

## 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	31/12/2020
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## Cover pool

Included assets	
Loans	1 018 014,23
Supplemental assets	0,00
Other	0,00
<b>Total</b>	<b>1 018 014,23</b>

Cover pool items	
Number of loans	1 610 538
Number of clients	1 079 813
Number of properties	730 917
Average loan size	632 096

Type of collateral	Loan volume, MSEK	Loan volume, %	Average loan size, SEK
Single-family housing	588 123,84	57,80%	512 521
Tenant owner rights	225 814,13	22,20%	640 949
Multi-family housing	47 916,26	4,70%	4 955 658
Tenant owner associations	81 194,28	8,00%	4 627 773
Forest & agricultural	58 436,42	5,70%	776 606
Public	4 339,19	0,40%	9 599 975
Commercial	12 190,11	1,20%	11 061 807
<b>Sum</b>	<b>1 018 014,23</b>	<b>100,00%</b>	

Regional distribution	Loan volume, MSEK	Loan volume, %
Greater Stockholm	273 238,34	26,80%
Greater Gothenburg	91 524,16	9,00%
Greater Malmoe	41 637,79	4,10%
South Sweden	94 129,53	9,20%
West Sweden	224 786,65	22,10%
North Sweden	112 705,11	11,10%
East Sweden	179 992,65	17,70%
Outside Sweden	-	0,00%
<b>Sum</b>	<b>1 018 014,23</b>	<b>100,00%</b>

Interest rate type	Loan volume, MSEK	Loan volume, %
Floating	634 000,41	63,30%
Fixed	384 013,82	36,70%
<b>Sum</b>	<b>1 018 014,23</b>	<b>100,00%</b>

Repayment type	Loan volume, MSEK	Loan volume, %
Amortizing	692 029,11	68,00%
Interest only	325 985,12	32,00%
<b>Sum</b>	<b>1 018 014,23</b>	<b>100,00%</b>

Average life	8,1
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LTV, %	< 10%	10-20%	20-30%	30-40%	40-50%	50-60%	60-70%	70-75%	75-80%	Sum
Loan volume, MSEK	248 548,19	219 883,78	185 953,24	148 397,62	105 257,14	67 226,41	33 878,05	4 530,61	0,00	1 013 675,04
Loan volume, %	24,70%	21,70%	18,30%	14,60%	10,40%	6,60%	3,30%	0,40%	0,00%	100,00%

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

Maturity buckets	2021	2022	2023	2024	2025	2026	2027	2028	2029-	Sum
Loan volume, MSEK	634 001,33	145 156,40	129 095,64	47 638,19	49 561,92	4 786,90	3 218,70	1 806,28	2 748,87	1 018 014,23
Loan volume, %	62,10%	14,30%	12,70%	4,70%	4,90%	0,50%	0,30%	0,20%	0,30%	100,00%

by 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	138 847,07	124 961,10	114 441,43	191 837,25	447 927,38	1 018 014,23
Loan volume, %	13,60%	12,30%	11,20%	18,80%	44,10%	100,00%

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

Credit quality	Non performing loans	1-30 d	31-60 d	61-90 d	>90 d	Sum
Loan volume, MSEK	1 348	153	0	0	1 501	
Share of loan volume, %	0,13%	0,02%	0,00%	0,00%	0,15%	

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

Impaired loans, %	0%
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Key ratios	
OC	88%
LTV	49%

## Bonds

### Domestic benchmark in SEK

ISIN	Amount, MSEK	Opening date	Coupon	Interest rate type	Maturity type	Scheduled maturity	Legal maturity
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	3MStib + 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	3MStib + 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	3MStib + 90 bps	Floater	Hard bullet	2024-09-18	2024-09-18
SE0013546066	26 450	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	150 117,75
<b>Total of outstanding bonds</b>	<b>541 247,75</b>
of which repos	59 440,28

Maturity buckets	2021	2022	2023	2024	2025	2026-2030	2031-2035	2036-	Sum
Total	173 717,78	125 905,41	89 308,79	68 959,87	45 246,84	23 418,46	3 337,03	11 353,57	<b>541 247,75</b>
Total, %	32,00%	23,00%	17,00%	13,00%	8,00%	4,00%	1,00%	2,00%	<b>100,00%</b>

Interest rate type	Amount, MSEK	Amount, %
Fixed	477 213	88,20%
Floating	64 035	11,80%
<b>Sum</b>	<b>541 248</b>	<b>100%</b>

## Hedging and risk

Currency risk, MSEK	Pool assets	Covered bonds
SEK	1 018 014,23	373 118,3
EUR		149 702,6
USD		38,9
Other		18 388,0
<b>Sum</b>	<b>1 018 014,23</b>	<b>541 247,8</b>

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	634 000,41	439 753,5
Fixed	384 013,82	101 494,3
Capped floating	0,00	
<b>Sum</b>	<b>1 018 014,23</b>	<b>541 247,8</b>

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