

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	Q1 2018
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Cover pool, Finland

Included assets	MEUR
Loans*	1,706
Substitute Assets	0
Other	0
Total	1,706

* Total eligible assets (MEUR) 4,709

Cover pool items	
Number of loans	18,926
Number of clients	14,172
Number of properties	14,131
Average loan size (EUR)	90,100

Type of collateral	Loan volume, MEUR	Loan volume, %	Average loan size, EUR
Single-family housing	1,076	63.07	79,200
Tenant stock	450	26.38	83,000
Tenant owner units	0	0.00	0
Multi-family housing	150	8.79	563,900
Tenant owner associations	0	0.00	0
Forest & agricultural	0	0.00	0
Public	30	1.76	30,000,000
Commercial	0	0.00	0
Sum	1,706		

Regional distribution	Loan volume, MEUR	Loan volume, %
Uusimaa	856.8	50.22
South-West Finland	101.3	5.94
Satakunta	31.6	1.85
Kanta-Häme	43.2	2.53
Pirkanmaa	88.2	5.17
Päijät-Häme	87.8	5.14
Kymenlaakso	49.0	2.87
South Karelia	41.0	2.41
South Savo	14.0	0.82
North Savo	38.0	2.22
North Karelia	19.4	1.13
Central Finland	54.7	3.21
South Ostrobothnia	30.3	1.78
Ostrobothnia	124.7	7.31
Central Ostrobothnia	31.9	1.87
North Ostrobothnia	56.3	3.30
Kainuu	0.4	0.02
Lapland	35.8	2.10
Åland Island	1.7	0.10
Outside Finland	0.0	0.00
Sum	1,706	

Interest rate type	Loan volume, MEUR	Loan volume, %
Floating*	1,703	99.82
Fixed	3	0.18
Sum	1,706	

*Loans with interest period < 1 year

Average life, years	5.8
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Repayment type	Loan volume, MEUR	Loan volume, %
Amortizing	1,631	95.60
Interest only	75	4.40
Sum	1,706	

LTV Level *	-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MEUR	462	390	324	224	144	88	38	6	0	1,676

*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	1,590	113	0	0	0	0	0	0	3	1,706
Loan amount, %	93.20%	6.62%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.18%	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	266	219	192	349	680	1,706
Loan volume, %	15.59%	12.84%	11.25%	20.46%	39.86%	

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	13.7%
LTV, as defined by ASCB *	49.88%

* LTV eligible assets 45.97 %

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
Sum				1,500					

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	1,500
Other bonds	0
Total of outstanding bonds	1,500
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	0	1,500
Loan volume, %	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

Interest rate type	Amount, MEUR	%
Fixed	1,500	100.00
Floating	0	0.00
Sum	1,500	

Hedging and risk

Currency risk ,MEUR	Pool assets	Covered bonds
SEK	0	0
EUR	1,706	1,500
USD	0	0
Other	0	0
Sum	1,706	1,500

*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	1,703	0
Fixed	3	1,500
Capped floating	0	0
Sum	1,706	1,500

*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.