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CREDIT OPINION
22 May 2018

Update

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SkandiaBanken AB

Update to credit analysis

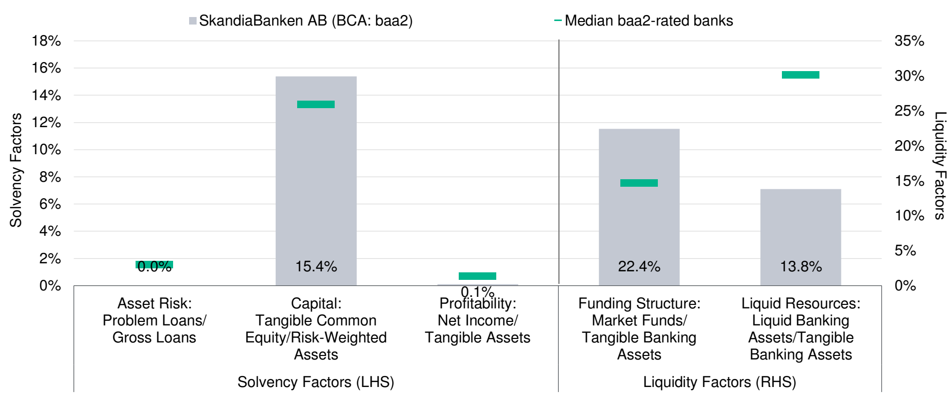
Summary

We assign an A2/Prime-1 long-term and short-term deposit ratings with a stable outlook to SkandiaBanken AB, a baa2 baseline credit assessment (BCA), and an a3 Adjusted BCA. We also assign a long-term and short-term Counterparty Risk Assessment (CR Assessment) of Aa3(cr)/Prime-1(cr).

SkandiaBanken's baa2 BCA reflects the bank's solid asset quality, capital and leverage position and healthy funding structure focused on retail deposits. These strengths are balanced against the bank's historically above-market growth rate in mortgage lending, although at a slower pace at the end of 2017 and in the first quarter of 2018, as well as the bank's improving although still weak standalone efficiency and low profitability. The adjusted BCA of a3 reflects our very high assumptions of affiliate support from the bank's parent, Skandia Insurance Company Ltd. (Insurance Financial Strength A2/Stable), resulting in two notches of uplift.

SkandiaBanken's A2 long-term deposit rating also includes a one-notch uplift resulting from our advanced Loss Given Failure (LGF) analysis, reflecting our view that the bank's junior depositors face a low unexpected loss-given-failure.

Exhibit 1
Rating Scorecard- Key Financial Ratios



Note: Asset risk and profitability ratios reflect the weaker of either the latest reported or 3-year average ratios. Capital ratio is the latest reported figure. Funding structure and liquid resources ratios reflect the latest year-end figures.

Source: Moody's Financial Metrics

RATINGS

SkandiaBanken AB

Domicile	Sweden
Long Term Debt	Not Assigned
Long Term Deposit	A2
Type	LT Bank Deposits - Fgn Curr
Outlook	Stable

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Asia Pacific 852-3551-3077

Japan 81-3-5408-4100

EMEA 44-20-7772-5454

Credit strengths

» Growing importance in the wider Skandia Group

» Strong asset quality

» Very strong capitalisation and higher-than-peers leverage ratio

» A retail-based funding profile and adequate liquidity given wholesale funding needs

Credit challenges

» Limited standalone franchise

» Historical high lending growth

» Lower-than-peers efficiency and weak profitability

Rating outlook

SkandiaBanken's long-term deposit ratings carry a stable outlook, with the bank's strong asset quality and capital and retail-based funding profile and adequate liquidity buffers balance risks arising from the bank's high lending growth and weak profitability and efficiency.

Factors that could lead to an upgrade

» SkandiaBanken's BCA could be upgraded following a significant improvement in its efficiency and profitability ratios and/or a continued lower pace of lending growth, whilst maintaining its asset quality, capital and liquidity metrics. An upgrade of the bank's BCA would not automatically result in an upgrade of its deposit ratings if support assumptions remain the same, with the adjusted BCA remaining at a3.

» A change in the liability structure of the bank, with higher volumes of subordinated debt and/or senior unsecured debt and junior deposits, would increase the cushion of loss absorbing liabilities, and could lead to an upgrade of the long-term deposit ratings.

Factors that could lead to a downgrade

» A weakening in the Swedish operating environment, impacting SkandiaBanken's ability to absorb losses via earnings and capital, along with an increased reliance on confidence-sensitive wholesale funding could lead to a lower BCA. A change in our assessment of the probability of parental support could also lead to a lower Adjusted BCA. A downward movement in SkandiaBanken's BCA and Adjusted BCA would likely result in a downgrade of its deposit ratings.

» The long-term deposit ratings could be also downgraded if we consider that SkandiaBanken's changing liability structure results in a structural increase in risk for this instrument. This could be evidenced by a lower proportion of senior unsecured debt funding in the bank's liability structure and/or by a lower than expected volume of junior deposits.

Key indicators

Exhibit 2
SkandiaBanken AB (Consolidated Financials) [1]

	12-17[2]	12-16[2]	12-15[2]	12-14[2]	12-13[2]	CAGR/Avg.[3]
Total Assets (SEK million)	69,407	65,214	58,735	114,918	98,597	-8.4[4]
Total Assets (EUR million)	7,060	6,806	6,413	12,132	11,141	-10.8[4]
Total Assets (USD million)	8,477	7,179	6,967	14,680	15,352	-13.8[4]
Tangible Common Equity (SEK million)	3,621	3,484	3,921	5,036	3,907	-1.9[4]
Tangible Common Equity (EUR million)	368	364	428	532	441	-4.4[4]
Tangible Common Equity (USD million)	442	384	465	643	608	-7.7[4]
Problem Loans / Gross Loans (%)	0.0	0.0	0.1	0.2	0.2	0.1[5]
Tangible Common Equity / Risk Weighted Assets (%)	15.4	15.2	19.6	12.1	10.9	14.7[6]
Problem Loans / (Tangible Common Equity + Loan Loss Reserve) (%)	0.4	0.7	0.8	3.4	3.5	1.8[5]
Net Interest Margin (%)	1.2	1.1	1.2	1.3	1.2	1.2[5]
PPI / Average RWA (%)	0.8	0.5	-0.1	1.5	0.7	0.7[6]
Net Income / Tangible Assets (%)	0.2	0.2	-0.2	0.4	0.3	0.2[5]
Cost / Income Ratio (%)	81.2	88.0	103.0	67.0	81.0	84.0[5]
Market Funds / Tangible Banking Assets (%)	22.4	20.6	19.3	15.9	12.9	18.2[5]
Liquid Banking Assets / Tangible Banking Assets (%)	13.8	12.4	11.4	16.1	13.8	13.5[5]
Gross Loans / Due to Customers (%)	152.6	149.3	129.8	120.3	103.1	131.0[5]

[1] All figures and ratios are adjusted using Moody's standard adjustments [2] Basel III - fully-loaded or transitional phase-in; IFRS [3] May include rounding differences due to scale of reported amounts [4] Compound Annual Growth Rate (%) based on time period presented for the latest accounting regime [5] Simple average of periods presented for the latest accounting regime. [6] Simple average of Basel III periods presented
Source: Moody's Financial Metrics

Profile

Skandiabanken AB (Skandiabanken) is a Stockholm-based bank that provides retail bankingproducts and services, as well as mutual funds, equity trading and discretionary asset management services, in Sweden. While the bank does not have any branches, it does sell banking products through the branch network of the wider Skandia group. As of 31 December 2017, Skandiabanken reported a consolidated asset base of SEK69.44 billion (€7.06 billion).

For further information on the bank's profile please see SkandiaBanken AB: Key Facts and Statistics - 9M September 2017, 22 December 2017.

Detailed credit considerations

A limited standalone franchise with growing importance in the wider Skandia Group

SkandiaBanken is the banking arm of Skandia Insurance Company Ltd (A2, stable), which is owned by Livförsäkringsbolaget Skandia, ömsesidigt (Skandia Liv), a leading Swedish life insurer. The bank reported assets at end-December 2017 of SEK69.44 billion and a 2% share of the Swedish mortgage market.

SkandiaBanken focuses on mortgage lending and aims to grow its fee and commissions through higher volumes of customer transactions, both savings and payments. The bank sells its products on the internet, by phone, and through the branch network of the wider Skandia insurance group (54 branches). We consider it to be a monoline with a business model focused on mortgages, with earnings highly dependent on retail interest income, which represented around 80% of its operating income in 2017. This structural dependence results in a one-notch qualitative downwards adjustment to the BCA in respect of Business Diversification, an adjustment shared with the majority of the Swedish mortgage lenders.

In line with the group's strategic plan, SkandiaBanken has significantly grown over the last years: in 2013 management set a target of doubling the lending volume in five years' time and, at end-December 2017, SkandiaBanken reported SEK57.63 billion of outstanding mortgages, a volume increase of more than 80% since 2013 (excluding the Norwegian operations). The loan growth of SkandiaBanken has however slowed down significantly in recent quarters and the volume of outstanding loans decreased by 0.7% at end-March 2018 compared with end-December 2017.

In October 2015, SkandiaBanken spun-off its Norwegian business, which had accounted for 54% of total lending at 30 September 2015 and was the most profitable part of the bank.

Strong asset quality, but high lending growth

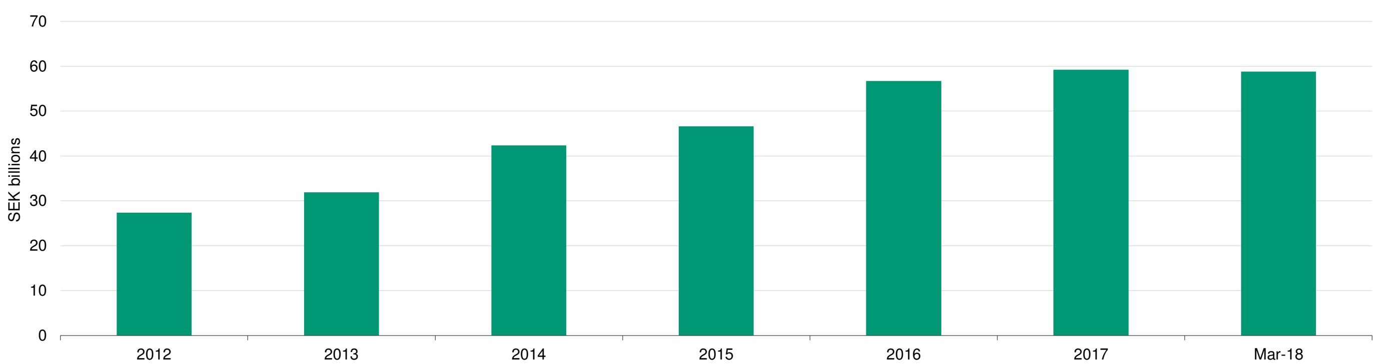
Our a2 asset risk score reflects SkandiaBanken's very low problem loan ratio – in line with all the Swedish mortgage lenders – and its significant lending growth over the last years, a result of the strategic plan to increase the bank's market share and size (see Exhibit 3). Aggressive loan growth is often a precursor of asset quality challenges down the road.

Lending growth has nevertheless subsided and the volume of outstanding loans to the public decreased by 0.7% to SEK58.78 billion at end-March 2018 from SEK59.19 billion at end-December 2017. However, SkandiaBanken aims to resume its high mortgage lending growth by offering its customers a transparent pricing model and among the lowest rates in the market.

Exhibit 3

Outstanding Loans to the Public in the Swedish Business

SkandiaBanken's high lending growth slowed down in 2017 and early 2018



Source: Company reports

SkandiaBanken's problem loans ratio at end-December 2017 was very low at 0.03%: in line with other Swedish mortgage lenders, its asset quality has benefitted from low interest rates, and the Swedish households' ability to service their debts. However, in September 2017, we lowered the Swedish macro profile to "Strong+" from "Very strong-", because Sweden's buildup of household indebtedness against the backdrop of rapid house price appreciation poses latent risks to its economy and banks. We expect Skandiabanken's solid asset risk and very strong capitalisation to provide sufficient buffers against risks embedded in the Swedish operating environment.

The bank reported net problem loans (stage 3 according to IFRS 9, effective as of 1 January 2018) as a share of total lending to the public at 0.05% at end-March 2018. This figure is however not directly comparable with previously reported figures as IFRS 9 features a forward-looking perspective.

The SEK58.8 billion loan book comprises almost entirely mortgages: at end-December 2017 lending with single family houses as collateral accounted for 55% of the total book and tenant-owner flats for 42%. The large majority of loans is concentrated in Stockholm, which thus poses some concentration risks and potential tail risks due to the high appreciation in property prices in recent years. A mitigating factor is the bank's cap on lending at loan-to-value of 85%, as it does not provide unsecured lending to borrowers above that limit for the purpose of buying a property. Loan-to-value (LTV) ratio of the home mortgage portfolio (exposure-weighted) was a low 53% (54% in 2016) as at end-December 2017. The bank implemented stricter underwriting standards, by introducing caps on debt-to-income during 2016 and higher stressed interest rates in its loan approval process during 2017, at 5% above the five year offered mortgage rate. Current underwriting standards are aligned with those of peers or slightly stricter, from previously having been more generous.

Skandiabanken has a history of high loan growth, a source of risk according to our view, but has in recent quarters grown at below market average. At end-December 2017 SkandiaBanken's gross outstanding loans grew by 4% on an annual basis, mainly driven by the offer of competitive rates. In the first quarter, the loan book decreased by 0.7% at end-March 2018 compared to end-December 2017. Although pace in loan growth decreased in recent quarters, the bank's above-market growth of its mortgage book in recent years poses some risk. These mortgages have been originated during a period of very low interest rates and are for the majority based on variable interest rates, and are considered to be of higher risk compared to a more seasoned loan portfolio.

Very strong capital and higher-than-peers capital leverage ratio

At end-March 2018, Skandiabanken received approval from the Swedish Financial Supervisory Authority (SFSA) to apply the Internal Ratings Based (IRB) approach for calculating regulatory capital for exposures with collateral in real estate. This has resulted in a lower regulatory capital requirement and improved capital ratios. At end-March 2018, the bank reported a common equity tier 1 capital ratio of 52.6%, compared to 57.2% at-end 2017 (recalculated in accordance with the IRB method). This compares favourably with peers, but we expect ratios to fall both due to potential extra dividends and the SFSA's proposal to move the risk weight floor on mortgages to Pillar I from Pillar II.

We view SkandiaBanken's capitalisation as very strong given its business model focused on low risk lending, and the support from its parent, which offset the weak internal capital generation through capital injections. The parent has a history of supporting SkandiaBanken through direct capital injections, with SEK1.7 billion in 2015 and SEK981 million in 2014. Our aa3 assigned Capital score reflects the very strong capitalisation.

The Tier 1 leverage ratio (Moody's definition) was 5.2% at end-December 2017, which was slightly higher than the average of Swedish peers at 4.8%. Under Moody's definition, SkandiaBanken's tangible common equity relative on total tangible assets was 5.2% at end-December 2017.

Lower than peers efficiency and weak profitability

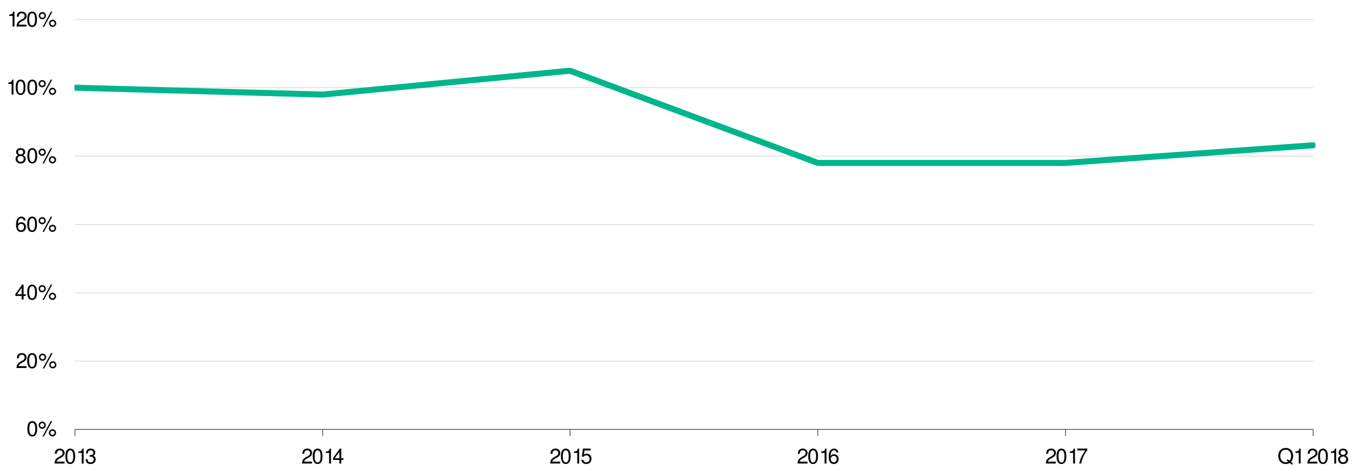
The b3 profitability score reflects SkandiaBanken's weaker-than-peers profitability with net income / tangible assets of 0.2% in 2017, a consequence of its relatively low risk products, its aggressive pricing strategy, and its low efficiency. The sale of the Norwegian part of the business, which was more efficient and profitable, was credit negative for the bank. We expect weak profitability to persist over the outlook period but recognise an improving trend in efficiency.

SkandiaBanken's Moody's adjusted net income (excluding group contributions which is mainly an intragroup tax planning transaction), increased to SEK 158 million in 2017 from SEK 126 million in 2016. This was driven by an increase in net interest income by 15% on an annual basis as a result of the 4% growth of the mortgage book to SEK57.6 billion at end-December 2017 and improved margins.

While the cost to income ratio is trending downward, with 78% in 2017, an improvement compared to 105% in 2015 (excluding the Norwegian business), efficiency is still well below Swedish peers who are near or below 50% (see Exhibit 4). In the coming years, SkandiaBanken plans to reduce its cost base, and increase efficiency through economies of scale. Due to its limited size, we expect that IT costs, regulatory and compliance costs, as well as general administration costs will be difficult to decrease considerably, and therefore expect marginal improvements in the bank's efficiency ratio over the outlook period despite the growth in lending.

For the first quarter 2018, reported operating income decreased to SEK40 million compared to 70 million in the same period of 2017, reflecting higher costs due to IT investments and business development.

Exhibit 4
Cost to Income Ratio for SkandiaBanken's Swedish Operations
SkandiaBanken has challenges in improving efficiency



Source: Company reports

A retail-based funding profile and adequate liquidity given wholesale funding needs

Our a2 funding structure score captures SkandiaBanken's high proportion of retail deposits, as well as our expectation of an increasing reliance on wholesale funding to support balance sheet growth, although mainly via covered bonds issuances.

Reported retail deposits were SEK38.8 billion at end-December 2017, or 56% of total balance sheet. The large majority of these retail deposits are internet-based because the bank does not have its own branch network and, in our view, they are more price and confidence sensitive compared to deposits sourced through branches. SkandiaBanken reported a loan-to-deposit ratio of 152% at end-December 2017 compared with 149% at end-2016. The SEK20.4 billion gap between customer loans and deposits at end-December 2017 – a result of the sustained growth in mortgage lending – is funded mainly with the issuance of debt securities: SEK19.7 billion covered bonds, SEK5.1 billion senior unsecured funding, and SEK0.9 billion subordinated debt. SkandiaBanken made two senior unsecured debt issuances in March 2018, amounting to SEK800 million in total.

We expect the bank to continue increasing its reliance on confidence sensitive wholesale funding to support its balance sheet growth. This is however mitigated by the fact that most of the issuance will be in SEK-denominated covered bonds, which in our view are less confidence-sensitive than senior unsecured bonds because they benefit from a deep local market. We reflect this feature by treating covered bonds denominated in local currency as retail funding, an adjustment shared with most other Swedish banks.

SkandiaBanken's liquidity position is adequate given its wholesale funding needs, as captured by our ba1 assigned liquid resources score.

The liquid resources/tangible banking assets ratio was 13.8 % at end-December 2017 and reported liquidity reserves were SEK10 billion at the same date. The portfolio consists mainly of cash and balances with central banks, and highly rated government securities and secured and unsecured debt issued by financial institutions, mostly Nordics. SkandiaBanken reported a Liquidity Coverage ratio (LCR) of 227% at end-March 2018, up from 180% at end-December 2017.

Source of facts and figures cited in this report

Unless noted otherwise, we have sourced data relating to system-wide trends and market shares from the central bank. Bank-specific figures originate from the banks' reports and Moody's Banking Financial Metrics. All figures are based on our own chart of accounts and may be adjusted for analytical purposes. Please refer to the document "Financial Statement Adjustments in the Analysis of Financial Institutions" published on 13 June 2017.

Support and structural considerations

Affiliate support

The a3 adjusted BCA incorporates our assessment of a very high probability of support from the bank's parent Skandia Insurance Company Ltd. (Insurance Financial Strength A2/Stable) in the event of need.

Loss Given Failure analysis

We apply our advance loss-given-failure (LGF) analysis on SkandiaBanken as the bank is subject to the EU Bank Recovery and Resolution Directive (BRRD), which we consider to be an Operational Resolution Regime. For this analysis we assume that equity and losses stand at 3% and 8%, respectively, of tangible banking assets in a failure scenario. We also assume a 25% run-off of “junior” wholesale deposits and a 5% run-off in preferred deposits. Moreover, we assign a 25% probability to junior deposits being preferred to senior unsecured debt. These are in line with our standard assumptions. Given the bank's focus on retail deposits, we assume the bank's junior deposits to account for 10% of total deposits, in line with other retail mortgage banks.

The considerable cushion of outstanding senior unsecured debt and junior deposits provide a loss absorption buffer in case of failure, and indicates a one notch uplift in the bank's deposit rating above the a3 adjusted BCA, as indicated by Moody's advanced LGF analysis.

Government support considerations

Owing to the relatively small size of its retail operations, we assume a low probability of government support for SkandiaBanken’s long term deposit ratings.

Counterparty Risk Assessment

The CR Assessment is an opinion of the counterparty risk related to a bank's covered bonds, contractual performance obligations (servicing), derivatives (e.g., swaps), letters of credit, and liquidity facilities. The CR Assessments is distinct from debt and deposit ratings in that they consider only the risk of default rather than both the likelihood of default and the expected financial loss suffered in the event of default.

SkandiaBanken’s CR Assessment is positioned at Aa3(cr)/P-1(cr), based on the cushion against default provided by junior deposits, senior unsecured, and subordinated debts and does not benefit from any government support, in line with deposits and senior unsecured debt ratings.

Rating methodology and scorecard factors

Exhibit 5

SkandiaBanken AB

Macro Factors						
Weighted Macro Profile	**Strong +**	**100%**				

Factor	**Historic Ratio**	**Macro Adjusted Score**	**Credit Trend**	**Assigned Score**	**Key driver #1**	**Key driver #2**
Solvency						
Asset Risk						
Problem Loans / Gross Loans	0.0%	aa1	←→	a2	Loan growth	Sector concentration
Capital						
TCE / RWA	15.4%	aa3	↑↑	aa3	Expected trend	
Profitability						
Net Income / Tangible Assets	0.1%	b3	↓	b3	Return on assets	
Combined Solvency Score		a2		baa1		
Liquidity						
Funding Structure						
Market Funds / Tangible Banking Assets	22.4%	baa1	←→	a2	Market funding quality	
Liquid Resources						
Liquid Banking Assets / Tangible Banking Assets	13.8%	ba1	←→	ba1	Stock of liquid assets	
Combined Liquidity Score		baa2		baa1		
Financial Profile				baa1		
Business Diversification				-1		
Opacity and Complexity				0		
Corporate Behavior				0		
Total Qualitative Adjustments				-1		
Sovereign or Affiliate constraint:				Aaa		
Scorecard Calculated BCA range				baa1-baa3		
Assigned BCA				baa2		
Affiliate Support notching				--		
Adjusted BCA				a3		

Balance Sheet	**in-scope (SEK million)**	**% in-scope**	**at-failure (SEK million)**	**% at-failure**
Other liabilities	22,525	32.5%	26,141	37.7%
Deposits	38,800	56.0%	36,084	52.1%
Preferred deposits	34,920	50.4%	33,174	47.9%
Junior Deposits	3,880	5.6%	2,910	4.2%
Senior unsecured bank debt	4,980	7.2%	4,980	7.2%
Junior subordinated bank debt	900	1.3%		
Equity	2,079	3.0%	2,079	3.0%
Total Tangible Banking Assets	69,283	100%	69,283	100%

Debt class	De Jure waterfall		De Facto waterfall		Notching		LGF Notching Guidance vs. Adjusted BCA	Assigned LGF notching	Additional notching	Preliminary Rating Assessment
	Instrument volume + subordination	Sub-ordination	Instrument volume + subordination	Sub-ordination	De Jure	De Facto				
Counterparty Risk Assessment	14.4%	14.4%	14.4%	14.4%	3	3	3	3	0	aa3 (cr)
Deposits	14.4%	3.0%	14.4%	10.2%	1	3	1	1	0	a2

Instrument class	Loss Given Failure notching	Additional Notching	Preliminary Rating Assessment	Government Support notching	Local Currency Rating	Foreign Currency Rating
Counterparty Risk Assessment	3	0	aa3 (cr)	0	Aa3 (cr)	--
Deposits	1	0	a2	0	A2	A2

Source: Moody's Financial Metrics

Ratings

Exhibit 6

Category	Moody's Rating
SKANDIABANKEN AB	
Outlook	Stable
Bank Deposits	A2/P-1
Baseline Credit Assessment	baa2
Adjusted Baseline Credit Assessment	a3
Counterparty Risk Assessment	Aa3(cr)/P-1(cr)
PARENT: SKANDIA INSURANCE COMPANY LTD.	
Outlook	Stable
Insurance Financial Strength	A2

Source: Moody's Investors Service

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Japan	81-3-5408-4100
EMEA	44-20-7772-5454

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