# Moody's INVESTORS SERVICE

## The Swedish Covered Bond Corporation (SBAB) - Mortgage Covered Bonds

#### Covered Bonds / Sweden

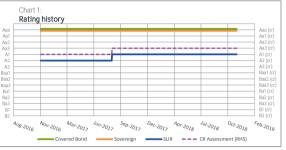
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Monitoring Client Service Desk	Monitor.CB@moodys.com London: +44 20 7772-5454, csdlondon@moodys.com		Click on the icon to download data into Excel & to see Glossary of terms used Click here to access the covered bond programme webpage on moodys.com	
Reporting as of: Data as provided to Moody's Investors Service (note 1)	30/09/2018	All amounts in SEK (unless otherwise specified)	For information on how to read this report, see the latest Moody's Global Covered Bond Monitoring Overview	
I. Programme Overview		Chart	1.	

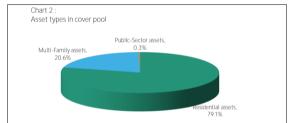
3.49

## Overview

Year of initial rating assignment:	200
Total outstanding liabilities:	SEK 232,932,271,59
Total assets in the Cover Pool:	SEK 302,160,642,10
Issuer name / CR Assessment:	The Swedish Covered Bond Corporation / Unrat
Group or parent name / CR Assessment:	SBAB Bank AB (publ) / Aa3(
Main collateral type:	Resident
Ratings	
Covered bonds rating:	Aa
Entity used in Moody's EL & TPI analysis:	SBAB Bank AB (pul
CB anchor:	CR Assessment + 1 not
CR Assessment:	Aa3(
SUR:	
Unsecured claim used for Moody's EL analysis:	1
II. Value of the Cover Pool	
Collateral quality	
Collateral Score:	5.0%
Collateral Score excl. systemic risk:	n/a

(notes 2 & 3)





## III. Over-Collateralisation Levels

Collateral Risk (Collateral Score post-haircut)

Cover Pool losses

Market Risk

Over-Collateralisation (OC) figures presented below can include Eligible and Non-Eligible collateral. Over-Collateralisation levels are provided on nominal basis

Current situation	
Committed OC (Nominal):	2.0%
Current OC:	29.7%
OC consistent with current rating (note 4)	1.5%

#### Sensitivity scenario CB anchor

	OC	consistent with current rating	
Scenario 1: CB anchor is lowered by	1 notch	6.5%	
Scenario 1: CB anchor is lowered by	THOLEH	0.3%	

#### IV. Timely Payment Indicator & TPI Leeway

Baa2(cr

Timely Payment Indicator (TPI):		Probable-High
TPI Leeway:		4
Extract from TPI table - CB anchor Is CR Assessmen	t + 1 notch	
CR Assessment	Probable-High	
Aaa(cr)	Aaa	
Aa1(cr)	Aaa	
Aa2(cr)	Aaa	
Aa3(cr)	٨٩٩	

CB anchor Is CR Assessment + 1 notch	
CR Assessment	Probable-High
Aaa(cr)	Aaa
Aa1(cr)	Aaa
Aa2(cr)	Aaa
Aa3(cr)	Aaa
A1(cr)	Aaa
A2(cr)	Aaa
A3(cr)	Aaa

Does a specific covered bond law apply for this programme:	Yes
Main country in which collateral is based:	Sweder
Country in which issuer is based:	Sweden

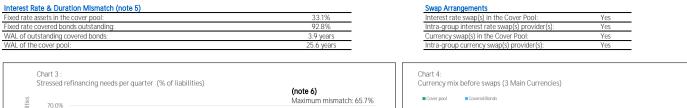
Refinancing period for principal payments of 6 months or greater:	No
Liquidity reserve to support timely payments on all issuances:	No

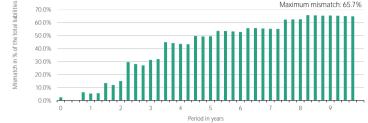
(note 1) The data reported in this PO is based on information provided by the issuer and may include certain assumptions made by Moody's Moody's accepts no responsibility for the information provided to it and, whilst it believes the assumptions it has made are reasonable, cannot guarantee that they are or will remain accurate. Although Moody's encourages all issuers to provide reporting data in a consistent manner, there may be differences in the way that certain data is categorised by issuers. The data reporting template (which Issuers are requested to use) is available on request. (note 2) This assumes the Covered Bonds rating is not constrained by the TPI. Also to the extent rating assumptions change following a downgrade or an upgrade of the Issuer, the necessary OC stated here may also change. This is especially significant in the case of CR assessments of A3(cr)

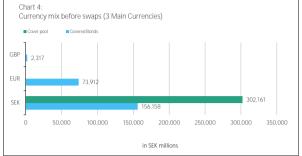
or Baa1(c), as the recessary OC following a 1 notch downgrade may then be substantially higher than the amount suggested here as market risks are considered more critically by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at unit to be a substantially by Moody's at this time. In any event, the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at anytime at units the necessary OC amounts stated here are subject to change at units the necessary OC amounts stated here are subject to change at units the necessary OC amounts stated here are subject at units the necessary OC amounts stated here are subject at units the necessary OC amounts stated here are subject at units the necessary OC amounts stated here are subject at units Moody's discretion.

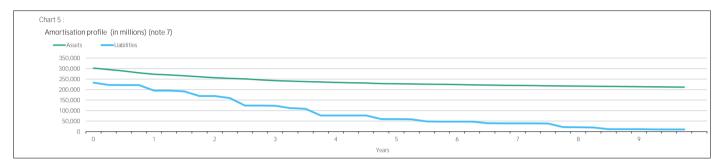
Moody's discretion. (note 3) This is the minimum OC calculated to be consistent with the current rating under Moody's expected loss model. However, the level of OC consistent with a given rating level may differ from this amount where ratings are capped under the TPI framework and, for example, where committee discretion is applied. (note 4) The OC consistent with the current rating is the minimum level of over-collateralisation which is necessary to support the covered bond rating at its current level on the basis of the pool as per the cut-off date. The sensitivity run is based on certain assumptions, including that the Covered Bonds rating is not constrained by the TPI. Further, this sensitivity run is a model output only and therefore a simplification as it does not take into account certain assumptions that may change as an issuer is downgraded, and as a result the actual OC number consistent with the current rating may be higher than shown. The OC required may also differ from the model output only and therefore a simplification is applied. In any event, the OC amounts stated here are subject to change at any time at Moody's discretion. d Bond Corporation (SBAB) - Mortgage Covered Bonds Page 1

## V. Asset Liability Profile



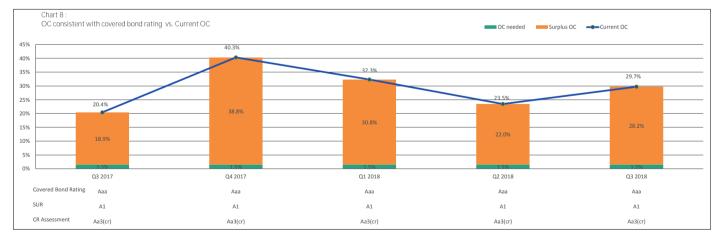






## VI. Performance Evolution





This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on <u>www.moodys.com</u> for the most updated credit rating action information and rating history.

(note 5) This assumes no prepayment. (note 6) Based on principal flows only. Assumptions include no prepayments, principal collections limited to the portion of assets that make up the amount of the liabilities plus committed OC, no further CB issuance and no further assets added to the cover pool. (note 7) Assumptions include no swap in place in Cover Pool, no prepayment and no further CB issuance. The Swedish Covered Bond Corporation (SBAB) - Mortgage Covered Bonds

## VII. Cover Pool Information - Single Family Housing

Asset type:	Single Fami
Asset balance:	123,148,750,28
Average loan balance:	556,11
Number of loans:	221,44
Number of borrowers:	83,49
Number of properties:	80,35
WA remaining term (in months):	37
WA seasoning (in months):	5

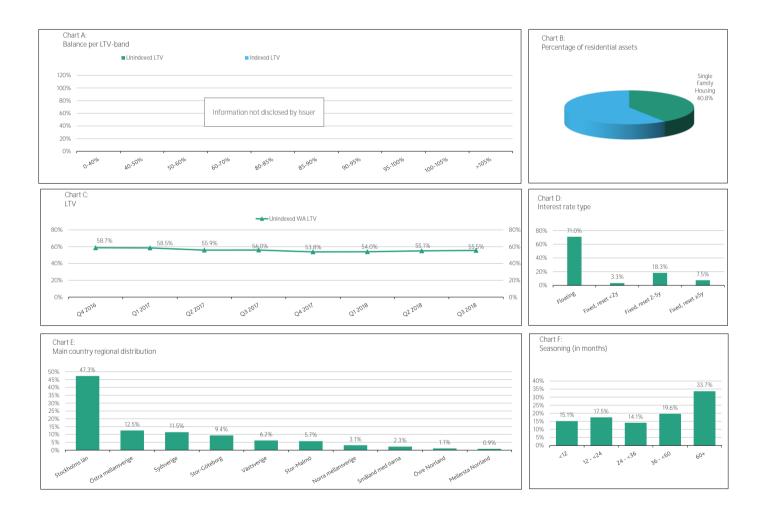
#### Details on LTV

WA unindexed LTV (*)	55.5%
WA Indexed LTV:	n/d
Valuation type:	Market Value
LTV threshold:	75.0%
Junior ranks:	n/d
Prior ranks:	2.5%

## Specific Loan and Borrower characteristics

Loans with an external guarantee in addition to a mortgage:	n/a
Interest only Loans	52.0%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.0%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

Loans in arrears ( ≥ 2months - < 6months):	0.0%
Loans in arrears ( $\geq$ 6months - < 12months):	0.0%
Loans in arrears ( ≥ 12months):	0.0%
Loans in a foreclosure procedure:	0.0%



## VIII. Cover Pool Information - Tenant Owner Rights

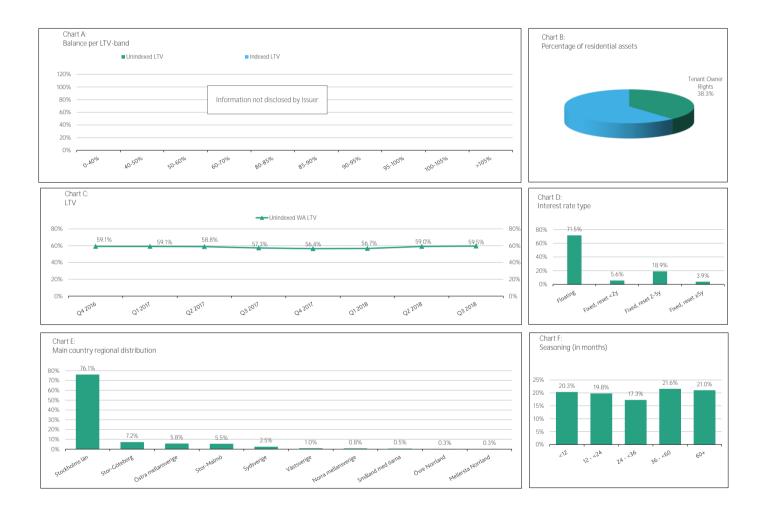
Asset type:	Tenant Own
Asset balance:	115,835,634,970
Average loan balance:	646,49
Number of loans:	179,17
Number of borrowers:	77,86
Number of properties:	76,818
WA remaining term (in months):	39
WA seasoning (in months):	4

tails on LTV	
WA unindexed LTV (*)	59.59
WA Indexed LTV:	n/
Valuation type:	Market Value
LTV threshold:	75.09
Junior ranks:	n/
Prior ranks:	0.09

## Specific Loan and Borrower characteristics

Loans with an external guarantee in addition to a mortgage:	n/a
Interest only Loans	45.0%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.0%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

Loans in arrears ( ≥ 2months - < 6months):	0.0%
Loans in arrears ( $\geq$ 6months - < 12months):	0.0%
Loans in arrears ( ≥ 12months):	0.0%
Loans in a foreclosure procedure:	0.0%



## IX. Cover Pool Information - Co-Operative Assets

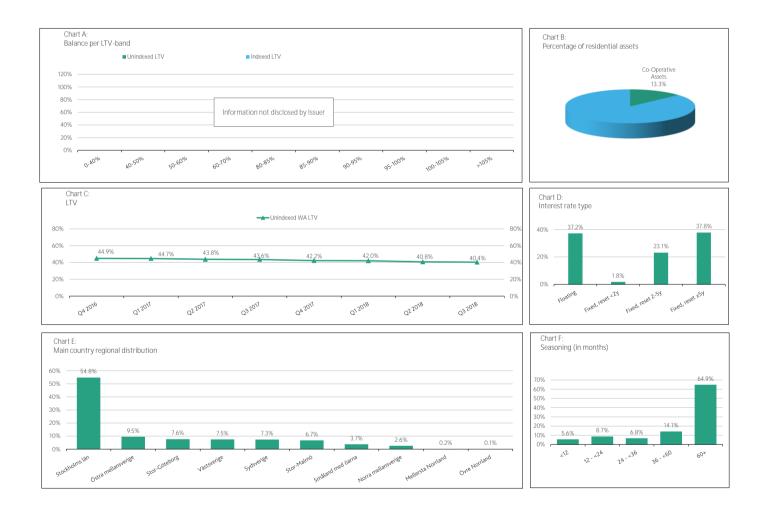
Asset type:	Co-operativ
Asset balance:	40,151,113,619
Average loan balance:	7,432,639
Number of loans:	5,402
Number of borrowers:	1,751
Number of properties:	2,169
WA remaining term (in months):	21
WA seasoning (in months):	96

talls on LTV	
WA unindexed LTV (*)	40.49
WA Indexed LTV:	n/
Valuation type:	Market Value
LTV threshold:	75.09
Junior ranks:	n/
Prior ranks:	15.09

## Specific Loan and Borrower characteristics

Loans with an external guarantee in addition to a mortgage:	1.8%
Interest only Loans	33.6%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.0%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

101	Tornance	
	Loans in arrears ( ≥ 2months - < 6months):	0.0%
	Loans in arrears ( ≥ 6months - < 12months):	0.0%
	Loans in arrears ( ≥ 12months):	0.0%
	Loans in a foreclosure procedure:	0.0%



## X. Cover Pool Information - Multi Family Assets

Asset type:	Multi Fam
Asset balance:	22,196,769,23
Average loan balance:	44,304,92
Number of loans:	50
Number of borrowers:	28
Number of properties:	79
WA remaining term (in months):	2
WA seasoning (in months):	4

#### Details on LTV

WA unindexed LTV (*)	60.4%
WA Indexed LTV:	n/d
Valuation type:	Market Value
LTV threshold:	75.0%
Junior ranks:	n/d
Prior ranks:	0.3%

## Specific Loan and Borrower characteristics

Loans with an external guarantee in addition to a mortgage:	0.5%
Interest only Loans	72.5%
Loans for second homes / Vacation:	0.0%
Buy to let loans / Non owner occupied properties:	0.0%
Limited income verified:	0.0%
Adverse credit characteristics (**)	0.0%

Torrormanoo	
Loans in arrears ( ≥ 2months - < 6months):	0.0%
Loans in arrears ( $\geq$ 6months - < 12months):	0.0%
Loans in arrears (≥ 12months):	0.0%
Loans in a foreclosure procedure:	0.0%



## MOODY'S INVESTORS SERVICE

XI. Swap Information

Information not disclosed by issuer	Counterparty		Туре	Notional Amount	Collateral trigger	Replacement Trigger
Information not disclosed by issue						
Information not disclosed by issuer						
Information not disclosed by Issuer						
Information not disclosed by Issuer						
Information not disclosed by Issuer						
Information not disclosed by Issuer						
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## XII. Liabilities Information: Last 50 Issuances

ISIN	Series Number	Currency	Outstanding Amount	Issuance Date	Expected Maturity	Legal Final Maturity	Interest Rate Type	Coupon	Principal Payment
XS1846731773	3111	SEK	300,000,000	03/07/2018	03/07/2030	03/07/2030	Fixed rate	1.704%	BULLET
SE0011167428	SCBC-144	SEK	8.642.904.667	15/05/2018	21/06/2023	21/06/2023	Fixed rate	1.000%	BULLET
XS1815437527	3110	SEK	250,000,000	03/05/2018	03/05/2030	03/05/2030	Fixed rate	1.868%	BULLET
X\$1808480377	3108	EUR	750.000.000	19/04/2018	19/04/2023	19/04/2023	Fixed rate	0.250%	BULLET
XS1808480534	3109	EUR	500.000.000	19/04/2018	19/04/2033	19/04/2033	Fixed rate	1.250%	BULLET
X\$1807436008	3107	SEK	292.000.000	16/04/2018	25/01/2030	25/01/2030	Fixed rate	1.980%	BULLET
X\$1791586040	3106	SEK	250.000.000	14/03/2018	14/03/2028	14/03/2028	Fixed rate	1.758%	BULLET
XS1759602953	3105	EUR	750.000.000	29/01/2018	29/01/2025	29/01/2025	Fixed rate	0.500%	BULLET
XS1758629783	3104	SEK	819.000.000	25/01/2018	25/01/2030	25/01/2030	Fixed rate	1.980%	BULLET
X\$1703059730	3103	SEK	100.000.000	19/10/2017	19/10/2029	19/10/2029	Fixed rate	1.960%	BULLET
X\$1696419354	3102	SEK	800,000,000	09/10/2017	08/10/2027	08/10/2027	Fixed rate	1.800%	BULLET
X\$1608398563	3102	SEK	500.000.000	08/05/2017	08/05/2024	08/05/2024	Floating rate	STIB3M + 0.75 bps	BULLET
XS1586702679	3100	EUR	750,000,000	29/03/2017	29/03/2027	29/03/2027	Fixed rate	0.875%	BULLET
X\$1580340187	3099	SEK	300,000,000	16/03/2017	16/03/2027	16/03/2027	Fixed rate	1.840%	BULLET
XS1578209584	3097	SEK	1,000,000,000	15/03/2017	15/03/2022	15/03/2022	Fixed rate	0.748%	BULLET
X\$1579409290	3098	SEK	900.000.000	15/03/2017	15/12/2028	15/12/2028	Fixed rate	2.035%	BULLET
X\$1551508820	3096	GBP	200,000,000	18/01/2017	18/01/2022	18/01/2022	Floating rate	BP0003M + 0.36 bps	BULLET
X\$1551508820 X\$1550143421	3095	EUR	1.000.000.000	16/01/2017	16/02/2024	16/02/2024	Fixed rate	0.375%	BULLET
SE0009383664	SCBC-147	SEK	18.418.507.013	11/01/2017	17/06/2024	17/06/2026		2.000%	BULLET
X\$1538664902	3094	SEK	800.000.000				Fixed rate Fixed rate	1.625%	BULLET
	3094			21/12/2016	21/12/2026	21/12/2026			
X\$1537559574		SEK	1,100,000,000	19/12/2016	19/12/2031	19/12/2031	Fixed rate	2.250%	BULLET
XS1524804231	3092	SEK	700,000,000	23/11/2016	01/12/2020	01/12/2020	Floating rate	STIB3M + 1 bps	BULLET
XS1490725519	3091	SEK	850,000,000	15/09/2016	15/09/2021	15/09/2021	Floating rate	STIB3M + 0.75 bps	BULLET
SE0008586655	SCBC-143	SEK	24,405,283,945	30/06/2016	15/06/2022	15/06/2022	Fixed rate	1.250%	BULLET
XS1384914716	3090	SEK	390,000,000	22/03/2016	23/03/2026	23/03/2026	Fixed rate	2.000%	BULLET
XS1370780238	3089	SEK	250,000,000	01/03/2016	28/02/2020	28/02/2020	Floating rate	STIB3M + 0.75 bps	BULLET
XS1355483162	3088	EUR	1,000,000,000	02/02/2016	20/01/2021	20/01/2021	Fixed rate	0.250%	BULLET
XS1351927246	3086	SEK	350,000,000	01/02/2016	27/01/2020	27/01/2020	Floating rate	STIB3M + 0.54 bps	BULLET
XS1353463141	3087	SEK	200,000,000	29/01/2016	29/01/2021	29/01/2021	Floating rate	STIB3M + 0.65 bps	BULLET
XS1332261178	3085	SEK	375,000,000	10/12/2015	10/12/2020	10/12/2020	Floating rate	STIB3M + 0.67 bps	BULLET
XS1303915083	3084	SEK	1,000,000,000	08/10/2015	08/10/2018	08/10/2018	Floating rate	STIB3M + 0.5 bps	BULLET
XS1300812077	3083	EUR	750,000,000	05/10/2015	05/10/2020	05/10/2020	Fixed rate	0.375%	BULLET
XS1293570021	3082	EUR	33,000,000	22/09/2015	22/09/2031	22/09/2031	Fixed rate	1.459%	BULLET
XS1251915416	3079	SEK	200,000,000	25/06/2015	28/06/2027	28/06/2027	Fixed rate	2.250%	BULLET
XS1248348721	3078	EUR	500,000,000	17/06/2015	17/06/2022	17/06/2022	Fixed rate	0.750%	BULLET
XS1244085715	3077	EUR	75,000,000	10/06/2015	10/06/2025	10/06/2025	Fixed rate	0.929%	BULLET
XS1238248816	3076	SEK	200,000,000	27/05/2015	27/05/2025	27/05/2025	Fixed rate	1.655%	BULLET
XS1237523094	3075	SEK	200,000,000	25/05/2015	25/04/2019	25/04/2019	Floating rate	STIB3M + 0.5 bps	BULLET
SE0006758561	SCBC-142	SEK	26,440,964,265	07/04/2015	17/03/2021	17/03/2021	Fixed rate	1.000%	BULLET
XS1204610957	3074	SEK	3,400,000,000	18/03/2015	18/03/2020	18/03/2020	Floating rate	STIB3M + 0.5 bps	BULLET
SE0006452900	SCBC-141	SEK	22,022,000,000	26/11/2014	17/06/2020	17/06/2020	Fixed rate	2.000%	BULLET
XS1117542412	3073	EUR	1,000,000,000	07/10/2014	07/10/2021	07/10/2021	Fixed rate	0.625%	BULLET
XS1104585333	3072	SEK	900,000,000	01/09/2014	01/09/2026	01/09/2026	Fixed rate	2.300%	BULLET
XS1083839503	3071	SEK	5.300.000.000	02/07/2014	02/07/2019	02/07/2019	Floating rate	STIB3M + 0.26 bps	BULLET
XS1028253901	3070	SEK	1,000,000,000	05/02/2014	13/11/2023	13/11/2023	Fixed rate	3.200%	BULLET
X\$1027110250	3069	SEK	400,000,000	04/02/2014	04/02/2019	04/02/2019	Floating rate	STIB3M + 0.3 bps	BULLET
X\$1004566995	3068	EUR	50,000,000	13/12/2013	13/12/2020	13/12/2020	Floating rate	EUR003M + 0.21 bps	BULLET
SE0005468022	SCBC-139	SEK	10,484,096,500	14/11/2013	19/12/2018	19/12/2018	Fixed rate	4.000%	BULLET
SE0005468030	SCBC-140	SEK	20.833.000.000	14/11/2013	18/09/2019	18/09/2019	Fixed rate	4.000%	BULLET
XS0992850528	3067	SEK	285,000,000	12/11/2013	12/11/2018	12/11/2018	Floating rate	STIB3M + 0.37 bps	BULLET
//202020	5007	JLK	203,000,000	12/11/2013	12/11/2010	12/11/2010	ribatingrate	240 / C.O + INICUITE	DULLLI

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