

Supplement to Base Prospectus approved by the Swedish Financial Supervisory Authority (Sw. *Finansinspektionen*) (the “SFSA”) on 13 June 2024, Dnr 24-11316.

Date for the publication of the Prospectus Supplement, FI Dnr 25-9065, 28 March 2025.

DANSKE HYPOTEK AB (publ)

PROGRAMME FOR CONTINUOUS ISSUANCE OF COVERED BONDS

This document constitutes a supplement to the base prospectus regarding continuous issuance of covered bonds by Danske Hypotek AB (publ) (the “**Issuer**”), Dnr 24-11316, which was approved and registered by the SFSA on 13 June 2024 (the “**Base Prospectus**”) and the prospectus supplement approved and registered by the SFSA on 5 September 2024, FI Dnr 24-24360 (the “**Prospectus Supplement I**”). This Prospectus Supplement has been established in accordance with Article 23 of Regulation (EU) 2017/1129 (the “**Prospectus Regulation**”) and was approved and registered by the SFSA on 28 March 2025 and made public on the website of the Issuer on 28 March 2025.

This Prospectus Supplement shall be read in conjunction with and is a part of the Base Prospectus and the Prospectus Supplement I. The Base Prospectus, the Prospectus Supplement I and this Prospectus Supplement are available on the Issuer’s website, www.danskehypotek.se and may also be ordered from the Issuer without cost at the Issuer’s office, at Normalmstorg 1, 103 92 Stockholm, Sweden.

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

This Prospectus Supplement has been prepared due to the publication by the Issuer of its annual report for the financial year 2024 on 27 March 2025. The Base Prospectus has therefore been supplemented as follows.

Publication of Danske Hypotek AB (publ)’s annual report for the financial year 2024

The Issuer has on 27 March 2025 published its annual report for the financial year 2024. By virtue of this Prospectus Supplement, the annual report is incorporated in, and forms part of, the Base Prospectus. The publication of the annual report requires that certain information in the section “Legal considerations and supplementary information” is updated.

The wording under the heading “Trend information” in section “Legal considerations and supplementary information” on page 49 is deleted in its entirety and replaced with the following:

There has been no material adverse change in the prospects of the Issuer since 27 March 2025, being the date of the publication of the last audited financial information.

There has been no significant change in the financial performance of the Issuer since 31 December 2024, being the end of the last financial period for which audited financial information has been published, to the date of this Prospectus Supplement.

A new fifth paragraph under the heading “Documents incorporated by reference” in section “Legal considerations and supplementary information” on page 49 shall be added:

Annual Report 2024 *Årsredovisning 2024*

as regards the audited financial information and the audit reports on pages 11 (*Income Statement*), 12 (*Balance sheet*), 13 (*Statement of changes in equity*), 14 (*Cash flow statement*), 15- 37 (*Notes*), and 39-41 (*Auditor's report*).

Paragraph six under the heading “Documents incorporated by reference” in section “Legal considerations and supplementary information” on page 49 is deleted in its entirety and replaced with the following:

The Issuer's Annual Reports for 2022, 2023 and 2024 (the “Annual Reports”) and the Interim Half Year Report for 2023 and 2024 (the “Half Year 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)). The Half Year Report has also been prepared in accordance with IAS 34. With the exception of the Annual Reports, no information in this Prospectus has been audited or reviewed by the Issuer's auditor.

The wording under the heading “Documents on display” in section “Legal considerations and supplementary information” on page 49-50 is deleted in its entirety and replaced with the following:

Copies of the following documents are available at the website of the Issuer (www.danskehypotek.se) and at the Issuer's office, at Norrmalmstorg 1, 103 92 Stockholm, Sweden (regular office hours) for the term of the Prospectus:

- *the Issuer's certificate of incorporation*
- *the Issuer's Articles of Association*
- *the Issuer's Annual Report for 2022*
- *the Issuer's Annual Report for 2023*
- *the Issuer's 2023 Half Year Interim Report*
- *the Issuer's Annual Report for 2024*

Change of Board of Directors

Robert Wagner, Kristina Alvendal and Kasper Refslund Kirkegaard was dismissed at their own request on 17 December 2024. The Swedish Companies Registration Office was notified regarding Robert Wagner and Kristina Alvendal the same day, and regarding Kasper Refslund Kirkegaard on 19 December 2024. Jacob Carlstedt was elected at an extraordinary general meeting of the shareholders on 6 February 2025. The Swedish Companies Registration Office was notified 7 February 2025.

The wording under the heading “Board of Directors” on page 39 is deleted in its entirety and replaced with the following:

“The Board of Directors of the Issuer consists of four members. Anna-Lena Axberger, Kamilla Hammerich Skytte and Kim Borau were re-elected at the annual general meeting of the shareholders on 27 March 2025. Jacob Carlstedt was elected at an extraordinary general meeting of the shareholders on 6 February 2025 and re-elected at the annual general meeting on 27 March 2025.

Name	Position	Board member since
Anna-Lena Axberger	Chairman	2022
Kim Borau	Member	2018
Kamilla Hammerich Skytte	Member	2022

Jacob Carlstedt

Member

2025

Anna-Lena Axberger

Other on-going principal assignments: Deputy Country Manager Sweden & Head of Country Management Office, board member in Bankomat AB and chairman in Danske Bank, Sverige filials Gemensamma Pensionsstiftelse.

Kim Borau

Other on-going principal assignments: Head of Performance Management, Personal & Business Customers at the Parent.

Kamilla Hammerich Skytte

Other on-going principal assignments: CEO at Realkredit Danmark A/S, Chairman in home A/S, Chairman in KDP (pensionfund for former RD employees), and Board member in Danish Mortgage Banks Association (Realkreditrådet, Finance Denmark).

Jacob Carlstedt

Other on-going principal assignments: Head of Personal DK and PWM Credit at the Parent