

HSBC SFH (France) Investor Report

Collection Period End:

31/12/2012

Date of Report:

11/01/2013

Summary

| Cover Pool Overview Data | |
|--|--------------------|
| Total Outstanding Current Balance: | 3 999 143 429 € |
| Number of Loans | 30 155 |
| Number of Borrowers | 28 286 |
| Average Loan Balance | 132 620 |
| Weighted Average Seasoning of Loan parts (months) | 54.81 |
| Weighted Average Remaining Term of Loan Parts (months) | 165.86 |
| Percentage of floating interest rate loans | 3.06% |
| Weighted Average Current LTV | 68.1% |
| Weighted Average Current Indexed LTV | 60.0% |
| Loan Originator | Total Loan Balance |
| HBFH | 3 999 143 429 € |
| Covered Bonds Overview Data | |
| Total Covered Bonds Outstanding Balance: | 1 924 970 271 € |
| Weight Average Maturity | 4.25 |
| ACT Results | |
| Asset Cover Ratio | 1.83 |
| Asset Cover Test Result | PASS |

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| 1.a Unindexed LTV Ranges Distribution | | |
|---------------------------------------|------------------------|-----------------|
| Unindexed LTV Range | Total Loan Balance | Number of Loans |
| 0 - ≤40% | 371 671 857 € | 3 864 |
| >40% - ≤50% | 465 413 546 € | 4 101 |
| >50% - ≤60% | 551 293 493 € | 4 450 |
| >60% - ≤70% | 629 673 917 € | 4 677 |
| >70% - ≤80% | 694 947 002 € | 4 813 |
| >80% - ≤85% | 376 988 448 € | 2 592 |
| >85% - ≤90% | 364 043 334 € | 2 365 |
| >90% - ≤95% | 306 510 216 € | 1 912 |
| >95% - ≤100% | 136 800 389 € | 836 |
| >100% - ≤105% | 74 057 928 € | 406 |
| >105% | 27 743 299 € | 139 |
| Total | 3 999 143 429 € | 30 155 |

| 1.b Indexed LTV Ranges Distribution | | |
|-------------------------------------|------------------------|-----------------|
| Indexed LTV Range | Total Loan Balance | Number of Loans |
| 0 - ≤40% | 758 151 725 € | 7 401 |
| >40% - ≤50% | 572 778 015 € | 4 551 |
| >50% - ≤60% | 623 214 664 € | 4 486 |
| >60% - ≤70% | 647 545 338 € | 4 455 |
| >70% - ≤80% | 653 655 506 € | 4 427 |
| >80% - ≤85% | 297 005 176 € | 1 981 |
| >85% - ≤90% | 299 976 821 € | 1 927 |
| >90% - ≤95% | 146 816 182 € | 927 |
| >95% - ≤100% | 0 € | - |
| >100% - ≤105% | 0 € | - |
| >105% | 0 € | - |
| Total | 3 999 143 429 € | 30 155 |

| 2. Current Arrears Ranges Distribution | | |
|--|------------------------|-----------------|
| Number of months in arrears | Total Loan Balance | Number of Loans |
| 0 | 3 999 143 429 € | 30 155 |
| >1 - ≤2 | | |
| >2 - ≤3 | | |
| >3 - ≤4 | | |
| >4 - ≤5 | | |
| >5 - ≤6 | | |
| >6 | | |
| Total | 3 999 143 429 € | 30 155 |

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| 3. Seasoning | | | | | | | | | | | | |
|---------------------|------------------------|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| Seasoning in months | Total Loan Balance | By Unindexed LTV ranges | | | | | | | | | | |
| | | 0 - ≤40% | >40% - ≤50% | >50% - ≤60% | >60% - ≤70% | >70% - ≤80% | >80% - ≤85% | >85% - ≤90% | >90% - ≤95% | >95% - ≤100% | >100% - ≤105% | >105% |
| < 12 | 484 208 626 € | 57 968 461 € | 53 159 822 € | 65 128 474 € | 86390 619 € | 99 361 193 € | 44 711 683 € | 51 297 289 € | 26 19 085 € | 0 € | 0 € | 0 € |
| ≥12 - <24 | 420 607 064 € | 50 739 375 € | 47 889 034 € | 56 377 637 € | 65221 938 € | 76 935 907 € | 41 057 822 € | 40 942 360 € | 32 74 285 € | 7 516 717 € | 1 180 990 € | 0 € |
| ≥24 - <36 | 451 690 057 € | 40 426 028 € | 38 339 284 € | 50 600 061 € | 58005 584 € | 70 766 553 € | 41 129 434 € | 41 867 444 € | 45 09 286 € | 29 153 016 € | 24 523 809 € | 11 786 559 € |
| ≥36 - <60 | 608 870 693 € | 58 238 716 € | 57 028 643 € | 65 122 094 € | 75500 389 € | 89 073 782 € | 55 363 799 € | 62 966 046 € | 51 20 027 € | 47 514 526 € | 36 874 963 € | 9 917 708 € |
| ≥60 | 2 033 766 988 € | 164 299 277 € | 268 996 764 € | 314 065 226 € | 344 555 387 € | 358 809 567 € | 194 725 711 € | 166 970 196 € | 151 211 533 € | 52 616 129 € | 11 478 166 € | 6 039 032 € |
| Total | 3 999 143 429 € | 371 671 857 € | 465 413 546 € | 551 293 493 € | 629 673 917 € | 694 947 002 € | 376 988 448 € | 364 043 334 € | 306 510 216 € | 136 800 389 € | 74 057 928 € | 27 743 299 € |

| 4. Loan Purpose | | | | | | | | | | | | |
|---------------------------------|------------------------|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| Loan Purpose | Total Loan Balance | By Unindexed LTV ranges | | | | | | | | | | |
| | | 0 - ≤40% | >40% - ≤50% | >50% - ≤60% | >60% - ≤70% | >70% - ≤80% | >80% - ≤85% | >85% - ≤90% | >90% - ≤95% | >95% - ≤100% | >100% - ≤105% | >105% |
| Purchase | 3 649 249 054 € | 349 306 907 € | 433 823 982 € | 510 786 584 € | 582 394 743 € | 632 498 688 € | 337 144 854 € | 322 676 273 € | 275 365 925 € | 117 461 287 € | 64 912 795 € | 22 877 015 € |
| RE-MORTGAGE | 186 963 275 € | 8 027 357 € | 12 770 530 € | 18 745 124 € | 24255 456 € | 35 292 586 € | 22 834 705 € | 22 627 689 € | 16 701344 € | 13 747 073 € | 7 526 773 € | 4 434 639 € |
| EQUITY RELEASE | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| Construction (Surface Increase) | 102 880 042 € | 7 691 198 € | 9 120 805 € | 13 478 311 € | 15 84 069 € | 18 281 200 € | 11 512 835 € | 12 084 197 € | 9 097 47 € | 4 818 626 € | 1 063 915 € | 187 429 € |
| Construction (New Building) | 60 051 058 € | 6 646 395 € | 9 698 229 € | 8 283 474 € | 7 479 648 € | 8 874 29 € | 5 496 054 € | 6 655 176 € | 5 345 490 € | 773 403 € | 554 44 € | 244 215 € |
| Other/No data | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| Total | 3 999 143 429 € | 371 671 857 € | 465 413 546 € | 551 293 493 € | 629 673 917 € | 694 947 002 € | 376 988 448 € | 364 043 334 € | 306 510 216 € | 136 800 389 € | 74 057 928 € | 27 743 299 € |

| 5. Occupancy type | | | | | | | | | | | | |
|------------------------|------------------------|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| Occupancy type | Total Loan Balance | By Unindexed LTV ranges | | | | | | | | | | |
| | | 0 - ≤40% | >40% - ≤50% | >50% - ≤60% | >60% - ≤70% | >70% - ≤80% | >80% - ≤85% | >85% - ≤90% | >90% - ≤95% | >95% - ≤100% | >100% - ≤105% | >105% |
| Owner-occupied | 2 966 716 517 € | 299 188 165 € | 362 070 659 € | 418 392 041 € | 470 335 541 € | 514 613 058 € | 275 832 330 € | 252 912 578 € | 214 349 619 € | 94 312 264 € | 45 800 880 € | 18 909 384 € |
| Buy-to let | 728 647 460 € | 37 574 060 € | 61 710 233 € | 85 613 417 € | 10 536 251 € | 126 098 884 € | 76 638 428 € | 87 208 746 € | 77340 148 € | 37 021 609 € | 27 070 757 € | 7 834 927 € |
| Vacation / second home | 303 779 451 € | 34 909 632 € | 41 632 654 € | 47 288 035 € | 5402 125 € | 54 235 060 € | 24 517 691 € | 23 922 010 € | 14 80 450 € | 5 466 516 € | 1 186 291 € | 998 987 € |
| Other/No data | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| Total | 3 999 143 429 € | 371 671 857 € | 465 413 546 € | 551 293 493 € | 629 673 917 € | 694 947 002 € | 376 988 448 € | 364 043 334 € | 306 510 216 € | 136 800 389 € | 74 057 928 € | 27 743 299 € |

| 6. Borrower Employment type | | | | | | | | | | | | |
|--------------------------------|------------------------|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| Employment type | Total Loan Balance | By Unindexed LTV ranges | | | | | | | | | | |
| | | 0 - ≤40% | >40% - ≤50% | >50% - ≤60% | >60% - ≤70% | >70% - ≤80% | >80% - ≤85% | >85% - ≤90% | >90% - ≤95% | >95% - ≤100% | >100% - ≤105% | >105% |
| Employed | 2 857 508 239 € | 262 955 604 € | 328 829 314 € | 397 773 175 € | 447 217 421 € | 497 939 026 € | 273 025 062 € | 258 125 429 € | 220 255 159 € | 98 137 225 € | 55 346 012 € | 17 904 814 € |
| Protected life-time employment | 301 169 437 € | 25 474 803 € | 31 338 964 € | 42 149 262 € | 49 395 402 € | 49946 620 € | 28 619 119 € | 30 968 835 € | 24 987 072 € | 10 494577 € | 5 485 866 € | 2 308 918 € |
| SELF-EMPLOYED | 612 654 625 € | 50 876 789 € | 71 481 087 € | 76 249 204 € | 99 418 096 € | 113593 030 € | 56 961 158 € | 58 760 042 € | 46 893 510 € | 22 52 923 € | 9 665 898 € | 6 227 887 € |
| Unemployed | 150 808 941 € | 16 851 021 € | 20 331 667 € | 24 282 685 € | 22 818 339 € | 22538 924 € | 13 314 368 € | 11 871 401 € | 10 128 019 € | 4 292931 € | 3 419 634 € | 959 951 € |
| Other/No data | 77 002 187 € | 15 513 640 € | 13 432 514 € | 10 839 167 € | 10 824 659 € | 10929 403 € | 5 068 741 € | 4 317 627 € | 4 246 458 € | 1 347 732 € | 140 517 € | 341 729 € |
| Total | 3 999 143 429 € | 371 671 857 € | 465 413 546 € | 551 293 493 € | 629 673 917 € | 694 947 002 € | 376 988 448 € | 364 043 334 € | 306 510 216 € | 136 800 389 € | 74 057 928 € | 27 743 299 € |

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| 7. Geographical distribution | | | | | | | | | | | | |
|------------------------------|------------------------|-------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|
| Region | Total Loan Balance | By Unindexed LTV ranges | | | | | | | | | | |
| | | 0 - ≤40% | >40% - ≤50% | >50% - ≤60% | >60% - ≤70% | >70% - ≤80% | >80% - ≤85% | >85% - ≤90% | >90% - ≤95% | >95% - ≤100% | >100% - ≤105% | >105% |
| Alsace | 41 143 477 € | 3 181 329 € | 3 940 605 € | 6 092 439 € | 5 926 380 € | 9 608 83 € | 4 228 113 € | 5 561 978 € | 2 092 733 € | 511 816 € | 0 € | 0 € |
| Aquitaine | 185 307 114 € | 18 564 848 € | 20 410 997 € | 23 890 610 € | 28 949 822 € | 37 017 514 € | 18 256 816 € | 16 678 352 € | 13 825 636 € | 4 896 390 € | 2 375 841 € | 440 289 € |
| Auvergne | 17 931 312 € | 1 721 719 € | 1 755 807 € | 2 055 707 € | 2 377 518 € | 3 352 80 € | 1 967 739 € | 2 621 671 € | 1 893 143 € | 185 149 € | 0 € | 0 € |
| Basse-Normandie | 41 605 509 € | 3 039 425 € | 4 549 457 € | 7 457 002 € | 6 913 017 € | 7 139 44 € | 4 686 712 € | 4 376 566 € | 3 052 444 € | 391 441 € | 0 € | 0 € |
| Bourgogne | 28 351 244 € | 1 879 608 € | 2 300 238 € | 2 668 606 € | 6 474 276 € | 5 613 15 € | 3 051 628 € | 4 143 654 € | 1 981 108 € | 239 010 € | 0 € | 0 € |
| Bretagne | 68 000 887 € | 8 142 685 € | 8 172 891 € | 8 197 042 € | 11 327 641 € | 13 107 882 € | 5 528 033 € | 7 469 069 € | 4 035 592 € | 1 755 370 € | 8 146 € | 202 536 € |
| Centre | 85 527 537 € | 7 541 893 € | 9 208 085 € | 11 116 244 € | 12 460 524 € | 15 48 423 € | 10 337 807 € | 10 262 539 € | 5 682 100 € | 2 136 880 € | 1 295 258 € | 67 784 € |
| Champagne-Ardenne | 11 943 382 € | 1 076 312 € | 816 340 € | 888 046 € | 1 790 952 € | 2 950 212 € | 1 704 765 € | 1 316 607 € | 898 656 € | 501 491 € | 0 € | 0 € |
| Corse | 11 667 456 € | 802 679 € | 471 701 € | 1 530 360 € | 3 185 763 € | 1 400 218 € | 1 155 773 € | 1 240 295 € | 540 432 € | 829 805 € | 510 429 € | 0 € |
| Départements d'Outre-Mer | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| Franche-Comté | 14 852 614 € | 1 550 677 € | 1 327 847 € | 1 456 775 € | 1 968 802 € | 4 170 21 € | 834 490 € | 1 552 136 € | 1 623 589 € | 368 177 € | 0 € | 0 € |
| Haute-Normandie | 97 200 648 € | 5 986 409 € | 9 622 938 € | 9 481 105 € | 16 793 230 € | 18 747 377 € | 10 047 603 € | 12 195 186 € | 10 847 814 € | 3 478 985 € | 0 € | 0 € |
| Île-de-France | 1 987 850 869 € | 184 109 186 € | 243 744 218 € | 287 888 53 € | 313 285 276 € | 320 979 932 € | 173 107 271 € | 162 746 39 € | 141 264 428 € | 83 131 646 € | 53 170 696 € | 24 423 270 € |
| Languedoc-Roussillon | 49 150 020 € | 4 701 669 € | 5 510 306 € | 7 484 242 € | 7 691 449 € | 10 906 421 € | 4 117 908 € | 4 315 569 € | 3 454 490 € | 86 462 € | 151 505 € | 0 € |
| Limousin | 11 666 059 € | 1 216 618 € | 1 055 130 € | 2 198 041 € | 1 743 571 € | 2 004 333 € | 1 852 718 € | 935 046 € | 545 603 € | 115 00 € | 0 € | 0 € |
| Lorraine | 51 303 493 € | 3 755 849 € | 2 941 617 € | 6 218 508 € | 9 048 524 € | 11 342 002 € | 7 332 122 € | 4 643 957 € | 5 802 547 € | 28 368 € | 0 € | 0 € |
| Midi-Pyrénées | 72 752 598 € | 6 068 540 € | 5 836 907 € | 10 724 331 € | 10 22 414 € | 13 643 048 € | 7 436 382 € | 8 199 298 € | 5 874 575 € | 3 333 317 € | 1 084 902 € | 328 885 € |
| Nord-Pas-de-Calais | 210 872 398 € | 20 776 980 € | 21 162 056 € | 27 082 656 € | 31 314 397 € | 32 994 649 € | 24 249 306 € | 21 112 512 € | 20 72 148 € | 8 283 570 € | 2 946 948 € | 222 176 € |
| Pays-de-la-Loire | 87 281 768 € | 8 357 721 € | 11 406 313 € | 12 954 221 € | 15 66 881 € | 15 773 341 € | 7 448 724 € | 5 809 697 € | 5 041 583 € | 2 854 548 € | 2 122 800 € | 345 938 € |
| Picardie | 86 547 086 € | 5 135 211 € | 6 823 221 € | 8 359 655 € | 10 448 42 € | 17 984 157 € | 9 846 414 € | 13 307 627 € | 11 968 583 € | 2 350 633 € | 196 743 € | 130 000 € |
| Poitou-Charentes | 77 216 713 € | 6 657 502 € | 8 948 447 € | 9 839 649 € | 11 488 056 € | 12 537 425 € | 8 658 648 € | 8 348 616 € | 6 093 937 € | 3 441 681 € | 1 202 751 € | 0 € |
| Provence-Alpes-Côte d'Azur | 456 098 523 € | 50 244 672 € | 52 394 431 € | 59 732 017 € | 69 945 692 € | 84 536 275 € | 44 820 174 € | 46 447 452 € | 36 06 041 € | 9 157 913 € | 2 401 413 € | 355 442 € |
| Rhône-Alpes | 304 872 722 € | 27 160 326 € | 43 013 995 € | 43 977 679 € | 51 154 890 € | 53 720 169 € | 26 319 302 € | 20 759 119 € | 23 20 032 € | 7 802 735 € | 6 536 496 € | 1 226 979 € |
| Territoires d'Outre-Mer | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| No data | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € | 0 € |
| Total | 3 999 143 429 € | 371 671 857 € | 465 413 546 € | 551 293 493 € | 629 673 917 € | 694 947 002 € | 376 988 448 € | 364 043 334 € | 306 510 216 € | 136 800 389 € | 74 057 928 € | 27 743 299 € |

ASSET COVER TEST

Date of Asset Cover test:

11/01/2013

$$R = \frac{\text{Adjusted Aggregate Asset Amount (AAAA)}}{\text{Aggregate Covered Bond Outstanding Principal Amount}} \geq 1$$

Adjusted Aggregate Asset Amount (AAAA) = A + B + C + D - (Y + Z)

| | | |
|----------|---|--------------------|
| R | Asset Cover test Ratio | 1.83 |
| | Adjusted Aggregate Asset Amount (AAAA) | 3 517 788 456.58 € |
| | Aggregate Covered Bond Outstanding Principal Amount | 1 924 970 271.46 € |
| | Asset Cover Test Result | PASS |

| | | |
|-----------|---|---------------------------|
| A | =min(A1 ; A2) | 3 479 254 782.93 € |
| A1 | Adjusted Home Loan Outstanding Principal Amount | 3 938 764 696.14 € |
| A2 | = a * b | 3 479 254 782.93 € |
| | Unadjusted Home Loan Outstanding Principal Amount (a) | 3 999 143 428.66 € |
| | Asset Percentage (b) | 87.0% |

| | | |
|----------|-------------------------|---|
| B | Cash Collateral Account | - |
|----------|-------------------------|---|

| | | |
|----------|--|------|
| C | Aggregate Substitution Asset Amount (ASAA) | - |
| | ASAA level limit | 20% |
| | ASAA level is acceptable | TRUE |

| | | |
|----------|-----------------------|------------------------|
| D | Permitted Investments | 79 434 565.00 € |
|----------|-----------------------|------------------------|

| | | |
|----------|---|---|
| Y | Payments under Issuer Hedging Agreement | - |
| | Equal to: | |

i) Zero before Issuer hedging Agreement is entered into by Issuer subject to, and in accordance with, the Hedging Strategy

ii) Otherwise, an amount equal to payments due under the Issuer hedging Agreements (plus interest thereon) within the period of α plus 2 months, where alpha means the period between 2 interest payment dates (1st day of such period included and last day of

| | | |
|----------|---|-------------------|
| Z | WAM * Covered Bond Outstanding Principal Amount * 0.50% | 40 900 891 |
| | WAM (Weighted Average Maturity) | 4.25 |
| | Negative Carry Adjustment | 0.50% |

| Name of Series | Outstanding Principal Amount | Scheduled Maturity Date | Remaining Maturity |
|---|------------------------------|-------------------------|--------------------|
| Serie n°1 ISINFR0010849174 Devise : EUR | 1 500 000 000.00 | 20/01/2017 | 4.0548 |
| Serie n°2 ISINCH0111297393 Devise : CHF | 200 000 000.00 | 07/09/2015 | 2.6831 |
| Serie n°3 ISINCH0111297443 Devise : CHF | 200 000 000.00 | 07/09/2018 | 5.6838 |
| Serie n°4 ISINCH0120743346 Devise : CHF | 200 000 000.00 | 23/04/2019 | 6.3080 |

Disclaimer :

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