

Cover Pool Data, Sweden
31/12/2012
Issuer and control

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-

Reporting date

Q4 2012

Cover pool

Overview

Stadshypotek total public lending in Sweden (MSEK)	780,770
Assets available for Cover Pool (MSEK)	691,596
Assets utilized for Cover Pool (MSEK)	596,128
Substitute Assets, cash on a locked account (MSEK)	5,000
Voluntary Overcollateralisation	10%

Cover pool items

Number of loans	1,094,214
Number of clients	448,828
Number of properties	485,964
Average loan size (SEK)	544,800

Type of collateral

	Loan volume (MSEK)	
Single family housing	293,120	49.17%
Tenant owner rights	112,761	18.92%
Multi-family housing	71,703	12.03%
Tenant owner associations	95,536	16.03%
Commercial	7,044	1.18%
Forest & agricultural	2,901	0.49%
Public sector	13,063	2.19%
Sum	596,128	100.00%

Regional distribution

	Loan volume (MSEK)	
Stockholm area	235,649.4	39.53%
Gothenburg area	59,255.1	9.94%
Malmoe area	29,448.7	4.94%
East (excl Stockholm)	89,300.0	14.98%
West (excl Gothenburg)	77,079.4	12.93%
South (excl (Malmoe)	44,888.4	7.53%
North	60,507.0	10.15%
Outside Sweden	0.0	0.00%
Sum	596,128.0	100.00%

Interest rate type	Loan volume (MSEK)	
Floating*	357,677	60.0%
Fixed rate	238,451	40.0%
Sum	596,128	100.0%

* Loans with interest period < 1 year

Repayments	Loan volume (MSEK)
Amortizing	
Interest only	
Sum	N/A

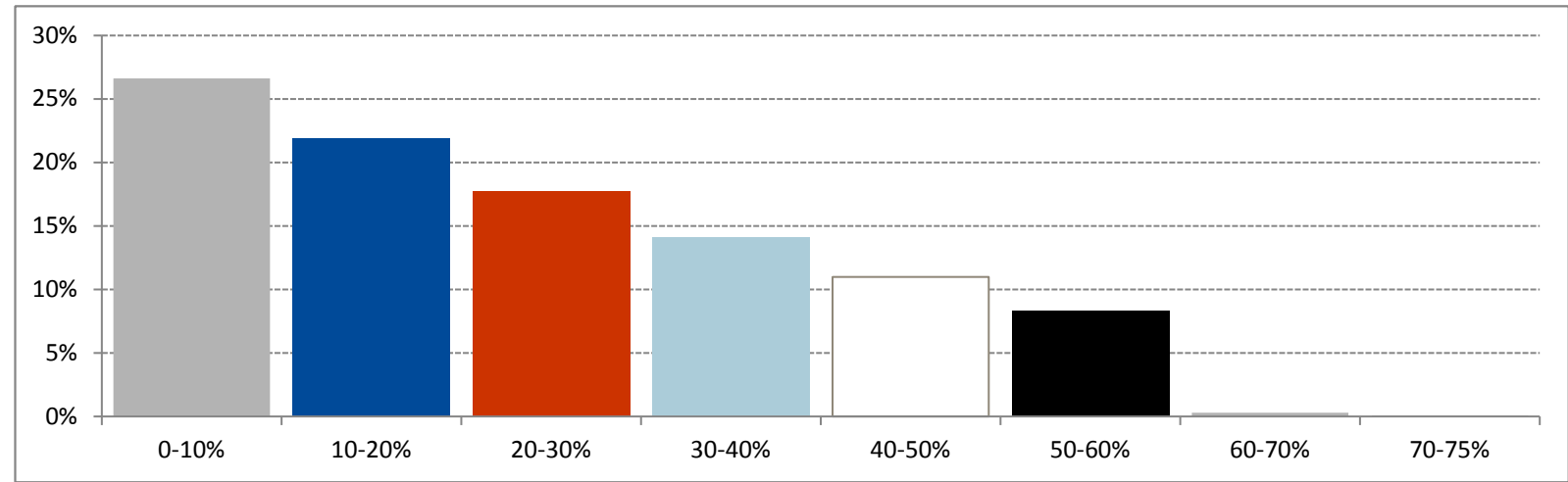
Average life	
Number of years	6.7

WA Max-LTV Cover Pool, as defined by ASCB*	47.4%
--	-------

* ASCB= Association of Swedish Covered Bond Issuers, www.ascb.se

LTV Level	Loan volume (MSEK)	
0-10%	158,570	26.60%
10-20%	130,552	21.90%
20-30%	105,515	17.70%
30-40%	84,054	14.10%
40-50%	65,574	11.00%
50-60%	49,479	8.30%
60-70%	1,788	0.30%
70-75%	596	0.10%
Sum	596,128	100.00%

LTV-distribution



Seasoning *	
WA seasoning of Cover Pool (months)	38

* Loans are registered as new loans at reset.

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

Key ratios	
Voluntary OC, nominal	10.0%
LTV, indexed	47.4%
FX-risk*	0.0%

* All FX risk fully hedged

Covered bonds

Domestic benchmark bonds in SEK							Fixed/ float
Loan	ISIN	Opening date	Maturity	Amount (MSEK)	Coupon %		
SH1574	SE0001384793	18/09/2004	18/09/2013	80,913	6.00		Fix
SH1575	SE0001384801	18/06/2004	18/06/2014	82,018	6.00		Fix
SH1576	SE0001384819	18/03/2005	18/03/2015	78,890	6.00		Fix
SH1577	SE0001384827	16/12/2004	16/12/2015	42,764	6.00		Fix
SH1578	SE0001384835	21/09/2004	21/09/2016	27,357	6.00		Fix
SH1579	SE0001384843	21/06/2004	21/06/2017	37,041	6.00		Fix
SH1580	SE0004807733	19/09/2012	21/03/2018	12,500	3.00		Fix
SH1583	SE0003174820	26/03/2010	17/06/2020	4,398	4.25		Fix
SH1586	SE0003174838	26/03/2010	21/09/2022	1,395	4.50		Fix
Sum				367,276			

Other benchmarks							
ISIN	Currency	Amount(M)	Issue date	Maturity	Amount (MSEK)	Coupon %	Fixed/ float
US85235YAA10	USD	1,000	30/09/2010	30/09/2013	6,504	1.450	Fix
US85235YAB92	USD	600	30/09/2010	30/09/2013	3,902	3mL+55bps	FRN
XS0278556286	EUR	2,000	12/12/2006	12/12/2013	17,204	3.750	Fix
CH0104769853	CHF	80	02/09/2009	02/07/2014	570	1.675	Fix
XS0455319029	EUR	1,500	01/10/2009	01/10/2014	12,903	3.000	Fix
CH0104769929	CHF	80	02/09/2009	02/03/2015	570	1.833	Fix
XS0501715311	EUR	1,250	14/04/2010	30/04/2015	10,752	2.750	Fix
XS0625427215	EUR	1,500	11/05/2011	11/05/2016	12,903	3.375	Fix
CH0110699987	CHF	225	24/03/2010	01/12/2016	1,603	2.000	Fix
XS0760243328	EUR	1,500	21/03/2012	21/03/2017	12,903	1.875	Fix
AU3CB0199990	AUD	300	10/10/2012	10/10/2017	2,025	4.250	Fix
AU3FN0016788	AUD	450	10/10/2012	10/10/2017	3,038	3mBBSW+105	FRN
US85235XAC92	USD	1,500	02/10/2012	02/10/2019	9,755	1.875	Fix
Sum					94,630		

Other bonds							
ISIN	Currency	Amount(M)	Issue date	Maturity	Amount (MSEK)	Coupon %	Fixed/float
XS0517959036	SEK	1,310	15/06/2010	01/02/2013	1,310	3mS+43bps	FRN
XS0573536439	SEK	3,800	29/12/2010	01/02/2013	3,800	3mS+30bps	FRN
XS0486383416	SEK	2,800	11/02/2010	11/02/2013	2,800	3mS+40bps	FRN
XS0516437984	SEK	1,300	09/06/2010	02/04/2013	1,300	3mS+49bps	FRN
XS0502483216	SEK	1,000	16/04/2010	02/04/2013	1,000	3mS+44bps	FRN
XS0686773945	SEK	2,400	06/10/2011	03/04/2013	2,400	3mS+13bps	FRN
XS0517999503	SEK	1,000	03/05/2010	03/05/2013	1,000	3mS+46bps	FRN
XS0619741647	SEK	1,000	21/04/2011	03/06/2013	1,000	3mS+21bps	FRN
XS0715438627	SEK	800	01/12/2011	03/06/2013	800	3mS+11bps	FRN
XS0674533871	SEK	2,800	20/07/2010	03/09/2013	2,800	3mS+20bps	FRN
XS0693226382	SEK	2,890	19/10/2011	03/10/2013	2,890	3mS+21bps	FRN
XS0690219216	SEK	500	13/10/2011	01/11/2013	500	3mS+25bps	FRN
XS0710136697	SEK	4,300	25/11/2011	01/11/2013	4,300	3mS+19bps	FRN
XS0715439351	SEK	1,250	01/12/2011	03/12/2013	1,250	3mS+21bps	FRN
XS0809420523	SEK	1,000	25/07/2012	03/01/2014	1,000	3mS+2bps	FRN
XS0809421091	SEK	1,000	25/07/2012	03/02/2014	1,000	3mS+2bps	FRN
XS0789517967	SEK	850	07/06/2012	02/05/2014	850	3mS+7bps	FRN
XS0822842901	SEK	1,500	30/08/2012	02/05/2014	1,500	3mS+2bps	FRN
XS0650628364	SEK	1,500	20/07/2011	02/06/2014	1,500	3mS+34bps	FRN
XS0751836072	SEK	1,300	28/02/2012	03/09/2014	1,300	3mS+16bps	FRN
XS0759566499	SEK	500	20/03/2012	03/02/2015	500	3mS+22.5bps	FRN
XS0781665848	SEK	2,000	11/05/2012	03/06/2015	2,000	3mS+33bps	FRN
XS0789997995	SEK	2,500	07/06/2012	03/09/2015	2,500	3mS+34bps	FRN
XS0822419494	SEK	3,500	30/08/2012	03/11/2015	3,500	3mS+23bps	FRN
XS0703602259	SEK	2,000	08/11/2011	03/11/2026	2,000	3.250	Fix
Sum					44,800		

Total bonds	Amounts (MSEK)
Domestic benchmark bonds in SEK	367,276
Other benchmarks	94,630
Other bonds	44,800
Total nominal outstanding covered bonds	506,706

Maturity, expressed in SEK	
	Loan volume (MSEK)
2013	135,672
2014	102,641
2015	141,476
2016	41,862
2017-2021	81,659
2022-2026	3,395
2027	0
Sum	506,706