

**Issuer** 2018-06-30

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, Sweden**

Included assets	MSEK
Loans*	611,145
Substitute Assets**	5,000
Other	0
<b>Total</b>	<b>616,145</b>

\* Total eligible assets (MSEK) 1,000,775

Cover pool items	
Number of loans	944,772
Number of clients	384,708
Number of properties	401,610
Average loan size (SEK)	646,900

Type of collateral	Loan volume, MSEK	Loan volume, %	Average loan size, SEK
Single -family housing	427,620	69.97	525,500
Tenant owner rights	137,194	22.45	1,109,400
Multi-family housing	8,129	1.33	5,358,600
Tenant owner associations	31,202	5.11	5,745,300
Forest & agricultural	0	0.00	0
Public	7,000	1.15	17,030,500
Commercial	0	0.00	0
<b>Sum</b>	<b>611,145</b>		

Regional distribution	Loan volume, MSEK	Loan volume, %
Greater Stockholm	249,495	40.82
Greater Gothenburg	57,462	9.40
Greater Malmoe	28,772	4.71
South Sweden	47,543	7.78
West Sweden	74,690	12.22
North Sweden	64,453	10.55
East Sweden	88,730	14.52
Outside Sweden	0	0.00
<b>Sum</b>	<b>611,145</b>	

Interest rate type	Loan volume, MSEK	Loan volume, %
Floating*	299,835	49.06
Fixed	311,310	50.94
<b>Sum</b>	<b>611,145</b>	

\*Loans with interest period < 1 year

Average life, years	8.0
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Repayment type	Loan volume, MSEK	Loan volume, %
Amortizing	410,209	67.12
Interest only	200,936	32.88
<b>Sum</b>	<b>611,145</b>	

LTV Level *	-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MSEK	143,626	120,273	101,672	84,460	66,911	47,821	30,444	8,938	0	<b>604,145</b>

\*Public sector loans are guaranteed either by a Swedish 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, MSEK	348,273	73,939	80,561	49,264	40,020	15,470	1,360	1,624	634	<b>611,145</b>
Loan amount, %	56.99%	12.10%	13.18%	8.06%	6.55%	2.53%	0.22%	0.27%	0.10%	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, MSEK	103,760	81,604	88,677	94,493	242,611	<b>611,145</b>
Loan volume, %	16.98%	13.35%	14.51%	15.46%	39.70%	

Per loan

Credit quality	1-30 d	31-60 d	61-90 d	>90 d	Sum
Past due					
Loan volume, MSEK	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	10.0%
LTV, as defined by ASCB *	53.16%

\* LTV eligible assets 51.43%

## Bonds

### Domestic benchmarks in SEK

ISIN	Amount, MSEK		Opening date	Coupon %	Interest rate		Scheduled maturity	Legal maturity
					type	Maturity type		
SE0005498300	65,371		2012-12-19	3.00	Fixed	Hard	2018-12-19	2018-12-19
SE0005965746	71,850		2013-09-18	2.50	Fixed	Hard	2019-09-18	2019-09-18
SE0003174820	59,782		2009-06-17	4.25	Fixed	Hard	2020-06-17	2020-06-17
SE0007577366	59,480		2015-03-17	1.50	Fixed	Hard	2021-03-17	2021-03-17
SE0008992515	43,250		2015-12-15	1.50	Fixed	Hard	2021-12-15	2021-12-15
SE0003174838	45,911		2009-09-21	4.50	Fixed	Hard	2022-09-21	2022-09-21
SE00010441303	49,400		2017-10-17	1.50	Fixed	Hard	2023-06-01	2023-06-01
<b>Sum</b>	<b>395,044</b>							

### Other benchmarks

ISIN	Currency	Amount, M	Issue date	Amount, MSEK		Coupon %	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
XS1276712145	GBP	345	2015-08-17	4,078		3mL+28bps	Floater	Soft	2018-08-17	2019-08-17
XS1050552006	EUR	1,250	2014-04-01	13,075		1.000	Fixed	Hard	2019-04-01	2019-04-01
XS1071272758	EUR	300	2014-05-23	3,138		3mE+12bps	Floater	Hard	2019-05-23	2019-05-23
US85235XAC92	USD	1,500	2012-10-02	13,476		1.875	Fixed	Hard	2019-10-02	2019-10-02
US85235XAE58	USD	1,000	2015-04-09	8,984		1.75	Fixed	Soft	2020-04-09	2021-04-09
XS0987101242	EUR	1,000	2013-10-30	10,460		1.625	Fixed	Hard	2020-10-30	2020-10-30
XS1324397964	EUR	1,250	2015-11-24	13,075		0.375	Fixed	Soft	2021-02-24	2022-02-24
XS1135318431	EUR	1,250	2014-11-10	13,075		0.625	Fixed	Hard	2021-11-10	2021-11-10
US85235XAF24	USD	1,250	2015-04-09	11,230		1.875	Fixed	Hard	2022-03-31	2022-03-31
XS1435031270	EUR	1,000	2017-04-05	10,460		0.050	Fixed	Soft	2022-06-20	2023-06-20
XS1747955174	GBP	650	2018-01-11	7,684		3mL+22bps	Floater	Hard	2023-01-11	2023-01-11
XS1368543135	EUR	1,250	2016-02-22	13,075		0.375	Fixed	Soft	2023-02-22	2024-02-22
XS1731734585	EUR	750	2017-12-06	7,845		0.375	Fixed	Soft	2024-12-06	2025-12-06
XS1823523730	EUR	100	2018-05-24	1,046		1.545	Fixed	Hard	2038-05-24	2038-05-24
<b>Sum</b>				<b>130,698</b>						

### Other bonds

ISIN	Currency	Amount, M	Issue date	Amount, MSEK		Coupon %	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
SE0009522923	SEK	5,000	2017-01-20	5,000		3mS+113bps	Floater	Hard	2019-03-01	2019-03-01
SE0008293930	SEK	5,000	2016-04-20	5,000		3mS+132bps	Floater	Hard	2019-04-03	2019-04-03
SE0009548548	SEK	5,000	2017-01-25	5,000		3mS+124bps	Floater	Hard	2020-02-03	2020-02-03
SE0010830794	SEK	5,000	2018-01-25	5,000		3mS+102bps	Floater	Hard	2020-09-03	2020-09-03
SE0010625863	SEK	5,000	2017-12-01	5,000		3mS+106bps	Floater	Hard	2020-12-03	2020-12-03
SE0011036516	SEK	4,250	2018-03-20	4,250		3mS+106bps	Floater	Hard	2021-05-03	2021-05-03
SE0006504171	SEK	400	2014-11-25	400		1.810	Fixed	Hard	2025-11-25	2025-11-25
XS0703602259	SEK	2,000	2011-11-08	2,000		3.250	Fixed	Hard	2026-11-03	2026-11-03
<b>Sum</b>				<b>31,650</b>						

	Amount, MSEK
Domestic benchmarks in SEK	395,044
Other benchmarks	130,698
Other bonds	31,650
<b>Total of outstanding bonds</b>	<b>560,132</b>
of which repos	2,740

Maturity buckets	2018	2019	2020	2021	2022	2023-2027	2028-2032	2033-	Sum
Loan volume, MSEK	72,190	111,538	94,226	133,129	67,600	80,403	0	1,046	<b>560,132</b>
Loan volume, %	12.89%	19.91%	16.82%	23.77%	12.07%	14.35%	0.00%	0.19%	<b>100.00%</b>

Interest rate type	Amount, MSEK	%
Fixed	515,982	92.12
Floating	44,150	7.88
<b>Sum</b>	<b>560,132</b>	

## Hedging and risk

Currency risk ,MSEK	Pool assets	Covered bonds
SEK	616,145	429,434
EUR	0	85,247
USD	0	33,689
Other	0	11,762
<b>Sum</b>	<b>616,145</b>	<b>560,132</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 (SEK), is swapped at the time of issuance to SEK 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, MSEK	Pool assets	Covered bonds
Floating	300,337	44,150
Fixed	311,310	515,982
Capped floating	4,498	0
<b>Sum</b>	<b>616,145</b>	<b>560,132</b>

*\*Interest rate risk*

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