Creditreform Covered Bond Rating

Banco de Sabadell

Mortgage Covered Bond Program

Creditreform Rating

Rating Object

Country Issuer	Spain	Main collateral asset class	Mortgage
Main country of assets	Spain	Legal Framework	Spanish Mortgage Market Law
Covered bonds type	Mortgage	Repayment method	Hard Bullet
Cut-off date Cover pool infomation:	30/09/2021		

Rating Overview

Rating Summary		*Key Credit Risk Metrics*	
Issuer	Banco de Sabadell	Metrics date	26.10.2021
LT Issuer Rating	BBB-	Rating Case Default Rate	17.39%
ST Issuer Rating	L3	Rating Case Recovery Rate	72.43%
+Legal and regulatory framework analysis	+4 Notches	Expected Loss	4.79%
+Liquidity and refinancing risk	+1 Notch	Rating Case Breakeven OC	24.43%
= Rating after 1st uplift	A+	Asset-sale discount stressed	50.24%
Cover Pool & cash flow analysis	BBB+	Yield Spread stressed	1.28%
+ 2nd rating uplift	+/- 0 notch		
Rating covered bond program / Outlook	**A+ / Positive**		

Program Characteristics

All currencies displayed in EUR

General Information		*Overcollateralization*	
Bonds Nominal value	17,203.85 m.	Minimum	25.00%
Cover pool value	43,204.78 m.	Committed	25.00%
WAL maturity covered bonds	2.98 Years	Current	151.13%
WAL maturity cover pool	9.27 Years		
Currency Participations		*Interest Rate types*	
Euro-denominated Assets	99.88%	Fixed Rate - Covered Bonds	44.88%
Euro-denominated Bonds	100.00%	Floating Rate - Covered Bonds	55.12%
Non Euro-denominated Assets	0.12%	Other Rate -Covered Bonds	0.00%
Non Euro-denominated Bonds	0.00%	Fixed Rate -Cover Assets	47.16%
		Floating Rate - Cover Assets	52.84%
		Other Rate - Cover Assets	0.00%

Cover Assets Composition

General Information			
Cover Pool value	43,204.78 m.	Residential Mortgage value	30,509.79 m.
Mortgage assets	43,204.78 m.	Commercial Mortgage value	12,694.99 m.
Public sector assets	0.00 m.	Other Mortgage value	0.00 m.
Other assets	0.00 m.	Total number of exposures	439,495
Substitute assets	0.00 m.	Number of Commercial Loans	65,142.00
of which Cash	0.00 m.	Number of Residential Loans	374,353.00
of which Exposures to/ guaranteed by Supranational, Sovereign, Agency (SSA)	0.00 m.	Average Size Commercial Loans (000s)	194.88
of which Exposures to central banks	0.00 m.	Average Size Residential Loans (000s)	81.50
of which Exposures to credit institutions	0.00 m.	Weighted Average Seasoning (months)	80.88
of which Other	0.00 m.		

Arrears	*% Residential Loans*	*% Commercial Loans*
1-<30 days	0.96%	0.81%
30-<60 days	0.45%	0.57%
60-<90 days	0.21%	0.42%
90-<180 days	0.13%	0.20%
>= 180 days	3.32%	5.67%

Note: The layout of the surveillance report has been modified. All surveillance reports from Q2-2020 onwards will be published based on the new layout until further change(s) occurred

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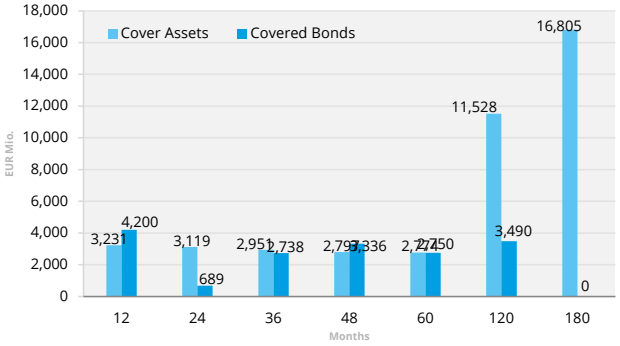
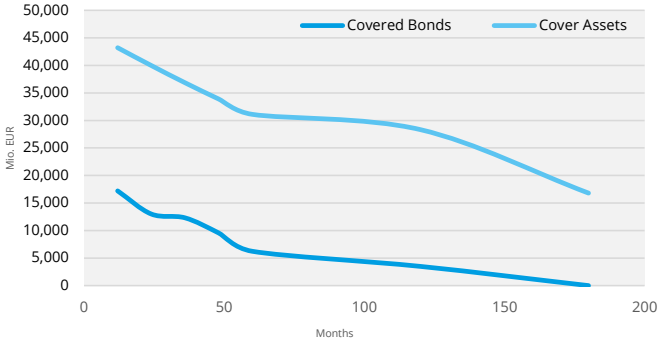
Distribution by remaining time to maturity



Amortization Profile



Loan Distribution by country (as % of total Mortgages)

Country	*% Residential Loans*	*% Commercial Loans*
Austria	0.0%	0.0%
Belgium	0.0%	0.0%
Bulgaria	0.0%	0.0%
Croatia	0.0%	0.0%
Cyprus	0.0%	0.0%
Czech Republic	0.0%	0.0%
Denmark	0.0%	0.0%
Estonia	0.0%	0.0%
Finland	0.0%	0.0%
France	0.0%	0.0%
Germany	0.0%	0.0%
Greece	0.0%	0.0%
Netherlands	0.0%	0.0%
Hungary	0.0%	0.0%
Ireland	0.0%	0.0%
Italy	0.0%	0.0%
Latvia	0.0%	0.0%
Lithuania	0.0%	0.0%
Luxembourg	0.0%	0.0%
Malta	0.0%	0.0%
Poland	0.0%	0.0%
Portugal	0.0%	0.0%
Romania	0.0%	0.0%
Slovakia	0.0%	0.0%
Slovenia	0.0%	0.0%
Spain	100.0%	100.0%
Sweden	0.0%	0.0%
United Kingdom	0.0%	0.0%
Iceland	0.0%	0.0%
Liechtenstein	0.0%	0.0%
Norway	0.0%	0.0%
Switzerland	0.0%	0.0%
Australia	0.0%	0.0%
Brazil	0.0%	0.0%
Canada	0.0%	0.0%
Japan	0.0%	0.0%
Korea	0.0%	0.0%
New Zealand	0.0%	0.0%
Singapore	0.0%	0.0%
US	0.0%	0.0%
Other	0.0%	0.0%

Currency Distribution

Currency	*Covered Bonds*	*Cover Assets*
EUR	17,203.85 m.	43,153.43 m.
AUD	0.00 m.	0.00 m.
BRL	0.00 m.	0.00 m.
CAD	0.00 m.	0.00 m.
CHF	0.00 m.	7.83 m.
CZK	0.00 m.	0.00 m.
DKK	0.00 m.	0.00 m.
GBP	0.00 m.	0.53 m.
HKD	0.00 m.	0.00 m.
JPY	0.00 m.	11.13 m.
KRW	0.00 m.	0.00 m.
NOK	0.00 m.	0.00 m.
PLN	0.00 m.	0.00 m.
SEK	0.00 m.	0.00 m.
SGD	0.00 m.	0.00 m.
USD	0.00 m.	31.86 m.
Other	0.00 m.	0.00 m.

Loan Distribution by Regions (as % of total Mortgages)

Region	*% Residential Loans*	*% Commercial Loans*
Andalusia	9.74%	9.83%
Aragon	1.27%	1.80%
Asturias	2.86%	3.03%
Balearic Islands	4.54%	6.91%
Basque Country	3.08%	2.97%
Canary Islands	1.48%	2.10%
Cantabria	0.34%	0.37%
Castile La Mancha	1.04%	0.89%
Castile León	1.66%	1.61%
Catalonia	37.88%	36.57%
Ceuta	0.05%	0.04%
Extremadura	0.32%	0.19%
Galicia	1.97%	2.73%
La Rioja	0.17%	0.39%
Madrid	11.53%	19.02%
Melilla	0.10%	0.02%
Murcia	5.09%	2.05%
Navarra	0.38%	0.79%
Valencia	16.49%	8.69%
Others/ No info	0.00%	0.00%

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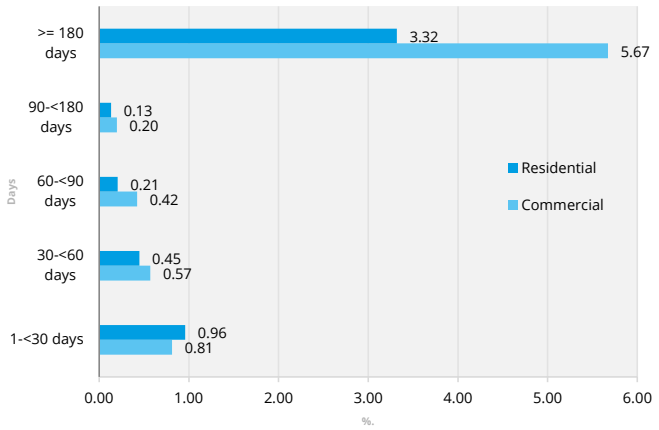
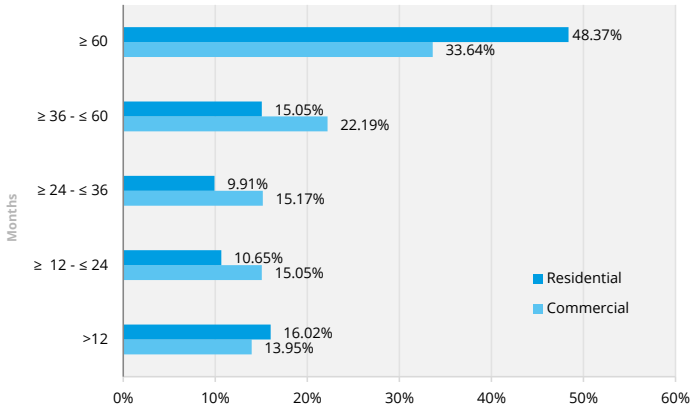
Arrears Distribution



Seasoning Distribution



LTV Distribution

Unindexed LTV Distribution Commercial Loans			*Unindexed LTV Distribution Residential Loans*		
LTV	*Nominal*	*% Loans*	*LTV*	*Nominal*	*% Loans*
>0 - <=40 %	5,200.39	40.96%	>0 - <=40 %	6,676.96	21.88%
>40 - <=50 %	2,102.78	16.56%	>40 - <=50 %	3,890.64	12.75%
>50 - <=60 %	1,902.17	14.98%	>50 - <=60 %	4,547.13	14.90%
>60 - <=70 %	1,245.55	9.81%	>60 - <=70 %	5,139.77	16.85%
>70 - <=80 %	685.00	5.40%	>70 - <=80 %	5,087.83	16.68%
>80 - <=90 %	351.71	2.77%	>80 - <=90 %	2,471.84	8.10%
>90 - <=100 %	314.90	2.48%	>90 - <=100 %	963.41	3.16%
>100%	892.48	7.03%	>100%	1,732.20	5.68%

Transaction Parties			Swap Counterparties		
Key Transaction parties	*Name*	*LEI*	*Counterparty Name*	*LEI*	*Type of swap*
Issuer	Banco de Sabadell	SI5RG2M0WQQLZCXKRM20	NR	NR	NR
			Type of swap arrangements		
			Intra-group interest rate swaps		No
			Intra-group currency rate swaps		No

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ISIN List of rated securities

Issuer	ISIN	Coupon Type	Coupon Rate (%)	Issue date	Maturity date
Banco de Sabadell	ES0413860547	Fix	0.63	10.06.2016	10.06.2024
Banco de Sabadell	ES0413860778	Floating	NULL	08.06.2021	08.06.2026
Banco de Sabadell	ES0413860356	Floating	EIEUR3M + 1.60	09.12.2013	09.12.2021
Banco de Sabadell	ES0413860521	Floating	EIEUR3M + 0.80	26.01.2016	26.01.2024
Banco de Sabadell	ES0413860752	Floating	EIEUR1Y + 0.08	23.06.2020	23.06.2025
Banco de Sabadell	ES0413860604	Fix	0.89	21.07.2017	21.07.2025
Banco de Sabadell	ES0413860265	Floating	EIEUR3M + 3.10	12.12.2011	13.12.2021
Banco de Sabadell	ES0413860448	Floating	EIEUR3M + 0.13	04.05.2015	04.05.2023
Banco de Sabadell	ES0413860737	Floating	NULL	20.12.2019	22.12.2025
Banco de Sabadell	ES0413860588	Fix	0.97	29.12.2016	27.12.2024
Banco de Sabadell	ES0413860398	Fix	0.88	12.11.2014	12.11.2021
Banco de Sabadell	ES0413860554	Fix	0.13	20.10.2016	20.10.2023
Banco de Sabadell	ES0413860786	Floating	NULL	08.06.2021	08.06.2027
Banco de Sabadell	ES0413860695	Floating	EIEUR1Y + 0.13	30.01.2019	31.01.2022
Banco de Sabadell	ES0413860364	Floating	EIEUR3M + 0.7	26.09.2014	26.09.2022
Banco de Sabadell	ES0413860539	Floating	EIEUR3M + 0.535	24.05.2016	24.05.2024
Banco de Sabadell	ES0413860760	Floating	NULL	30.03.2021	30.03.2026
Banco de Sabadell	ES0413860646	Fix	1.09	21.12.2018	21.12.2026
Banco de Sabadell	ES0413860307	Floating	EIEUR3M + 4.80	05.10.2012	05.10.2022
Banco de Sabadell	ES0413860471	Floating	EIEUR3M + 0.2	03.07.2015	03.07.2023
Banco de Sabadell	ES0413860745	Fix	0.13	20.01.2020	10.02.2028
Banco de Sabadell	ES0413860596	Fix	1.00	26.04.2017	26.04.2027
Banco de Sabadell	ES0413860406	Floating	EIEUR3M + 0.40	05.12.2014	05.12.2022
Banco de Sabadell	ES0413860729	Floating	NULL	20.12.2019	20.12.2024
Banco de Sabadell	ES0413860570	Floating	EIEUR1Y + 0.27	21.12.2016	21.12.2021
Banco de Sabadell	ES0413860372	Floating	EIEUR3M + 0.68	03.10.2014	03.10.2023

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Issuer: Issuer source of information includes all available public information, i.e. Investor Reports, Harmonised Transparency Templates "HTT", National Transparency Templates "NTT", Prospectus etc.

Field Name	Source	Definition
Covered bonds type	Issuer	The covered bonds type (public sector covered bonds or mortgage covered bonds)
Country Issuer	Issuer	The issuer country
Main country of assets	Issuer	The country with the maximum participation of cover assets
Main collateral asset class	Issuer	The main collateral asset class of the covered bonds
Legal framework	CRA	The set of legislative and regulatory rules of the respective jurisdiction that regulates the covered bonds (CB) program
Bonds Nominal value	Issuer	The total amount of outstanding covered bonds as of cut-off date expressed in millions
Cover pool value	Issuer	Aggregate value of all cover assets in the cover pool (incl. Substitute assets) as of cut-off date expressed in millions
WAL maturity covered bonds	Issuer	The weighted average remaining maturity of all outstanding covered bonds in years
WaL maturity cover pool	Issuer	The weighted average remaining maturity of all outstanding covered assets in years
Repayment method	Issuer	Hard Bullet: Covered bonds are repaid on the maturiry date which cannot be extended Soft Bullet: The maturity date of the covered bonds can be extended by a fixed period Conditional pass-through (CPT): Covered bonds with a scheduled maturity date, and an extension mechanism defined by certain conditions Hard & Soft Bullet: The covered bond program with a combination of hard bullet and soft bullet maturity structures
Overcollateralization (OC) - Current	CRA	The proportion of cover assets that exceeds the current outstanding covered bonds, calculated as ([Cover pool value]/[outstanding covered bonds]-1)*100
Overcollateralization (OC) - Minimum	CRA	The minimum OC level that the issuer must maintain according to the respective CB legislation
Overcollateralization (OC) - Commited	CRA	The minimum OC level that the issuer has committed to maintain, as published in its public available reports. If no level of commited OC is reported, the field shows "NR" (Not Relevant)
Fixed Rate - Covered Bonds	Issuer	Share of covered bonds paying a fixed rate of interest
Floating Rate - Covered Bonds	Issuer	Share of covered bonds paying a floating rate of interest
Other Rate -Covered Bonds	Issuer	Share of covered bonds paying an other rate of interest
Fixed Rate -Cover Assets	Issuer	Share of cover assets yielding a fixed rate of interest
Floating Rate - Cover Assets	Issuer	Share of cover assets yielding a floating rate of interest
Other Rate - Cover Assets	Issuer	Share of cover assets yielding an other rate of interest
Euro-denominated Assets	Issuer	Share of cover assets denominated in Euros, in percentage of total cover pool value
Euro-denominated Bonds	Issuer	Share of covered bonds denominated in Euros, in percentage of bonds nominal value
Non Euro-denominated Assets	Issuer	Share of cover assets denominated in currencies other than Euros, in percentage of total cover pool value
Non Euro-denominated Bonds	Issuer	Share of covered bonds denominated in currencies other than Euros, in percentage of bonds nominal value
LT Issuer Rating	CRA	Long-term ratings assess the default risks for each category of a bank's financial instruments with a residual term-to-maturity of more than one year
ST Issuer Rating	CRA	Short-term ratings assess the default risks for each category of a bank's financial instruments with a residual term-to-maturity of less than one year
Legal and regulatory framework analysis	CRA	A qualitative assessment of legislative and regulatory rules of the respective covered bonds program
Liquidity and refinancing risk	CRA	A qualitative assessment of regulatory requirements for the liquidity and refinancing risk of the respective covered bonds program
First rating uplift	CRA	The rating after adding up the notches from Legal and regulatory framework analysis and Liquidity and refinancing risk with LT Issuer rating
Cover pool and cash flow analysis	CRA	The quantitative assessment of the cover assets and covered bonds at different rating-level stressed scenarios
Second rating upflift	CRA	The rating after adding up the notches from cash-flow analysis with 1st rating uplift (only effective if the rating from cash-flow analysis is higher than the 1st rating uplift)
Rating covered bond program / Outlook	CRA	Final rating and outlook of the covered bond program

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Information not applicable for the jurisdiction and not relevant for the issuer and/or CB program at the present time will be labeled as "NR" (Not Relevant)
Information not disclosed by the issuer will be labeled as "ND" (Not Disclosed)

Field Name	Source	Definition
Metrics date	CRA	The date on which CRA assigned the initial / follow-up rating of the covered bond program, as well as the propreitary metrics to determine the rating of the covered bonds program
Rating Case Default Rate (RDR)	CRA	Stressed default rate of the cover assets represented by the base case stressed scenario
Rating Case Recovery Rate (RRR)	CRA	Stressed recovery rate of the defaulted assets represented by the base case stressed scenario
Expected Loss	CRA	Stressed loss rate of the cover assets represented by the base case stressed scenario. The expected loss rate has been calculated as [RDR*(1-RRR)] [%]
Rating Case Breakeven OC	CRA	The required stressed OC level compatible with the base case rating
Asset-sale discount stressed	CRA	Stressed Asset value haircuts of the main collateral asset class represented by the base case stressed scenario
Yield Spread stressed	CRA	Stressed positive yield spreads between covered bonds and cover assets represented by the base case stressed scenario
Average Seasoning	Issuer	Average length of the loans from the origination date to the cut-off date in months
Loan Size	Issuer	Average size of the loans (i.e. Total value of cover assets / Number of loans)
Mortgage assets	Issuer	Outstanding mortgage assets in the cover pool expressed in millions
Public sector assets	Issuer	Outstanding public sector assets in the cover pool expressed in millions
Other assets	Issuer	Outstanding other assets in the cover pool expressed in millions
Substitute assets	Issuer	Outstanding substitute assets in the cover pool expressed in millions
Residential mortgage value	Issuer	Outstanding residential mortgage loans in the cover pool expressed in millions
Commercial mortgage value	Issuer	Outstanding commercial mortgage loans in the cover pool expressed in millions
Other mortgage value	Issuer	Outstanding other mortgage loans in the cover pool expressed in millions
Loans (Public Sector)	Issuer	Outstanding loans among public sector assets expressed in millions
Bonds (Public Sector)	Issuer	Outstanding bonds among public sector assets expressed in millions
Other (Public sector)	Issuer	Outstanding other loans among public sector assets expressed in millions
Sovereigns (m.)	Issuer	Outstanding Sovereigns loans among public sector assets expressed in millions
Regional/ federal authorities (m.)	Issuer	Outstanding regional governments loans among public sector assets expressed in millions
Local/ municipal authorities (m.)	Issuer	Outstanding local governments loans among public sector assets expressed in millions
Others (m.)	Issuer	Outstanding loans of other debtors among public sector assets expressed in millions
of which Cash	Issuer	Nominal value of total cash in the substitute asssets expressed in millions
of which Exposures to/ guaranteed by Supranational, Sovereign, Agency (SSA)	Issuer	Nominal value of the exposures to/ guaranteed by Supranational, Sovereign, Agency (SSA) in the substitute asssets expressed in millions
of which Exposures to central banks	Issuer	Nominal value of the exposures to central banks in the substitute asssets expressed in millions
of which Exposures to credit institutions	Issuer	Nominal value of the exposures to credit institutions in the substitute asssets expressed in millions
of which Other	Issuer	Nominal value of the other type of exposures in the substitute asssets expressed in millions
Total number of exposures	Issuer	Total number of public sector exposures or total number of mortgage loans in the cover assets
Arrears % of public sector assets	Issuer	Percentage of public sector loans with arrears
Arrears % of residential loans	Issuer	Percentage of residential mortgage loans with arrears
Arrears % of commercial loans	Issuer	Percentage of commercial mortgage loans with arrears
1-<30 days	Issuer	Percentage of loans with arrears of less than 30 days
30-<60 days	Issuer	Percentage of loans with arrears between 30 and 60 days
60-<90 days	Issuer	Percentage of loans with arrears between 60 and 90 days
90-<180 days	Issuer	Percentage of loans with arrears between 90 and 180 days
>= 180 days	Issuer	Percentage of loans with arrears equal or above 180 days
Distribution by remaining time to maturity	CRA	The remaining residual life of cover pool assets and the remaining maturity of covered bonds in months

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Field Name	Source	Definition
LTV	Issuer	The loan-to-value (LTV) is the ratio of a loan to the value of the property securing the loan
Unindexed LTV Distribution Commercial Loans	Issuer	Unindexed LTV distribution of commercial loans represented by finite continuous distributions of intervals expressed in volume and percentage of total commercial loans
Indexed LTV Distribution Commercial Loans	Issuer	Indexed LTV distribution of commercial loans represented by finite continuous distributions of intervals expressed in volume and percentage of total commercial loans
Unindexed LTV Distribution Residential Loans	Issuer	Unindexed LTV distribution of residential loans represented by finite continuous distributions of intervals expressed in volume and percentage of total residential loans
Indexed LTV Distribution Residential Loans	Issuer	Indexed LTV distribution of residential loans represented by finite continuous distributions of intervals expressed in volume and percentage of total residential loans
Loan distribution by country	Issuer	The share of cover assets across countries represented by the respective asset classes
Loan distribution by region	Issuer	The regional distribution of cover assets of the main country of collateral asset class in percentage
Currency distribution	Issuer	Distribution of currencies of the covered bonds and cover assets expressed in millions
Arrears Distribution	Issuer	The distribution of arrears of the cover assets with respect to each asset class
Seasoning Distribution	Issuer	The distribution of seasoning of the cover assets with respect to each asset class
Amortization Profile	CRA	The maturity structure of the cover assets and liabilities
% Residential Loans	Issuer	Outstanding value of loans that are secured by the residential property expressed as % of total outstanding loans in the cover pool
% Commercial Loans	Issuer	Outstanding value of loans that are secured by the commercial property expressed as % of total outstanding loans in the cover pool
LEI	CRA	Legal Entity Identifier (LEI) enables unique identification of legal entities in financial transactions
Transaction parties	Issuer	Key transaction parties of the covered bond program
Fixed Coupon	Issuer	All assets and liabilities in the covered bond program that yield a fixed interest rate
Floating Coupon	Issuer	All assets and liabilities in the covered bond program that have variable interest rates
EIEURxM	Reuters	Euro x Month EURIBOR
EURSWExY	Reuters	Euro x Year Interest Rate Swap Fixing

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