



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)	A+ (P)

Report date	<input type="checkbox"/>	30/09/2016
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Cover pool

Included assets	
Loans	856 301
Supplemental assets	0
Other	0
Total	856 301

Cover pool items	
Number of loans	1 584 410
Number of clients	1 110 669
Number of properties	742 981
Average loan size	540 454

Type of collateral	Loan volume, MSEK	Loan volume, %	Average loan size, SEK
Single -family housing	491 068	57%	427 081
Tenant owner rights	167 539	20%	547 981
Multi-family housing	37 893	4%	3 375 169
Tenant owner associations	88 511	10%	4 621 486
Forest & agricultural	59 307	7%	598 656
Public	7 178	1%	11 652 404
Commercial	4 806	1%	4 903 833
Sum	856 301	100%	

Regional distribution	Loan volume, MSEK	Loan volume, %
Greater Stockholm	233 561	27%
Greater Gothenburg	75 465	9%
Greater Malmoe	33 714	4%
South Sweden	85 569	10%
West Sweden	187 100	22%
North Sweden	91 706	11%
East Sweden	149 185	17%
Outside Sweden	0	0%
Sum	856 301	100%

Interest rate type	Loan volume, MSEK	Loan volume, %
Floating	616 536	72%
Fixed	239 765	28%
Sum	856 301	100%

Repayment type	Loan volume, MSEK	Loan volume, %
Amortizing	528 439	62%
Interest only	327 862	38%
Sum	856 301	100%

Average life	7.9
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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	195 928	177 662	153 498	126 663	97 044	62 768	30 177	5 371	0	849 110
Loan volume, %	23%	21%	18%	15%	11%	7%	4%	1%	0%	100%

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

Maturity buckets	2016	2017	2018	2019	2020	2021	2022	2023	2024-	Sum
Loan volume, MSEK	544 333	101 120	79 072	62 854	33 010	20 919	5 607	3 665	5 720	856 301
Loan volume, %	64%	12%	9%	7%	4%	2%	1%	1%	1%	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	145 149	127 166	87 817	125 207	370 962	856 301
Loan volume, %	17%	15%	10%	15%	43%	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	110	168	0	0	278
Share of loan volume, %	0%	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	63%
LTV	51%

Bonds

Domestic benchmark in SEK

ISIN	Amount, MSEK	Opening date	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
SE0003585801	37 184	2010-03-15	0.0375	Fixed	Hard bullet	2017-03-15	2017-03-15
SE0004270007	63 123	2010-12-20	0.0375	Fixed	Hard bullet	2017-12-20	2017-12-20
SE0004270015	80 150	2011-09-19	0.0375	Fixed	Hard bullet	2018-09-19	2018-09-19
SE0007045133	7 120	2015-04-24	3M STIBOR +113BPS	Floating	Hard bullet	2018-09-19	2018-09-19
SE0004270023	46 950	2011-06-19	0.0375	Fixed	Hard bullet	2019-06-19	2019-06-19
SE0002576561	51 398	2008-05-12	0.057	Fixed	Hard bullet	2020-05-12	2020-05-12
SE0008186878	6 289	2016-03-21	3M STIBOR +113BPS	Floating	Hard bullet	2020-05-12	2020-05-12
SE0007525647	20 100	2014-09-15	0.0	Fixed	Hard bullet	2021-09-15	2021-09-15
SE0007525639	33 400	2014-12-16	0.0	Fixed	Hard bullet	2020-12-16	2020-12-16

Other benchmark

ISIN	Amount, MSEK	Currency	Issue date	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
XS0455687920	12 875	EUR	2009-10-05	3.6%	Fixed	Hard Bullet	2016-10-05	2016-10-05
XS0496542787	10 595	EUR	2010-03-22	3.4%	Fixed	Hard Bullet	2017-03-22	2017-03-22
XS0925525510	9 051	EUR	2013-05-07	1.1%	Fixed	Hard Bullet	2020-05-07	2020-05-07
XS1296948588	11 675	EUR	2015-09-29	0.4%	Fixed	Hard Bullet	2020-09-29	2020-09-29
XS1361548693	11 700	EUR	2016-02-10	0.2%	Fixed	Hard Bullet	2021-02-10	2021-02-10
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
XS0762447075	10 125	USD	2012-03-23	2.4%	Fixed	Hard Bullet	2017-04-05	2017-04-05
XS0909788456	6 485	USD	2013-03-28	1.4%	Fixed	Hard Bullet	2018-03-28	2018-03-28
XS1231116481	8 240	USD	2015-05-12	2.0%	Fixed	Hard Bullet	2020-05-12	2020-05-12
CH0118532776	1 872	CHF	2010-12-08	1.6%	Fixed	Hard Bullet	2017-12-08	2017-12-08
CH0123069038	703	CHF	2011-02-08	2.1%	Fixed	Hard Bullet	2021-02-08	2021-02-08
CH0131220631	725	CHF	2011-06-21	2.3%	Fixed	Hard Bullet	2021-06-21	2021-06-21
CH0129918071	1 063	CHF	2011-06-03	2.5%	Fixed	Hard Bullet	2022-06-03	2022-06-03
XS1211586638	6 323	GBP	2015-04-02	3mGBPLibor	Floating	Hard Bullet	2018-04-02	2018-04-02
XS1312135905	5 147	GBP	2015-10-29	3mGBPLibor	Floating	Hard Bullet	2018-10-29	2018-10-29

	Amount, MSEK
Other bonds	64 330
Total of outstanding bonds	524 873
of which repos	0

Maturity buckets	2016	2017	2018	2019	2020	2021-2025	2026-2030	2031-	Sum
Total	15 576	132 686	109 708	54 539	126 972	68 364	12 313	4 715	524 873
Total, %	3%	25%	21%	10%	24%	13%	2%	2%	100%

Interest rate type	Amount, MSEK	Amount, %
Fixed	476 821	91%
Floating	48 052	9%
Sum	524 873	100%

Hedging and risk

Currency risk, MSEK	Pool	
	assets	Covered bonds
SEK	856 301	359 919
EUR		115 557
USD		24 954
Other		24 443
Sum	856 301	524 873

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	616 536	476 821
Fixed	239 765	48 052
Capped floating	0	0
Sum	856 301	524 873

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 chose 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.