

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	Q2 2018
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**Cover pool, Finland**

Included assets	MEUR
Loans*	1,798
Substitute Assets	0
Other	0
<b>Total</b>	<b>1,798</b>

\* Total eligible assets (MEUR) 4,754

Cover pool items	
Number of loans	18,054
Number of clients	13,595
Number of properties	13,733
Average loan size (EUR)	99,600

Type of collateral	Loan volume, MEUR	Loan volume, %	Average loan size, EUR
Single-family housing	998	55.51	78,200
Tenant stock	480	26.70	89,300
Tenant owner units	0	0.00	0
Multi-family housing	160	8.90	603,800
Tenant owner associations	0	0.00	0
Forest & agricultural	0	0.00	0
Public	160	8.90	26,666,700
Commercial	0	0.00	0
<b>Sum</b>	<b>1,798</b>		

Regional distribution	Loan volume, MEUR	Loan volume, %
Uusimaa	960.0	53.40
South-West Finland	95.0	5.28
Satakunta	30.1	1.67
Kanta-Häme	43.8	2.43
Pirkanmaa	85.8	4.77
Päijät-Häme	84.5	4.70
Kymenlaakso	46.4	2.58
South Karelia	37.0	2.06
South Savo	14.1	0.78
North Savo	35.3	1.96
North Karelia	52.9	2.94
Central Finland	49.4	2.75
South Ostrobothnia	29.1	1.62
Ostrobothnia	119.6	6.65
Central Ostrobothnia	29.0	1.61
North Ostrobothnia	51.0	2.84
Kainuu	0.4	0.02
Lapland	32.9	1.83
Åland Island	1.7	0.09
Outside Finland	0.0	0.00
<b>Sum</b>	<b>1,798</b>	

Interest rate type	Loan volume, MEUR	Loan volume, %
Floating*	1,794	99.78
Fixed	4	0.22
<b>Sum</b>	<b>1,798</b>	

\*Loans with interest period < 1 year

Average life, years	5.9
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Repayment type	Loan volume, MEUR	Loan volume, %
Amortizing	1,750	97.33
Interest only	48	2.67
<b>Sum</b>	<b>1,798</b>	

LTV Level *	-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MEUR	455	385	321	218	137	80	34	8	0	<b>1,638</b>

\*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	1,532	262	0	0	0	0	0	0	4	<b>1,798</b>
Loan amount, %	85.21%	14.57%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.22%	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	386	238	212	298	664	<b>1,798</b>
Loan volume, %	21.47%	13.24%	11.79%	16.57%	36.93%	

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	<b>0</b>
Share of loan volume	0.00%	0.00%	0.00%	0.00%	<b>0</b>
Impaired loans, %	0.00%				

Key ratios	
OC, nominal	12.4%
LTV, as defined by ASCB *	49.39%

\* LTV eligible assets 45.95%

## Bonds

### Domestic benchmarks in EUR

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

### 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
<b>Sum</b>				<b>1,600</b>					

### Other bonds

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

	Amount, MEUR
Domestic benchmarks in EUR	0
Other benchmarks	1,600
Other bonds	0
<b>Total of outstanding bonds</b>	<b>1,600</b>
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	<b>1,600</b>
Loan volume, %	0.00%	0.00%	0.00%	0.00%	0.00%	93.75%	0.00%	6.25%	<b>100.00%</b>

Interest rate type	Amount, MEUR	%
Fixed	1,600	100.00
Floating	0	0.00
<b>Sum</b>	<b>1,600</b>	

## Hedging and risk

Currency risk, MEUR	Pool assets	Covered bonds
SEK	0	0
EUR	1,798	1,600
USD	0	0
Other	0	0
<b>Sum</b>	<b>1,798</b>	<b>1,600</b>

#### \*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	1,794	0
Fixed	4	1,600
Capped floating	0	0
<b>Sum</b>	<b>1,798</b>	<b>1,600</b>

#### \*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.