

Issuer:	Stadshypotek AB (publ)
Owner:	Svenska Handelsbanken AB (publ)
Controlling authority:	SFSA (Swedish Financial Supervisory Authority)

Compliant with CRR art. 129.7	Yes
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Long Rating	S&P	Moody's	Fitch
Covered bond	-	Aaa	-
Issuer	AA-	-	AA
Owner	AA-	Aa2	AA

Report date	Q3 2018
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Cover pool, Finland

Included assets	MEUR
Loans*	1,808
Substitute Assets	0
Other	0
Total	1,808

* Total eligible assets (MEUR) 4,746

Cover pool items	
Number of loans	18,071
Number of clients	13,643
Number of properties	13,780
Average loan size (EUR)	100,100

Type of collateral	Loan volume, MEUR	Loan volume, %	Average loan size, EUR
Single-family housing	1,008	55.75	78,700
Tenant stock	480	26.55	90,400
Tenant owner units	0	0.00	0
Multi-family housing	160	8.85	583,900
Tenant owner associations	0	0.00	0
Forest & agricultural	0	0.00	0
Public	160	8.85	32,000,000
Commercial	0	0.00	0
Sum	1,808		

Regional distribution	Loan volume, MEUR	Loan volume, %
Uusimaa	947.7	52.41
South-West Finland	97.0	5.36
Satakunta	50.0	2.77
Kanta-Häme	40.1	2.22
Pirkanmaa	86.4	4.78
Päijät-Häme	86.8	4.80
Kymenlaakso	46.4	2.57
South Karelia	37.8	2.09
South Savo	16.7	0.92
North Savo	35.9	1.99
North Karelia	53.1	2.94
Central Finland	48.6	2.69
South Ostrobothnia	30.9	1.71
Ostrobothnia	117.6	6.50
Central Ostrobothnia	29.7	1.64
North Ostrobothnia	48.6	2.69
Kainuu	0.3	0.02
Lapland	32.9	1.82
Åland Island	1.6	0.09
Outside Finland	0.0	0.00
Sum	1,808	

Interest rate type	Loan volume, MEUR	Loan volume, %
Floating*	1,805	99.83
Fixed	3	0.17
Sum	1,808	

*Loans with interest period < 1 year

Average life, years	5.9
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Repayment type	Loan volume, MEUR	Loan volume, %
Amortizing	1,763	97.51
Interest only	45	2.49
Sum	1,808	

LTV Level *	-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MEUR	456	384	325	220	138	82	35	8	0	1,648

*Public sector loans are guaranteed either by a Finnish municipality or the state and have therefore no LTV assigned to them.

Maturity*	2018	2019	2020	2021	2022	2023	2024	2025	2026-	Sum
Loan amount, MEUR	1,212	594	0	0	0	0	0	0	2	1,808
Loan amount, %	67.04%	32.85%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	100.00%

*Maturity is the time remaining to the next change of interest rate in contractual terms

Seasoning	0-12 M	12-24 M	24-36 M	36-60 M	60 M -	Sum
Loan volume, MEUR	332	291	199	313	673	1,808
Loan volume, %	18.36%	16.10%	11.01%	17.31%	37.22%	

Per loan

Credit quality	1-30 d	31-60 d	61-90 d	>90 d	Sum
Past due					
Loan volume, MEUR	0	0	0	0	0
Share of loan volume	0.00%	0.00%	0.00%	0.00%	0
Impaired loans, %	0.00%				

Key ratios	
OC, nominal	13.0%
LTV, as defined by ASCB *	49.52%

* LTV eligible assets 45.94%

Bonds

Domestic benchmarks in EUR

ISIN	Amount, MEUR	Issue date	Coupon %	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
Sum	0						

Other benchmarks

ISIN	Currency	Amount, M	Issue date	Amount, MEUR	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
XS1568860685	EUR	500	2017-02-21	500	0.375	Fixed	Soft	2024-02-21	2025-02-21
XS1499574991	EUR	500	2016-10-05	500	0.125	Fixed	Soft	2026-10-05	2027-10-05
XS1709509258	EUR	500	2017-11-01	500	0.750	Fixed	Soft	2027-11-01	2028-11-01
XS1809254144	EUR	100	2018-04-19	100	1.444	Fixed	Soft	2038-04-19	2039-04-19
Sum				1,600					

Other bonds

ISIN	Currency	Amount, M	Issue date	Amount, MEUR	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
Sum				0					

	Amount, MEUR
Domestic benchmarks in EUR	0
Other benchmarks	1,600
Other bonds	0
Total of outstanding bonds	1,600
of which repos	0

Maturity buckets	2018	2019	2020	2021	2022	2023-2027	2028-2032	2033-	Sum
Loan volume, MEUR	0	0	0	0	0	1,500	0	100	1,600
Loan volume, %	0.00%	0.00%	0.00%	0.00%	0.00%	93.75%	0.00%	6.25%	100.00%

Interest rate type	Amount, MEUR	%
Fixed	1,600	100.00
Floating	0	0.00
Sum	1,600	

Hedging and risk

Currency risk, MEUR	Pool assets	Covered bonds
SEK	0	0
EUR	1,808	1,600
USD	0	0
Other	0	0
Sum	1,808	1,600

*Currency risk

Stadshypotek is fully compliant with the Swedish Covered bond Act (SFS 2003:1223) (the "Act") and FSA Regulations and Guidelines on Covered Bonds (FFFS 2013:1) (the "Regulations"). All issuance of covered bonds in another currency than that of the cover pool assets (EUR), is swapped at the time of issuance to EUR to entirely eliminate all FX-risk throughout the entire maturity period, in order to comply with the requirements set out in the Act and the Regulations.

Interest rate risk, MEUR	Pool assets	Covered bonds
Floating	1,805	0
Fixed	3	1,600
Capped floating	0	0
Sum	1,808	1,600

*Interest rate risk

Stadshypotek is fully compliant with the Swedish Covered bond Act (SFS 2003:1223) (the "Act") and FSA Regulations and Guidelines on Covered Bonds (FFFS 2013:1) (the "Regulations"). The interest rate risk is managed through issuing fixed and/or floating rate bonds and by using interest rate swaps, depending on the current composition of the assets. The capped floating assets are also entirely hedged throughout the maturity period. These steps ensure that Stadshypotek meets the requirements set out in the Act and the Regulations.