



Stadshypotek

— a Handelsbanken company

Issuer

2013-09-30

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

| | |
|---------------|-----|
| CRD-compliant | Yes |
|---------------|-----|

| Long Rating | S&P | Moody's | Fitch |
|--------------|-----|---------|-------|
| Covered bond | - | Aaa | - |
| Issuer | AA- | - | AA- |
| Owner | AA- | Aa3 | AA- |

| | |
|-------------|---------|
| Report date | Q3 2013 |
|-------------|---------|

Cover pool, Sweden

| Included assets | MSEK |
|---------------------|----------------|
| Loans* | 603,144 |
| Substitute Assets** | 5,000 |
| Other | 0 |
| Total | 608,144 |

* Assets available for Cover pool 737,694
** Cash on a locked account

| Type of collateral | Loan volume, MSEK | Loan volume, % |
|---------------------------|-------------------|----------------|
| Single -family housing | 289,970 | 48.08 |
| Tenant owner rights | 111,258 | 18.45 |
| Multi-family housing | 78,194 | 12.96 |
| Tenant owner associations | 102,364 | 16.97 |
| Forest & agricultural | 3,264 | 0.54 |
| Public | 14,630 | 2.43 |
| Commercial | 3,464 | 0.57 |
| Sum | 603,144 | |

| Interest rate type | Loan volume, MSEK | Loan volume, % |
|--------------------|-------------------|----------------|
| Floating* | 362,854 | 60.16 |
| Fixed | 240,290 | 39.84 |
| Sum | 603,144 | |

*Loans with interest period < 1 year

| | |
|----------------------------|-----|
| Average life, years | 6.8 |
|----------------------------|-----|

| LTV Level | -10% | 10-20% | 20-30% | 30-40% | 40-50% | 50-60% | 60-70% | 70-75% | 75%- | Sum |
|-------------------|---------|---------|---------|--------|--------|--------|--------|--------|------|----------------|
| Loan volume, MSEK | 140,407 | 123,038 | 106,163 | 89,331 | 72,557 | 55,898 | 810 | 310 | | 588,514 |

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

| Seasoning* | Months |
|----------------------------|--------|
| WA seasoning of cover pool | 39 |

*Loans are registered as new loans at reset

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

| Key ratios | |
|-------------------------|-------|
| OC, nominal (voluntary) | 10.0% |
| LTV, as defined by ASCB | 49.3% |
| FX-risk* | 0.0% |

*All issuance of covered bonds in foreign currency is swapped to entirely eliminate FX-risk.

| Cover pool items | |
|----------------------|-----------|
| Number of loans | 1,017,985 |
| Number of clients | 438,639 |
| Number of properties | 470,816 |
| Average loan size | 597,400 |

| Regional distribution | Loan volume, MSEK | Loan volume, % |
|-----------------------|-------------------|----------------|
| Greater Stockholm | 238,483 | 39.54 |
| Greater Gothenburg | 59,711 | 9.90 |
| Greater Malmoe | 29,735 | 4.93 |
| South Sweden | 46,201 | 7.66 |
| West Sweden | 77,142 | 12.79 |
| North Sweden | 61,883 | 10.26 |
| East Sweden | 89,989 | 14.92 |
| Outside Sweden | 0 | 0.00 |
| Sum | 603,144 | |

| Repayments | Loan volume, MSEK | Loan volume, % |
|---------------|-------------------|----------------|
| Amortizing | 296,683 | 49.19 |
| Interest only | 306,461 | 50.81 |
| Sum | 603,144 | |

Bonds

| Domestic benchmark in SEK | | | | | |
|---------------------------|--------------|--------------|------------|----------|----------------|
| ISIN | Amount, MSEK | Opening date | Maturity | Coupon % | Fixed/ floater |
| SE0001384801 | 78,018 | 18/06/2004 | 18/06/2014 | 6.00 | Fixed |
| SE0001384819 | 84,890 | 18/03/2005 | 18/03/2015 | 6.00 | Fixed |
| SE0001384827 | 65,914 | 16/12/2004 | 16/12/2015 | 6.00 | Fixed |
| SE0001384835 | 42,857 | 21/09/2004 | 21/09/2016 | 6.00 | Fixed |
| SE0001384843 | 40,291 | 21/06/2004 | 21/06/2017 | 6.00 | Fixed |
| SE0004807733 | 48,000 | 19/09/2012 | 21/03/2018 | 3.00 | Fixed |
| SE0003174820 | 8,198 | 26/03/2010 | 17/06/2020 | 4.25 | Fixed |
| SE0003174838 | 1,955 | 26/03/2010 | 21/09/2022 | 4.50 | Fixed |
| Sum | 370,123 | | | | |

| Other benchmark | | | | | | | |
|-----------------|----------|-----------|------------|------------|--------------|---------------|----------------|
| ISIN | Currency | Amount, M | Issue date | Maturity | Amount, MSEK | Coupon | Fixed/ floater |
| XS0278556286 | EUR | 2,000 | 12/12/2006 | 12/12/2013 | 17,338 | 3.750 | Fixed |
| CH0104769853 | CHF | 80 | 02/09/2009 | 02/07/2014 | 567 | 1.675 | Fixed |
| XS0455319029 | EUR | 1,500 | 01/10/2009 | 01/10/2014 | 13,004 | 3.000 | Fixed |
| CH0104769929 | CHF | 80 | 02/09/2009 | 02/03/2015 | 567 | 1.833 | Fixed |
| XS0501715311 | EUR | 1,250 | 14/04/2010 | 30/04/2015 | 10,836 | 2.750 | Fixed |
| XS0891017518 | GBP | 350 | 01/10/2014 | 15/02/2016 | 3,622 | 3mL+23bps | Floater |
| XS0625427215 | EUR | 1,500 | 11/05/2011 | 11/05/2016 | 13,004 | 3.375 | Fixed |
| CH0110699987 | CHF | 225 | 24/03/2010 | 01/12/2016 | 1,594 | 2.000 | Fixed |
| XS0760243328 | EUR | 1,500 | 21/03/2012 | 21/03/2017 | 13,004 | 1.875 | Fixed |
| AU3CB0199990 | AUD | 300 | 10/10/2012 | 10/10/2017 | 1,797 | 4.250 | Fixed |
| AU3FN0016788 | AUD | 450 | 10/10/2012 | 10/10/2017 | 2,695 | 3mBBSW+105bps | Floater |
| US85235XAD75 | USD | 1,250 | 23/05/2013 | 23/05/2018 | 8,011 | 1.250 | Fixed |
| XS0906516256 | EUR | 1,000 | 19/03/2013 | 19/06/2018 | 8,669 | 1.000 | Fixed |
| US85235XAC92 | USD | 1,500 | 02/10/2012 | 02/10/2019 | 9,613 | 1.875 | Fixed |
| Sum | | | | | 104,320 | | |

| Other bonds | | | | | | | |
|--------------|----------|-----------|------------|------------|--------------|-------------|----------------|
| ISIN | Currency | Amount, M | Issue date | Maturity | Amount, MSEK | Coupon | Fixed/ floater |
| XS0693226382 | SEK | 1,850 | 19/10/2011 | 03/10/2013 | 1,850 | 3mS+21bps | Floater |
| XS0690219216 | SEK | 500 | 13/10/2011 | 01/11/2013 | 500 | 3mS+25bps | Floater |
| XS0710136697 | SEK | 2,410 | 25/11/2011 | 01/11/2013 | 2,410 | 3mS+19bps | Floater |
| XS0715439351 | SEK | 1,250 | 01/12/2011 | 03/12/2013 | 1,250 | 3mS+21bps | Floater |
| XS0809420523 | SEK | 1,000 | 25/07/2012 | 03/01/2014 | 1,000 | 3mS+2bps | Floater |
| XS0809421091 | SEK | 1,000 | 25/07/2012 | 03/02/2014 | 1,000 | 3mS+2bps | Floater |
| XS0789517967 | SEK | 850 | 07/06/2012 | 02/05/2014 | 850 | 3mS+7bps | Floater |
| XS0822842901 | SEK | 1,500 | 30/08/2012 | 02/05/2014 | 1,500 | 3mS+2bps | Floater |
| XS0650628364 | SEK | 1,500 | 20/07/2011 | 02/06/2014 | 1,500 | 3mS+34bps | Floater |
| XS0751836072 | SEK | 1,300 | 28/02/2012 | 03/09/2014 | 1,300 | 3mS+16bps | Floater |
| XS0914704548 | SEK | 5,000 | 11/04/2013 | 03/10/2014 | 5,000 | 3mS+18bps | Floater |
| XS0759566499 | SEK | 500 | 20/03/2012 | 03/02/2015 | 500 | 3mS+22.5bps | Floater |
| SE0005217650 | SEK | 1,000 | 21/05/2013 | 04/05/2015 | 1,000 | 3mS+6bps | Floater |
| XS0781665848 | SEK | 2,000 | 11/05/2012 | 03/06/2015 | 2,000 | 3mS+33bps | Floater |
| XS0789997995 | SEK | 2,500 | 07/06/2012 | 03/09/2015 | 2,500 | 3mS+34bps | Floater |
| XS0822419494 | SEK | 3,500 | 30/08/2012 | 03/11/2015 | 3,500 | 3mS+23bps | Floater |
| XS0887360526 | SEK | 5,000 | 08/02/2013 | 03/02/2016 | 5,000 | 3mS+21bps | Floater |
| SE0005365921 | SEK | 7,000 | 27/08/2013 | 03/03/2016 | 7,000 | 3mS+11bps | Floater |
| XS0703602259 | SEK | 2,000 | 08/11/2011 | 03/11/2026 | 2,000 | 3.250 | Fixed |
| Sum | | | | | 41,660 | | |

| | Amount, MSEK |
|----------------------------|--------------|
| Domestic benchmarks in SEK | 370,123 |
| Other benchmarks | 104,320 |
| Other bonds | 41,660 |
| Total of outstanding bonds | 516,103 |
| of which repos | 0 |

| Maturity, expressed in MSEK | 2013 | 2014 | 2015 | 2016 | 2017-2021 | 2022-2026 | 2027- | Sum |
|-----------------------------|--------|---------|---------|--------|-----------|-----------|-------|---------|
| Total | 23,348 | 103,738 | 171,707 | 73,077 | 140,278 | 3,955 | 0 | 516,103 |
| Total,% | 4.52 | 20.10 | 33.27 | 14.16 | 27.18 | 0.77 | 0.00 | 100.00 |

| Interest rate type | Amount, MSEK | % |
|--------------------|--------------|-------|
| Fixed | 470,125 | 91.09 |
| Floating | 45,978 | 8.91 |
| Sum | 516,103 | |

