



Issuer

Issuer:	Swedbank Mortgage AB
Owner:	Swedbank AB (publ)
Controlling authority:	Swedish Financial Supervisory Authority

Compliant with CRR art. 129.7	<input type="checkbox"/>	Yes
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Long Rating	S&P	Moody's	Fitch
Covered bond	AAA (S)	Aaa (N/A)	N/A
Issuer	AA- (N)	Aa3 (S)	N/A
Owner	AA- (N)	Aa3 (S)	AA- (S)

Report date	<input type="checkbox"/>	31/03/2018
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Cover pool

Included assets	
Loans	942 029
Supplemental assets	0
Other	0
Total	942 029

Type of collateral	Loan volume, MSEK	Loan volume, %	Average loan size, SEK
Single -family housing	537 433	57%	464 497
Tenant owner rights	196 636	21%	597 814
Multi-family housing	44 248	5%	3 977 371
Tenant owner associations	88 858	9%	4 602 829
Forest & agricultural	60 834	7%	684 849
Public	6 180	1%	11 195 527
Commercial	7 840	1%	7 192 380
Sum	942 029	100%	

Interest rate type	Loan volume, MSEK	Loan volume, %
Floating	660 707	70%
Fixed	281 322	30%
Sum	942 029	100%

Average life	8.1
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LTV, %	< 10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75%-	Sum
Loan volume, MSEK	223 006	199 926	170 484	138 240	101 554	61 806	31 656	9 177	0	935 849
Loan volume, %	23.7%	21.4%	18.2%	14.8%	10.9%	6.6%	3.4%	1.0%	0.0%	100%

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

Maturity buckets	2018	2019	2020	2021	2022	2023	2024	2025	2026-	Sum
Loan volume, MSEK	639 951	86 674	102 102	47 044	42 971	11 914	4 118	3 201	4 054	942 029
Loan volume, %	68%	9%	11%	5%	5%	1%	0%	0%	0%	100%

ty is the time remaining to the next change of interest rate in the contractual terms

Seasoning	0-12 M	12-24 M	24-36 M	36-60 M	60 M -	Sum
Loan volume, MSEK	158 800	140 091	110 837	146 608	385 692	942 029
Loan volume, %	17%	15%	12%	16%	41%	100%

Loan level seasoning measured by volume weighted average days since origination.

Credit quality	1-30 d	31-60 d	61-90 d	>90 d	Sum
Non performing loans					
Loan volume, MSEK	1 427	239	0		1 666
Share of loan volume, %	0%	0%	0%		0%

ast due > 60 days are not eligible for the cover pool.

Impaired loans, %	0%
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Key ratios	
OC	80%
LTV	50%

Cover pool items	
Number of loans	1 611 636
Number of clients	1 121 110
Number of properties	754 153
Average loan size	584 517

Regional distribution	Loan volume, MSEK	Loan volume, %
Greater Stockholm	250 832	27%
Greater Gothenburg	84 029	9%
Greater Malmoe	38 656	4%
South Sweden	94 957	10%
West Sweden	208 572	22%
North Sweden	100 291	11%
East Sweden	164 692	18%
Outside Sweden		0%
Sum	942 029	100%

Repayment type	Loan volume, MSEK	Loan volume, %
Amortizing	644 597	68%
Interest only	297 432	32%
Sum	942 029.000	100%

Bonds

Domestic benchmark in SEK

ISIN	Amount, MSEK	Opening date	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
SE0002576561	60 548	2008-10-14		5.70% Fixed	Hard bullet	2020-05-12	2020-05-12
SE0004270015	44 735	2013-04-11		3.75% Fixed	Hard bullet	2018-09-19	2018-09-19
SE0004270023	36 200	2014-06-16		3.75% Fixed	Hard bullet	2019-06-19	2019-06-19
SE0007045133	5 820	2015-04-24	3MStib + 113bp%	Floating	Hard bullet	2018-09-19	2018-09-19
SE0007525639	60 200	2015-10-20		1.00% Fixed	Hard bullet	2020-12-16	2020-12-16
SE0007525647	46 400	2016-05-02		1.00% Fixed	Hard bullet	2021-09-15	2021-09-15
SE0007525654	59 000	2017-01-19		1.00% Fixed	Hard bullet	2022-06-15	2022-06-15
SE0008186878	6 461	2016-03-21	3MStib + 127bp%	Floating	Hard bullet	2020-05-12	2020-05-12
SE0009580103	7 099	2017-03-15	3MStib + 112bp%	Floating	Hard bullet	2021-09-15	2021-09-15
SE0010133207	28 602	2017-07-11		1.00% Fixed	Hard bullet	2023-03-15	2023-03-15

Other benchmark

ISIN	Amount, MSEK	Currency	Issue date	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
CH0123069038	703	CHF	2011-02-08		2.1% Fixed	Hard bullet	2021-02-08	2021-02-08
CH0129918071	1 063	CHF	2011-06-03		2.5% Fixed	Hard bullet	2022-06-03	2022-06-03
CH0131220631	725	CHF	2011-06-21		2.3% Fixed	Hard bullet	2021-06-21	2021-06-21
XS0925525510	9 051	EUR	2013-05-07		1.1% Fixed	Hard bullet	2020-05-07	2020-05-07
XS1069674825	9 000	EUR	2014-05-21		1.1% Fixed	Hard bullet	2021-05-21	2021-05-21
XS1200837836	9 250	EUR	2015-03-11		0.4% Fixed	Hard bullet	2022-03-11	2022-03-11
XS1211586638	6 323	GBP	2015-04-02	3mGBPLibor + 20 bps	Floating	Hard bullet	2018-04-02	2018-04-02
XS1231116481	8 240	USD	2015-05-12		2.0% Fixed	Hard bullet	2020-05-12	2020-05-12
XS1296948588	11 675	EUR	2015-09-29		0.4% Fixed	Hard bullet	2020-09-29	2020-09-29
XS1312135905	5 147	GBP	2015-10-29	3mGBPLibor + 38 bps	Floating	Hard bullet	2018-10-29	2018-10-29
XS1361548693	11 700	EUR	2016-02-10		0.2% Fixed	Hard bullet	2021-02-10	2021-02-10
XS1530835336	6 157	GBP	2016-12-07		1.1% Fixed	Hard bullet	2021-12-07	2021-12-07
XS1550140674	9 560	EUR	2017-01-16		0.1% Fixed	Hard bullet	2022-07-18	2022-07-18
XS1606633912	9 550	EUR	2017-05-08		0.4% Fixed	Hard bullet	2024-05-08	2024-05-08
XS1778322351	9 925	EUR	2018-02-23		0.5% Fixed	Hard bullet	2023-08-23	2023-08-23

	Amount, MSEK
Other bonds	61 320
Total of outstanding bonds	524 453
of which repos	2 765

Maturity buckets	2018	2019	2020	2021	2022-2026	2027-2031	2032-	Sum
Total	67 943	42 914	164 658	90 050	141 199	11 020	6 667	524 453
Total, %	13%	8%	31%	17%	27%	2%	1%	100%

Interest rate type	Amount, MSEK	Amount, %
Fixed	480 302	92%
Floating	44 150	8%
Sum	524 453	100%

Hedging and risk

Currency risk, MSEK	Pool	
	assets	Covered bonds
SEK	942 029	366 445
EUR		121 499
USD		8 279
Other		28 230
Sum	942 029	524 453

All foreign currency cash flows, related to e.g. derivatives within the cover pool or covered bonds, are swapped entirely to term of the contracted foreign cash flow to eliminate FX-risk.

Interest rate risk, MSEK	Pool	
	assets	Covered bonds
Floating	660 707	199 381
Fixed	281 322	325 072
Capped floating	0	0
Sum	942 029	524 453

All foreign currency cash flows, related to e.g. derivatives within the cover pool or covered bonds, are swapped entirely to term of the contracted foreign cash flow to eliminate FX-risk.



The Pool

Terms

Type of collateral

Explanation

In accordance with Swedish law it is possible to include different types of assets in the pool. The table shows the loan volume specified by type of collateral.

Interest rate type

Floating refers to loans for which the interest rate is contractually fixed for a period of three months or shorter. Other loans are considered as fixed.

Repayment type

If the borrower is amortizing on one loan in the pool, all loans in the pool related to that borrower and secured by the same collateral are categorized as amortizing. All other loans are categorized as *Interest only*.

LTV, %

Loans are distributed to LTV-buckets in the way that is described on our web site:

http://www.ascb.se/sites/default/files/LoanToValueForSwedishCoverPools_20100305_mark-1.doc

LTV-limits

Residential 75%, Agricultural 70%, Commercial 60% (max 10% of cover pool)

Maturity buckets

Maturity for loans is the time remaining to the next reset of interest rate.

Average life

Average life according to actual outcome of amortizations and repayments on the outstanding loans during the last ten years.

Seasoning

The length of time since a loan was created. In the template the issuer has two options when it comes to how this information should be presented. The issuer can choose between per property or per loan. If the seasoning is per property it means that it is the date when the collateral was provided to the bank that is accounted for. If it is per loan it is the origination date of the loan that is accounted for. (The alternative that has been chosen will be recognized beside the table.)

Non-performing loans

A loan where interest, repayments or overdrafts have been due for payment for more than 60 days

Impaired loans, %

A loan where payments will probably not be met according to the conditions of the contract. A loan is not impaired if there is collateral that covers the principal amount, interest and penalties for late payments by a satisfactory margin.

OC

The amount by which the cover pool exceeds the nominal outstanding amount of the bonds.

Substitute collateral

Maximum 20% of total cover pool (up to 30% within limited period with special approval from the SFSA)

Supervisory body

Swedish Financial Supervisory Authority (Finansinspektionen) "SFSA"

The Bonds

Terms

Amount, MSEK

Explanation

The nominal outstanding amount of bonds that are in the register for covered bonds.

Legal maturity

The date when the principal amount becomes due

Scheduled maturity

For hard bullets it is the same as for Legal maturity. For soft bullets it is the maturity if no extension options are used.

Interest rate type

Floating refers to bonds for which the interest rate is contractually fixed for a period of less than one year.

Maturity type

Other bonds are considered as fixed.

Maturity buckets

Soft or hard bullets

The nominal outstanding amount of bonds is distributed in maturity buckets based on Scheduled maturity.