

Issuer

Issuer:	Swedbank Mortgage AB
Owner:	Swedbank AB (publ)
Controlling authority:	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 (S)	Aaa (N/A)	N/A
Issuer	A+ (S)	Aa3 (S)	N/A
Owner	A+ (S)	Aa3 (S)	A+ (S)

Report date	30/09/2020
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Cover pool

Included assets	
Loans	1 011 513,47
Supplemental assets	0,00
Other	0,00
Total	1 011 513,47

Cover pool items	
Number of loans	1 609 072
Number of clients	1 084 492
Number of properties	733 642
Average loan size	628 632

Type of collateral	Loan volume, MSEK	Loan volume, %	Average loan size, SEK
Single-family housing	581 063,37	57,50%	507 391
Tenant owner rights	224 019,73	22,10%	637 786
Multi-family housing	47 605,32	4,70%	4 817 377
Tenant owner associations	83 364,60	8,20%	4 658 802
Forest & agricultural	58 928,20	5,80%	775 840
Public	4 572,81	0,50%	9 750 131
Commercial	11 959,44	1,20%	10 630 609
Sum	1 011 513,47	100,00%	

Regional distribution	Loan volume, MSEK	Loan volume, %
Greater Stockholm	273 000,18	26,90%
Greater Gothenburg	90 962,22	9,00%
Greater Malmoe	40 971,40	4,10%
South Sweden	93 266,95	9,20%
West Sweden	223 075,34	22,10%
North Sweden	111 077,19	11,00%
East Sweden	179 160,19	17,70%
Outside Sweden	-	0,00%
Sum	1 011 513,47	100,00%

Interest rate type	Loan volume, MSEK	Loan volume, %
Floating	636 206,19	62,80%
Fixed	375 307,28	37,20%
Sum	1 011 513,47	100,00%

Repayment type	Loan volume, MSEK	Loan volume, %
Amortizing	684 055,10	67,60%
Interest only	327 458,37	32,40%
Sum	1 011 513,47	100,00%

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	243 439,65	215 975,13	183 131,51	147 182,99	106 115,66	67 866,37	36 520,41	6 708,94	0,00	1 006 940,66
Loan volume, %	24,30%	21,40%	18,20%	14,60%	10,50%	6,70%	3,60%	0,70%	0,00%	100,00%

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

Maturity buckets	2020	2021	2022	2023	2024	2025	2026	2027	2028-	Sum
Loan volume, MSEK	548 926,89	128 083,63	134 904,31	104 931,66	45 205,76	38 075,58	4 520,66	2 925,35	3 939,63	1 011 513,47
Loan volume, %	54,20%	12,70%	13,30%	10,40%	4,50%	3,80%	0,40%	0,30%	0,40%	100,00%

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	134 548,51	129 221,68	118 156,28	189 296,47	440 290,53	1 011 513,47
Loan volume, %	13,30%	12,80%	11,70%	18,70%	43,50%	100,00%

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	21	175	0	0	196
Share of loan volume, %	0,00%	0,02%	0,00%	0,00%	0,02%

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

Impaired loans, %	0%
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Key ratios	
OC	76%
LTV	50%

Bonds

Domestic benchmark in SEK

ISIN	Amount, MSEK	Opening date	Coupon	Interest rate type	Maturity type	Scheduled	
						maturity	Legal maturity
SE0007525639	34 762	2014-12-16		1,0% Fixed	Hard bullet	2020-12-16	2020-12-16
SE0007525647	43 250	2014-09-15		1,0% Fixed	Hard bullet	2021-09-15	2021-09-15
SE0007525654	96 400	2015-06-15		1,0% Fixed	Hard bullet	2022-06-15	2022-06-15
SE0009580103	7 199	2017-03-15	3MSStib + 112 bps	Floater	Hard bullet	2021-09-15	2021-09-15
SE0010133207	48 652	2017-03-15		1,0% Fixed	Hard bullet	2023-03-15	2023-03-15
SE0011089622	21 900	2017-12-20		1,0% Fixed	Hard bullet	2023-12-20	2023-12-20
SE0011167782	6 925	2018-03-15	3MSStib + 95 bps	Floater	Hard bullet	2023-03-15	2023-03-15
SE0012142206	49 800	2018-09-18		1,0% Fixed	Hard bullet	2024-09-18	2024-09-18
SE0013050630	1 600	2019-06-18	3MSStib + 90 bps	Floater	Hard bullet	2024-09-18	2024-09-18
SE0013546066	23 400	2019-06-18		1,0% Fixed	Hard bullet	2025-06-18	2025-06-18

Other benchmark

ISIN	Amount, MSEK	Currency	Issue date	Coupon	Interest rate type	Maturity type	Scheduled	
							maturity	Legal maturity
XS1069674825	9 000	EUR	2014-05-14		1,13% Fixed	Hard bullet	2021-05-21	2021-05-21
XS1200837836	9 250	EUR	2015-03-03		0,38% Fixed	Hard bullet	2022-03-11	2022-03-11
XS1361548693	11 700	EUR	2016-02-03		0,15% Fixed	Hard bullet	2021-02-10	2021-02-10
XS1530835336	6 157	GBP	2016-12-07		1,13% Fixed	Hard bullet	2021-12-07	2021-12-07
XS1550140674	9 560	EUR	2017-01-16		0,13% Fixed	Hard bullet	2022-07-18	2022-07-18
XS1606633912	9 550	EUR	2017-05-08		0,40% Fixed	Hard bullet	2024-05-08	2024-05-08
XS1778322351	9 925	EUR	2018-02-23		0,45% Fixed	Hard bullet	2023-08-23	2023-08-23
XS1946788194	10 350	EUR	2019-02-05		0,50% Fixed	Hard bullet	2026-02-05	2026-02-05
XS2002504194	13 463	EUR	2019-05-28		0,05% Fixed	Hard bullet	2025-05-28	2025-05-28

	Amount, MSEK
Other bonds	151 169
Total of outstanding bonds	574 011
of which repos	57 112

Maturity buckets	2020	2021	2022	2023	2024	2025-2029	2030-2034	2035-	Sum
Total	95 255,21	114 277,50	125 905,42	89 308,79	68 959,87	65 130,73	3 166,09	12 007,07	574 010,68
Total, %	17,00%	19,00%	22,00%	16,00%	12,00%	11,00%	1,00%	2,00%	100,00%

Interest rate type	Amount, MSEK	Amount, %
Fixed	508 887	89%
Floating	65 124	11%
Sum	574 010,68	100%

Hedging and risk

Currency risk, MSEK	Pool assets	Covered bonds
SEK	1 011 513,47	403 069,66
EUR		151 425,12
USD		38,94
Other		19 476,96
Sum	1 011 513,47	574 010,68

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	636 206,19	467 235,02
Fixed	375 307,28	106 775,66
Capped floating	0,00	
Sum	1 011 513,47	574 010,68

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