



# Stadshypotek

– a Handelsbanken company

## Issuer

2014-09-30

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-	Aa3	AA-

Report date	Q3 2014
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## Cover pool, Norway

Included assets	MNOK
Loans *	18,419
Substitute assets	0
Other	0
<b>Total</b>	<b>18,419</b>
*Total assets available for Cover pool	
	53,720

Cover pool items	
Number of loans	6239
Number of clients	6107
Number of properties	6195
Average loan size (NOK)	2,952,200

Type of collateral	Loan volume, MNOK	Loan volume, %	Average loan size,NOK
Single -family housing	12,559	68.19	3,735,600
Tenant owner rights	2,653	14.40	928,600
Multi-family housing	0	0.00	0
Tenant owner associations	3,207	17.41	100,250,000
Forest & agricultural	0	0.00	0
Public	0	0.00	0
Tenant stock	0	0.00	0
Commercial	0	0.00	0
<b>Sum</b>	<b>18,419</b>		

Regional distribution	Loan volume, MNOK	Loan volume, %
Östlandet	10,216	55.46
Sörlandet	380	2.06
Vestlandet	6,005	32.60
Trøndelag	971	5.27
Nordnorge	847	4.60
Outside Norway	0	0.00
<b>Sum</b>	<b>18,419</b>	

Interest rate type	Loan volume, MNOK	Loan volume, %
Floating*	18,381	99.79
Fixed	38	0.21
<b>Sum</b>	<b>18,419</b>	
*Loans with interest period < 1 year		

Repayments	Loan volume, MNOK	Loan volume, %
Amortizing	10,978	59.60
Interest only	7,441	40.40
<b>Sum</b>	<b>18,419</b>	

Average life, years	N/A
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LTV Level*	-10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MNOK	4,172	3,918	3,362	2,951	2,347	1,669	0	0	0	<b>18,419</b>

Maturity*	2014	2015	2016	2017	2018	2019	2020	2021	2022-	Sum
Loan volume, MNOK	18,419	0	0	0	0	0	0	0	0	<b>18,419</b>
Loan volume, %	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%

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

Seasoning*	Months
*Loans are registered as new loans at reset	22

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 (voluntary)	10.0%
LTV, as defined by ASCB	50.1%

## Bonds

Domestic benchmarks in NOK					
ISIN	Amount, MNOK	Opening date	Maturity	Coupon %	Fixed/ floater
NO0010635204	3,000	2012-01-23	2015-01-23	3mN+51bps	Floater
NO0010638141	3,300	2012-03-13	2015-03-18	3mN+69bps	Floater
NO0010659956	1,000	2012-09-19	2015-09-16	3mN+24bps	Floater
NO0010673155	4,000	2013-03-12	2018-03-12	3mN+42bps	Floater
NO0010646847	4,500	2012-05-16	2019-05-16	3mN+72bps	Floater
NO0010712953	1,000	2014-06-05	2020-06-05	3mN+28bps	Floater
<b>Sum</b>	<b>16,800</b>				

Other benchmarks							
ISIN	Currency	Amount, M	Issue date	Maturity	Amount, MNOK	Coupon	Fixed/ floater
<b>Sum</b>					<b>0</b>		

	Amount, MNOK
Domestic benchmarks in NOK	16,800
Other benchmarks	0
Other bonds	0
<b>Total of outstanding bonds</b>	<b>16,800</b>
of which repos	0

Maturity, expressed in MNOK	2014	2015	2016	2017	2018	2019-2023	2024-2028	2029-	Sum
Total	0	7,300	0	0	4,000	5,500	0	0	<b>16,800</b>
Total, %	0.00%	43.45%	0.00%	0.00%	23.81%	32.74%	0.00%	0.00%	<b>100.00%</b>

Interest rate type	Amount, MNOK	%
Fixed	0	0.00
Floating	100	100.00
<b>Sum</b>	<b>100</b>	

Hedging and risk

Currency risk ,MNOK	Pool assets	Covered bonds
NOK	18,419	16,800
EUR	0	0
USD	0	0
Other	0	0
Sum	18,419	16,800

*\*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 NOK matches the pool assets that are all denominated in NOK, so that no FX risk occurs. These steps ensure that Stadshypotek complies with the requirements set out in the Act and the Regulations.

Interest rate risk, MNOK	Pool assets	Covered bonds
Floating	18,381	16,800
Fixed	38	0
Capped floating	0	0
Sum	18,419	16,800

*\*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 using fixed and/or floating rate bonds along with internal loans from Handelsbanken (being the parent company of Stadshypotek) depending on the current composition of the assets. These steps ensure that Stadshypotek meets the requirements set out in the Act and the Regulations.