, in different currencies and subject to a number of different legal and regulatory regimes. Operational risks are present in SEB's businesses, through inadequate or defective internal processes (including financial reporting and risk monitoring processes) or from people-related events (including the risk of fraud and other criminal acts carried out against SEB, misconduct or errors by employees, violations of internal instructions and policies and failure to document transactions properly or obtain proper authorisation) or external events (including natural disasters or the failure of external systems). The increasing presence of new technologies, increased use of data and models, and outsourcing or third party solutions in the banking sector may also increase operational risk.

There can be no assurance that the risk controls, loss mitigation and other internal controls or actions in place within SEB will be effective in controlling each of the operational risks faced by it. Any weakness in these controls or actions could result in a material adverse impact on SEB's business, financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage.

SEB's reputation is one of its most important assets. Negative public opinion may adversely affect SEB's ability to keep and attract customers, depositors and investors, as well as its relationships with regulators and the general public. SEB cannot ensure that it will be successful in avoiding damage to its business from reputational risk, including from negative public opinion from causes such as activities of business partners over which SEB has limited or no control or from unanticipated consequences of using new technologies in the banking sector.

The information technology and other systems on which SEB depends for its day-to-day operations may fail for a variety of reasons that may be outside its control. SEB is also subject to the risk of infrastructure disruption, cyberattacks or other effects on such systems.

SEB's operations are dependent on its ability to process and monitor, on a daily basis, a large number of transactions, many of which are complex, across numerous and diverse markets, and in many currencies. SEB's financial, accounting, data processing or other operating systems and facilities may fail to operate properly or may become disabled due to, for example, a spike in transaction volume, failures of communications networks or incidents with third-party software, which may have an adverse effect on SEB's ability to process transactions or provide services. In addition, other factors which could cause SEB's operating systems to fail or not operate properly include a deterioration in the quality of information technology ("IT") development, support and operations processes and, in particular, high turnover of employees, resulting in an inadequate number of personnel to handle the growth and increasing complexity of operations. Despite SEB's significant expenditures on its IT systems, there can be no assurance that these expenditures will be sufficient or that its IT systems will function as planned. Any disruption in SEB's IT or other systems, whether as a result of internal or third party failure, may have a material adverse effect on its business, financial condition, results of operations and/or prospects.

Despite the contingency plans and facilities SEB has in place, its ability to conduct business may be adversely impacted by a disruption in the infrastructure that supports the businesses and the countries in which it is located. This may include a disruption involving electrical, communications, transportation or other services used by SEB or third parties with which it conducts business, or a catastrophic event involving any location where SEB has a significant operational base.

SEB's operations rely on the secure processing, storage and transmission of confidential and other information in its computer systems and networks. SEB's computer systems, software and networks may be vulnerable to unauthorised access or malicious hacking, computer viruses or other malicious code and other external attacks or internal breaches that could have a security impact. The threat to the security of SEB's information held on customers from cyber-attacks continues to increase. Activists, rogue states and cyber-criminals are among those targeting computer systems. Risks to technology and cyber-security change rapidly and require continued focus and investment. Given the increasing sophistication and scope of potential cyber-attacks, it is possible that future attacks may lead to significant breaches of security. Any such breaches may expose SEB to significant legal as

well as reputational harm, which could have a material adverse effect on its business, financial condition, results of operations and prospects.

If one or more of such events occur, any one of them potentially could jeopardise the confidential and other information of SEB, its clients or its counterparties. SEB may be required to spend significant additional resources to modify its protective measures or to investigate and remediate vulnerabilities or other exposures. It may also be subject to litigation and financial losses as well as reputation risks that are either not insured against or not fully covered through any insurance maintained by SEB. The occurrence of any of these events could materially and adversely affect SEB's business, financial condition, results of operations or prospects.

SEB may become subject to various legal proceedings, which could have a material impact on its financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage.

The public prosecutor in Cologne, Germany, is investigating whether former and current employees of DSK Deutsche-Skandinavische Verwaltungs GmbH ("DSV") (formerly DSK Hyp AG ("DSK")) and SEB, as part of DSV's securities finance business, have been involved in alleged tax evasion of a material nature. DSV and SEB are cooperating with the prosecutor in the investigation. As far as SEB and DSV are aware, no indictments have been filed against any of the aforementioned employees. However, the ongoing investigation or potential indictments against its employees may lead to negative financial and/or reputational effects for the Group. As of the date of this Prospectus, it is unclear what impact this investigation may have on the re-assessment by the German tax authorities of DSV's crediting of withholding tax referred to in "*Risk factors related to the regulatory environment—SEB is exposed to the risk of changes in tax legislation and its interpretation and to increases in the rate of corporate and other taxes in the jurisdictions in which it operates*". It cannot be ruled out that the criminal investigation or potential indictment may delay the re-assessment of the credited withholding tax and lead to negative financial effects for the Group.

In May 2022, the Swedish Pensions Agency made a claim for damages against SEB in its capacity as depositary for the fund company Gustavia Davegårdh Fonder's investment funds, alleging that SEB has failed in its duties as depositary for the funds in relation to certain transactions carried out in 2012. The claim amounts to approximately SEK 470 million (excluding interest). In September 2023, the Swedish Pensions Agency filed a lawsuit in accordance with the claim. As of the date of this Prospectus, SEB is in the process of disputing this claim and is of the opinion that it has fulfilled its duties as depositary in regards to these transactions and that it has no liability for damages. However, it cannot be ruled out that this claim may have an adverse impact on SEB's business, financial condition, results of operations or prospects. As of the date of this Prospectus, no provision related to this claim has been recognised in accordance with applicable accounting rules.

In addition, SEB may in the future become subject to various civil, administrative and arbitration proceedings with various parties, including clients, customers, business partners, employees, or regulatory or tax authorities. Any of these may result in SEB being exposed to financial liability and materially affect SEB's reputation in its markets or its relationships with clients and customers. In addition, the proceedings or settlement in relation to litigation may involve internal and external costs, which may, even in the case of a favourable outcome for SEB of a relevant proceeding, not be fully reimbursable, divert senior management's time or use other resources that would otherwise be utilised elsewhere in SEB's business. The legal proceedings may lead to negative media coverage and may adversely affect SEB's brand and/or public image, even if the proceedings are resolved in SEB's favour. The occurrence of any of these events could materially and adversely affect SEB's business, financial condition, results of operations or prospects.

SEB may incur significant costs and increased operating risk in developing and marketing new products and services.

SEB's success depends, in part, on its ability to adapt products and services to evolving industry standards and customer expectations. There is increasing pressure to provide products and services at lower prices or to use new technologies for the distribution of, or access to, banking products and services. These trends can reduce net interest income and non-interest income from fee-based products and services. In addition, the widespread adoption of new technologies could require SEB to make substantial capital expenditures to modify or adapt existing products and services or develop new products and services. SEB may not be successful in introducing new products and services in response to industry trends or developments in technology, or those new products may not achieve market acceptance or generate the anticipated return to SEB. As a result, SEB could lose business, be forced to price products and services on less advantageous terms to retain or attract clients, or be subject to cost increases.

In order to compete successfully, SEB is dependent on highly skilled individuals; SEB may not be able to retain or recruit key talent.

SEB's performance is largely dependent on the talents and efforts of highly skilled individuals. SEB's continued ability to compete effectively in its businesses and to expand into new businesses and geographic areas depends on SEB's ability to attract new employees and to retain and motivate its existing employees. This ability may be adversely affected by regulations affecting the manner in which SEB is permitted to remunerate its employees. Competition from within the financial services industry, including from other financial institutions, hedge funds, private equity funds and venture capital funds, and, increasingly, from businesses outside the financial services industry, for key employees is intense. This may impact SEB's ability to take advantage of business opportunities or potential efficiencies. The occurrence of any of these events could materially and adversely affect SEB's business, financial condition, results of operations or prospects.

SEB's accounting policies and methods are critical to how it reports its financial condition and results of operations. They require management to make estimates about matters that are uncertain.

Accounting policies and methods are fundamental to how SEB records and reports its financial condition and results of operations. Management must exercise judgment in selecting and applying many of these accounting policies and methods so they comply with IFRS.

Management has identified certain accounting policies in the notes to its financial statements as being critical because they require management's judgment to ascertain the valuations of assets, liabilities, commitments and contingencies. See Note 1 to the 2024 Financial Statements. These judgments include, for example, the non-consolidation of Gamla Livförsäkringsaktiebolaget SEB Trygg Liv ("**Gamla Liv**") into the life insurance operations of the Group. SEB applies IFRS 9 Financial Instruments for calculating expected loss. When calculating expected credit loss there are a number of key concepts that require a high level of judgment. Estimating expected credit loss is, by its very nature, uncertain and the accuracy of these estimates depends on many factors, including macro-economic forecasts, and involves complex modelling and judgments. The assessment of significant increase in credit risk was introduced under IFRS 9 and requires significant judgment. SEB uses both models and internal expert credit judgement in order to determine expected credit losses. The degree of judgment that is required to estimate expected credit losses depends on the outcome from calculations, materiality and the availability of detailed information.

Because of the uncertainty surrounding SEB's judgments and the estimates pertaining to these matters, SEB cannot guarantee that it will not be required to make changes in accounting estimates or restate prior period financial statements in the future.

Any impairment of goodwill and other intangible assets would have a negative effect on SEB's financial position and results of operations.

SEB conducts impairment tests on goodwill and other intangible assets at least once a year or whenever there are indications of a possible impairment of any such assets. Any future impairments or derecognitions may also have a material adverse effect on SEB's financial position and results of operations.

Risk Factors related to the Regulatory Environment

SEB is subject to a wide variety of banking, insurance and financial services laws and regulations, which could have an adverse effect on its business.

SEB is subject to a wide variety of banking, insurance and financial services laws and regulations and faces the risk of significant interventions by a number of regulatory and enforcement authorities in each of the jurisdictions in which it operates.

Regulation of financial markets and banking has changed substantially as a result of the global financial crisis in 2008. SEB is facing greater regulation in the jurisdictions in which it operates. Compliance with such regulations has increased SEB's capital requirements, exposed it to additional costs and liabilities, and has affected how SEB conducts its business, including collateral management, and may, in future, have other adverse impacts on its business, the products and services it offers and the value of its assets. This is particularly the case in the current market environment, which is experiencing increased levels of government and regulatory supervision, intervention and enforcement in the financial sector, which SEB expects to continue for the foreseeable future. Supervisory authorities regularly conduct reviews of SEB's regulatory compliance, including in areas such as financial stability, transaction reporting, anti-money laundering, investor and consumer protection and data

privacy. SEB has policies and procedures in place to ensure compliance with applicable rules and regulations. Future changes in regulation, fiscal or other policies are unpredictable and beyond SEB's control and could materially adversely affect SEB's business, financial condition and results of operations. As a result, SEB may become involved in various disputes and legal proceedings in Sweden and other jurisdictions, including litigation and regulatory investigations. These disputes and legal proceedings are subject to many uncertainties and their outcomes are often difficult to predict, particularly in the earlier stages of a case or investigation.

Examples of regulations, which have impacted and are expected to continue to impact SEB, include the increased capital requirements (see “*SEB is and will continue to be subject to increased capital requirements and standards due to governmental or regulatory requirements and changes in perceived levels of adequate capitalisation, and may need additional capital in the future, which capital may be difficult and/or costly to obtain*”) and certain other regulatory and technological changes (see “*SEB's business may be adversely affected by fraud and other criminal activities, as well as regulatory and technological changes*”).

SEB is and will continue to be subject to increased capital requirements and standards due to governmental or regulatory requirements and changes in perceived levels of adequate capitalisation, and may need additional capital in the future, which capital may be difficult and/or costly to obtain.

Regulation and supervision of the global financial system remains a priority for governments and supranational organisations following on from the financial crisis. At the international level, a number of initiatives have been and are being implemented which increase capital requirements, increase the quantity and quality of capital, and raise liquidity levels in the banking sector.

Governments in some European countries (including Sweden) have increased the minimum capital requirements for banks domiciled in these countries above the increased capital requirements of the Basel III and CRD frameworks.

In December 2017, the Basel Committee released the Basel IV framework with the objective of reducing excessive variability of risk-weighted assets. The Basel Committee has enhanced the requirements for robustness and risk sensitivity of the standardised approaches for credit risk and operational risk and has constrained the use of internal models. The Basel Committee has also removed the internal model for operational risk, which SEB currently uses, from the regulatory capital framework as well as the option to use the Advanced-Internal Ratings-Based (“**IRB**”) approach for exposures to financial institutions and large corporates. Where the IRB approach is retained, minimum levels are applied on the probability of default and for other input parameters. In addition, the Basel Committee is introducing an output floor, based on the revised standardised approaches, meaning that risk-weighted assets generated by internal models cannot in aggregate fall below 72.5 per cent. of the risk-weighted assets computed by the standardised approaches.

On 27th October, 2021, the European Commission released a proposal for the implementation of Basel IV into EU legislation. EU-level negotiations were finalised in December 2023 and the European Council adopted the new rules on 30th May, 2024. The new rules are applicable as of 1st January, 2025. There will be a five-year gradual phase-in of the output floor, which then would reach its steady state calibration of 72.5 per cent. by 1st January, 2030. For the purpose of output floor calculations, unrated investment grade corporates will receive a risk weight of 65 per cent. instead of 100 per cent. until 31st December, 2032. On 24th July, 2024, the European Commission adopted a delegated act that will postpone the date of application of the new rules for market risk by one year (i.e. until 1st January, 2026). When implemented into EU legislation, these measures could result in an increase in SEB's capital requirements.

The European Banking Authority (the **EBA**) has developed several new Guidelines and Regulatory Technical Standards to ensure consistency in IRB models. The aim is to reduce unjustified variability in model outcomes, ensuring comparability of risk estimates while at the same time preserving risk sensitivity of capital requirements. The SFSA has communicated that it expects that the new Guidelines and Regulatory Technical Standards will likely require material changes to most IRB models currently in use by Swedish banks. These changes will also require applications for approval by the SFSA. All models will be calibrated to take into account statistical uncertainty and other adjustments to have sufficient risk buffers for future downturns, referred to as the “Margin of Conservatism”. The final outcome of the calibration of SEB's IRB models is uncertain, and there can be no assurance that such changes will not result in increased risk weights being applied to certain credit exposures.

In addition to risk-based capital ratio requirements, the Basel III framework also introduced a non-risk based leverage ratio as a supplement to the risk-based capital requirements. The EU has implemented a minimum

leverage ratio requirement of 3 per cent. of Tier 1 capital in line with the international agreement, effective from 28th June, 2021.

In June 2019, the CRD V Directive and the CRR II were published, which amended CRD IV and CRR respectively, providing for extensive changes to the EU regulatory framework, including the Fundamental Review of the Trading Book (**FRTB**), the Net Stable Funding Ratio (**NSFR**), the minimum requirements for own funds and eligible liabilities (**MREL**) and the Pillar 2 framework. Eligible liabilities means liabilities which are not excluded from the scope of the bail-in tool and also meet certain requirements, but does not include capital instruments which are part of the own funds, (i.e. CET1, Additional Tier 1 and Tier 2 instruments). Member States adopted the measures necessary to comply with the CRD V Directive by 28th December, 2020, which applied from 29th December, 2020, although certain provisions only became applicable from 1st January, 2022. CRR II has applied from 28th June, 2021 with certain exceptions.

In connection with the SFSA's annual supervisory and evaluation process (**SREP**), the SFSA decides on the level of the Pillar 2 Guidance (**P2G**). Through P2G, the SFSA informs a bank which capital level it expects the bank to hold over and above the minimum requirement, the Pillar 2 requirements (**P2R**) and the combined buffer requirement, to cover risks and manage future financial stresses. In the 2023 SREP, the SFSA decided on a P2G of 0.5 per cent. of the REA for the Group as of 30th September, 2023, a reduction compared to the corresponding decision of 1.0 per cent. in September 2022. In the 2024 SREP decision, the Group's CET1 capital, P2G and leverage ratio requirements remained unchanged compared to the previous year. The decision was effective as of 30th September, 2024.

On 29th September, 2021, the SFSA decided to raise the countercyclical buffer rate to 1.0 per cent. from 0 per cent., applicable as of 29th September, 2022. Further, on 22nd June, 2022, the SFSA decided to raise the countercyclical buffer rate by another 1.0 per cent. to its neutral level of 2.0 per cent., applicable as of 22nd June, 2023, as a result of a rise in systemic risks driven by the continued high growth in household debt and the rapidly rising growth in non-financial corporate debt. On 12th March, 2025, the SFSA decided to keep the countercyclical buffer unchanged at 2.0 per cent. The SFSA did not make any assessment about further increases of the buffer rate.

Effective 1st January, 2015, the SFSA increased the previous 15 per cent. risk weight floor for Swedish residential mortgages to 25 per cent. This measure required SEB to hold more capital for these risk exposures. In addition, on 23rd August, 2018, the SFSA replaced the risk weight floors of 25 per cent. on residential mortgage exposures under Pillar 2 with a corresponding Pillar 1 requirement. This change entered into force on 31st December, 2018 and lowered SEB's CET1 capital ratio by 2.6 percentage points.

In connection with the SFSA's SREP for 2020, the SFSA implemented a Pillar 2 measure for banks using the IRB models for exposures, which are collateralised by commercial real estate in Sweden. The Pillar 2 measure corresponds to the difference between a risk weight of 35 per cent. for exposures collateralised by commercial real estate and 25 per cent. for exposures collateralised by commercial residential properties and a bank's actual average risk weight for such exposures. In the 2023 SREP, this Pillar 2 measure was replaced with corresponding risk weight floors under Pillar 1, through Article 458 of CRR. The floors entered into force on 30th September, 2023.

On 21st June, 2021, the SFSA made the decision to reciprocate the Norwegian Ministry of Finance's decision to implement an average risk weight floor of 20 per cent. for retail exposures collateralised by real estate in Norway and of 35 per cent. for corporate exposures collateralised by real estate in Norway. The decision applies as of 30th September, 2021 for Swedish credit institutions that have branches or other exposures in Norway and are authorised to use an IRB approach for the calculation of their capital requirement for credit risks. As a result, the previous Pillar 2 add-on for Norwegian mortgages was no longer applicable as of that date. On 29th June, 2022, the SFSA passed a decision to reciprocate the Central Bank of Lithuania's decision to implement a 2 per cent. systemic risk buffer for retail exposures to natural persons in Lithuania, which are secured by residential property. In accordance with the threshold set by the Central Bank of Lithuania, the decision applies from 1st July, 2022 to Swedish institutions where said exposures exceed EUR 50 million. On 13th August, 2024 the SFSA passed a decision to reciprocate the Danish Ministry of Industry's decision to implement a sectoral systemic risk buffer of 7 per cent. for exposures to real estate companies in Denmark. The decision was applicable from 31st October, 2024 and applies to Swedish institutions where such exposures exceed EUR 200 billion. On 12th March, 2025, the SFSA made the decision to reciprocate the Norwegian Ministry of Finance's decision to maintain a 4.5 per cent. systemic risk buffer for exposures in Norway. The decision will apply as of 30th June, 2025, to Swedish institutions where such exposures exceed 5 billion Norwegian kroners.

The implementation of these or other measures could result in the imposition of further CET1 and total capital requirements upon SEB, which in turn may have adverse effects on SEB's business and financial condition, and an increase in standardisation of models may negatively impact SEB's long-term risk-based planning if the proposed models are not adequately nuanced to accurately model underlying risks. Furthermore, the timing of the implementation and development of proposals remains uncertain and subject to change.

SEB is exposed to the risk of changes in accounting policies and its interpretation

From time to time, the International Accounting Standards Board (the IASB) and/or the EU change the financial accounting and reporting standards that govern the preparation of SEB's financial statements. These changes can be difficult to predict and can materially impact how SEB records and reports its financial condition and results of operations. In some cases, SEB could be required to apply a new or revised standard retroactively, resulting in restating prior financial periods. For example, with effect from 1st January, 2023, SEB adopted IFRS 17 *Insurance Contracts* which replaced IFRS 4 *Insurance Contracts* and applies to all types of insurance contracts as well as to certain financial instruments with discretionary participation features. The adoption of IFRS 17 has not had a significant impact on the classification of the Group's insurance contracts. However, IFRS 17 established specific principles for the recognition and measurement of insurance contracts issued and reinsurance contracts held by the Group. On adoption, IFRS 17 changed the measurement and presentation of insurance contracts and participating investment contracts.

Any future changes to applicable accounting policies may have a substantial effect on the Group's results of operations and financial condition.

SEB is subject to laws and regulations related to resolution of systemically important financial institutions

In October 2012, the Financial Stability Board (the "FSB") and the Basel Committee finalised a framework for addressing domestic systemically important banks ("D-SIBs"). Banks designated as D-SIBs are required to hold additional capital. SEB has been designated as a D-SIB by the SFSA and is consequently subject to additional capital requirements imposed by the SFSA. Although SEB is not identified as a global systemically important bank ("G-SIB") by the FSB in its most recently published list in November 2024, which would have required it to hold additional capital (in the form of CET1), it may be so identified in the future.

On 2nd July, 2014, Directive 2014/59/EU providing for the establishment of an EU-wide framework for the recovery and resolution of credit institutions, investment firms, certain financial institutions and certain holding companies (each a **relevant entity**) (as amended, the "BRRD", including as amended by BRRD II (as defined below), as applicable) entered into force. The BRRD was first implemented in Sweden on 1st February, 2016.

The BRRD prescribes that banks shall hold a minimum level of own funds and eligible liabilities in relation to total liabilities. On 23rd February, 2017, the Swedish National Debt Office (which is the **Swedish Resolution Authority**) published its Decision Memorandum (the "**Decision Memorandum**") in which it set out its policy positions on the application of the MREL to Swedish banks. As set out in the Decision Memorandum, the Swedish Resolution Authority communicated individual MREL requirements (consisting of a loss absorption amount and a recapitalisation amount) to Swedish banks for the first time in December 2017. Swedish banks, including SEB, were required to comply with MREL requirements starting from 1st January, 2018 but with a phase-in period to be fully compliant by 1st January, 2024.

The loss absorption amount, equivalent to the bank's total capital requirements, excluding the combined buffer requirement and capital requirements for systemic risk and macro-prudential factors could be met with own funds instruments (CET1, Additional Tier 1 and Tier 2) whereas the recapitalisation amount, equivalent to the bank's total capital requirements, excluding the combined buffer requirement but including the full Pillar 2 requirement was required to be filled with certain bail-inable liabilities (the liabilities proportion principle) not included in the capital base from 1st January, 2018 with such liabilities used to meet the liabilities proportion principle required to rank junior to senior liabilities and senior to Tier 2 capital, whether contractually, by statute or structurally, from 1st January 2024.

On 7th June, 2019, Directive 2019/879/EU of the European Parliament and of the European Council of 20th May, 2019 (as amended or replaced, the "BRRD II") was published, amending, among other things, the BRRD as regards the loss-absorbing and recapitalisation capacity of credit institutions and investment firms. BRRD II focuses on the implementation of total loss absorbing capacity ("TLAC") into EU legislation and the integration of the TLAC requirement with MREL rules to avoid duplication.

The Swedish law implementing BRRD II entered into force on 1st July, 2021 and stipulates that the new MREL and subordination requirements shall be fully complied with from 1st January, 2024. On 13th October, 2021, the Swedish Resolution Authority (*Riksgälden*) issued a new policy, which entered into force on 1st January, 2022, for the application of the MREL to Swedish banks under the new law, replacing the previous MREL policy set out in the Decision Memorandum. According to the new policy, the capital base counts in full towards subordination requirements and the liabilities proportion principle is no longer applicable. The MREL and the subordination requirements are the higher of a risk-based and a leverage-based requirement. The combined buffer requirement is added on top of both the risk-based MREL requirement and the risk-based subordination requirement. In December 2024, the Swedish Resolution Authority, decided on MREL and subordination requirements for the Group, applicable as of 1st January, 2025. The MREL requirement was decided to be the higher of 27.5 per cent. of the REA and 6.0 per cent. of the leverage exposure, and the subordination requirement was decided to be the higher of 20.4 per cent. of the REA and 6.0 per cent. of the leverage exposure.

For the foregoing reasons, SEB may need to raise additional capital in the future. Such capital, whether in the form of debt financing, hybrid capital or additional equity, may not be available on attractive terms, or at all. SEB is unable to predict what regulatory requirements may be imposed in the future or accurately estimate the impact that any currently proposed regulatory changes may have on its business, the products and services that it offers and the values of its assets. For example, if SEB is required to make additional provisions, increase its reserves or capital, or exit or change certain businesses as a result of the initiatives to strengthen the capitalisation of banks, this could adversely affect its results of operations, financial condition and prospects.

In addition, on 18th April, 2023, the European Commission adopted a legislative package proposal to adjust and strengthen the EU's existing bank crisis management and deposit insurance framework (the **CMDI Proposal**). The package involves a review of the BRRD and the SRM Regulation (Regulation (EU) No 806/2014) frameworks as well as a separate legislative proposal to amend Directive 2014/49/EU on deposit guarantee schemes, all with the aim of preserving financial stability, protecting taxpayers' money and providing better protection for depositors (including new rules that foresee that all deposits are preferred relative to ordinary unsecured claims). The European Parliament and the European Council finalised their respective negotiation positions on the CMDI Proposal on 25th April, 2024 and 19th June, 2024. Trilogue negotiations between the parties on the proposal are on-going. Once finalised, the amended rules will be published in the Official Journal of the EU before they enter into force and will thereafter be subject to implementation in each of the EU Member States. As of the date of this Prospectus, there is therefore a high degree of uncertainty with regards to the proposed adjustments and when they will be finally implemented in the EU. Therefore, the exact impact of these adjustments and the potential effects on the Issuer cannot be assessed yet.

SEB is exposed to the risk of changes in tax legislation and its interpretation and to increases in the rate of corporate and other taxes in the jurisdictions in which it operates

SEB's activities are subject to tax at various rates in the jurisdictions in which it operates, computed in accordance with local legislation and practice. Future actions by the Swedish or other governments to increase tax rates or to impose additional taxes would reduce SEB's profitability. In addition, revisions to tax legislation or to its interpretation may have an adverse effect on SEB's financial condition in the future.

For example, in December 2021, the Swedish parliament approved the government's proposal to introduce a new risk tax for credit institutions, which applies to Swedish credit institutions with liabilities of more than SEK 150 billion (group threshold), which includes SEB, with applicable tax rate of 5 basis points for 2022, 6 basis points for 2023-2025 and 7 basis points from 2026 and onwards. In addition, the Lithuanian parliament approved an amendment to the law on corporate income tax, introducing additional corporate income tax of 5 per cent. on bank profits exceeding EUR 2 million, which initially applied for tax periods 2020-2022 and then subsequently became permanent. On 16th May 2023, Lithuania established a temporary (two year) solidarity contribution for credit institutions, as a result of the increase in banks' net interest income driven by higher interest rates. On 18th June, 2024, Lithuania decided to prolong the temporary solidarity contribution for the 2025 tax year. This contribution is calculated on a formula-defined net interest income tax base and amounted to SEK 131 million in the first three months of 2025. The tax rate in Lithuania was increased from 20 per cent. to 21 per cent. in 2025 and there is a proposal of another 2 per cent. increase as from 2026. In June 2023, the Estonian parliament approved a proposal to raise tax on distributed profits from 20 per cent. to 22 per cent., effective from January 2025 and an additional raise to 24 per cent. was approved in 2024 with effect from January 2026. At the same time, credit institutions' advance income tax payments rate has been changed from 14 per cent. to 18 per cent. from January 2025 and will be increased to 20 per cent. in 2026. Latvia has also implemented a new tax surcharge applicable from 2024, equal

to 20 per cent. of net profit (after tax) for the previous year, for which SEB booked a provision of SEK 330 million in 2023. This tax surcharge can be reduced by dividend tax paid during the current year.

A temporary obligation to pay mortgage borrower protection fee was in effect in 2024 in Latvia. The fee was effective only for one year and has been discontinued as of 2025. The mortgage borrower protection fee amounted to EUR 20.5 million for the year ended 31st December, 2024.

On 4th December, 2024, the Latvian Solidarity Contribution Law was adopted in Latvia establishing temporary solidarity contribution for credit institutions, because of the increase in banks' net interest income driven by higher interest rates. The solidarity contribution law applies to credit institutions registered in Latvia and determines mandatory solidarity contribution payment obligation to the state budget for financial periods starting in 2025, 2026 and 2027. The contribution is calculated on a formula defined net interest income tax base and amounted to EUR 9.5 million for the three months ended 31st March, 2025.

SEB and its subsidiaries are continuously subject to tax field audits where local tax authorities review previous years' tax returns. The German tax authorities have in relation to SEB's wholly owned German subsidiary, DSV (formerly DSK), re-assessed its crediting of withholding tax in its securities finance business for the years 2008-2014 and reclaimed EUR 936 million, plus interest. Further reclaims cannot be ruled out. Between 2008 and 2015, DSV claimed and credited approximately EUR 1,500 million in withholding tax against its corporate income tax.

DSV has objected to the tax reclaims, and SEB and DSV are of the opinion that the securities finance business of DSV under review by the German tax authorities was conducted in accordance with market practice, law and administrative guidance applicable at the time. SEB and DSV, as supported by their external legal advisor, are of the view that it is more likely than not that it will be ultimately confirmed in a fiscal court proceeding that the withholding tax has been claimed and credited correctly by DSV. To date, no provisions have been made on the Group level in accordance with applicable accounting rules. The legal proceedings are estimated to take several years, as it is expected that the matter will be appealed to the highest fiscal court. It cannot be ruled out that the re-assessment by the German tax authorities of DSV's crediting of withholding tax may lead to negative financial effects on the Group.

Risks related to Covered Bonds issued under the Programme

Even though Covered Bonds have the benefit of priority in respect of the Cover Pool, holders of Covered Bonds assume credit risk on the Bank

Investors investing in Covered Bonds have a credit risk on the Bank. The Bank is liable to make payments when due on the Covered Bonds and these obligations are solely the obligations of the Bank.

The Covered Bonds are not guaranteed by any person and, accordingly, holders of Covered Bonds have recourse in respect thereof only to the Bank. The assets in the Cover Pool are owned by the Bank but, in the event of the Bank's bankruptcy, will not be available to other creditors until the holders of the Covered Bonds and related derivative counterparties have been repaid in full (except in limited circumstances if the administrator-in-bankruptcy grants an advance dividend to unsecured creditors). To the extent that claims in relation to the Covered Bonds are not met out of the assets in the Cover Pool, the residual claims will rank *pari passu* with the other unsecured and unsubordinated obligations of the Bank. See also "*Summary of the Swedish covered bonds legislation*".

Holders of Covered Bonds have exposure in the event of a failure of the Cover Pool to meet the matching requirements

The Bank will be required under the Covered Bonds Act to comply with certain matching requirements as long as any Covered Bond remains outstanding. These requirements prescribe that the nominal value of the Cover Pool must at all times exceed the aggregate nominal value of any claims that may be brought against the relevant issuer in respect of covered bonds issued by it by an aggregate value of at least two per cent. An issuer of covered bonds must also ensure that the cash flows in respect of the assets in the Cover Pool, derivative agreements and covered bonds are such that the issuer is at all times able to fulfil its payment obligations towards the bondholders and derivative counterparties. The Bank may also enter into derivatives contracts to fulfil the matching requirements. In these circumstances, the matching of the relevant Cover Pool is also dependent on the availability of derivative counterparties with a sufficient rating and the performance by such counterparties of their obligations under the derivative agreements.

In the event that an issuer is in material breach of its obligations under the Covered Bonds Act, the SFSA may withdraw the issuer's authorisation to issue additional covered bonds and may then determine the manner in which the Bank's covered bond operations are wound up. If the issuer's authorisation to issue covered bonds is withdrawn through failure to meet the matching requirements, this would mean that the assets in the Cover Pool are not sufficient to redeem the Covered Bonds in full and this could result in holders of Covered Bonds not receiving the full amount due to them.

In addition, if, in the Bank's bankruptcy, the administrator-in-bankruptcy deems that the Cover Pool does not comply with the matching requirements (for example, due to a devaluation of the underlying properties and where no additional assets are available to compensate for such devaluation) and the deviations are not just minor and temporary, the Cover Pool can no longer be maintained as a unit and the holders of Covered Bonds and any related derivative counterparties will instead benefit from the proceeds of the sale of assets in the Cover Pool in accordance with the Swedish rules regarding dividends in bankruptcy. This could result in the holders of Covered Bonds receiving payment according to a schedule that is different from that contemplated by the terms of the Covered Bonds (with accelerations as well as delays) or that the holders of Covered Bonds are not paid in full. However, the holders of Covered Bonds and any related derivative counterparties will retain the benefit of priority to the assets comprised in the Cover Pool. See also "*Summary of the Swedish covered bonds legislation – Administration of the Cover Pool in the event of bankruptcy*".

To the extent that the Cover Pool does not cover the remaining claims of the holders of Covered Bonds and any related derivative counterparties, such claims will rank *pari passu* with the Bank's unsecured and unsubordinated creditors. There is no assurance that the assets in the Cover Pool will be sufficient to repay any outstanding Covered Bonds in full or that the assets of the Bank, when insolvent, will cover any remaining claims. In addition, as no issuer of covered bonds has yet to file for, or be placed into, bankruptcy in Sweden, it is currently unclear what the impact of a bankruptcy would be on the Bondholders. See "*There are certain issues that may, in the event of the Bank's bankruptcy, lead to a conflict between the interests of holders of Covered Bonds and derivative counterparties on the one hand and the other creditors of the Bank on the other*".

There are certain issues that may, in the event of the Bank's bankruptcy, lead to a conflict between the interests of holders of Covered Bonds and derivative counterparties on the one hand and the other creditors of the Bank on the other

In the event of the Bank's bankruptcy, the Covered Bonds Act does not provide clear guidance on certain issues that may lead to a conflict between holders of Covered Bonds and derivative counterparties on the one hand and the other creditors of the Bank on the other. In particular, these issues include how proceeds from a loan partly registered to the Cover Pool should be distributed between the portion of such loan registered to the Cover Pool and the portion of such loan not registered to the Cover Pool and how the proceeds of enforcement of a mortgage certificate should be distributed if the mortgage serves as collateral for two different loans ranking *pari passu* where one loan is not wholly or partly registered in the Cover Pool. The lack of clear guidance on these and similar issues may lead to disputes regarding the allocation of proceeds to the Cover Pool and could reduce the return to holders of Covered Bonds.

In addition, there is some uncertainty as to whether a creditor that obtains execution (*utmätning*) against an asset in a cover pool more than three months before the relevant issuer's bankruptcy could defeat the priority afforded to holders of covered bonds and any relevant derivative counterparties in relation to such asset.

There is risk relating to the value of other assets included in the Cover Pool

Under the Covered Bonds Act, an issuer of covered bonds is permitted to include certain categories of assets in the Cover Pool other than loans secured by mortgages over real estate, including certain public loans (consisting of debt issued by or guaranteed by central governments, ESCB central banks, public sector entities, regional governments or local authorities in the EU, as well as debt issued by entities outside the EU, as defined and qualified in article 129.1b of Regulation 575/2013), and exposures to credit institutions (consisting *inter alia* of debt by credit institutions in Sweden and the EES based on derivative contracts, as well as other debt which may be used to satisfy the requirement of holding a liquidity buffer). To the extent that such public loans and exposures to credit institutions may be located in jurisdictions other than Sweden, or may be instruments issued by other financial institutions, they may be subject to country and credit risks different from that outlined for the Covered Bonds. There can be no guarantee as to the future development of the value of any such public loans and exposures to credit institutions included in the Cover Pool. In the event the Bank includes such types of assets in the Cover

Pool and the value of these other assets decreases, this may adversely affect the value of the Cover Pool and, ultimately, the value of the Covered Bonds which may reduce the return to the Bondholders.

Extendable obligations under the Covered Bonds aimed at preventing the Issuer's insolvency

If Extended Maturity is specified as being applicable in the Final Terms for any Series of Covered Bonds, and the Issuer has received a Maturity Extension Approval from the SFSA, payment of any unpaid nominal amounts shall be automatically deferred until the Extended Maturity Date. Prior to the SFSA's decision on a Maturity Extension Approval, the Swedish National Debt Office and the Swedish Riksbank shall be given the opportunity to comment. In the event that the prerequisites for a Maturity Extension Approval are met, a subsequent declaration on the Issuer's bankruptcy or resolution would not affect the Extended Maturity.

The Issuer shall notify the Bondholders of such Extended Maturity, but any failure to do so will not in any event prevent the extension to the Extended Maturity Date or give any Bondholder any right to receive any payment of interest, principal or otherwise with respect to the relevant Covered Bonds other than as expressly set out in the terms and conditions of the Covered Bonds. The Extended Maturity Date will be the date specified in the applicable Final Terms. Interest will continue to accrue on any unpaid amount at the rate specified in the applicable Final Terms and will be payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date. In these circumstances, failure by the Issuer to make payment in respect of the Final Redemption Amount on the Maturity Date shall not constitute a default in payment by the Issuer. However, failure by the Issuer to pay the Final Redemption Amount or the balance thereof on the Extended Maturity Date and/or interest on such amount on any Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date shall constitute a default in payment by the Issuer.

If an extension of the Maturity Date as described above occurs, Bondholders will not be entitled to terminate or declare the Covered Bonds due for payment or any other right to direct claims against the Issuer on the basis of such extension. In addition, no payments of principal amount will be made to the Bondholders until the Extended Maturity Date. Accordingly, there is a risk that Bondholders will not receive a repayment of the principal amount on the Maturity Date.

The application of the net proceeds of Green Bonds may not meet investor expectations or be suitable for an investor's investment criteria

The applicable Final Terms relating to any Covered Bonds may provide that it will be the Bank's intention to apply the proceeds from an offer of those Covered Bonds in accordance with the Green Bond Framework (Green Bonds). Prospective investors should have regard to the information in this Prospectus and the applicable Final Terms regarding such use of proceeds and must determine for themselves the relevance of such information for the purpose of any investment green bonds, together with any other investigation such investor deems necessary. In particular, no assurance is given by the Issuer or the Dealers that the use of such proceeds for the specified purposes will satisfy, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required to comply, whether by any present or future applicable law or regulations or by its own articles of association or other governing rules or investment portfolio mandates.

Furthermore, it should be noted that the definition (legal, regulatory or otherwise) of, or market consensus as to what constitutes, a "green" or an equivalently-labelled project or as to what precise attributes are required for a particular project to be defined as "green" or such other equivalent label is evolving. No assurance can be given that such a clear definition, consensus or label will develop over time or that if it does, any Green Bonds will comply with such definition, market consensus or label.

A basis for the determination of such "green" project definition has been established in the EU with the publication in the Official Journal of the EU on 22nd June, 2020 of the Sustainable Finance Taxonomy Regulation on the establishment of a framework to facilitate sustainable investment (the "**EU Sustainable Finance Taxonomy**"). The EU Sustainable Finance Taxonomy has been the subject of further development by way of implementation by the European Commission of delegated regulations in respect of technical screening criteria for the environmental objectives set out in the Sustainable Finance Taxonomy Regulation (including, for example, through Commission Delegated Regulation (EU) 2021/2139).

The Green Bond Framework has not been prepared to satisfy the technical screening criteria for the objectives of the EU Sustainable Finance Taxonomy. In addition, no assurance or representation is or can be given whether any

Green Bonds will be compliant with, and nor are any Green Bonds expected to be issued with a view to complying with, the EU Green Bond Regulation or the Regulation (EU) 2019/2088 of the European Parliament and of the Council of 27th November, 2019 on sustainability-related disclosure in the financial services sector (**SFDR**), and any delegated or other implementing regulations and guidelines, or any similar legislation in Sweden. Accordingly, alignment with the EU Sustainable Finance Taxonomy, the EU Green Bond Regulation or the SFDR is not certain and no assurance is or can be given to investors that any projects or uses the subject of, or related to, any Eligible Projects will meet or continue to meet on an ongoing basis any or all investor expectations regarding such "green" or other equivalently-labelled performance objectives or that any adverse environmental, social and/or other impacts will not occur during the implementation of any projects or uses the subject of, or related to, any Eligible Projects.

Accordingly, alignment with the EU Sustainable Finance Taxonomy, once the technical screening criteria are established, is not certain and no assurance is or can be given to investors that any projects or uses the subject of, will meet or continue to meet on an ongoing basis any or all investor expectations regarding such "green" or other equivalently-labelled performance objectives or that any adverse environmental, social and/or other impacts will not occur during the implementation of a green bond. There is uncertainty as to how the Sustainable Finance Taxonomy Regulation may affect the design of the classification of Green Bonds. There is a risk that the classification of loans issued as Green Bonds or eligible green assets under the Green Bond Framework will be affected by the Sustainable Finance Taxonomy Regulation. Furthermore, future developments or legal requirements as to the definitions of "green", such as the entering into force of unified classification systems in relation to sustainability adopted by the European Union, may render the eligible green assets, as described in the Green Bond Framework, obsolete. This could lead to present or future investor expectations or requirements as regards any investment criteria or guidelines, whether according to applicable law or regulations or by such investor's own by-laws, governing rules or investment mandates, cannot be satisfied. As the Green Bond Framework and market practice may develop over time, there is a risk that current or future investor expectations will not be met, which could negatively affect trading in Green Bonds.

There are voluntary initiatives, in particular the GBP, with which the vast majority of existing green bond issuances are aligned. On 22 November 2023, Regulation (EU) 2023/2631 was adopted, establishing a European Green Bond Standard, which includes provisions requiring that issuers must allocate 100 per cent. of the proceeds raised by the bonds to economic activities that meet the requirements in the Sustainable Finance Taxonomy Regulation by the time the bonds mature. It should be noted that there is no assurance that the Issuer will comply with this voluntary standard.

There is also a risk that the Issuer fails to identify eligible green assets, and that the selected eligible green assets do not achieve or comply with the requirements in the Green Bond Framework. If the Issuer makes the assessment that an eligible green asset no longer complies with the requirements in the framework, it is responsible for replacing such an asset with a new eligible green asset. There may be a time discrepancy in this process, which could result in the outstanding volume of Green Bonds exceeding the Issuer's portfolio of eligible green assets. If the net proceeds from Green Bonds cannot be used to finance or refinance eligible green assets, this risk adversely affect the Issuer's reputation and may violate investors' internal rules or investment mandates.

The Issuer has obtained a second party opinion from S&P confirming alignment of the Green Bond Framework with the GBP. S&P is neither responsible for how the Green Bond Framework is implemented or followed up by investors, authorities or other stakeholders (as applicable), nor is S&P responsible for the outcome of the eligible green assets described in the Green Bond Framework. There is a risk that the suitability and/or reliability of the second opinion is challenged (by the issuer, an investor or any other third party). Furthermore, S&P, and other providers of second opinions, is currently not subject to any regulatory regime or oversight, and there is a risk that such providers will be deemed not reliable or objective in the future. No assurance or representation is given as to the suitability or reliability for any purpose whatsoever of any report, assessment, opinion or certification of any third party (whether or not solicited by the Bank) which may or may not be made available in connection with the issue of any Green Bonds to fulfil any environmental and/or other criteria. Any such report, assessment, opinion or certification is not, nor should be deemed to be, a recommendation by the Bank, the Dealers or any other person to buy, sell or hold any such Green Bonds. Any such report, assessment, opinion or certification is only current as of the date it was issued and the criteria and/or considerations that underlie such report, assessment, opinion or certification may change at any time. Prospective investors must determine for themselves the relevance of any such report, assessment, opinion or certification and/or the information contained therein and/or the provider of such report, assessment, opinion or certification for the purpose of any investment in such Green Bonds. Currently, the providers of such reports, assessments, opinions and certifications are not subject to any specific oversight or

regulatory or other regime. Investors in any Green Bonds shall have no recourse against the Issuer, the Dealers or the provider of any such opinion, report or certification for the content of any such report, assessment, opinion or certification.

In the event that any Green Bonds are listed or admitted to trading or otherwise displayed on any dedicated “green”, “environmental” or other equivalently labelled segment of any stock exchange or securities market (whether or not regulated), no representation or assurance is given by the Bank, the Dealers or any other person that such listing, admission or display satisfies, whether in whole or in part, any present or future investor expectations or requirements as regards any investment criteria or guidelines with which such investor or its investments are required or intend to comply, whether by any present or future applicable law or regulations or by its own by-laws or other governing rules or investment portfolio mandates. Furthermore, the criteria for any such listings, admission to trading or display may vary from one stock exchange or securities market to another. Nor is any representation or assurance given or made by the Bank, the Dealers or any other person that any such listing, admission to trading or display will be obtained in respect of any such Green Bonds or, if obtained, that any such listing or admission to trading will be maintained during the life of the Green Bonds.

While it is the intention of the Bank to apply an amount equal to the net proceeds of any Green Bonds, there can be no assurance that the Bank will be able to do this and there is no contractual or regulatory obligation to do so. Any such event or failure to apply an amount equal to the net proceeds of any issue of Green Bonds in accordance with the Green Bond Framework, or to obtain and publish any such reports, assessments, opinions and certifications, will not (i) constitute an event of default under the relevant Green Bond, or (ii) be a breach of contract with respect to any Green Bonds or give rise to any other claim or right (including any right to accelerate the Green Bonds) of a holder of such Green Bonds against the Bank, or (iii) lead to an obligation of the Bank to redeem such Green Bonds or be a relevant factor for the Bank in determining whether or not to exercise any optional redemption rights in respect of any Green Bonds.

The occurrence of any of the above factors or the withdrawal of any report, assessment, opinion or certification as described above, or any such report, assessment, opinion or certification attesting that the Bank is not complying in whole or in part with any matters for which such report, assessment, opinion or certification is reporting, assessing, opining or certifying on, and/or any such Green Bonds no longer being listed or admitted to trading on any stock exchange or securities market, as aforesaid, may have a material adverse effect on the value of such Green Bonds and/or other Green Bonds and/or result in adverse consequences for certain investors with portfolio mandates to invest in securities to be used for a particular purpose (which consequences may include the need to sell such Green Bonds as a result of such bonds not falling within the investor’s investment criteria or mandate).

The value of Fixed Rate Covered Bonds may be adversely affected by movements in market interest rates

Loans with a fixed interest rate bear interest at a fixed rate until the Maturity Date for such Loans. During that time, Bondholders of Covered Bonds with fixed interest rate are exposed to the risk that the price of such Loans may fall because of changes in the market yield. While the nominal interest rate of Covered Bonds with fixed interest rate is fixed until the Maturity Date for such Covered Bonds, the market yield typically changes on a daily basis. As the market yield changes, the price of Covered Bonds with fixed interest rate changes in the opposite direction, i.e. if the market yield increases, the price of such Covered Bonds falls and if the market yield falls, the price of such Covered Bonds increases. There is a risk that the price of Covered Bonds with fixed interest rate is adversely affected by movements of the market yield, which, if a Bondholder decides to sell Covered Bonds in the secondary market, will result in such Bondholders losing a significant part of their investment in such Covered Bonds.

Claims of holders of Covered Bonds could be subordinated to certain other claims in a bankruptcy

In the event of the bankruptcy of an issuer of covered bonds, the administrator is obliged to assess whether liquidity matching exists for the covered bonds and any derivative instruments issued in accordance with the Covered Bonds Act. Pursuant to the Covered Bonds Act, the bankruptcy administrator may take out additional loans and enter into derivative agreements, repurchase agreements and other agreements for the purpose of achieving a balance between the financial terms and conditions for the assets in the Cover Pool and derivative agreements entered into on the one hand and the obligations of the issuing institution pursuant to covered bonds and derivative agreements on the other hand.

However, as the bankruptcy administrator can generally only enter into agreements on behalf of the bankruptcy estate, not the debtor in bankruptcy, the counterparties to such additional loans, derivative instruments, repurchase

agreements and other agreements will rank senior to existing bondholders and derivative counterparties with respect to the assets in the Cover Pool. This senior status of the debt of a liquidity provider could, if the Bank enters into bankruptcy and the Cover Pool is liquidated by a bankruptcy administrator and there has been a deterioration in the value of the Cover Pool after such additional loans have been made, lead to a shortfall in the Cover Pool and holders of the Covered Bonds not being paid in full.

The Benchmark Regulation could have a material impact on the Covered Bonds

Interest rates and indices which are deemed to be “benchmarks” (such as STIBOR) are the subject of recent national and international regulatory guidance and proposals for reform. Some of these reforms are already effective whilst others are still to be implemented. These reforms may cause such benchmarks to perform differently than in the past, to disappear entirely, or have other consequences which cannot be predicted. Any such consequence could have a material adverse effect on any Covered Bonds referencing such a benchmark.

The Benchmark Regulation (EU) No. 2016/1011 (the “**Benchmark Regulation**”) was published in the Official Journal of the EU on 29 June 2016 and was applied as of 1 January 2018. The Benchmark Regulation applies to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark within the EU. Among other things, it: (i) requires benchmark administrators to be authorised or registered (or, if non-EU based, to be subject to an equivalent regime or otherwise recognised or endorsed); and (ii) prevents certain uses by EU supervised entities (such as the Issuer) of benchmarks of administrators that are not authorised or registered (or, if non-EU based, not deemed equivalent or recognised or endorsed).

The Benchmark Regulation could have a material impact on any Covered Bonds linked to or referencing a benchmark, in particular, if the methodology or other terms of the relevant benchmark are changed in order to comply with the requirements of the Benchmark Regulation. Such changes could, among other things, have the effect of reducing, increasing or otherwise affecting the volatility of the published rate or level of the relevant benchmark.

More broadly, any of the international or national reforms, or the general increased regulatory scrutiny of benchmarks, could increase the costs and risks of administering or otherwise participating in the setting of a benchmark and complying with any such regulations or requirements. Such factors may have (without limitation) the following effects on certain benchmarks: (i) discouraging market participants from continuing to administer or contribute to a benchmark; (ii) triggering changes in the rules or methodologies used in the benchmark; and/or (iii) leading to the disappearance of the benchmark. Any of the above changes or any other consequential changes as a result of international, national or other proposals for reform or other initiatives or investigations, could have a material adverse effect on the value of and return on any Covered Bonds linked to a benchmark and the trading market for such Covered Bonds.

The Swedish Bankers’ Association held a consultation on a possible recommendation for a STIBOR fallback rate, normally referred to as SWESTR (Swedish krona Short Term Rate) that ended on 10th June, 2021. Following an announcement from the Swedish Riksbank on 22nd June, 2021, SWESTR has been available for use in financial transactions since 2nd September, 2021, with the purpose of working as a replacement rate for STIBOR in the event of STIBOR no longer being published or administered. The General Terms and Conditions provide that the interest rate benchmark STIBOR, which applies for the Covered Bonds, can be replaced as set out therein, upon the occurrence of a Base Rate Event which includes if STIBOR ceases to be calculated or administered. Such replacement shall be made in good faith and in a commercially reasonable manner. Should STIBOR or the administrator not be approved under the Benchmark Regulation, or for any other reason ceases to be calculated or administered and be replaced by SWESTR or another interest rate benchmark, there is a risk that such replacement is not made in an effective manner and consequently, if STIBOR ceases to be calculated or administered, an investor in the Covered Bonds would be adversely affected. The degree to which amendments to and application of the Benchmark Regulation may affect the Bondholders is uncertain and presents a highly significant risk to the return on the Bondholder’s investment.

The Covered Bonds contain no event of default provisions that allow the Covered Bonds to be accelerated and no gross-up provision

The conditions of the Covered Bonds do not include any event of default provisions (including any event of default for non-payment) the occurrence of which would entitle holders of Covered Bonds to accelerate the Covered Bonds and it is envisaged that holders will only be paid scheduled interest payments under the Covered Bonds as and when they fall due under the conditions of the Covered Bonds. For the avoidance of doubt, neither any Covered

Bonds which are also green bonds will include any events of default relating to the Issuer. The only remedies available to holders of the Covered Bonds are to sue in respect of the non-payment or petition for the bankruptcy of the Bank.

All amounts payable (whether in respect of principal, interest or otherwise) in respect of the Covered Bonds will be made free and clear of, and without withholding for or on account of, any present or future taxes or duties of whatever nature imposed or levied by or on behalf of the Kingdom of Sweden or any political subdivision thereof or any authority or agency therein or thereof having power to tax, unless the withholding or deduction of such taxes or duties is required by law. In that event, the withholding or deduction will be made without payment by the Bank of any additional amounts and holders of the Covered Bonds will receive only the net amount after such deduction or withholding.

There are no limitations on the Bank's incurrence of additional debt or encumbering its assets in the future

The Bank is not prohibited from issuing, providing guarantees in respect of, or otherwise incurring further debt ranking *pari passu* with its existing obligations, although the Bank's obligations to holders of Covered Bonds will rank senior to all obligations that the Bank has incurred otherwise than in accordance with the terms of the Covered Bonds Act. To the extent that claims in relation to the Covered Bonds are not met out of the Cover Pool, the residual claims will rank *pari passu* with the unsecured and unsubordinated obligations of the Bank and accordingly an increase in the amount of the Bank's assets which are secured could reduce the amount of assets available to unsecured creditors and could result in holders of Covered Bonds not being repaid in full.

Only limited due diligence will be undertaken in relation to the Cover Pool in connection with the issue of Covered Bonds

Only limited investigations, searches or other actions in respect of any assets contained or to be contained in the Cover Pool will be performed by the Managers of any issue of Covered Bonds. Neither will Bondholders receive detailed statistics or information in relation to the loans and other assets contained or to be contained in the Cover Pool, as it is expected that the constitution of such Cover Pool may change from time to time due to, for example, the purchase of further loans by the Bank from time to time. There may therefore be undetected issues or concerns regarding individual loans or other assets in the Cover Pool that would otherwise have been evident from such statistics or investigations.

Only limited information relating to the Cover Pool will be available to holders of Covered Bonds

Holders of Covered Bonds will not receive detailed statistics or information in relation to the loans and mortgages and other eligible assets contained or to be contained in the Cover Pool in connection with their purchase of Covered Bonds, as the constitution of the Cover Pool will change from time to time due to the Bank purchasing or originating new loans (or new loan types), repayments and prepayments by borrowers of the loans in the Cover Pool as well as other reasons.

Information regarding the Cover Pool is published by the Bank on the Investor Relations section of its website at: <http://sebgroup.com/>, on a quarterly basis and reflects Cover Pool data determined at 31st March, 30th June, 30th September and 31st December in each year. Cover Pool information will not be updated between such reports and, as a result, Cover Pool reports may not be a true reflection of the Cover Pool as at any date since the date of the report itself. The contents of the Bank's website do not form part of this Prospectus and investors should not rely on this website.

There is no assurance that the types or characteristics of the new loans, mortgages or eligible assets will be the same as those contained in the Cover Pool as at the issue date of any Covered Bonds.

There is risk relating to certain mortgagors' rights to set-off deposits and other claims against the Bank against mortgage liabilities included in the Cover Pool in the event of the Bank's bankruptcy or liquidation

In accordance with the Covered Bonds Act, the Bank intends to ensure that the nominal value of the assets in the Cover Pool will at all times exceed the nominal value of claims that may be asserted against the Bank in relation to the Covered Bonds by an aggregate value of at least two per cent. There is a risk that, upon a bankruptcy (*konkurs*) or liquidation (*likvidation*) of the Bank, those mortgagors whose mortgage loans are included in the Cover Pool and who also hold deposits with or have otherwise lent money to the Bank (the “**Relevant Mortgagors**”) might be able to set-off the value of those deposits or loans against their liability to the Bank under their mortgage. In addition, investors should note that if the Bank does not maintain sufficient eligible assets in

the Cover Pool to offset any set-off rights of Relevant Mortgagors this may, upon any subsequent bankruptcy (*konkurs*) or liquidation (*likvidation*) of the Bank, result in the holders of Covered Bonds receiving payment according to a schedule that is different from that contemplated by the terms of the Covered Bonds (with accelerations as well as delays) or not being paid in full.

The measures that the Bank takes in order to meet the requirements regarding the Cover Pool described in the paragraph above are designed to ensure that the ratings given to the Covered Bonds by Moody's are maintained. However, potential investors should be aware that these measures may not be sufficient to retain such ratings in all circumstances and that a reduction or withdrawal of the then current rating given to Covered Bonds by Moody's might occur for other reasons. Any reduction or withdrawal of a rating given to the Covered Bonds may affect the secondary market in, and market value of, the Covered Bonds.

Accordingly, investors should understand that there is no assurance that the ratings originally given to the Covered Bonds will be maintained in all circumstances.

The value of the Covered Bonds could be adversely affected by a change in law or administrative practice

The Conditions are governed by Swedish Law. The maintenance and priority of the Covered Bonds are mainly regulated by the Covered Bonds Act, the SFSA's regulations and general guidelines regarding covered bonds (*Finansinspektionens föreskrifter och allmänna råd om säkerställda obligationer* (FFFS 2013:1, as amended by FFFS 2022:12)) and the Rights of Priority Act (*Förmånsrättslagen* (1970:979)).

The European Union's covered bond directive and regulation came into effect on 7th January, 2020 (with an implementation deadline of 8th July, 2022) and on 20th December, 2021, a government bill was published by the Swedish Government (*Prop 2021/22:76 Ändrade regler om säkerställda obligationer*) (the "**Covered Bond Proposal**") containing, inter alia, proposals of the legislative amendments needed to implement such EU directive. The Covered Bond Proposal was approved by the Swedish parliament on 1st June, 2022, and entered into force on 8th July, 2022.

No assurance can be given as to the impact of any possible judicial decision or change to Swedish law or laws or regulations or the administrative practice relating thereto, after the date of issue of the relevant Covered Bonds and any such change. Any such change, and in particular changes relating to the Covered Bonds Act, the SFSA's regulations and general guidelines regarding covered bonds and the Rights of Priority Act, could materially adversely impact the value of any Covered Bonds affected by it.

It is uncertain how the provisions of the Covered Bonds Act will be interpreted or applied by a Swedish court

The Covered Bonds Act entered into force in 2004. There have not been any cases in which the provisions of the Covered Bonds Act have been analysed by the Swedish courts. It is uncertain how the provisions of the Covered Bonds Act will be interpreted or applied by Swedish courts or whether changes or amendments will be made to it which affect the Covered Bonds. Furthermore, there is no previous legislation on covered bonds in Sweden or other similar legislation that would lend clear support to arguments based on analogy in a dispute over the interpretation of some of the provisions in the Covered Bonds Act. See also "*Summary of the Swedish Covered Bonds legislation*".

GENERAL TERMS AND CONDITIONS

The following general terms and conditions (the “**General Terms and Conditions**”) apply for Covered Bonds that Skandinaviska Enskilda Banken AB (publ) (Reg. No. 502032-9081) (the “**Issuer**”), issues in the capital market under the Swedish program for issuances of covered bonds (the “**Programme**”). For each Loan, final terms (“**Final Terms**”, attached to these General Terms and Conditions) are prepared that include supplementary terms and conditions, which together with these General Terms and Conditions constitute the complete terms and conditions for the relevant Loan. Final Terms for Loans that are offered to the public will be published on the Issuer’s website (www.sebgroup.com). For as long as a Loan is outstanding, the Issuer will keep the General Terms and Conditions and the Final Terms for such Loan available on its website.

1. DEFINITIONS

1.1 In the Conditions, the following expressions shall have the meaning ascribed to them below.

“**Account Operator**” means a bank or other party duly authorised to operate as an account operator (*kontoförande institut*) pursuant to the Financial Instruments Accounts Act and through which a Bondholder has opened a VP-account in respect of its Covered Bonds;

“**Adjusted Loan Amount**” means, with respect to a specific Loan, the Total Nominal Amount of outstanding Covered Bonds excluding Covered Bonds held by the Issuer and any other member of the Group, irrespective of whether such entity is registered by name as the Bondholder of such Covered Bonds;

“**Administrative Agent**” means (i) if a Loan is issued through two or more Issuing Houses, the Issuing House appointed by the Issuer to be responsible for certain administrative tasks in respect of the Loan as set out in the relevant Final Terms; and (ii) if a Loan is issued through only one Issuing House, the Issuing House;

“**Base Rate**” means in regards to Loans with Floating Rate, the base rate STIBOR as described in the Final Terms or any reference rate replacing STIBOR in accordance with Section 12 (*Replacement of Base Rate*).

“**Bondholder**” means the person recorded on a VP-account as direct registered owner (*ägare*) or nominee (*förvaltare*) of a Covered Bond;

“**Bondholders’ Meeting**” means a meeting of the Bondholders in respect of a Loan as described in Section 10 (*Bondholders’ Meeting*);

“**Business Day**” means a day which is not a Sunday or other public holiday in Sweden or which is not treated as a public holiday for the purpose of payment of promissory notes. In this definition, Saturdays, Midsummer’s Eve (*midsommarafton*), Christmas Eve (*julafton*) and New Year’s Eve (*nyårsafton*) shall be deemed public holidays;

“**Conditions**” for a particular Loan means these General Terms and Conditions and the Final Terms for such Loan;

“**Covered Bond**” means a unilateral promissory note which is registered in accordance with the Financial Instruments Accounts Act and issued by the Issuer in accordance with the Conditions and coupled with rights of priority in the Issuer’s covered pool pursuant to the Swedish Covered Bonds Act (*lagen (2003:1223) om utgivning av säkerställda obligationer*), as amended from time to time;

“**Covered Bond Directive**” means Directive 2019/2162/EU on the issue of covered bonds and covered bond public supervision and amending Directives 2009/65/EC and 2014/59/EU;

“**Day Count Convention**” means, when determining an amount for a certain determination period, the counting basis stated in the Final Terms, and;

- (a) if the counting basis “30/360” is stated as being applicable, the amount shall be calculated using a year of 360 days comprising twelve months of 30 days each, and in the case of a fraction of a month using the actual number of days of the month that have passed; and
- (b) if the counting basis “Actual/360” is stated as being applicable, the amount shall be calculated using the actual number of days in the relevant period divided by 360;

“**Dealers**” means Danske Bank A/S, Danmark, Sverige Filial, Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ) and such other dealer (*emissionsinstitut*) appointed in accordance with Section 13.4, but only for so long as such dealer has not withdrawn as a dealer;

“**Euroclear Sweden**” means Euroclear Sweden AB, Reg. No. 556112-8074;

“**Extended Maturity**” has the meaning ascribed to it in Section 5.1;

“**Final Terms**” means the final terms prepared for a particular Loan;

“**Financial Instruments Accounts Act**” means *lagen (1998:1479) om värdepapperscentraler och kontoföring av finansiella instrument*;

“**Group**” means Skandinaviska Enskilda Banken AB (publ) and its subsidiaries from time to time;

“**Interest Determination Date**” means, for a Loan with floating interest rate, the date specified in the relevant Final Terms;

“**Interest Payment Date**” means, for a Loan, the date specified in the relevant Final Terms;

“**Interest Period**” means, for a Loan, the period specified in the relevant Final Terms;

“**Interest Rate**” means:

- (a) until (and including) the Maturity Date (i) for a Loan with fixed interest rate, the interest rate specified in the relevant Final Terms and (ii) for a Loan with floating interest rate, the interest rate calculated in accordance with Section 6.1(b); and
- (b) if applicable, from (but excluding) the Maturity Date to (and including) the Extended Maturity Date, (i) for a Loan with fixed interest rate, the interest rate specified in the relevant Final Terms and (ii) a floating interest rate calculated in accordance with Section 6.1(c).

“**IPA**” means Skandinaviska Enskilda Banken AB (publ) or such other issuing and paying agent (IPA) appointed by the Issuer for the functions set out in Section 4.5, but only for so long as such issuing and paying agent has not withdrawn as a issuing and paying agent or been replaced in accordance with Section 13.5;

“**Issue Date**” means, for a Loan, the date specified in the relevant Final Terms;

“**Issuing House**” means the Dealer(s) through which a particular Loan is issued;

“**Loan**” means each loan with a separate ISIN code, comprising one or more Covered Bonds with the same ISIN code, which the Issuer issues under this Programme;

“**Margin**” means, for a Loan with floating interest rate, the margin specified in the relevant Final Terms;

“**Maturity Date**” means, for a Loan, the date specified in the relevant Final Terms;

“**Nominal Amount**” means the amount for each Covered Bond that is stated in the relevant Final Terms less any amount repaid, cancelled or written down in accordance with applicable legislation;

“**Record Date**” means, if the relevant Covered Bonds are registered as PM securities (*registrerade i penningmarknadsdelen*) with Euroclear,

- (a) the Business Day before the payment date in respect of principal amounts payable under the Conditions; and
- (b) the fifth Business Day before (i) the payment date in respect of interest amounts payable under the Conditions, (ii) another date when payment is to be made to Bondholders (other than payment of principal), (iii) the date of a Bondholders’ Meeting, or (iv) another relevant date (other than a payment date for principal amounts payable under the Conditions),

and, if the relevant Covered Bonds are registered as AM securities (*registrerade i aktiemarknadsdelen*) with Euroclear,

- (a) the fifth Business Day before (i) the payment date in respect of principal or interest amounts payable under the Conditions, (ii) another date when payment is to be made to Bondholders (other than payment of principal), (iii) the date of a Bondholders' Meeting, or (iv) another relevant date (other than a payment date for principal amounts payable under the Conditions),

or, in each case, such other Business Day falling prior to a relevant date if generally applicable on the Swedish bond market;

“Reference Banks” means Nordea Bank Abp, filial i Sverige, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ);

“Regulated Market” means a regulated market for the purposes of Directive 2014/65/EU;

“STIBOR” means the interest rate:

- (a) the interest rate administered, calculated and distributed by the Swedish Financial Benchmark Facility AB (or the replacing administrator or calculation agent) for the relevant day and published on the information system Refinitiv's page “STIBOR=” (or through such other system or on such other page as replaces the said system or page) for SEK for a period comparable to the relevant Interest Period; or
- (b) if no such interest rate is available for the relevant Interest Period as described in paragraph (a), the arithmetic mean of the rates (rounded upwards to four decimal places) as supplied to the Administrative Agent at its request quoted by Swedish commercial banks for deposits of SEK 100,000,000 for the relevant Interest Period; or
- (c) if no such interest rate as described in paragraph (a) or (b) is available, the interest rate which, according to the reasonable assessment of the Administrative Agent, best reflects the interest rate for deposits in SEK offered in the Stockholm interbank market for the relevant Interest Period.

“Swedish Kronor” and **“SEK”** means the lawful currency of Sweden;

“Total Nominal Amount” means, for a Loan, the total aggregate Nominal Amount of the Covered Bonds outstanding at the relevant time;

“VP-account” means a securities account (*VP-konto*) under the Financial Instruments Accounts Act maintained by Euroclear Sweden in which (i) an owner of such security is directly registered or (ii) an owner's holding of securities is registered in the name of a nominee.

1.2 Further definitions are contained (where relevant) in the relevant Final Terms.

1.3 The definitions contained in these General Terms and Conditions shall also apply to the relevant Final Terms.

2. **RAISING OF LOANS, LOAN AMOUNT, DENOMINATION AND PAYMENT COMMITMENT**

2.1 Under this Programme the Issuer may issue Covered Bonds in Swedish Kronor with a minimum term of one year. Under a Loan, Covered Bonds may be issued in more than one tranche.

2.2 The Total Nominal Amount will be determined when the sale of the Covered Bonds has been completed and shall be represented by Covered Bonds in the denomination in SEK specified in the relevant Final Terms or in whole multiples thereof.

2.3 The Issuer undertakes to repay the principal and to pay interest in respect of each Loan in accordance with these Conditions.

2.4 In subscribing for Covered Bonds each initial Bondholder accepts that its Covered Bonds shall have the rights and be subject to the conditions stated in the Conditions. In acquiring Covered Bonds each new Bondholder confirms such acceptance.

3. REGISTRATION OF COVERED BONDS

- 3.1 Upon issuance, Covered Bonds shall be registered in a VP-account on behalf of the Bondholder, and accordingly no physical notes representing the Covered Bonds will be issued.
- 3.2 A request concerning the initial registration of a Covered Bond in a VP-account in accordance with Section 3.1 shall be made by the Issuer to the Account Operator.
- 3.3 Any person who acquires the right to receive payment under a Covered Bond through a mandate, a pledge, regulations in the Code on Parents and Children (*Föräldrabalken*), conditions in a will or deed of gift or in some other way shall register her or his right to payment.
- 3.4 For Covered Bonds registered in the name of a nominee in accordance with the Financial Instruments Accounts Act, the nominee shall be regarded as the Bondholder under these Conditions.
- 3.5 The Administrative Agent shall, for the purpose of carrying out its tasks under Section 10 (*Bondholders' Meeting*) and, if possible in accordance with the rules of Euroclear Sweden and with Euroclear Sweden's permission, at all other times be entitled to obtain information from the debt register (*skuldbok*) kept by Euroclear Sweden in respect of the Covered Bonds.
- 3.6 The Administrative Agent may use the information referred to in Section 3.5 only for the purposes of carrying out its duties and exercising its rights in accordance with the Conditions and shall not disclose such information to any Bondholder or third party unless necessary for such purposes.

4. PAYMENTS

- 4.1 A Loan falls due on the Maturity Date, except as provided in Section 5 (*Extension of Maturity Date*). Interest shall be paid on each Interest Payment Date in accordance with the relevant Final Terms.
- 4.2 On the Maturity Date or the Extended Maturity Date, as applicable, the Loan shall be repaid together with accrued interest (if any). If the Maturity Date or the Extended Maturity Date, as applicable, is not a Business Day, repayment shall be made on first following Business Day.
- 4.3 Should an Interest Payment Date occur on a day that is not a Business Day, the relevant interest payment shall be made:
- (a) for Loans with floating interest rate, on the next following Business Day, provided that such Business Day does not occur in a new month in which case the relevant interest payment shall be made on the first preceding Business Day instead; and
 - (b) for Loans with fixed interest rate, on the next following Business Day provided, however, that interest in this regard is only paid up to and including the Interest Payment Date, the Maturity Date or the Extended Maturity Date (as applicable).
- 4.4 Repayment of principal and payment of interest shall be made to the person who is a Bondholder on the applicable Record Date for such payment, or to such other person who is registered with Euroclear Sweden on such date as being entitled to receive the relevant payment or repayment amount.
- 4.5 The Issuer has appointed the IPA to administrate payments under Covered Bonds and the IPA has accepted this appointment on the condition that the Issuer provides the IPA with the necessary means.
- 4.6 Where the Bondholder has arranged for an Account Operator to record that the principal and interest are to be credited to a particular bank account, the payments will be made through Euroclear Sweden on the relevant due dates. If no such instructions have been given, Euroclear Sweden will withhold the amount to be paid until the Bondholder has arranged for an Account Operator to record such bank account, and no penalty and/or other additional interest or fee shall be payable as a result of such withholding. If the due date falls on a day which is not a Business Day, the amount will be credited to an account or made available to the payee in accordance with what is set out in Section 4.2 and Section 4.3 (as applicable).

4.7 If the IPA or Euroclear Sweden is unable to pay the amount in the manner stated above as a result of some delay on the part of the Issuer or because of some other obstacle, then, as soon as the obstacle has been removed, the amount shall be paid by the IPA or Euroclear Sweden, as applicable, to the person registered as Bondholder on the Record Date.

4.8 If the Issuer is unable to carry out its obligations to pay through the IPA or Euroclear Sweden in the manner stated above due to obstacles for the IPA or Euroclear Sweden as stated in Section 17.1, the Issuer shall have a right to postpone the obligation to pay until the obstacle has been removed. In such case, interest will be calculated in accordance with Section 7.2.

4.9 In the event that the person to whom the amount was paid in the manner stated above was not entitled to receive it, the Issuer, the IPA and Euroclear Sweden, as applicable, shall nevertheless be regarded as having fulfilled their obligations. However, this does not apply if the Issuer, the IPA or Euroclear Sweden, as applicable, was aware that the person to whom the amount was paid was not entitled to receive it or if the Issuer, the IPA or Euroclear Sweden, as applicable, neglected to show the necessary care given the circumstances.

5. EXTENSION OF MATURITY DATE

5.1 Unless previously redeemed or purchased and cancelled as specified below, each Covered Bond will be repaid by the Issuer at its Final Redemption Amount as specified in the applicable Final Terms on the Maturity Date, subject to as provided below if an extension of the Maturity Date (an “**Extended Maturity**”) is specified as being applicable in the relevant Final Terms.

5.2 If an Extended Maturity Date is specified as applicable to a Loan in the Final Terms, the Issuer may extend the Maturity Date, in each case subject to (i) such extension being permitted by the SFSA as a result of it being deemed likely that the extension will prevent insolvency (*obestånd (insolvens)*) of the Issuer or otherwise as a result of a trigger of the maturity event(s) stipulated in the Swedish Covered Bonds Act or any other legislation that implements Article 17.1 (a) of the Covered Bond Directive (a “**Maturity Extension Approval**”); and (ii) the Final Terms specifies the date being the Extended Maturity Date, the (“**Extended Maturity Date**”).

5.3 In case of a Maturity Extension Approval, any failure by the Issuer to pay (in full) the Final Redemption Amount on the Maturity Date shall not constitute a default in payment.

5.4 In case of a Maturity Extension Approval, the Issuer shall as soon as possible notify the Administrative Agent (and instruct the Administrative Agent to notify Euroclear Sweden) and the Bondholders in accordance with Section 15 (*Notices*) (however, any failure by the Issuer to give such notice shall not in any event affect the validity or effectiveness of the extension nor give any Bondholder any right to receive any payment of interest, principal or otherwise with respect to the relevant Covered Bonds other than as expressly set out in these General Terms and Conditions).

5.5 Any extension of the maturity of a Covered Bond in accordance with this Section 5 (*Extension of Maturity Date*) shall be irrevocable. In case of a Maturity Extension Approval, any extension of the maturity of a Covered Bond shall not for any purpose give any Bondholder any right to receive any payment of interest, principal or otherwise on the relevant Covered Bond other than as expressly set out in these General Terms and Conditions.

5.6 In case of a Maturity Extension Approval, interest shall be determined and payable in accordance with paragraph 6.1(c).

6. INTEREST

6.1 The relevant Final Terms shall state the relevant interest structure using one of the following alternatives:

(a) Fixed interest rate

- (i) If a Loan is specified as a Loan with fixed interest rate, the Loan shall bear interest on its Nominal Amount at the Interest Rate from (but excluding) the Interest

Commencement Date up to (and including) the Maturity Date. Interest accrued during an Interest Period is paid in arrears on the relevant Interest Payment Date and is calculated using the Day Count Convention 30/360.

- (ii) If the Interest Payment Date for a Loan bearing a Fixed Interest Rate is not a Business Day, then interest will be paid on the next Business Day. Interest is calculated and accrued only up to and including the Interest Payment Date.

(b) Floating interest rate

- (i) If a Loan is specified as a Loan with floating interest rate, the Loan shall bear interest on its Nominal Amount from (but excluding) the Interest Commencement Date up to (and including) the Maturity Date. The Interest Rate applicable to each respective Interest Period is determined by the Administrative Agent on the respective Interest Determination Date as the applicable Base Rate plus the Margin for such period, adjusted for the application of Section 12 (*Replacement of Base Rate*).
- (ii) For the avoidance of doubt, notwithstanding paragraph (i) above and subject to paragraph (iii) below, if the applicable Base Rate plus the Margin for the relevant period is below zero (0), the floating interest rate shall be deemed to be zero (0).
- (iii) If the Interest Rate is not determined on the Interest Determination Date because of an obstacle such as is described in Section 16.1 the Loan shall continue to bear interest at the rate that applied to the immediately preceding Interest Period. As soon as the obstacle has been removed the Administrative Agent shall calculate a new Interest Rate to apply from the second Business Day after the date of calculation until the end of the current Interest Period.
- (iv) Interest is paid in arrears on each relevant Interest Payment Date and is calculated using the Day Count Convention Actual/360, or by using such other method of calculation as is applied for the relevant Base Rate.
- (v) If the Interest Payment Date for a Loan bearing Floating Interest Rate is not a Business Day, then the next Business Day shall be considered the Interest Payment Date provided that such Business Day does not occur in a new calendar month, in which case the Interest Payment Date shall be the previous Business Day. Interest is calculated and accrued up to and including the Interest Payment Date.

(c) Interest Rate and Payments from the Maturity Date if Extended Maturity applies

In case of a Maturity Extension Approval:

- (i) the Loan shall bear interest from (but excluding) the Maturity Date to (and including) the Extended Maturity Date. The final Interest Payment Date shall fall no later than the Extended Maturity Date; and
- (ii) the rate of interest payable on each Interest Payment Date shall be determined by the Administrative Agent, in accordance with Section 6.1(a) or 6.1(b), *mutatis mutandis*, and the applicable Final Terms.

7. **PENALTY INTEREST**

- 7.1 In the event of delay in payment relating to principal (except, in case of a Maturity Extension Approval, in which case penalty interest shall be paid on the amount due from such Extended Maturity Date) and/or interest (except in accordance with Section 4.6), penalty interest shall be paid on the amount due from the due date up to (and including) the day on which payment is made, at an interest rate which corresponds to one week's STIBOR applicable on the first Business Day in each calendar week during the course of delay plus two percentage points. However, penalty interest according to this Section 7.1 shall never be lower than the Interest Rate at the due date plus two percentage points. Penalty interest is not compounded with the principal amount.

- 7.2 If the delay is due to an obstacle of the kind set out in Section 16.1 on the part of the Issuing House(s), the IPA or Euroclear Sweden or otherwise out of control of the Issuer, no penalty interest shall apply, in which case the rate of interest which applied to the relevant Loan on the relevant due date shall apply instead.

8. **ADMISSION TO TRADING ON A REGULATED MARKET**

If admission to trading is specified in the relevant Final Terms for a Loan, the Administrative Agent shall apply to have the Loan admitted to trading at the specified listing venue. As long as a Loan is outstanding, but not beyond the Maturity Date (or Extended Maturity Date, if applicable) or the last day on which the admission to trading reasonably can, pursuant to the then applicable regulations, subsist, the Issuer shall take such practicably possible measures that may be required to maintain the admission to trading at the specified listing venue or any other Regulated Market.

9. **REPURCHASE OF COVERED BONDS**

The Issuer may repurchase Covered Bonds at any time and at any price in the open market or otherwise provided that this is in compliance with applicable law. Covered Bonds owned by the Issuer may be retained, resold or cancelled at the Issuer's discretion.

10. **BONDHOLDERS' MEETING**

- 10.1 The Administrative Agent may and, at the request of another Issuing House with respect to a specific Loan, the Issuer or Bondholders that at the time of such request represent at least ten (10) per cent. of the Adjusted Loan Amount under a particular Loan (such a request can only be made by Bondholders entered in the securities register on the Business Day occurring immediately after the date that the request was received by the Administrative Agent and must, if made by a number of Bondholders, be made jointly), shall, convene a Bondholders' Meeting for the Bondholders under the relevant Loan.
- 10.2 The Administrative Agent shall convene a Bondholders' Meeting by sending notice of this to each Bondholder within five (5) Business Days of having received a request from another Issuing House, the Issuer or Bondholders as described in Section 10.1 (or a later date if this is required for technical or administrative reasons).
- 10.3 The Administrative Agent may refrain from convening a Bondholders' Meeting if (i) the proposed decision has to be approved by any party in addition to the Bondholders and this party has notified the Administrative Agent that such approval will not be given, or (ii) the proposed decision is not compatible with applicable law.
- 10.4 The notice of the meeting described in Section 10.2 shall include (i) time for the meeting, (ii) place for the meeting, (iii) a specification of the Business Day on which a person must be registered as a Bondholder in order to be entitled to exercise voting rights, (iv) a form of power of attorney, and (v) the agenda for the meeting. The background and contents of each proposal as well as any applicable conditions and conditions precedent shall be set out in the notice in sufficient detail. If a proposal concerns an amendment to the Conditions, such proposed amendment must always be set out in precise detail. Should prior notification by the Bondholders be required in order to attend the Bondholders' Meeting, such requirement shall be included in the notice.
- 10.5 The Bondholders' Meeting shall be held on a date that is between ten (10) and thirty (30) Business Days after the date of the notice of the meeting. Bondholders' Meetings for several Loans under the Covered Bond Programme may be held on the same occasion.
- 10.6 Without deviating from the provisions of these General Terms and Conditions, the Administrative Agent may prescribe such further provisions relating to the convention of and holding of the Bondholders' Meeting as it considers appropriate. Such provisions may include, among other things, the possibility of Bondholders voting without attending the meeting in person.
- 10.7 Only a person who is, or who has been provided with a power of attorney in accordance with Section 11 (*Right to Act on behalf of Bondholders*) by someone who is, a Bondholder on the Record Date for the Bondholders' Meeting may exercise voting rights at such Bondholders' Meeting. The Administrative Agent has the right to attend, and shall in each case ensure that an extract from the

- debt register kept by Euroclear Sweden as at the Record Date for the Bondholders' Meeting, is available at the Bondholders' Meeting.
- 10.8 The meeting shall be initiated by the appointment of a chairman. The Administrative Agent shall appoint the chairman unless the Bondholders' Meeting decides differently. Board members, the chief executive officer and other senior officials of the Issuer as well as the Issuer's auditors and advisors have the right to participate at the Bondholders' Meeting in addition to the Bondholders and their representatives and advisors. A transcript of the debt register (skuldbok) that is kept by Euroclear Sweden and relevant for determining Bondholders eligible to exercise voting rights shall be available at the Bondholders' Meeting (if possible in accordance with the rules of Euroclear Sweden). The chairman shall compile a list of present Bondholders with voting rights that includes information on the share of the Adjusted Loan Amount that each Bondholder represents ("voting list"). The voting list shall be approved by the Bondholders' Meeting. Only persons who on the Record Date for the Bondholders' Meeting were Holders, or who have been authorised in accordance with Section 11 (*Right to Act on behalf of Bondholders*) by persons who were Bondholders on the Record Date, may exercise voting rights at the Bondholders' Meeting, provided that the relevant Covered Bonds are included in the Adjusted Loan Amount, and only such Bondholders and authorised persons, as applicable, shall be included in the voting list.
- 10.9 The chairman shall ensure that minutes are kept at the Bondholders' Meeting. The minutes shall include notes as to the participants, the issues dealt with, the voting results and the decisions that were made. The minutes shall be signed by the chairman and at least one person appointed at the Bondholders' Meeting to approve the minutes and shall thereafter be delivered to the Administrative Agent. The minutes shall be available at the Issuer no later than seven (7) Business Days after the Bondholders' Meeting and shall be sent upon request to each Bondholder. New or revised General Terms and Conditions or Final Terms shall be appended to the minutes and sent to Euroclear Sweden by the Administrative Agent or by any party appointed by the Administrative Agent.
- 10.10 Decisions on the following matters require the approval of Bondholders representing at least ninety (90) per cent of that part of the Adjusted Loan Amount for which Bondholders vote under the relevant Loan at the Bondholders' Meeting:
- (a) changing of the Maturity Date, reduction of the Nominal Amount, changing of terms relating to interest or the amount to be repaid (other than in accordance with the General Terms and Conditions, including what follows from the application of Section 12 (*Replacement of Base Rate*)) and changing of the relevant Currency of the Loan;
 - (b) a transfer by the Issuer of its rights and obligations under the Loan;
 - (c) a change to the terms of this Section 10 (*Bondholders' Meeting*); and
 - (d) a mandatory exchange of Covered Bonds for other securities.
- 10.11 Matters that are not covered by Section 10.10 (other than provisions regarding the Extended Maturity Date which for the avoidance of doubt may not be changed other than in accordance with Section 5.2) require the approval of Bondholders representing more than fifty (50) per cent of that part of the Adjusted Loan Amount for which Bondholders are voting under the relevant Loan at the Bondholders' Meeting. This includes, but is not limited to, changes to and waivers of rights related to the Conditions that do not require a greater majority (other than changes as described in Section 13 (*Changes to Terms, etc*)).
- 10.12 A Bondholders' Meeting is quorate if Bondholders representing at least fifty (50) per cent of the Adjusted Loan Amount under the relevant Loan in respect of a matter in Section 10.10 and otherwise twenty (20) per cent of the Adjusted Loan Amount under the relevant Loan are present at the meeting either in person or by telephone (or are present via an authorised representative).
- 10.13 If a Bondholders' Meeting is not quorate the Administrative Agent shall convene a new Bondholders' Meeting (in accordance with Section 10.2) unless the relevant proposal has been withdrawn by the party or parties that initiated the Bondholders' Meeting. The requirement of a quorum in Section 10.12 shall not apply at such new Bondholders' Meeting. If the Bondholders' Meeting has met the quorum requirement for certain but not all matters which are to be decided on in the meeting, decisions shall be made in those matters for which a quorum is present whereas any other matters shall be referred to a new Bondholders' Meeting.

- 10.14 A decision at a Bondholders' Meeting that extends obligations or limits rights of the Issuer or an Issuing House under the Conditions shall also require the approval of the party concerned.
- 10.15 A Bondholder that holds more than one Covered Bond is not required to vote for all the Covered Bonds it holds and is not required to vote in the same way for all the Covered Bonds it holds.
- 10.16 The Issuer may not, directly or indirectly, pay or contribute to payment being made to any Bondholder in order that this Bondholder will give its approval under the Conditions unless such payment is offered to all Bondholders that give their approval at a relevant Bondholders' Meeting.
- 10.17 A decision made at a Bondholders' Meeting is binding on all Bondholders under the relevant Loan irrespective of whether they are represented at the Bondholders' Meeting. Bondholders that do not vote for a decision shall not be liable for losses that the decision causes to other Bondholders.
- 10.18 The Administrative Agent's reasonable costs and expenses occasioned by a Bondholders' Meeting, including reasonable payment to the Administrative Agent, shall be borne by the Issuer.
- 10.19 At the Administrative Agent's request, the Issuer shall without delay provide the Administrative Agent with a certificate stating the Nominal Amount for Covered Bonds held by members of the Group on the relevant Record Date prior to a Bondholders' Meeting, irrespective of whether such entities are registered by name as Bondholders of Covered Bonds. The Administrative Agent shall not be responsible for the content of such a certificate or otherwise be responsible for establishing whether a Covered Bond is held by a member of the Group.
- 10.20 Information on decisions taken at a Bondholders' Meeting shall be notified without delay to the Bondholders under the relevant Loan by means of a press release, on the Issuer's website and in accordance with Section 15 (*Notices*). At the request of a Bondholder the Administrative Agent shall provide the Bondholder with minutes of the relevant Bondholders' Meeting. However, failure to notify the Bondholders as described above shall not affect the validity of the decision.

11. **RIGHT TO ACT ON BEHALF OF BONDHOLDERS**

- 11.1 If a party other than a Bondholder wishes to exercise a Bondholder's rights under the Conditions or to vote at a Bondholders' Meeting, such person shall be able to produce a proxy form or other authorisation document issued by the Bondholder or a chain of such proxy forms and/or authorisation documents from the Bondholder.
- 11.2 A Bondholder may authorise one or more parties to represent the Bondholder in respect of certain or all Covered Bonds held by the Holder. Such authorised party may act independently and is entitled to delegate its right to represent the Bondholder.

12. **REPLACEMENT OF BASE RATE**

- 12.1 If a Base Rate Event as described in Section 12.2 below has occurred, the Issuer shall, in consultation with the Arranger, initiate the procedure to, as soon as reasonably possible, determine a Successor Base Rate, Adjustment Spread, as well as initiate the procedure to determine upon necessary administrative, technical and operative amendments to the General Terms and Conditions in order to apply, calculate and finally decide the applicable Base Rate. The Arranger is not obligated to participate in such consultation or determination as described above. Should the Arranger not participate in such consultation or determination, the Issuer shall, at the Issuer's expense, as soon as possible appoint an Independent Advisor to initiate the procedure to, as soon as reasonably possible, determine upon the mentioned. Provided that the Successor Base Rate, the Adjustment Spread and other amendments have been finally decided no later than prior to the relevant Interest Determination Date in relation to the next succeeding Interest Period, they shall become effective with effect from and including the commencement of the next succeeding Interest Period, always subject to any technical limitations of Euroclear Sweden and any calculations methods applicable to such Successor Base Rate.
- 12.2 A base rate event is an event where one or more of the following events occur ("**Base Rate Event**") which means:
 - (a) the Base Rate (for the relevant Interest Period of the relevant Loan) has ceased to exist or ceased to be published for at least five (5) consecutive Business Days as a result of the Base

Rate (for the relevant Interest Period of the relevant Loan) ceasing to be calculated or administered;

- (b) a public statement or publication of information by (i) the supervisor of the Base Rate Administrator or (ii) the Base Rate Administrator that the Base Rate Administrator ceases to provide the applicable Base Rate (for the relevant Interest Period of the relevant Loan) permanently or indefinitely and, at the time of the statement or publication, no successor administrator has been appointed or is expected to be appointed to continue to provide the Base Rate;
- (c) a public statement or publication of information in each case by the supervisor of the Base Rate Administrator that the Base Rate (for the relevant Interest Period of the relevant Loan) is no longer representative of the underlying market which the Base Rate is intended to represent and the representativeness of the Base Rate will not be restored in the opinion of the supervisor of the Base Rate Administrator;
- (d) a public statement or publication of information in each case by the supervisor of the Base Rate Administrator with the consequence that it is unlawful for the Issuer or the Administrative Agent to calculate any payments due to be made to any Bondholder using the applicable Base Rate (for the relevant Interest Period of the relevant Loan) or it has otherwise become prohibited to use the applicable Base Rate (for the relevant Interest Period of the relevant Loan);
- (e) a public statement or publication of information in each case by the bankruptcy trustee of the Base Rate Administrator or by the trustee under the bank recovery and resolution framework (*krishanteringsregelverket*), containing the information referred to in (b) above; or
- (f) a Base Rate Event Announcement has been made and the announced Base Rate Event as set out in (b) to (e) above will occur within six (6) months.

12.3 Upon a Base Rate Event Announcement, the Issuer may (but is not obligated to), if it is possible at such time to determine the Successor Base Rate, Adjustment Spread and other amendments, in consultation with the Arranger or through the appointment of an Independent Advisor, initiate the procedure as described in Section 12.1 above to finally decide the Successor Base Rate, the Adjustment Spread and other amendments, in order to change to the Successor Base Rate at an earlier time.

12.4 If a Base Rate Event set out in any of the paragraphs (a) to (e) of the Base Rate Event definition has occurred but no Successor Base Rate and Adjustment Spread have been finally decided at the latest prior to the relevant Interest Determination Date or if such Successor Base Rate and Adjustment Spread have been finally decided but due to technical limitations of Euroclear Sweden, cannot be applied in relation to the relevant Interest Determination Date, the interest applicable to the next succeeding Interest Period shall be:

- (a) if the previous Base Rate is available, determined pursuant to the terms that would apply to the determination of the Base Rate as if no Base Rate Event had occurred; or
- (b) if the previous Base Rate is no longer available or cannot be used in accordance with applicable law or regulation, equal to the interest determined for the immediately preceding Interest Period.

The provisions set out in this section are applicable on subsequent Interest Periods, provided that all relevant measures have been carried out regarding the application of and the adjustments described in this Section 12 (*Replacement of Base Rate*) prior to every such subsequent Interest Determination Date, but without success.

12.5 Prior to the Successor Base Rate, Adjustment Spread and any other amendments becoming effective, the Issuer shall promptly, following the final decision by the Issuer in consultation with the Arranger or the Independent Advisor of any Successor Base Rate, Adjustment Spread and any other amendments, give notice thereof to the Bondholders, the Administrative Agent and Euroclear Sweden in accordance with Section 15 (*Notices*). The notice shall also include information about the effective date of the amendments. If the MTN are admitted to trading on a Regulated Market, the Issuer shall also give notice of the amendments to the relevant stock exchange.

12.6 The Arranger, the Independent Advisor and the Administrative Agent that carries out measures in accordance with this Section 12 (*Replacement of Base Rate*) shall not be liable whatsoever for any damage or loss caused by any determination, action taken or omitted by it in conjunction with the determination and final decision of the Successor Base Rate, Adjustment Spread and any amendments thereto to the General Terms and Conditions, unless directly caused by its gross negligence or wilful misconduct. The Arranger, the Independent Advisor and the Administrative Agent shall never be responsible for indirect or consequential loss.

12.7 In this Section 12.7 the following definitions have the meaning described below:

“**Adjustment Spread**” means a spread or a formula or methodology for calculating a spread to be applied to a Successor Base Rate and that is:

- (a) formally recommended by any Relevant Nominating Body in relation to the replacement of the Base Rate; or
- (b) if (a) above is not applicable, the adjustment spread that the Issuer in consultation with the Arranger or the Independent Advisor determines is reasonable to use in order to eliminate, to the extent possible, any transfer of economic value from one party to another as a result of a replacement of the Base Rate and is customarily applied in comparable debt capital market transactions.

“**Base Rate Administrator**” means Swedish Financial Benchmark Facility AB (SFBF) or any person replacing it as administrator of the Base Rate.

“**Base Rate Event Announcement**” means a public statement or published information as set out in Section 12.2 (b) to Section 12.2 (e) that any event or circumstance specified therein will occur.

“**Independent Advisor**” means an independent financial institution or advisor of repute in the debt capital markets where the Base Rate is commonly used.

“**Relevant Nominating Body**” means, subject to applicable law, firstly any relevant supervisory authority, secondly any applicable central bank, or any working group or committee of any of them, or thirdly the Financial Stability Board or any part thereof.

“**Successor Base Rate**” means:

- (a) a screen or benchmark rate, including the methodology for calculating term structure and calculation methods in respect of debt instruments with similar interest rate terms as MTN, which is formally recommended as a successor to or replacement of the Base Rate by a Relevant Nominating Body; or
- (b) if there is no such rate as described in paragraph (a) above, such other rate as the Issuer in consultation with the Arranger or the Independent Advisor determines is most comparable to the Base Rate.

For the avoidance of doubt, in the event that a Successor Base Rate ceases to exist, this definition shall apply mutatis mutandis to such new Successor Base Rate.

13. CHANGES TO TERMS, ETC.

13.1 The Issuer and the Dealers may agree on adjustments to correct any clear and manifest error in these General Terms and Conditions.

13.2 The Issuer and the Administrative Agent may agree on adjustments to correct any clear and manifest error in the Final Terms of a particular Loan. The Issuer and the Issuing House(s) may agree to amend the Conditions provided that such amendment is not detrimental to the Bondholders.

13.3 The Issuer and the Arranger or the Independent Adviser may, without the approval of the Bondholders, agree on and execute amendments to the General Terms and Conditions in accordance with what is described in Section 12 (*Replacement of Base Rate*) and such amendments will be binding on those covered by the General Terms and Conditions.

13.4 A new dealer may be engaged by agreement between the Issuer and the dealer in question and the Issuer will inform the other Dealers thereof. A Dealer may step down as a Dealer, but an

Administrative Agent in respect of a particular Loan may not step down unless a new Administrative Agent is appointed in its place.

- 13.5 The Issuer, the Dealers and the IPA may agree to replace the IPA with another Account Operator as issuing and paying agent.
- 13.6 Amendments or waivers to the General Terms and Conditions other than as set out in Sections 13.1–13.5 shall take place through a decision at a Bondholders' Meeting as described in Section 10 (*Bondholders' Meeting*).
- 13.7 Approval at a Bondholders' Meeting of an amendment to the terms may include the objective content of the amendment and need not contain the specific wording of the amendment.
- 13.8 A decision on an amendment to the terms shall also include a decision on when the amendment is to take effect. However, an amendment shall not take effect until it has been registered with Euroclear Sweden (where relevant) and published on the Issuer's website.
- 13.9 The amendment or concession of terms as described in this Section 13 (*Changes to Terms, etc*) shall be promptly notified by the Issuer to the Bondholders in accordance with Section 15 (*Notices*).

14. **TIME-BAR**

- 14.1 Subject to Section 14.2, claims for the repayment of principal shall be time-barred and become void ten (10) years after the Maturity Date or, if occurred, the Extended Maturity Date, and claims for the payment of interest shall be prescribed and become void three (3) years after the relevant Interest Payment Date. The Issuer is entitled to any funds set aside for payments in respect of which the Bondholders' right to receive payment has been time-barred and has become void.
- 14.2 If the limitation period is duly interrupted in accordance with the Swedish Act on Limitations (*preskriptionslagen (1981:130)*), a new limitation period of ten (10) years will commence for claims in respect of principal and three (3) years for claims in respect of interest amounts, in both cases calculated from the day indicated by provisions laid down in the Swedish Act on Limitations concerning the effect of an interruption of the limitation period.

15. **NOTICES**

- 15.1 Notices shall be provided to Bondholders for the relevant Loan at the address registered with Euroclear Sweden on the Record Date before dispatch. A notice to the Bondholders shall also be published by means of a press release and published on the Issuer's website.
- 15.2 Notices to the Issuer or the Dealers (other than Nordea Bank Abp) shall be provided at the address registered with the Swedish Companies Registration Office (*Bolagsverket*) on the Record Date before dispatch.
- 15.3 Notices to Nordea Bank Abp shall be provided at the address registered in the Finnish Trade Register, to the attention of Debt Capital Markets, on the Business Day prior to dispatch.
- 15.4 A notice to the Issuer or Bondholders in accordance with the Conditions that is sent by standard post shall be deemed to have been received by the recipient on the third Business Day after dispatch and notices sent by courier shall be deemed to have been received by the recipient when delivered to the specified address.
- 15.5 In the event that a notice is not sent correctly to a certain Bondholder the effectiveness of notices to other Bondholders shall be unaffected.

16. **LIMITATION OF LIABILITY ETC.**

- 16.1 With regards to the obligations imposed on the Dealers, the IPA and Euroclear Sweden, respectively, the Dealers, the IPA and Euroclear Sweden, as applicable, shall not be held liable for any losses arising out of any Swedish or foreign legal enactment, or any measure undertaken by a Swedish or foreign public authority, or war, strike, blockade, boycott, lockout or any other similar circumstance. The reservation in respect of strikes, blockades, boycotts and lockouts applies even if the party concerned itself takes such measures or is subject to such measures.

- 16.2 Losses arising in other cases shall not be compensated by a Dealer, the IPA or Euroclear Sweden if the relevant entity has exercised due care. In no case shall compensation be paid for indirect losses.
- 16.3 Should a Dealer, the IPA or Euroclear Sweden not be able to fulfil its obligations under these Conditions due to any circumstance set out in Section 17.1, such action may be postponed until the obstacle has been removed.
- 16.4 The aforesaid shall apply unless otherwise provided in the Financial Instruments Accounts Act.
17. **APPLICABLE LAW AND JURISDICTION**
- 17.1 The Conditions shall be governed by Swedish law.
- 17.2 Disputes shall be settled by Swedish courts. Stockholm District Court shall be the court of first instance.

We hereby confirm that the above General Terms and Conditions are binding upon us.

Stockholm 7 July 2022

SKANDINAVISKA ENSKILDA BANKEN AB (publ)

FORM OF FINAL TERMS

FINAL TERMS

for Loan No. [•]

under Skandinaviska Enskilda Banken AB (publ)'s Programme for Issuances of Covered Bonds

The following are the final terms and conditions (“**Final Terms**”) of Loan No. [•], (the “**Loan**”) that Skandinaviska Enskilda Banken AB (publ) (the “**Issuer**”) issues in the capital market in accordance with an agreement with the below mentioned Issuing House(s).

The Loan shall be subject to the general terms and conditions dated [16th July, 2020/7th July, 2022] (the “**General Terms and Conditions**”) set out in the Issuer’s base prospectus for issuances of Covered Bonds, dated [23rd December, 2021/19th June, 2025] as supplemented from time to time (the “**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. The Loan shall be registered as [AM/PM] securities with Euroclear Sweden.

This document constitutes the Final Terms for the purposes of Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”) and must be read in conjunction with the Prospectus [as supplemented]. Full information on the Issuer and the offer of the Loan is only available on the basis of the combination of these Final Terms, the Prospectus [as supplemented] and any documents incorporated therein by reference. These documents are available via www.sebgroup.com.

TERMS AND CONDITIONS FOR THE LOAN

1.	Loan no:	[•]
1.1	Tranche no:	[•] / [Tap Issuance as defined in the Prospectus]
2.	Total Nominal Amount/Continuous issuance:	[[SEK [•]] / [SEK [•]. Covered Bonds issued under this Loan shall be sold continuously at the prevailing market price. The Total Nominal Amount shall be determined when the sale of Covered Bonds is closed.] The Total Nominal Amount of the Loan including previous tranches and this tranche is SEK [•].
2.1	Tranche	[SEK [•] for this specific tranche [•].
3.	Nominal Amount per Covered Bond:	[•]
4.	Interest Commencement Date:	[[In respect of the period from (and including) the Issue Date to (but excluding) the Maturity Date:] [[•]/Issue Date/Not Applicable]] [[In respect of the period from (and including) the Maturity Date to (but excluding) the Extended Final Maturity Date:] [[•]/Maturity Date/Not Applicable]]
5.	Issue Date:	[•]
6.	Maturity Date:	[•]
7.	Repayment Basis:	[Each Covered Bond is repaid at par (i.e. at an amount equal to its Nominal Amount)]/ [[•] per Nominal Amount]
8.	Type of Interest Rate:	[Fixed interest rate] / [Floating interest rate]
9.	Additional terms and conditions for Loans with fixed interest rate	[Applicable] [Not applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph.]</i>
9.1	Interest Rate:	[[•] % per annum]

9.2	Interest Payment Date(s):	[•] each year (subject to the General Terms and Conditions), the first Interest Payment Date being on [•]
9.3	Specific risk factors:	[In accordance with the risk factor “The value of fixed rate Covered Bonds may be adversely affected by movements in market interest rates” in the Prospectus.] / [•]
9.4	Day Count Convention:	30/360
10.	Additional terms and conditions for Loans with floating interest rate	[Applicable] [Not applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph.]</i>
10.1	Base Rate:	[•] month(s) [STIBOR]
10.2	Margin:	[+/-][•] percentage points
10.3	Interest Determination Date:	[Two] Banking Days prior to the first day of each Interest Period, beginning on [•]
10.4	Interest Period:	The first Interest Period runs from [•] to and including [•], and thereafter from one Interest Payment Date to and including the next Interest Payment Date
10.5	Interest Payment Date(s):	[•],[•],[•] and [•] each year (subject to Section [4.3] of the General Terms and Conditions), the first Interest Payment Date bring on [•]
10.6	Day Count Convention:	Actual number of days/360
11.	Extended Maturity:	[Applicable] [Not Applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph and the two subsequent paragraphs 11.3 and 11.4.]</i>
11.1	Extended Maturity Date:	[]
11.2	Type of Interest Rate for the period with Extended Maturity:	[Fixed interest rate] / [Floating interest rate]
11.3	Additional terms and conditions for Loans with fixed interest rate for the period from (but excluding) the Maturity Date to (and including) the Extended Maturity Date:	[Applicable] [Not Applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph]</i>
11.3.1	Interest Rate:	[[•] % per annum]
11.3.2	Interest Payment Date(s):	[•] each year (subject to the General Terms and Conditions), the first Interest Payment Date being on [•]
11.3.3	Specific risk factors:	[In accordance with the risk factor “The value of fixed rate Covered Bonds may be adversely affected by movements in market interest rates” in the Prospectus.] / [•]
11.3.4	Day Count Convention:	30/360
11.4	Additional terms and conditions for Loans with floating interest rate for the period from (but excluding) the Maturity Date to (and including) the Extended Maturity Date:	[Applicable] [Not Applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph]</i>
11.4.1	Interest Base:	[[•] month(s) STIBOR]
11.4.2	Margin:	[+/-][•] percentage points

11.4.3	Interest Determination Date:	[Two] Banking Days prior to the first day of each Interest Period, beginning on the Maturity Date
11.4.4	Interest Period:	The first Interest Period runs from [•] to and including [•], and thereafter from one Interest Payment Date to and including the next Interest Payment Date
11.4.5	Interest Payment Date(s):	[•],[•],[•] and [•] each year (subject to the General Terms and Conditions), the first Interest Payment Date being on [•]
11.4.6	Day Count Convention:	Actual number of days/360
Other information		
12.	Green Bond:	[Applicable] [Not Applicable] <i>[If not applicable, delete the remaining sub-paragraphs of this paragraph]</i>
12.1	Risk factor	In accordance with the risk factor with heading [<i>“include heading(s) of relevant risk factor(s)”</i>] of the Prospectus.
13.	Credit rating:	[•]
14.	Issuing House(s):	[Danske Bank A/S, Danmark, Sverige Filial, Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ), Svenska Handelsbanken AB (publ) and Swedbank AB (publ)]/[Specify relevant Issuing Houses]
15.	Administrative Agent:	[Skandinaviska Enskilda Banken AB (publ)] / [•]
16.	ISIN code:	[•]
17.	Admission to trading:	[Not applicable] [Nasdaq Stockholm] [Specify other Regulated Market]
18.	The earliest date on which the Covered Bonds will be admitted to trading:	[Specify details] [Not applicable]
19.	Estimate of the total expenses related to the admission to trading:	[Specify details] [Not applicable]
21.	Resolutions as basis for the issuance:	[Specify details] [Not applicable]
22.	Interests:	[Specify details] [Not applicable] <i>[If applicable, describe interests of individuals and legal entities involved in the issuance as well as a record of all interests and possible conflicts of interests of importance to the issuance together with records of those involved and the nature of the interest.]</i>
23.	Information from third parties:	[Information in these Final Terms originating from third parties has been reproduced accurately and, as far as the Issuer knows and can ascertain based on comparisons with other information published by relevant third parties, no information has been omitted in a way that may lead to the reproduced information being incorrect or misleading. The sources for such information are [•.] / [Not applicable]
24.	The use of the proceeds	[General financing of the Issuer’s and the Group’s business activities]/[Green Bonds in accordance with the Green

		Bond Framework (as amended, supplemented, restated or otherwise updated from time))/[Specify]
25.	The estimated net amount of the proceeds	[SEK [•]]/[Total Nominal Amount] less customary transaction costs and fees

We hereby confirm that the above Final Terms are applicable to Loan No. [•] together with the General Terms and Conditions and undertake to repay the Loan and to pay interest in accordance herewith. We confirm that any material event after the date of the Prospectus that could affect the market's assessment of the Loan have been made public.

Stockholm, [•]

SKANDINAVISKA ENSKILDA BANKEN AB (publ)

DESCRIPTION OF SEB

OVERVIEW

SEB is a northern European financial services group. As a relationship bank strongly committed to delivering customer value, SEB offers financial advice and a wide range of financial services to corporate customers, financial institutions and private individuals in Sweden and the Baltic countries. In Denmark, Finland, Norway, Germany and the UK, SEB's operations focus on delivering a full-service offering to corporate and institutional clients and building long-term customer relationships. Since 2022, SEB is selectively expanding its corporate banking business to Austria, Switzerland and Netherlands. As of the date of this Prospectus, SEB serves more than 1.3 million private full-service customers. As of 31st March, 2025, SEB had total assets of SEK 4,087 billion and total equity of SEK 235 billion. For the three months ended 31st March, 2025, SEB's net profit was SEK 7.8 billion. For the year ended 31st December, 2024, SEB's net profit was SEK 35.9 billion.

Effective as of 1st January, 2025, SEB is organised into the following four divisions:

- **Corporate & Investment Banking** (formerly Large Corporates & Financial Institutions) – provides wholesale banking and investment banking services to large companies and institutional clients and investor services to institutional clients in SEB's core markets;
- **Business & Retail Banking** (formerly Corporate & Private Customers) - provides banking and advisory services to private individuals and small and medium-sized companies (**SMEs**) and card services in the Nordic countries;
- **Wealth & Asset Management** (formerly Private Wealth Management & Family Office, Asset Management and Life) - (i) provides comprehensive banking and advisory services, access to capital markets, financing solutions and individually tailored advisory services to high net worth private individuals and families, professional family offices and foundations in SEB's home markets, (ii) provides pension and insurance solutions to corporate customers and individuals, distributed through the SEB network and insurance brokers, and (iii) manages SEB's mutual funds and mandates via SEB's customer channels and Institutional Asset Management; and
- **Baltic** – provides full banking and advisory services to private individuals and small and medium-sized corporate customers in Estonia, Latvia and Lithuania.

Until 31st December, 2024, SEB was organised into the following six divisions:

- Large Corporates & Financial Institutions;
- Corporate & Private Customers;
- Baltic;
- Private Wealth Management & Family Office;
- Life; and
- Asset Management.

As of 31st March, 2025, SEB's customer base consisted of approximately 3,100 large corporate and institutional customers, approximately 400,000 SMEs of which approximately 294,000 were full-service customers and more than 1.3 million private full-service customers. At the same date, SEB had 126 retail branch offices in Sweden and the Baltic countries. Outside Sweden, SEB has a strategic presence, through its foreign subsidiaries, branches and representative offices in more than 20 countries, to support and service mainly its large corporate and institutional customers. As of 31st, March 2025, SEB had 19,037 full time equivalent employees, of which approximately half were located outside Sweden.

COMPETITIVE STRENGTHS

SEB believes that its franchise is built on strong long-term customer relationships, its product excellence and the quality of its advice. Its reputation stems from its long heritage of providing banking and financial services to large corporate customers, financial institutions and private individuals in the Nordic countries. Given its diversified business mix, SEB believes that it is well positioned to capture opportunities in the financial services industry in its core markets. SEB's competitive strengths include:

Strong and long-term customer relationships

SEB believes that its almost 170-year history of providing banking and financial services, its long-standing client relationships, its customer orientation and its strong brand allow it to develop unique relationships with, and knowledge of, its customers and to attract new customers. SEB's customer focus has led to strong loyalty among its customers, as evidenced by continued high customer satisfaction rankings and awards within its core areas of strength.

Leading market positions in core business areas

SEB has leading market positions in its core business areas. In 2024 and 2023, SEB was ranked the best bank for large corporates in the Nordics by Kantar Sifo Prospera. In 2023, SEB was ranked the best bank and in 2024, the second-best bank for financial institutions in the Nordics by Kantar Sifo Prospera. SEB was ranked as the second best corporate bank for large corporates overall in Sweden as well as the best financial institutions bank in Sweden by Kantar Sifo Prospera in 2023. In 2024, SEB was ranked the best corporate bank for large corporates overall in Sweden by Kantar Sifo Prospera and maintained its top ranking for financial institutions. Its Corporate & Investment Banking (formerly Large Corporates & Financial Institutions) division is a leading corporate and investment bank in the Nordic region, with substantial market shares in, for example, fixed-income, foreign exchange trading and cash management. In September 2023, SEB was ranked second best business bank of the year by Swedish companies in a Finansbarometern survey. In 2024, SEB was ranked third best in the corresponding survey. SEB re-affirmed the number one ranking by Kantar Sifo Prospera on sustainability advice both in Sweden and the Nordics according to its latest publications for 2020-2024.

In the insurance market, SEB is a leading provider of unit-linked insurance in the Nordic region. According to the Swedish Insurance Trade Association, SEB had a market share of 10.1 per cent. in unit-linked insurance premium income as of 31st December, 2024.

SEB's share of total life insurance premiums paid (both on new and existing policies) in Sweden for the twelve months ended 31st December, 2024 was 8.4 per cent., according to data from the Swedish Insurance Federation.

SEB holds a strong market position within asset management in Sweden and is the second largest asset manager in the Nordic region as of 31st March, 2025 (based on a comparison of total SEB assets under management and assets under management reported by other banks in the Nordic region). SEB Asset Management was awarded Fund Management Company of the year 2024 award, by Privata Affärer for delivering the best performance. In 2024, SEB was ranked highest amongst asset managers in the Nordic region by Prospera External Asset Management survey. In the Baltic countries, taken together, SEB is the second largest bank by lending market share (according to the most recently available central bank and bank association statistics in those countries).

Diversified revenue base and strong focus on operational efficiency

SEB has a diversified revenue base, including interest income on customer loans and other interest-bearing assets; fees and commissions from equity, fixed-income and foreign exchange trading; income from payment transactions; advisory and asset management service fees; and income from its life insurance operations. In addition, SEB's business is diversified across customer segments (including large and mid-size corporate and institutional customers and retail, mass affluent and private banking individuals) and geographic markets (including, among others, the Nordic and Baltic countries, Germany and the UK). Moreover, SEB continues to maintain a strong focus on improving its operational efficiency.

Disciplined risk management

Comprehensive risk management is fundamental to the long-term profitability and stability of the Group and is a core area of focus for SEB. Since the Swedish banking crisis in the early 1990s, SEB has focused on enhancing its risk management systems and controls. Board supervision, a formal decision-making structure, a high level of risk awareness among staff, group-wide principles and controlled risk-taking within established limits are the cornerstones of SEB's risk management. To secure financial stability, risk-related issues are identified, monitored and managed at early stages and form an integral part of SEB's long-term planning processes.

Well-diversified funding base

SEB has a strong deposit gathering franchise in its core markets through its Business & Retail Banking (formerly Corporate & Private Customers) division and, in the cash-management and custody operations, through its Corporate & Investment Banking (formerly Large Corporates & Financial Institutions) division.

As of 31st March, 2025, total deposits and borrowing from the public (excluding deposits from central banks, credit institutions and repos) amounted to SEK 1,937 billion, or 63 per cent. of its total funding base, and the ratio of loans to deposits (excluding repos) was 103 per cent. SEB's funding base comprises the sum of deposits from central banks, deposits from credit institutions (excluding repos), deposits and borrowing from the public (excluding repos), debt securities and subordinated debt.

SEB benefits from a well-diversified funding base, with good access to both short- and long-term financing sources. During 2023, 2024 and the first three months of 2025, SEB raised the equivalent of SEK 197 billion, SEK 116 billion and SEK 42 billion, respectively, in long-term funding in the domestic Swedish and international covered bond and senior unsecured debt markets. Mortgage covered bonds accounted for 11 per cent. of SEB's total funding base as of 31st March, 2025. In August 2023 and February 2024, SEB issued Tier 2 notes of EUR 500 million each. In October 2023, SEB issued two Tier 2 notes totalling SEK 4 billion, and in June 2025, SEB issued a Tier 2 note of SEK 4,5 billion. In August 2024, SEB issued SEK 5 billion Additional Tier 1 convertible notes, and in November 2024, SEB issued U.S.\$500 million Additional Tier 1 convertible notes.

STRATEGY

SEB is a leading northern European corporate bank with international reach. By 2030, SEB's offering to retail banking customers in Sweden and the Baltics is expected to be available digitally, based on its "mobile first with a human touch" approach. By combining strong customer satisfaction and employee engagement with a solid financial position, including capital, liquidity and cost control, SEB aims to continue to deliver long-term value to its shareholders.

The strategic direction towards 2030 focuses on future-proofing SEB through enhanced capabilities within advisory, data and regulatory compliance, and accelerating income growth potential. In SEB's business plan further emphasis is put on specific opportunities identified in relation to five key trends that are transforming its industry and customers' needs. Such key trends are:

- growing demand for corporate and investment banking services;
- growing demand for savings and investments;
- digitalisation, which was accelerated by the COVID-19 pandemic;
- the transition towards a low-carbon society where sustainability efforts are particularly accelerated by the targets set out in the Paris Agreement; and
- a growing focus on non-financial risks.

In line with the above trends, the focus areas of the strategy are:

- **Acceleration of efforts** - strengthening SEB's customer offering by continuing to build on existing strengths with extra focus and resources targeted at already established areas.
- **Strategic change** - evaluating the need for strategic change and transforming the way SEB conducts business within already established areas.
- **Strategic partnerships** - collaborating and partnering with external stakeholders and rethinking how SEB produces and distributes its products and services.
- **Efficiency improvement** - increasing its focus on strategic enablers to improve efficiency and accelerate SEB's transformation journey.

In addition, SEB aims to be a leading catalyst in the sustainability transition efforts towards a sustainable society. It has established goals to reduce its fossil fuel credit exposure of its energy portfolio by 45-60 per cent. by 2030

compared to 2019 and monitor its progress through a Carbon Exposure Index. A Sustainability Activity Index has been established to track SEB's progress within sustainability-related lending, sustainable finance advisory, sustainable investment products and investments made by Greentech, SEB's venture capital investment unit, with the aim of increasing its average activity volume by six to eight times by 2030 compared to 2021. SEB has published 2030 sector targets for carbon emission reductions in its credit portfolio, in line with its commitment to the Net-Zero Banking Alliance.

HISTORY

SEB was incorporated under the laws of Sweden on 1 January 1971 through the amalgamation of Stockholms Enskilda Bank and Skandinaviska Banken as a limited liability company with registration number 502032-9081. Stockholms Enskilda Bank was founded in 1856 by André Oscar Wallenberg as Stockholm's first privately-held bank. Skandinaviska Kreditaktiebolaget (later Skandinaviska Banken) commenced operations in 1864 as Stockholm's second privately-held bank. The legal and commercial name of SEB is Skandinaviska Enskilda Banken AB (publ) and SEB is registered with the Swedish Companies Registration Office (*Bolagsverket*).

SEB has its principal office at Kungsträdgårdsgatan 8, Stockholm. As a public limited liability bank company, SEB is under the supervision of the SFSA and is regulated by inter alia the Swedish Banking and Financing Act (*lag (2004:297) om bank- och finansieringsrörelse*) and the Swedish Deposit Insurance Act (*lag (1995:1571) om insättningsgaranti*). The Legal Entity Identifier (LEI) of SEB is F3JS33DEI6XQ4ZBPTN86.

SEB's website is www.sebgroup.com. The information on the website is not part of this Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Prospectus.

Since its foundation, the cornerstones of SEB's business have been its long-standing customer relationships, entrepreneurship and international outlook. These pillars have, together with the joint heritage of SEB's main shareholder, Investor AB, provided a vital foundation for building Sweden's robust export sector, comprising internationally leading companies across a variety of industries.

In the 1990s, SEB set out a strategy focused on international expansion, long-term savings and the use of information technology to improve products and services for customers. In implementing this strategy, SEB restructured its operations, invested in new technologies, including e-banking solutions, and made strategic acquisitions.

The acquisition of Trygg-Hansa AB in 1997 enabled SEB to offer its customers a range of life insurance and pension savings products. To strengthen its presence in Northern Europe, SEB acquired the German bank BfG Bank AG (formerly DSK Hyp AG and currently known as DSK Deutsche-Skandinavische Verwaltungs GmbH (DSV)) in 2000. In the decade between 1998 and 2008, SEB also made investments in three Baltic banks, Eesti Ühispank in Estonia, Latvijas Unibanka in Latvia and Vilniaus Bankas in Lithuania. These acquisitions were aimed at meeting increased client needs in those countries and at taking advantage of the long-term growth potential in the Baltic region. SEB took further steps to support its customers in the Baltic countries and in Eastern Europe through acquisitions of the Latvian life insurance company, Balta Life, and of Bank Agio in Ukraine (renamed SEB Bank in May 2006). In addition, between the years 2006 to 2008, SEB acquired, respectively, the Russian bank, PetroEnergoBank (renamed SEB Bank in 2007), the Ukrainian bank Factorial Bank, and GMAC Commercial Finance Sp. z o.o. in Poland.

Through a number of other smaller acquisitions during the period 1994 to 2009, SEB further expanded its position in the Nordic region.

On 31st January, 2011, SEB completed the sale of its German retail banking business (which was acquired as part of the SEB AG business) in line with its strategy of concentrating on large corporate and institutional banking activities in Germany and the Nordic countries outside Sweden. Similarly, on 7th June, 2012, SEB completed the sale of its retail banking operations in Ukraine. SEB remains in Ukraine as a corporate bank serving its Nordic, Baltic and German corporate and institutional customers. In November 2014, SEB sold its card acquiring business, Euroline AB. On 1st September, 2015, SEB completed the sale of its German real estate investment management business, SEB Asset Management AG, including its main subsidiary SEB Investment GmbH, to Savills plc. As of 1st January, 2018, the majority of the German franchise was transferred to SEB's German branch through a universal succession in accordance with German law. On 4th December, 2018, SEB AG was renamed DSK Hyp AG, and the remaining business was operated in run-off mode. In the last quarter of 2022, the banking license of DSK Hyp AG was surrendered, and it was renamed DSK Deutsche-Skandinavische Verwaltungs GmbH (DSV).

On 14th December, 2017, SEB entered into an agreement to sell all of its shares in SEB Pension to Danica Pension, Livsforsikringsaktieselskab (a subsidiary of Danske Bank) for total consideration of DKK 6.5 billion, comprising DKK 5.0 billion in cash consideration and a pre-closing dividend of DKK 1.5 billion in addition to the DKK 1.1 billion SEB received from these subsidiaries in 2017. This sale was completed on 7th June, 2018.

On 27th April, 2022, SEB announced a strategic partnership with Ringkjøbing Landbobank in Denmark to strengthen its footprint in the local private banking market and to increase growth in the professional family office segment. As part of this partnership, in 2022, SEB transferred its existing private banking business in Denmark to Ringkjøbing Landobank, including assets under management of approximately DKK 13 billion.

On 21st June, 2023, SEB announced its intention to buy Airplus and the acquisitions was completed on 1st August 2024. The agreed cash purchase price for Airplus was approximately EUR 450 million.

On 16th May, 2024, SEB announced its intention to establish 1856 Family Office, a family office service company located in Zurich, which will offer administrative and other non-financial services as well as office space to family offices and business families in Switzerland. SEB is preparing the opening of a representative office in Zurich, expected for 1st July 2025.

From its origins as primarily a Swedish bank established almost 170 years ago, SEB has become a leading Nordic financial services group, with more than half of its customers and approximately half of its staff located outside Sweden.

RATINGS

SEB's issuer ratings as of the date of this Prospectus are Aa3, A+ and AA- by Moody's, S&P and Fitch, respectively. Each of Moody's, S&P and Fitch is established in the European Union (the EU) and/or the UK and is registered under the CRA Regulation. As such, each of S&P, Moody's and Fitch is included in the list of credit rating agencies published by the European Securities and Markets Authority (ESMA) on its website (at <https://www.esma.europa.eu/supervision/credit-rating-agencies/risk>) in accordance with the CRA Regulation.

SHARE CAPITAL AND OWNERSHIP DETAILS

The Bank's share capital is expressed in SEK and is distributed among the shares issued by the Bank. The Bank has two classes of shares outstanding: A Shares and C Shares. Each A Share carries one vote and each C Share carries 0.1 vote. Each shareholder entitled to vote at a meeting may vote the full number of shares owned without limitation. Following the shareholders' resolution at the Annual General Meeting (the **AGM**) of the Bank held on 6th March, 2009 and pursuant to the Bank's Articles of Association adopted at such AGM, the share capital shall amount to not less than SEK 10,000,000,000 and not more than SEK 40,000,000,000 and the number of shares shall not be less than 1,000,000,000 and shall not exceed 4,000,000,000. Each A Share and each C Share carries equal rights to dividends and any surplus in connection with liquidation.

The following table shows information about the Bank's issued share capital as of 31st May, 2025:

Share series	Number of shares	Number of votes	Percentage of all	
			Capital	Votes
A	2,018,544,966	2,018,544,966	98.8%	99.9%
.....				
C	24,152,508	2,415,251	1.2%	0.1%
.....				
Total	2,042,697,474	2,020,960,217	100.0%	100.0%
.....				

On 31st May, 2025, the Bank had approximately 291,045 shareholders. The 10 largest shareholders held 51.74 per cent. of the Bank's total share capital and 52.07 per cent. of the votes in the Bank. Non-Swedish shareholders held approximately 29.56 per cent. of the Bank's capital as of 31st May, 2025.

As of 31st May, 2025 there were seven shareholders in the Bank holding more than 2.5 per cent. of the share capital, as shown in the table below.

As of 31st May, 2025	Number of shares	of which C shares	Percentage of all	
			Shares	Votes
Investor AB	456,198,927	4,000,372	22.33 percent.	22.40 per cent.
AMF Pension & Funds	99,238,202	-	4.86 per cent.	4.91 per cent.
Alecta Tjänstepension	85,297,213	-	4.18 per cent.	4.22 per cent.
Swedbank/Robur Funds	80,196,796	-	3.93 per cent.	3.97 per cent.
Capital Group	69,969,384	-	3.33 per cent.	3.37 per cent.
Vanguard	64,277,817	1,070,302	3.15 per cent.	3.13 per cent.
BlackRock	63,657,401	18,013	3.09 per cent.	3.12 per cent.
Handelsbanken Funds	52,127,071	52,236	2.55 per cent.	2.58 per cent.

Source: Monitor by Modular Finance AB. Compiled and processed data from various sources, including Euroclear, Morningstar and the SFSA.

SEB and its shareholders comply with applicable rules and regulation (such as the Swedish Companies Act (*aktiebolagslagen* (2005:551))) to ensure that the control over SEB is not abused. Furthermore, SEB is subject to provisions under the Swedish Banking and Financing Business Act (*lag* (2004:297) *om bank- och finansieringsrörelse*) which prohibits SEB from entering into unfavourable transactions with its shareholders.

As far as SEB is aware, no person or persons acting together has the control over SEB (where “control” means acquiring or controlling, directly or indirectly, more than fifty per cent. of the votes the SEB or the right to, directly or indirectly, appoint or remove the whole or a majority of the directors of the board of directors of SEB. Further, as far as SEB is aware, there are no shareholders’ agreements or other agreements which could result in a change of control of SEB.

CORPORATE OBJECTS AND PURPOSES

In accordance with article three of the Bank’s articles of association, its principal corporate objects and purposes are to carry on such banking and financial activities as are referred to in Chapter 1, Section 3 and Chapter 7, Section 1 of the Swedish Banking and Financing Business Act (2004: 297), together with all activities related thereto.

BUSINESS DIVISIONS

Effective as of 1st January, 2025, SEB’s previous six divisions have been reorganised into the following four divisions: Corporate & Investment Banking, Business & Retail Banking, Wealth & Asset Management and Baltic.

- **Corporate & Investment Banking** (*formerly Large Corporates & Financial Institutions*)

The Corporate & Investment Banking division is primarily responsible for SEB’s activities relating to large corporations (including real estate and shipping clients and financial sponsors) and financial institutions (including banks, asset managers, insurance companies, pension funds, foundations, central banks and sovereign wealth funds).

The division is also responsible for developing and providing products and services to all customer segments within the areas of:

- Investment Banking – which includes Corporate Finance, (which provides advisory services relating to mergers and acquisitions and equity capital markets), Corporate Loan Origination (origination, structuring and execution of loan transactions for Nordic and German borrowers), Equities, Equity Capital Markets, Debt Capital Markets (which arranges structures and executes debt transactions, including bonds, corporate

acquisition financings, general corporate refinancing and leveraged buy-outs as well as other types of complex debt facilities) and Leveraged Finance;

- FICC Markets – which provides execution and research and development of financial instruments within Fixed Income, Foreign Exchange and Commodities; as well as financial risk advisory; and
- Global Banking, Structured Finance and Investor Services – which provides global custody, sub-custody, depository, cash clearing, prime collateral services, derivatives clearing, risk and valuation services and back office for hire to financial institutions. In addition, several products are combined in the following product offerings: fund services, prime brokerage and prime services. Cash management, liquidity management and payment services, trade and supply chain financing and working capital solutions product clusters are also included.

SEB's Corporate & Investment Banking division operates in the Nordic countries, Germany and the UK and is supported through SEB's network of international branches, subsidiaries and representative offices in New York, Singapore, Luxembourg, Beijing, Shanghai, Warsaw, Kiev, New Delhi, Hong Kong and elsewhere. Since 2022, SEB is selectively expanding its corporate banking business to Austria, Switzerland and Netherlands over the long term.

- ***Business & Retail Banking (formerly Corporate & Private Customers)***

SEB's Business & Retail Banking division offers full banking and advisory services to private individuals and small and medium-sized corporate customers in Sweden, as well as corporate payment services in Europe.

As of 31st March, 2025, the division serves approximately 2.1 million private customers and approximately 190,000 full-service corporate customers.

As of 31st March, 2025, customers within SEB's Business & Retail Banking division have access to the range of SEB's product offerings and services through 75 branch offices, a contact centre with 24/7 availability and through digital services. Approximately 54 per cent. of SEB's household mortgage and consumer credit applications and 32 per cent. of new private customers in Sweden were applied for and onboarded digitally in the three months ended 31st March, 2025.

Through the closing of the acquisition of AirPlus International GmbH on 31st July, 2024, SEB Kort has gained a leading position in corporate payment solutions in Europe. In addition to corporate payment solutions in Europe and North America, SEB Kort provides financing and payment solutions to customers in the Nordic region. SEB Kort had a total average of 4.1 million charge, credit, debit and co-branded cards in issue as of 31st March, 2025. SEB's card issuing business includes brands such as AirPlus, Eurocard, Spendwise and several co-brands.

- ***Wealth & Asset Management (formerly Private Wealth Management & Family Office, Asset Management and Life)***

The newly formed Wealth & Asset Management division is a consolidation of three former divisions, with the ambition to further strengthen the offering within the wealth and asset management segments. This division serves a wide range of customers with products and services, as described below.

Within Private Wealth Management & Family Office business comprehensive banking infrastructure, access to capital markets, financing solutions and individually tailored advisory services are provided to entrepreneurs, high net worth individuals, foundations and professional family offices and their families and businesses in SEB's home markets.

The Life business offers products within the area of pension and life insurance for individuals and corporations, mainly in Sweden and the Baltic countries. The Life business offers both unit-linked, traditional insurance and other pension savings products including health insurance. Unit-linked and portfolio bond products represented 86 per cent. of total sales of insurance policies in the three months ended 31st March, 2025. Certain portions of SEB's traditional life insurance business are run through entities or under portfolios and funds that are not consolidated into the Group's accounts.

The Asset Management business distributes its services through the Life business, SEB's retail network and the private banking units in SEB's core markets and in Singapore and Luxembourg, as well as through third-party

distributors. The product offering of this business includes a broad range of funds, undertakings for collective investments in transferable securities (UCITS) and alternative investment funds (AIFs) with diverse investment strategies and tailored portfolios for institutional buyers. Sustainability is a focus area for SEB's asset management business, which has been integrated into its daily business, with UN's Principle for Responsible Investments (PRI) serving as a guide for sustainability activities, with an emphasis on inclusion, engagement and exclusion.

- ***Baltic***

The Baltic division serves more than 1.1 million private home bank customers and approximately 85,000 home bank customers among companies across several industries, and is responsible for retail and corporate banking, trading and capital markets and transaction services to Estonian, Latvian and Lithuanian clients. The financial results generated by life and asset management provided in these countries are recorded in the Wealth & Asset Management division. This division's product range includes advisory services, mortgage and other lending, savings products and cards for both SMEs and private individuals in Estonia, Latvia and Lithuania.

The Baltic division's customers have access to the range of SEB's product offerings and services through 51 branch offices in the Baltic countries as of 31st March, 2025, internet and mobile telephone banking and personal telephone banking services. The Baltic division also provides automatic bank service machines (including ATMs and machines for cash deposits).

As well as operating in a pan-Baltic structure of Baltic retail banking, Baltic corporate banking and Baltic treasury, the Baltic division is formally organised into three business units by geography:

- Estonia;
- Latvia; and
- Lithuania.

COMPETITION IN KEY MARKET SEGMENTS

In Sweden, the banking system is highly consolidated, with the four largest banking groups – Nordea Bank Abp (**Nordea**), SEB, Svenska Handelsbanken AB (**Svenska Handelsbanken**) and Swedbank AB (**Swedbank**) – accounting for approximately 74 per cent. of the total assets in the banking market as of 31st March, 2025 according to Statistics Sweden. These four banks together represented approximately 63 per cent. of total Swedish customer deposits and total customer lending as of 31st March, 2025, according to the same source.

Each of these banks offers comprehensive banking services to Swedish corporate clients. Despite their significant incumbent market shares, SEB and each of these other banks compete keenly in the Swedish market both in terms of price as well as service, particularly in respect of the deposit market. This competitive environment is evidenced by the relatively low margins and fees in Sweden for the full range of corporate and retail financial services, in common with other mature and consolidated European banking markets.

In recent years, a number of fintech or alternative service providers have entered the banking market, including the mortgage and payment segments. In the mortgage market, competition from small and medium-sized banks and new entrants has intensified. These competitors, including mortgage credit companies and alternative investment funds, have gradually taken market share from the larger banks over the years.

In the Swedish life insurance market, SEB's main competitors include Försäkringsaktiebolaget Skandia and, for occupational pensions, Folksam Försäkringsbolag.

The three major banks in Sweden that SEB competes with are also key competitors from a Nordic perspective. Danske Bank is also becoming an important competitor for SEB in the Swedish non-financial corporate market. SEB's main competitor in Finland is Nordea, both in the corporate and wealth management segments. Sampo Bank ABP (part of Danske Bank A/S) is also a key competitor in Finland. In Norway, DNB Bank ASA and Fokus Bank ASA (also part of Danske Bank A/S) are the key competitors. SEB's two main competitors in Denmark are Danske Bank and Nordea.

In Germany, SEB's business faces its primary competition from Deutsche Bank, Commerzbank and UniCredit as well as BNP PARIBAS, HSBC and ING.

In the Baltic countries, SEB's main competitors are Swedbank and Luminor, though a number of local banks have increased their market shares in recent years. SEB also competes with other large international banks in the wholesale and investment banking area.

SUBSIDIARIES

The Bank is the parent company of the Group. The Bank's large subsidiaries are SEB Life and Pension Holding AB, SEB Kort Bank AB, AS SEB Pank (Estonia), AS SEB banka (Latvia) and AB SEB bankas (Lithuania), which are all wholly owned. SEB's subsidiaries as of 31st December, 2024 are listed in Note 21 to the 2024 Financial Statements incorporated by reference in this Prospectus. In addition, a portion of SEB's traditional life insurance business is carried out through a non-consolidated entity, Gamla Liv, as described in Note 1, "Accounting Policies" to the 2024 Financial Statements.

THE BOARD OF DIRECTORS, SENIOR MANAGEMENT AND AUDITORS

The Board of Directors (the “**Board**”) has the overall responsibility for the activities carried out within the Bank and the Group and thus decides on the nature, direction, strategy and framework of their activities and sets the objectives for these activities.

The President is responsible for the day-to-day management of the Group’s activities in accordance with the guidelines and established policies and instructions of the Board. The President reports to the Board and submits at each Board meeting a report on, among other things, the development of the business in relation to resolutions taken by the Board at each of its meetings.

The Group has three control functions, which are independent from the business operations: Group Internal Audit, Group Compliance and Group Risk.

The Board

Members of the Board are appointed by the shareholders at the AGM for a term of office of one year, extending through the next AGM. In accordance with the Swedish Code of Corporate Governance, the Chair of the Board is also appointed at the AGM of the Bank’s shareholders for a term of office until the end of the next AGM. The Bank’s articles of association specify that the Board shall consist of not less than six and not more than thirteen members, with a maximum of six deputies. In addition, and in accordance with Swedish law, there must be directors appointed by the Bank’s employees. As at the date of this Prospectus, the Board has eleven directors, without any deputies, nine of whom were re-elected and two of whom were newly elected by the shareholders at the Bank’s AGM held on 1st April, 2025 and two members and two deputies appointed by the Bank’s employees. The President is the only member of the Board elected by the shareholders who is also an employee of the Bank. All other members of the Board elected by shareholders at the Bank’s AGM are considered to be independent in relation to the Bank and its management. With the exception of Marcus Wallenberg, who is not considered to be independent director due to his relationship with Investor AB, which is a major shareholder of SEB, all other members of the Board are considered to be independent in relation to the major shareholders of SEB.

The Board appoints and dismisses the President and his/her deputy as well as the Executive Vice Presidents, the Chief Risk Officer, the members of the Group Executive Committee (“**GEC**”) and the Head of Group Internal Audit.

Committees of the Board

The Board of Directors has established committees, pursuant to the Board’s instructions, to handle certain defined issues and to prepare such issues for decision by the Board of Directors. At present, there are three committees within the Board: the Risk and Capital Committee, the Audit and Compliance Committee and the Remuneration and Human Resources Committee. Minutes are kept of each committee meeting and the committees submit regular reports to the Board. Neither the President nor any other officer of the Bank is a member of any of the committees. The work of the Board committees is regulated through instructions adopted by the Board.

Risk and Capital Committee

The Risk and Capital Committee of the Board supports the Board in its work and ensuring that SEB is organised and managed in such a way that all risks inherent in the group’s business are monitored and managed in accordance with the Board’s risk appetite as well as external and internal rules. The Risk and Capital Committee sets the principles and parameters for measuring and allocating risk and capital within the Group and oversees risk management systems and the risk appetite and the strategy for the near and long-term. The Risk and Capital Committee adopts and annually reviews SEB’s sector policies to establish SEB’s position on relevant sustainability topics in sectors with a potential material sustainability impact.

The Risk and Capital Committee adopts credit policies and instructions that supplement the Group Credit Policy and the Group Credit Instruction and makes decisions on individual credit matters (matters of major importance or of importance as to principles). In addition, the Risk and Capital Committee reviews on a regular basis both significant developments in the credit portfolio and the credit evaluation process within the Group. It also examines matters relating to operational risk, market and liquidity risk and insurance risk.

The Risk and Capital Committee regularly reviews essential changes in the overall capital and liquidity situation and the capital adequacy situation of the Group. The Risk and Capital Committee deals with changes in the Group’s

capital goals and with capital management matters, and makes proposals to the Board on such matters, including dividend levels and the set-up and utilisation of repurchase programmes of own shares.

The Risk and Capital Committee consists of three members and any decision by the Risk and Capital Committee requires the presence of at least two members, one of which must be the Chair or the Vice Chair. The current Risk and Capital Committee members are Jacob Aarup-Andersen, Chair, Marcus Wallenberg, Vice Chair, Jan Erik Back and Lars Ottersgård. The Committee held 13 meetings in 2024.

Audit and Compliance Committee

The Audit and Compliance Committee of the Board supports the work of the Board in terms of quality assurance of, and internal control over, the Group's financial and sustainability reporting and reporting to the supervisory authorities. The Audit and Compliance Committee maintains regular contact with the external and internal auditors of the Group and discusses coordination of their activities. It ensures that any remarks and observations from the auditors are addressed. The Audit and Compliance Committee deals with the accounts and interim reports, as well as with audit reports, including any changes in the accounting rules. It assesses the external auditors' work and independence and prepares proposals for new auditors prior to the AGM's election of the auditors.

The Audit and Compliance Committee also approves the Group's compliance plan. The internal audit and compliance activities are monitored on a continuous basis.

The Audit and Compliance Committee consists of four members, none of whom are employed by the Group. The Audit and Compliance Committee forms a quorum whenever a minimum of two members are present, including the Chair or Deputy Chair of the Audit and Compliance Committee. The current Audit and Compliance Committee members are Jan Erik Back, Chair, Marcus Wallenberg, Vice Chair and Winnie Fok. The Committee held seven meetings in 2024. The external auditors attended all of these meetings, except when their own work was evaluated.

Remuneration and Human Resources Committee

The Remuneration and Human Resources Committee of the Board prepares proposals for appointments of the President and the members of the GEC. The Remuneration and Human Resources Committee develops, monitors and evaluates SEB's incentive programmes and how the guidelines established by the AGM for remuneration of the President and the members of the GEC are applied. The Remuneration and Human Resources Committee furthermore prepares matters regarding incentive programmes and pension plans, monitors the pension commitments of the Group and monitors, together with the Risk and Capital Committee of the Board, all measures taken to secure the pension commitments of the Group, including the development of the Group's pension foundations. It also discusses personnel matters of strategic importance, such as succession planning for strategically important positions and other management supply issues.

The Remuneration and Human Resources Committee consists of three members, none of whom is employed by the Group. The Remuneration and Human Resources Committee forms a quorum whenever a minimum of two members are present, including the Chair or Deputy Chair of the Remuneration and Human Resources Committee. The current Remuneration and Human Resources Committee members are Signhild Arnegård Hansen, Chair, Marcus Wallenberg, Vice Chair and Anne-Catherine Berner. The Committee held eight meetings in 2024.

President

The President is overall responsible for managing all risks of SEB in accordance with the policies and instructions of the Board and the intentions as stated in the Board's Risk Appetite. The President shall ensure that the organization and administration of SEB are appropriate. The President shall furthermore take those measures which are necessary to ensure that the accounting of SEB and the Group is undertaken in compliance with applicable laws, that the Code of Conduct is duly implemented, and that the management of the funds is handled in a satisfactory manner. The Board has adopted an instruction for the President's duties and responsibilities. The President reports to the Board and at each Board meeting submits a report on, among other things, the performance of the business, based on the decisions made by the Board.

The President has three different committees at his disposal for the purpose of managing the Group's operations: the GEC for business issues, the Group Risk Committee for credit issues and the Group's Asset-Liability Committee for capital and risk issues.

Group Executive Committee

In order to protect the interests of the Group, the President consults with the GEC on matters of major importance. The GEC deals with, among other things, matters of common concern to several divisions, strategic issues, business plans, financial forecasts and reports.

As at the date of this Prospectus, the members of the GEC are as follows:

Name	Position, Other Assignments and Background
Johan Torgeby	<p>President and Chief Executive Officer.</p> <p><i>Other present assignments:</i> Director of Nasdaq Inc., Director of the Swedish Bankers' Association. Director of the Institute of International Finance. Director of Mölnlycke Holding AB. Director of Mentor Sweden. Council member of Finnish-Swedish Chamber of Commerce. Member of YPO Young Presidents' Organisation and LUSEM Advisory Board Lund University. IIEB (Institut International d'Études Bancaires).</p> <p><i>Background:</i> The Board appointed Johan Torgeby as the new President and CEO effective as of 29th March, 2017. Johan Torgeby has been an SEB employee since 2009. He has served as Head of Client Coverage in SEB's former Merchant Banking division and, between 2014 and 2016, as co-Head of the former Merchant Banking division. Prior to joining SEB, he was a Portfolio Manager and Macro-economist at Robur Asset Management (Swedbank), Head of Nordic and Dutch Corporate Debt Capital Markets & Risk Management as well as Executive Director, Financial Sponsors Group Private Equity at Morgan Stanley in London and Stockholm.</p>
Mats Torstendahl	<p>Deputy President and Chief Executive Officer since 2021. Group Financial Crime Prevention Senior Manager since 2021, Group Data Privacy Senior Manager since 2018, Head of Corporate & Private Customers between 2018 and 2020, co-head of Corporate & Private Customers between 2016 and 2018.</p> <p><i>Background:</i> Mats Torstendahl started his career at ABB in 1985. In 1987, he moved to Östgöta Enskilda Bank, where he was branch manager in Stockholm between 1996 and 2000. He was appointed Executive Vice President of Danske Bank in Sweden in 2001 and Senior Executive Vice President and Head of Danske Bank Sweden and a member of Danske Bank Group Executive Committee between 2004 and 2008. He joined SEB as Head of the former Retail Banking division in 2009. He served as Head of Corporate & Private Customers between 2018 and 2020, and Co-Head of Corporate & Private Customers between 2016 and 2018.</p>
Jonas Ahlström	<p>Chief Operating Officer and Deputy President and Chief Executive Officer, Group FCP Senior Manager since 2025.</p> <p><i>Background:</i> Jonas Ahlström joined SEB in 2005 from Investor AB and has since then held several strategic, advisory and leading roles in different parts of the bank. He has held the position as head of the Group's strategy office where he played a vital role in the creation and execution of SEB's business plans. In 2018, he assumed the role as Chief Financial Officer (CFO) of the Baltic division. In 2021 he was the Head of the Baltic division; in 2021 he was subsequently the Co-Head of Large</p>

Name	Position, Other Assignments and Background
	Corporates & Financial Institutions division, and in 2023 he was the Head of Large Corporates & Financial Institutions division.
Petra Ålund	<p>Head of Group Human Resources since 2024.</p> <p><i>Background:</i> Petra Ålund has held senior positions within the IT area at Sandvik and Ericsson before she joined SEB as head of IT Services in 2017 and became head of Technology in June 2019.</p>
Mats Holmström	<p>Chief Risk Officer since 2021.</p> <p><i>Background:</i> Mats Holmström joined SEB in 1990 and has held various positions. Most recently he was Head of Corporate Banking since 2017, and prior to that he was Head of Project, Asset and Structured Finance.</p>
Ulrika Areskog Lilja	<p>Head of Brand, Marketing and Communication since 2021.</p> <p><i>Background:</i> Prior to joining SEB, Ulrika Areskog Lilja held several leading communication roles at Stora Enso, SSAB, OMX Stockholm Stock Exchange and Neonet.</p>
William Paus	<p>Head of Wealth & Asset Management since 2025.</p> <p><i>Background:</i> William Paus joined SEB in 1992 and has held numerous positions within the Large Corporates & Financial Institutions division in Norway, Germany and Singapore and as Co-Head of Large Corporates & Financial Institutions. He also served as Head of Private Wealth Management & Family Office from 2021 to 2024 prior to being appointed as Head of the new Wealth & Asset Management division.</p>
Jonas Söderberg	<p>Head of Business & Retail Banking (formerly Corporate & Private Customers) since 2021.</p> <p><i>Background:</i> Jonas Söderberg joined SEB in 1999 and has held numerous positions, including most recently Head of Region North – Corporate & Private Customers, Head of Investor Relations and Senior Advisor to Head of Large Corporates & Financial Institutions division.</p>
Christoffer Malmer	<p>Chief Financial Officer since 2024.</p> <p><i>Background:</i> Christoffer Malmer has held various positions within SEB, including Head of SEB Embedded, Co-head of Business & Retail Banking (formerly Corporate & Private Customers) division, Head of former Wealth & Asset Management division, Head of Financial Institutions Coverage. Before working at SEB, Christoffer Malmer worked as Managing Director at Goldman Sachs in London.</p>
Niina Äikäs	<p>Head of Baltics since 2021.</p> <p><i>Background:</i> Niina Äikäs joined SEB in 2008 and has held various positions within the Bank, including Head of Large Corporate Coverage in Finland.</p>
Cecilia Wolrath Ekenbäck	<p>Head of Group Compliance since 2023.</p> <p><i>Background:</i> Cecilia Wolrath Ekenbäck has extensive experience from regulatory supervision and policy making and has spent many years at the Swedish Financial Supervisory Authority before joining SEB. Cecilia became Head of Group Compliance in 2023.</p>

Name	Position, Other Assignments and Background
Andreas Fredriksson	<p>Co-head of Corporate & Investment Banking (formerly Large Corporates & Financial Institutions) since 2025.</p> <p><i>Background:</i> Andreas Fredriksson graduated from the Stockholm School of Economics and holds a double major in Finance and Accounting. He joined SEB in 2016 after having spent approximately 20 years at various international investment banks (Morgan Stanley, Citi and Barclays). His background covers a wide array of sectors and products, however, the bulk of his time has been dedicated to M&A execution and coverage of large corporates and financial sponsors throughout the Nordic region.</p> <p>When initially joining SEB, Andreas worked as a Client Executive and was subsequently responsible for the global energy sector within SEB. From November 2021 to December 2024, he held the position of Head of Corporate Banking.</p>
John Turesson	<p>Co-head of Corporate & Investment Banking (formerly Large Corporates & Financial Institutions) since 2025.</p> <p><i>Background:</i> John Turesson has worked across several business areas in SEB and has held various managerial positions such as Head of Project, Asset and Export Finance Norway, Head of Large Corporate Coverage Norway, Country Head of SEB Norway and Head of Investment Banking before being appointed Head of Corporate & Investment Banking in 2025.</p>

Group Risk Committee

The Group Risk Committee is a Group-wide decision-making unit, covering all types of risk and evaluating portfolios, products and clients from a comprehensive risk perspective. The Group Risk Committee is authorised by the Board to make all credit decisions, with the exception of a few matters that are reserved for the Risk and Capital Committee of the Board as described under “—Committees of the Board—Risk and Capital Committee”. The Group Risk Committee is also responsible for:

- Ensuring that all risks inherent in the Group’s activities are identified, defined, measured, monitored and controlled in accordance with external and internal rules;
- Supporting the President in ensuring that decisions regarding the Group’s long-term risk appetite are complied with; and
- Ensuring that the Board’s guidelines for risk management and risk control are adhered to and that the necessary rules and policies for risk taking within the Group are maintained and enforced.

The President is the chair of the Committee and the Chief Risk Officer is its deputy chair. The Group Risk Committee typically meets on a weekly basis.

Asset-Liability Committee

The Asset-Liability Committee, chaired by the President, is a Group-wide decision making, monitoring and consultative body that handles financial stability; the trade-off between financial reward and risk appetite; strategic capital and liquidity issues; structural issues and issues concerning the development of the balance sheet and other business volumes; and financing issues relating to wholly-owned subsidiaries, among other matters.

Internal audit, compliance and risk control

Group Internal Audit is an independent Group-wide function, reporting directly to the Board. The main responsibility of Group Internal Audit is to provide reliable and objective assurance to the Board and the President

on the effectiveness of controls, risk management and governance processes with the aim of mitigating current and evolving risks and in so doing enhancing the control culture within the Group. The Head of Group Internal Audit reports regularly to the Audit and Compliance Committee of the Board and keeps the President and the Group Executive Committee regularly informed. The Audit and Compliance Committee adopts an annual plan for the work of Group Internal Audit.

The Group Compliance function is fully independent from the business operations, although it serves as a support function for the Group's business operations. Group Compliance is instructed to act proactively by providing information, advice, control and follow-up within the compliance areas. The areas of responsibility for Group Compliance include customer protection, market conduct, prevention of money laundering and financing of terrorism, and regulatory systems and control. The duties of the Group Compliance function are risk management, monitoring, reporting, development of internal rules within the compliance area, training and communication and relations with regulators. The Head of Group Compliance reports regularly to the President and the GEC and informs the Audit and Compliance Committee about compliance issues. Following a Group-wide compliance risk assessment and approval from the Audit and Compliance Committee, the President adopts an annual compliance plan.

The Board has the ultimate responsibility for the risk organisation and for the maintenance of satisfactory internal controls. The Board establishes the overall risk and capital policies and monitors the development of risk exposure. The Risk and Capital Committee works to ensure that all risks inherent in the Group's activities are identified, defined, measured, monitored and controlled in accordance with external and internal rules. Specific risk mandates are established by the Board and further allocated by Board committees, executive management committees and other risk control bodies.

The Chief Risk Officer function is the unit responsible for monitoring the Group's risks, primarily credit risk, market risk, operational risk and liquidity risk. It is a function that is deeply embedded in, yet independent from, business operations at the divisional level.

The Board has adopted instructions for the internal audit and compliance activities of the Group.

Directors of SEB

As at the date hereof, the members of the Board are as follows:

Directors elected at the AGM held on 1st April, 2025

Names	Position
Marcus Wallenberg ⁽²⁾⁽⁴⁾⁽⁶⁾	<i>Chair of the Board.</i> Chair of Saab AB and FAM AB, Vice Chair of Investor AB, EQT AB and the Knut and Alice Wallenberg Foundation. Director of AstraZeneca PLC.
Jan Erik Back ⁽⁹⁾	No other appointments.
Signhild Arnegård Hansen ⁽⁵⁾	Chair of SnackCo of America Corp. Chair of the Swedish-American Chamber of Commerce (SACC), USA. Director of SOS Children Villages Sweden and SACC New York. Director of the Royal Swedish Academy of Engineering Sciences (IVA).
Winnie Fok ⁽⁸⁾	Director of Geely Holding Group, Limited. Senior Advisor to Wallenberg Foundations AB.
John Flint	CEO of UK Infrastructure Bank.
Svein Tore Holsether	CEO and Group Chief Executive of Yara International (Norway). Chair of the Confederation of Norwegian Enterprise, the International Fertilizer Association. Member of the World Business Council for Sustainable Development. Member of the Steering Committee of the IMAGINE Food Collective and the Alliance of CEO Climate Leaders at the World Economic Forum.
Lars Ottersgård ⁽⁹⁾	Deputy Director in EKO Respecta.
Anne-Catherine Berner ⁽⁷⁾	Director of Avesco AG (Switzerland), Medicover AB and Adven/Getec (Infrastructure Investment Fund “IIF”) and several directorships in foundations.
Eva Lindholm ⁽³⁾	Non-Executive Director of Financial Reporting Council (FRC), Non-Executive Director of CapMan OYJ, Chair of Arosa Capital Foundation and Chair of the Board of UBS Optimus Foundation UK.
Jacob Aarup-Andersen ⁽¹⁾	CEO and Group Chief Executive of ISS Group, Denmark. Member of the Permanent Committee on Business Policies of Danish Industry.
Johan Torgeby	<i>President and Group Chief Executive Officer.</i> Director of Nasdaq Inc., Director of the Swedish Bankers’ Association. Director of the Institute of International Finance. Director of Mölnlycke Holding AB. Director of Mentor Sweden. Council member of Finnish-Swedish Chamber of Commerce. Member of YPO Young Presidents’ Organisation and LUSEM Advisory Board Lund University. IIEB (Institut International d’Études Bancaires).

Directors appointed by the employees:

Anna-Karin Glimström	Chair of Financial Sector Union of Sweden SEB Group, Chair of Financial Sector Union Western section in SEB, Director of EB-SB Fastigheter AB and Director of EB-SB Holding AB.
Marika Ottander	Chair of the Association of University Graduates at SEB.

Names	Position
<i>Deputy Directors appointed by the employees:</i>	
Göran Nettelbladt	Director Akademikerföreningen.
Lena Skullman	Director Akademikerföreningen.

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- (1) Chair of the Risk and Capital Committee of the Board.
 - (2) Deputy Chair of the Risk and Capital Committee of the Board.
 - (3) Chair of the Audit and Compliance Committee of the Board.
 - (4) Deputy Chair of the Audit and Compliance Committee of the Board.
 - (5) Chair of the Remuneration and Human Resources Committee of the Board.
 - (6) Deputy Chair of the Remuneration and Human Resources Committee of the Board.
 - (7) Member of the Remuneration and Human Resources Committee of the Board.
 - (8) Member of the Audit and Compliance Committee of the Board.
 - (9) Member of the Risk and Capital Committee of the Board.

Additional information on the Directors of SEB and Group Executive Committee

Conflicts of interest

With the exception of Marcus Wallenberg, who is not considered to be independent director due to his relationship with Investor AB, which is a major shareholder of SEB, none of the persons described in the section “*Directors of SEB*” or the section “*Group Executive Committee*” of the Prospectus has any actual or potential conflict of interest between his or her duties to the Bank and his or her private interests and/or other duties.

Business address

The business address of each of the persons described in the section “*Directors of SEB*” or the section “*Group Executive Committee*” of the Prospectus is Skandinaviska Enskilda Banken AB (publ), Kungsträdgårdsgatan 8, SE-106 40 Stockholm, Sweden.

Auditor

Both the 2023 and 2024 Annual Financial Statements have been audited by Ernst & Young AB, with Hamish Mabon as auditor in charge, as set forth in the auditors’ reports incorporated by reference in this Prospectus.

The above-mentioned auditor in charge is a member of FAR, the professional institute for authorised public accountants, licensed auditors for financial institutions and other highly qualified professionals in the accountancy sector in Sweden.

SUMMARY OF THE SWEDISH COVERED BONDS LEGISLATION

The following is a brief summary of certain features of the Covered Bonds Act, as of the date of this Prospectus. The summary does not purport to be, and is not, a complete description of all aspects of the Swedish legislative and regulatory framework for covered bonds. In addition to the summary below, please also refer to the section “Risk Factors”.

Introduction

The Covered Bonds Act entered into force on 1st July, 2004 and was last amended in 2022. The Covered Bonds Act enables Swedish banks and credit market companies (“**Institutions**”), which have been granted a specific licence by the SFSA, to issue full-recourse debt instruments secured by a pool of mortgage credits and/or public sector credits. Swedish covered bonds may take the form of bonds and other comparable debt instruments, such as commercial papers.

In the event of an Institution’s bankruptcy, holders of covered bonds (and certain eligible counterparties to derivative contracts entered into for the purpose of matching the financial terms of the assets in the pool with those of the covered bonds) benefit from a priority right in the pool of assets consisting of eligible assets (see further under *Eligible assets in the Cover Pool*) (the “**Cover Pool**”). The Covered Bonds Act also enables such holders (and derivative counterparties) to continue to receive timely payments following the Institution’s bankruptcy, subject to certain conditions being met.

Swedish covered bonds is the term used for debt satisfying the requirements of the Covered Bonds Act. *European covered bonds* and *European covered bonds (premium)* are included in the definition of Swedish covered bonds. All of the aforementioned terms are protected by the Covered Bonds Act.

Swedish implementation of the EU covered bond legislation

The European Union’s covered bond directive (EU) 2019/2162 and regulation (EU) 2019/2160 came into effect on 7th January, 2020 (jointly, the EU Covered Bond Legislation). Among other things, the EU Covered Bond Legislation lays down the conditions that covered bonds have to meet in order to be recognised under European Union law, aiming to strengthen investor protection in the European Union by imposing specific supervisory duties. The EU Covered Bond Legislation has been implemented by amendments to the Covered Bonds Act which entered into force on 8th July, 2022.

For a covered bond that has been issued before 8th July, 2022, the previous version of the Covered Bonds Act as in force until 8th July, 2022 will, as a main principle, continue to apply during the remaining part of such covered bond’s maturity. For tap issues made after 8th July, 2022, certain transitional provisions will apply.

In addition to the Covered Bonds Act, the SFSA has issued regulations and recommendations under the authority conferred on it by the Covered Bonds Act by issuing FFFS 2013:1 (*Finansinspektionens föreskrifter och allmänna råd om säkerställda obligationer*), with the most recently updated version being FFFS 2022:12 (the “**SFSA Regulations**”). The most recent amendments to the SFSA Regulations include, amongst other things, clarifications with respect to the independent inspector’s (*oberoende granskare*) tasks and reporting duties to the SFSA and a requirement on Institutions to provide information to the SFSA (for example, institutions are required under the SFSA Regulations to provide information about their valuation methods (*värderingsmetoder*)). The SFSA Regulations stipulate that the required information must be submitted to the SFSA four times per year, and be made available to the SFSA no later than 30 days after the respective balance sheet date (*balansdag*).

Registration

Information in respect of all covered bonds, assets in the Cover Pool, relevant derivative contracts and received margin collateral for positions in derivative contracts must be entered into a special register (the “**Register**”), which is maintained by the Institution. The actual registration of the covered bonds and relevant derivative contracts in the Register is necessary to confer the priority rights in the Cover Pool. Further, only assets entered into the Register form part of the Cover Pool.

The Register must at all times show the nominal value of the covered bonds, the Cover Pool and the relevant derivative contracts. As a result, the Register requires regular updating, including without limitation due to changes in interest rates, interest periods, outstanding debt and the composition of the Cover Pool. The value of the

underlying collateral securing mortgage credits in the Cover Pool, as well as proceeds derived from assets in the Cover Pool and derivative contracts, must also be entered into the Register.

Eligible Assets for the Cover Pool

The Cover Pool may consist of certain mortgage credits, exposures to credit institutions and public exposures (*offentliga fordringar*). Mortgage credits, exposures to credit institutions and public exposures are defined in article 129.1 in the CRR, as amended, and must satisfy the requirements under Chapter 3, Sections 3-7 of the Covered Bonds Act (“**Eligible Assets**”).

The Covered Bonds Act refers to and reflects the provisions on public exposures and mortgages set out in the CRR, and requires Institutions to meet the CRR’s requirements regarding exposure limits towards credit institutions.

The Cover Pool is dynamic in the sense that an Institution may supplement or substitute assets in the Cover Pool at any time. An Institution may establish more than one Cover Pool.

Loan-to-value ratios and certain other restrictions

For mortgage credits, there is a maximum loan amount which may be included in the Cover Pool, depending on the value of the underlying collateral:

- for residential collateral, a loan may be included in the Cover Pool only to the extent the loan amount does not exceed 80 per cent. of the market value of the collateral; and
- for commercial collateral, a loan may be included in the Cover Pool only to the extent the loan amount does not exceed 60 per cent. of the market value of the collateral.

Commercial collateral may, however, be included in the Cover Pool even if the loan-to-value ratio exceeds 60 per cent., but does not exceed 70 per cent, provided the value of the Cover Pool exceeds the minimum level required (see matching requirements below), by at least 10 per cent. This applies also in relation to agricultural and forestry collateral, and is in the Covered Bonds Act considered within either the category of residential collateral or that of commercial collateral, depending on the principal purpose of the facilities.

Should a loan exceed the relevant ratio, only the part of the loan that falls within the permitted limit may be included in the Cover Pool (a “**Partly Eligible Loan**”). The Covered Bonds Act does not explicitly regulate how proceeds in respect of a Partly Eligible Loan shall be distributed between the eligible and the non-eligible parts of the loan.

The most likely interpretation is that interest payments shall be allocated pro rata between the eligible and non-eligible parts of the loan and that amortisations shall be applied first towards the non-eligible part of the loan (absent enforcement of the security over the underlying collateral). However, proceeds from enforcement of the security should most likely be applied first towards the eligible part of the loan.

A similar situation arises if, for example, the same mortgage serves as first-ranking security for two (or more) loans granted by an Institution and only one of these loans is included in the Cover Pool. The Covered Bonds Act does not give clear guidance as to how proceeds shall be allocated between the two loans in case of the Institution’s bankruptcy. The lack of guidance may give room for unsecured creditors of the Institution to argue that only a pro rata portion of such proceeds shall be allocated to the loan included in the Cover Pool.

The Covered Bonds Act restricts the overall proportion of loans provided against commercial collateral to 10 per cent. of an Institution’s Cover Pool. This does not apply in relation to commercial collateral which is primarily used for agricultural- or forestry purposes.

Institutions are required to regularly monitor the market value of the mortgage assets that serve as collateral for loans included in the Cover Pool. If the market value of a mortgage asset declines significantly, then only the part of the loan that falls within the permitted loan-to-value ratio is eligible for inclusion in the Cover Pool and is subject to the priority right described below. The Covered Bonds Act does not define when a decline would be considered significant but it is generally believed that a decline of 15 per cent. or more would satisfy this requirement. However, a decline in the market value following an Institution’s bankruptcy would not result in a

reduction of the assets to which holders of covered bonds (and relevant derivative counterparties) have a priority right, but may result in the Cover Pool ceasing to meet the matching requirements.

Matching Requirements

The Covered Bonds Act prescribes that an Institution must comply with certain matching requirements, which, among other things, require that the nominal value of the assets registered to the Cover Pool exceeds the nominal value of liabilities which relate to covered bonds issued from time to time by at least 2 per cent. The calculation shall be made on the basis of current book values and shall, if relevant, consider applicable currency exchange rates. In order to comply with these requirements, the Institution may enter into and shall take into account the effect of relevant derivative contracts.

The present value of the derivative contracts shall be included when determining whether the present value of the Cover Pool exceeds the present value of the liabilities relating to Covered Bonds. The Institution is dependent on the availability of derivative counterparties with sufficient credit rating and also on such counterparties fulfilling their contractual obligations.

The Cover Pool must also be sufficiently sizable to cover the costs of administration and liquidation of covered bonds, in case of bankruptcy. These costs may be defined by application of a standard amount (*schablonbelopp*).

Furthermore, an Institution must compose the Cover Pool in such a way as to ensure a sound balance between the covered bonds and the assets in the Cover Pool in terms of currency, interest rate and maturity profile. Such sound balance is deemed to exist when the present value of the Cover Pool at all times exceeds the present value of the liabilities relating to the covered bonds by at least two per cent. The present value of derivative contracts shall be taken into account for the purposes of such calculation. The calculations of present value shall withstand certain stress tests (changes in interest rates and/or currency exchange rates).

The payment flows relating to the assets in the Cover Pool, derivative contracts and covered bonds shall be such that an Institution is at all times able to perform its payment obligations towards holders of covered bonds and relevant derivative counterparties.

Non-performing assets in the Cover Pool which are more than 60 days overdue must be disregarded for the purposes of the matching tests.

Liquidity buffer

The Covered Bonds Act includes provisions concerning a specific liquidity buffer. It should cover the maximum cumulative net liquid outflow from an Institution over the next 180 days. The liquidity buffer shall consist of:

- (a) level 1 or level 2A assets as defined in Article 3 of the Commission Delegated Regulation (EU) 2015/61 of 10th October, 2014 to supplement Regulation (EU) No 575/2013 of the European Parliament and the Council with regard to liquidity coverage requirement for Credit Institutions (the “**Liquidity Coverage Regulation**”), or
- (b) exposures to credit institutions which consist of short-term deposits with an initial maturity not exceeding 100 days and which meet the requirements for credit quality step 1 or 2 of Article 129.1c of the CRR.

If there are special reasons, the SFSA may temporarily approve that the liquidity buffer consists of exposures specified in (b) above which meet the requirements for credit quality step 3 of Article 129.1c of the CRR, or level 2B assets as defined in the Liquidity Coverage Regulation. Such special reasons could be significant concentration problems, as referred to in Article 129.1 in the CRR.

Maturity extensions

Pursuant to the Covered Bonds Act, an Institution may choose to include conditions in the terms of a covered bond contract stating that repayment can be postponed in certain circumstances, but the Institution is only allowed to extend the maturity of such covered bond with the approval of the SFSA. Before the approval is given, the Swedish Central Bank (*Riksbanken*) and the Swedish National Debt Office (*Riksgälden*) shall be consulted by the SFSA.

Approval may be given by the SFSA if:

- (a) it is likely that an extended maturity can prevent the risk of the Institution's insolvency (*obestånd (insolvens)*); and
- (b) the terms and conditions of the covered bonds stipulate: (i) that the maturity may only be extended after the SFSA's approval, (ii) the prerequisites for SFSA approval according to (a), and (iii) the extended maturity date, as applicable after the SFSA's approval.

For covered bonds satisfying the requirements for maturity extension, the starting-point for calculating the liquidity buffer (see Section "*Liquidity buffer*" above for further information regarding liquidity buffer) is the principal amount of the covered bond(s), pursuant to the extended maturity date stipulated in the terms of the covered bonds.

Supervision by the SFSA and the independent inspector

The SFSA monitors that an Institution complies with the Covered Bonds Act and other provisions of the legislative and regulatory framework which regulates the business of the Institution. In addition, the SFSA appoints an independent inspector (*oberoende granskare*) for each Institution that issues covered bonds.

The independent inspector is responsible for monitoring the Register to assess whether or not it is being maintained correctly and in compliance with the Covered Bonds Act and the SFSA Regulations. In particular, the independent inspector is required to verify that:

- (a) covered bonds and relevant derivative contracts are registered in the Register;
- (b) only Eligible Assets are included in the Cover Pool and registered in the Register;
- (c) the valuations of the underlying collateral for loans in the Cover Pool are in accordance with the Covered Bonds Act and the SFSA Regulations;
- (d) mortgage loans, the underlying collateral of which has decreased significantly in value are, for the purpose of the matching requirements, deducted from the Cover Pool to the extent necessary to comply with the relevant loan-to-value ratio; and
- (e) the matching requirements are complied with.

The independent inspector is entitled to request information from the Institution and to conduct site visits, and is required to report regularly and at least once a year to the SFSA. The Covered Bonds Act does not provide for any change to the independent inspector's remit upon the bankruptcy of an Institution.

Information, monitoring and supervision

The SFSA's power to revoke an Institution's authorisation for the issuance of covered bonds has been extended in the Covered Bonds Act to include the situation of the Institution acquiring such authorisation by making false statements or by taking other irregular means. If deemed sufficient, a warning may also be issued as an alternative to revocation.

As a complement to the provisions on administrative sanctions for Institutions and other credit institutions, additional provisions on sanctions against natural persons are included in the Banking and Financing Business Act, in relation to breaches of certain provisions in the Covered Bonds Act.

Furthermore, the Covered Bonds Act sets out a requirement on Institutions issuing covered bonds in relation to their providing of information to investors. An Institution should provide the information needed for an investor to be able to assess the covered bonds and the risk associated with investing in them. If the terms and conditions of the covered bonds include maturity extensions, Institutions must provide specific information about:

- (a) what circumstances can trigger an extended maturity;
- (b) whether an extended maturity is affected by the Institution being placed in bankruptcy or resolution; and
- (c) the requirement that the SFSA must approve the extended maturity.

The Swedish government, or a designated authority is allowed to prescribe: (i) what information that Institutions need to make available for investors, in order for investors to be able to assess the covered bonds and the risk associated with investing in them, and (ii) when and in what way such information is to be made available.

Benefit of a priority right in the Cover Pool

Pursuant to the Covered Bonds Act and the Rights of Priority Act, holders of covered bonds benefit from a priority right in the Cover Pool should the Institution be declared bankrupt (*försatt i konkurs*). The same priority is awarded to the Institution's eligible counterparties to derivative contracts entered into for the purpose of matching the financial terms of the assets in the Cover Pool with those of the covered bonds. Such derivative counterparties and the holders of covered bonds rank *pari passu* with joint seniority in relation to the Cover Pool, and the Covered Bonds Act enables them to receive timely payments also following the Institution's bankruptcy, subject to certain conditions being met.

By virtue of the aforementioned priority, holders of covered bonds and relevant derivative counterparties rank ahead of unsecured creditors and all other creditors of the Institution in respect of assets in the Cover Pool (except the administrator-in-bankruptcy as regards fees for its administration of assets in the Cover Pool and costs for the administration). The priority claim also covers cash received by an Institution and deriving from the Cover Pool or relevant derivative contracts, provided that certain administrative procedures have been complied with.

Administration of the Cover Pool in the event of bankruptcy

Should an Institution be declared bankrupt, at least one administrator-in-bankruptcy would be appointed by the bankruptcy court and one administrator-in-bankruptcy would be appointed by the SFSA. The administrators-in-bankruptcy would take over the administration of the bankruptcy estate, including the Cover Pool.

Provided that (and as long as) the Cover Pool meets the requirements of the Covered Bonds Act (including the matching requirements), the assets in the Cover Pool, the covered bonds and any relevant derivative contracts that have been entered into the Register are required to be maintained as a unit and kept segregated from other assets and liabilities of the bankruptcy estate of the Institution. The administrators-in-bankruptcy are in such case required to procure the continued timely service of payments due under the covered bonds and any relevant derivative contracts. Consequently, the bankruptcy would not as such result in early repayment or suspension of payments to holders of covered bonds or to counterparties to derivative contracts, so long as the Cover Pool continues to meet the requirements of the Covered Bonds Act.

Upon an Institution's bankruptcy, neither the Institution nor its bankruptcy estate would have the ability to issue further covered bonds. However, the Covered Bonds Act gives the administrators-in-bankruptcy a broad mandate to enter into loan, derivative, repo and other transactions on behalf of the bankruptcy estate with a view to attaining matching of cash flows, currencies, interest rates and interest periods between assets in the Cover Pool, covered bonds and derivative contracts. Counterparties in such transactions will rank senior to holders of covered bonds and derivative counterparties. The administrators-in-bankruptcy may also raise liquidity, for example, by selling assets in the Cover Pool in the market.

If, however, the Cover Pool ceases to meet the requirements of the Covered Bonds Act, and the deviations are not just temporary and minor, the Cover Pool may no longer be maintained as a unit and the continuous payment under the terms and conditions of the covered bonds and derivative contracts will cease. The holders of covered bonds and counterparties to derivative contracts would in such case instead benefit from a priority right in the proceeds of a sale of the assets in the Cover Pool in accordance with general bankruptcy rules. This could result in the holders of covered bonds receiving payment according to a schedule that is different from that contemplated by the terms and conditions of the covered bonds (with accelerations as well as delays) or that the holders of covered bonds are not paid in full. However, the holders of covered bonds and derivative counterparties would retain the benefit of the right of priority to the assets comprised in the Cover Pool. Any residual claims of the holders of covered bonds and derivative counterparties remain valid claims against the Institution, but will rank *pari passu* with other unsecured and unsubordinated creditors of the Institution.

LEGAL CONSIDERATIONS AND SUPPLEMENTARY INFORMATION

Swedish Financial Supervisory Authority approval

The Prospectus has been approved by the Swedish Financial Supervisory Authority as competent authority under the Prospectus Regulation. The Swedish Financial Supervisory Authority only approves this Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by the Prospectus Regulation. The Swedish Financial Supervisory Authority's approval should not be considered as an endorsement of SEB that is the subject of this Prospectus, nor should it be considered as an endorsement of the quality of the securities that are the subject of this Prospectus. Investors should make their own assessment as to the suitability of investing in the securities.

This Prospectus is valid for twelve months after the date of the approval of the Prospectus. The obligation to supplement this Prospectus in the event of significant new factors, material mistakes or material inaccuracies does not apply when the Prospectus is no longer valid.

Authorisations and responsibility

SEB has obtained all necessary resolutions, authorisations and approvals required in conjunction with the Covered Bond Loans and the performance of its obligations relating thereto. The decision to establish the Programme was originally authorised by a resolution of the Board of SEB.

SEB accepts responsibility for the information contained in this Prospectus and declares that, to the best of its knowledge, the information contained in this Prospectus in accordance with the facts and the Prospectus makes no omission likely to affect its import. The Board of Directors of SEB is, to the extent provided by law, responsible for the information contained in this Prospectus and declares that, to the best of its knowledge, the information contained in this Prospectus is in accordance with the facts and the Prospectus makes no omission likely to affect its import. The Dealers and the Arranger have not verified the content in this document and are thus not responsible for the information presented in the Prospectus.

Material agreements

Neither SEB nor any other Group Company has concluded any material agreements not entered into in the ordinary course of its business which could result in a member of the Group being under an obligation or entitlement that is material to SEB's ability to meet its obligations to Bondholders.

Legal and arbitration proceedings

The Group has not been party to any governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened which SEB is aware of) during the previous 12 months from the date of this Prospectus which may have, or have had in the recent past, significant effects on SEB's and/or the Group's financial position or profitability.

The Group operates in a legal and regulatory environment that exposes it to potentially significant litigation and regulatory risks. See also the risk factor "*SEB may become subject to various legal proceedings, which could have a material impact on its financial condition, results of operations, liquidity and/or prospects, and could result in reputational damage*". The Group's banking and other operations, including its insurance operations, like those of other financial services companies, have been the subject of regulatory scrutiny from time to time. For example, the Group is subject to applicable anti-money laundering and terrorist financing laws. The supervisory authorities conduct ongoing inspections of the Group's compliance with anti-money laundering legislation that could lead to supervisory actions. See also the risk factor "*As a financial institution, SEB is exposed to risks related to money laundering, terrorist financing activities and sanctions violations, and compliance with anti-money laundering and anti-terrorism financing rules involves significant cost and effort*" above.

Certain material interests

Danske Bank A/S, Danmark, Sverige filial, Svenska Handelsbanken AB (publ), Nordea Bank Abp, Skandinaviska Enskilda Banken AB (publ) and Swedbank AB (publ) are Dealers in conjunction with the issuance of the Covered Bonds. The Dealers (and closely related companies) have provided, and may in the future provide, certain investment banking and/or commercial banking and other services to SEB and the Group for which they have received, or will receive, remuneration. Accordingly, conflicts of interest may exist or may arise as a result of the

Dealers having previously engaged, or in the future engaging, in transactions with other parties, having multiple roles or carrying out other transactions for third parties.

Trend information

There has been no material adverse change in the prospects of SEB since 11th March 2025, being the end of the last financial period for which audited financial information of SEB was presented.

There has been no significant change in the financial performance of SEB since 31st March, 2025, being the end of the last financial period for which financial information has been published, to the date of this Prospectus.

Significant changes since 31st March 2025

There have been no significant changes in the financial or trading position of the Group since 31st March, 2025 being the end of the last financial period for which interim financial information of SEB was presented.

Incorporation by reference

The following information has been incorporated into this Prospectus by reference and should be read as part of the Prospectus:

Annual Report for 2023 (available for viewing at:

[https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/DA90E32A9554BB77C1258AD0003DF8D1/\\$FILE/SEB_AR23_Web_ENG_klickbar.pdf](https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/DA90E32A9554BB77C1258AD0003DF8D1/$FILE/SEB_AR23_Web_ENG_klickbar.pdf)

The Group

Income statement on page 82

Statement of comprehensive income on page 82

Balance Sheet on page 83

Statement of changes in equity on page 83

Cash flow statement on page 84

Income Statement on page 85

Statement of comprehensive income on page 85

Balance sheet on page 86

Statement of changes in equity on page 86

Cash flow statement on page 87

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Notes to the financial statements on pages 88-179

Audit report

Audit report on pages 184-188

Annual Report for 2024 (available for viewing at:

[https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/0C76B7571DFB23F5C1258C4900320544/\\$FILE/SEB_Annual_Report_2024_ENG.pdf](https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/0C76B7571DFB23F5C1258C4900320544/$FILE/SEB_Annual_Report_2024_ENG.pdf)

The Group

Income statement on page 194

Statement of comprehensive income on page 194

Balance Sheet on page 195

Statement of changes in equity on page 195

Cash flow statement on page 196

Income Statement on page 197

Statement of comprehensive income on page 197

Balance sheet on page 198

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Cash flow statement on page 199

Notes

Notes to the financial statements on pages 200-290

Audit report

Audit report on pages 295-300

2025 Q1 Interim Report (available for viewing at:

[https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/0059D5CA37316A88C1258C75003D7F5E/\\$FILE/Q125 Quarterly report.pdf](https://webapp.sebgroup.com/mb/mblib.nsf/alldocsbyunid/0059D5CA37316A88C1258C75003D7F5E/$FILE/Q125%20Quarterly%20report.pdf)

Financial Statements - SEB Group (including comparable numbers for the three months ended 31st March, 2024)

Income statement, condensed on page 17

Statement of comprehensive income on page 17

Balance Sheet, condensed on page 18

Statement of changes in equity on page 19

Cash flow statement, condensed on page 20

Notes

Notes to the financial statements – SEB Group on pages 21-34

Auditor's review report

Auditor's review report on page 45

Definitions

Definitions on pages 47-48

Information in the above documents which is not incorporated by reference is either deemed by SEB not to be relevant for investors in Covered Bonds or is covered elsewhere in the Prospectus.

SEB's annual reports for 2023 and 2024 (the “**Annual Reports**”) have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union and in accordance with the Swedish Annual Report Act (*årsredovisningslag (1995:1554)*). With the exception of the Annual Reports, no information in this Prospectus has been audited or reviewed by SEB's auditor.

In addition to the above and in order to enable further tap issuances of covered bonds loans under previous prospectuses, the general terms and conditions as of 16th July, 2020, which are included on pages 31-40 in SEB's base prospectus dated 23rd December, 2021

(<https://webapp.sebgroup.com/mb/mblib.nsf/dld/DA0D2447374D6625C12587B4003C8DF4?opendocument>), are incorporated in, and form part of this Prospectus.

Future information incorporated by reference

SEB is not obligated to publish supplements under Article 23.1 of Regulation (EU) 2017/1129 for new annual reports or interim reports disclosed during the validity period of the Prospectus.

SEB's future unaudited interim reports for the periods 1 January–30 June 2025, 1 January-30 September 2025, the year-end report for the financial year 2025, 1 January-31 March 2026 and the audited annual report for the financial year 2025 are incorporated into this Prospectus to the extent set out below.

- Income statement
- Statement of comprehensive income
- Balance sheet
- Statement of changes in equity
- Cash-flow statement
- The notes
- The audit report

The future financial reports will be available on SEB's website on the following webpage: <https://sebgroup.com/our-offering/reports-and-publications/annual-and-sustainability-reports>. They will be published on the dates set out in the financial calendar, which is also available on the aforementioned webpage, or such other date that may be communicated by SEB through a press release. Any such press release will be available on SEB's website on the following webpage: <https://sebgroup.com/press>.

Third party information

SEB confirms that the information sourced from third parties has been accurately reproduced and that as far SEB is aware and is able to ascertain from information published by the relevant third parties, no facts have been omitted which would render the reproduced information inaccurate or misleading. The information sourced from third parties has not been audited and has not been scrutinised or approved by the SFSA.

Documents available

During the term of this Prospectus, SEB's Certificate of Registration, Articles of Association, Annual Report for 2023, Annual Report for 2024, the 2025 Q1 Interim Report, the general terms and conditions as of 16th July, 2020, which are included in SEB's base prospectus dated 23rd December, 2021 and the general terms and conditions as of 7th July, 2022, which are included in SEB's base prospectus dated 7th July, 2022 are electronically available at <https://sebgroup.com/>. The information on the website is not part of this Prospectus and has not been scrutinised or approved by the SFSA unless that information is incorporated by reference into this Prospectus.

ADDRESSES

The Issuer

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Auditor to the Issuer

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CSD

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