

**SUPPLEMENT DATED 30 OCTOBER 2019 TO THE BASE PROSPECTUS
DATED 18 OCTOBER 2019**



AKELIUS RESIDENTIAL PROPERTY AB (PUBL)

(incorporated in the Kingdom of Sweden as a public company with limited liability)

€2,500,000,000

Euro Medium Term Note Programme

This supplement (the "**Base Prospectus Supplement**") to the Base Prospectus dated 18 October 2019 (the "**Base Prospectus**") constitutes a supplement to the base prospectus for the purposes of Article 23 of Regulation (EU) 2017/1129 (the "**Prospectus Regulation**"). Terms defined in the Base Prospectus have the same meaning when used in this Base Prospectus Supplement.

This Base Prospectus Supplement is supplemental to and should be read in conjunction with the Base Prospectus prepared by Akelius Residential Property AB (publ) (the "**Issuer**") in connection with the Programme.

The purpose of the Base Prospectus Supplement is to incorporate by reference into the Base Prospectus the unaudited interim consolidated financial statements of the Issuer in respect of the nine-month period ended 30 September 2019 (the "**Q3 2019 Financial Statements**") as set out on pages 1–39 (inclusive) of the Issuer's interim report for the first nine months of 2019.

This Base Prospectus Supplement has been approved by the Central Bank of Ireland (the "**Central Bank**"), as competent authority under the Prospectus Regulation. The Central Bank only approves this Base Prospectus Supplement as meeting the requirements imposed under EU law pursuant to the Prospectus Regulation.

The Issuer accepts responsibility for the information contained in this Base Prospectus Supplement. To the best of the Issuer's knowledge, the information contained in this Base Prospectus Supplement is in accordance with the facts and contains no omission likely to affect its import.

To the extent that there is any inconsistency between (a) any statement in this Base Prospectus Supplement or any statement incorporated by reference into the Base Prospectus by this Base Prospectus Supplement and (b) any other statement in or incorporated by reference in the Base Prospectus, the statement in (a) above will prevail.

Save as disclosed in this Base Prospectus Supplement, there has been no other significant new factor, material mistake or inaccuracy relating to information included in the Base Prospectus since the publication of the Base Prospectus.

AMENDMENTS TO THE "INFORMATION INCORPORATED BY REFERENCE" SECTION

With effect from the date of this Base Prospectus Supplement, the first paragraph of the "*Information Incorporated by Reference*" section on page 19 of the Base Prospectus is updated by adding the following paragraph:

"6. the unaudited interim consolidated financial statements of the Issuer in respect of the nine-month period ended 30 September 2019 (the "**Q3 2019 Financial Statements**") as set out on pages 1–39 (inclusive) of the Issuer's interim report for the first nine months of 2019:

<https://mb.cision.com/Main/3302/2937507/1126932.pdf>"

A copy of the Q3 2019 Financial Statements incorporated by reference in this Base Prospectus Supplement may be inspected, free of charge, during usual business hours at the specified offices of the Principal Paying Agent and also on the website of the Issuer (<https://www.akelius.com/en/investor/financial/reports>).

Any information contained in or incorporated by reference in the Q3 2019 Financial Statements incorporated by reference above which is not incorporated by reference in the Base Prospectus is either not relevant to investors or is covered elsewhere in the Base Prospectus and, for the avoidance of doubt, unless specifically incorporated by reference into this Base Prospectus Supplement, information contained on the website does not form part of this Base Prospectus Supplement.