

## HSBC SFH (France) Investor Report

Collection Period End:

30/09/2018

### Summary

<b>Cover Pool Overview Data</b>	
Total Outstanding Current Balance:	5 859 874 517 €
Number of Loans	38 989
Number of Borrowers	30 528
Average Loan Balance	150 296
Weighted Average Seasoning of Loan parts (months)	39,10
Weighted Average Remaining Term of Loan Parts (months)	161,82
Percentage of floating interest rate loans	0,00%
Weighted Average Current LTV	62,5%
Weighted Average Current Indexed LTV	60,0%
Loan Originator	Total Loan Balance
HBFR	5 859 874 517 €
<b>Covered Bonds Overview Data</b>	
Total Covered Bonds Outstanding Balance:	4 426 740 898 €
Weight Average Maturity	4,17
<b>ACT Results</b>	
Asset Cover Ratio	1,20
Asset Cover Test Result	PASS

# HSBC SFH (France) Investor Report

1.a Unindexed LTV Ranges Distribution		
Unindexed LTV Range	Total Loan Balance	Number of Loans
0 - ≤40%	291 843 274 €	3 878
>40% - ≤50%	630 626 044 €	4 698
>50% - ≤60%	1 434 954 450 €	9 285
>60% - ≤70%	1 717 329 893 €	10 518
>70% - ≤80%	1 323 504 981 €	7 696
>80% - ≤85%	240 876 238 €	1 449
>85% - ≤90%	147 154 804 €	953
>90% - ≤95%	38 286 439 €	258
>95% - ≤100%	32 344 473 €	229
>100% - ≤105%	2 437 347 €	18
>105%	516 574 €	7
<b>Total</b>	<b>5 859 874 517 €</b>	<b>38 989</b>

1.b Indexed LTV Ranges Distribution		
Indexed LTV Range	Total Loan Balance	Number of Loans
0 - ≤40%	348 430 473 €	4 311
>40% - ≤50%	847 545 852 €	5 827
>50% - ≤60%	1 582 197 348 €	10 041
>60% - ≤70%	1 768 007 225 €	10 748
>70% - ≤80%	1 041 662 072 €	6 305
>80% - ≤85%	136 569 452 €	899
>85% - ≤90%	87 755 144 €	556
>90% - ≤95%	28 233 925 €	183
>95% - ≤100%	19 473 024 €	119
>100% - ≤105%	0 €	-
>105%	0 €	-
<b>Total</b>	<b>5 859 874 517 €</b>	<b>38 989</b>

2. Current Arrears Ranges Distribution		
Number of months in arrears	Total Loan Balance	Number of Loans
0	5 859 874 517 €	38 989
>1 - ≤2		
>2 - ≤3		
>3 - ≤4		
>4 - ≤5		
>5 - ≤6		
>6		
<b>Total</b>	<b>5 859 874 517 €</b>	<b>38 989</b>

## HSBC SFH (France) Investor Report

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	670 537 747 €	15 876 370 €	65 701 606 €	151 401 398 €	208 561 310 €	153 236 590 €	22 219 698 €	31 750 010 €	8 928 255 €	12 478 334 €	384 175 €	0 €
≥12 - <24	1 476 145 838 €	35 195 966 €	129 687 855 €	363 918 100 €	443 126 492 €	377 782 844 €	70 139 834 €	36 874 804 €	13 633 938 €	4 856 989 €	929 017 €	0 €
≥24 - <36	1 166 010 677 €	41 446 715 €	107 322 253 €	281 691 345 €	344 205 344 €	296 434 257 €	63 790 690 €	25 216 458 €	4 065 967 €	1 699 027 €	138 620 €	0 €
≥36 - <60	1 512 739 150 €	73 324 849 €	174 556 823 €	375 763 489 €	440 129 142 €	341 170 246 €	56 757 000 €	35 609 513 €	6 079 592 €	8 788 140 €	317 508 €	242 847 €
≥60	1 034 441 105 €	125 999 374 €	153 357 506 €	262 180 117 €	281 307 605 €	154 881 043 €	27 969 016 €	17 704 019 €	5 578 687 €	4 521 983 €	668 026 €	273 727 €
<b>Total</b>	<b>5 859 874 517 €</b>	<b>291 843 274 €</b>	<b>630 626 044 €</b>	<b>1 434 954 450 €</b>	<b>1 717 329 893 €</b>	<b>1 323 504 981 €</b>	<b>240 876 238 €</b>	<b>147 154 804 €</b>	<b>38 286 439 €</b>	<b>32 344 473 €</b>	<b>2 437 347 €</b>	<b>516 574 €</b>

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	4 012 482 746 €	212 902 869 €	429 050 287 €	985 832 734 €	1 181 141 036 €	915 594 983 €	150 702 009 €	104 163 718 €	14 194 651 €	18 299 849 €	326 580 €	274 029 €
RE-MORTGAGE	1 664 384 700 €	65 178 616 €	178 648 600 €	403 426 631 €	485 877 922 €	367 861 967 €	85 531 653 €	38 601 865 €	23 054 854 €	13 849 281 €	2 110 766 €	242 545 €
EQUITY RELEASE	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €
Construction (Surface Increase)	65 346 972 €	6 650 363 €	7 492 296 €	13 715 402 €	18 642 266 €	17 224 182 €	722 755 €	429 189 €	470 520 €	0 €	0 €	0 €
Construction (New Building)	117 660 099 €	7 111 427 €	15 434 860 €	31 979 683 €	31 668 669 €	22 823 849 €	3 919 820 €	3 960 033 €	566 414 €	195 343 €	0 €	0 €
Other/No data	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €
<b>Total</b>	<b>5 859 874 517 €</b>	<b>291 843 274 €</b>	<b>630 626 044 €</b>	<b>1 434 954 450 €</b>	<b>1 717 329 893 €</b>	<b>1 323 504 981 €</b>	<b>240 876 238 €</b>	<b>147 154 804 €</b>	<b>38 286 439 €</b>	<b>32 344 473 €</b>	<b>2 437 347 €</b>	<b>516 574 €</b>

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	4 522 833 299 €	196 161 655 €	482 597 550 €	1 129 610 541 €	1 362 003 547 €	1 016 002 737 €	175 681 275 €	108 257 006 €	27 314 703 €	23 123 392 €	1 615 380 €	465 513 €
Buy-to let	881 391 377 €	53 554 283 €	77 940 141 €	185 847 578 €	245 205 475 €	221 007 003 €	50 186 027 €	31 306 334 €	8 464 048 €	7 128 796 €	700 630 €	51 062 €
Vacation / second home	455 649 840 €	42 127 336 €	70 088 353 €	119 496 331 €	110 120 871 €	86 495 241 €	15 008 936 €	7 591 464 €	2 507 688 €	2 092 285 €	121 336 €	0 €
Other/No data	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €
<b>Total</b>	<b>5 859 874 517 €</b>	<b>291 843 274 €</b>	<b>630 626 044 €</b>	<b>1 434 954 450 €</b>	<b>1 717 329 893 €</b>	<b>1 323 504 981 €</b>	<b>240 876 238 €</b>	<b>147 154 804 €</b>	<b>38 286 439 €</b>	<b>32 344 473 €</b>	<b>2 437 347 €</b>	<b>516 574 €</b>

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	4 559 457 198 €	214 809 410 €	488 669 481 €	1 134 027 141 €	1 332 769 428 €	1 025 655 018 €	190 994 682 €	117 907 034 €	27 983 392 €	24 785 697 €	1 598 971 €	256 945 €
Protected life-time employment	425 217 809 €	16 502 453 €	46 976 378 €	103 328 174 €	131 186 695 €	97 454 011 €	14 155 955 €	10 373 200 €	2 644 592 €	2 313 830 €	121 336 €	161 184 €
SELF-EMPLOYED	589 261 552 €	32 324 542 €	62 994 848 €	132 489 106 €	177 985 394 €	137 323 090 €	26 174 502 €	11 720 782 €	5 483 165 €	2 361 944 €	404 179 €	0 €
Unemployed	56 426 379 €	6 966 751 €	5 491 559 €	12 996 555 €	14 914 445 €	11 446 156 €	2 245 127 €	1 250 650 €	233 746 €	881 390 €	0 €	0 €
Other/No data	229 511 579 €	21 240 117 €	26 493 778 €	52 113 473 €	60 473 932 €	51 626 706 €	7 305 972 €	5 903 139 €	1 941 544 €	2 001 612 €	312 861 €	98 445 €
<b>Total</b>	<b>5 859 874 517 €</b>	<b>291 843 274 €</b>	<b>630 626 044 €</b>	<b>1 434 954 450 €</b>	<b>1 717 329 893 €</b>	<b>1 323 504 981 €</b>	<b>240 876 238 €</b>	<b>147 154 804 €</b>	<b>38 286 439 €</b>	<b>32 344 473 €</b>	<b>2 437 347 €</b>	<b>516 574 €</b>

## HSBC SFH (France) Investor Report

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	41 578 405 €	1 766 543 €	5 312 941 €	11 376 003 €	12 035 387 €	8 956 541 €	1 553 409 €	236 889 €	0 €	340 691 €	0 €	0 €
Aquitaine	290 739 532 €	13 343 320 €	20 943 414 €	59 584 082 €	78 027 579 €	79 955 635 €	21 614 965 €	10 638 422 €	3 645 222 €	2 647 600 €	339 295 €	0 €
Auvergne	21 407 266 €	1 068 910 €	3 190 768 €	4 683 277 €	8 088 999 €	3 213 713 €	349 010 €	511 854 €	300 735 €	0 €	0 €	0 €
Basse-Normandie	39 682 306 €	2 310 584 €	4 801 426 €	10 420 777 €	11 533 772 €	8 146 480 €	1 487 261 €	770 176 €	0 €	211 831 €	0 €	0 €
Bourgogne	34 648 334 €	1 735 081 €	6 403 071 €	10 250 523 €	8 353 929 €	6 325 777 €	175 862 €	431 049 €	445 846 €	527 196 €	0 €	0 €
Bretagne	72 413 627 €	4 157 055 €	9 686 455 €	15 534 028 €	21 660 052 €	17 687 618 €	2 775 301 €	438 237 €	84 316 €	241 345 €	149 220 €	0 €
Centre	81 089 041 €	3 985 973 €	12 078 410 €	19 340 677 €	24 027 896 €	16 417 262 €	2 466 073 €	2 211 206 €	249 152 €	312 393 €	0 €	0 €
Champagne-Ardenne	11 038 428 €	552 991 €	1 258 809 €	3 713 297 €	2 792 090 €	2 338 310 €	274 504 €	0 €	53 213 €	55 213 €	0 €	0 €
Corse	11 308 439 €	998 111 €	1 705 063 €	2 569 613 €	3 451 611 €	2 368 230 €	156 149 €	59 661 €	0 €	0 €	0 €	0 €
Départements d'Outre-Mer	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €	0 €
Franche-Comté	19 344 372 €	386 321 €	1 371 276 €	4 157 342 €	8 005 786 €	4 462 073 €	578 761 €	100 635 €	0 €	282 178 €	0 €	0 €
Haute-Normandie	72 089 811 €	2 689 319 €	12 062 120 €	18 892 108 €	21 328 916 €	14 335 720 €	1 416 779 €	1 269 927 €	94 923 €	0 €	0 €	0 €
Île-de-France	3 096 435 189 €	164 358 422 €	312 398 667 €	758 140 357 €	896 041 864 €	701 828 690 €	138 156 635 €	85 986 781 €	19 752 211 €	18 335 317 €	1 066 797 €	369 450 €
Languedoc-Roussillon	99 642 057 €	3 957 066 €	10 683 146 €	27 918 651 €	30 818 705 €	20 158 323 €	2 771 898 €	2 478 017 €	372 069 €	320 541 €	163 641 €	0 €
Limousin	8 566 893 €	407 752 €	1 260 044 €	2 978 940 €	2 487 557 €	1 367 686 €	0 €	64 914 €	0 €	0 €	0 €	0 €
Lorraine	46 496 913 €	1 809 413 €	5 210 950 €	9 862 507 €	14 207 072 €	13 324 029 €	929 520 €	411 593 €	684 258 €	57 571 €	0 €	0 €
Midi-Pyrénées	127 930 179 €	5 190 903 €	13 884 596 €	30 010 303 €	36 676 451 €	33 606 753 €	4 661 308 €	2 984 954 €	400 692 €	375 249 €	138 971 €	0 €
Nord-Pas-de-Calais	244 355 040 €	6 193 363 €	23 244 168 €	64 994 608 €	78 342 091 €	60 574 584 €	6 618 278 €	2 215 087 €	1 152 840 €	1 020 022 €	0 €	0 €
Pays-de-la-Loire	127 132 079 €	5 006 239 €	11 593 786 €	29 669 175 €	38 080 393 €	31 021 599 €	5 503 868 €	3 752 411 €	1 608 696 €	895 910 €	0 €	0 €
Picardie	77 780 489 €	2 655 461 €	9 819 723 €	21 892 501 €	24 831 126 €	14 573 191 €	2 474 532 €	995 673 €	538 282 €	0 €	0 €	0 €
Poitou-Charentes	73 205 734 €	5 541 965 €	10 315 931 €	17 056 984 €	19 019 390 €	16 771 986 €	2 395 905 €	1 822 128 €	174 658 €	106 786 €	0 €	0 €
Provence-Alpes-Côte d'Azur	751 458 378 €	41 183 475 €	105 873 348 €	198 093 445 €	227 109 566 €	139 861 758 €	19 545 026 €	12 589 451 €	4 165 577 €	2 886 596 €	135 736 €	14 400 €
Rhône-Alpes	511 532 004 €	22 545 006 €	47 527 932 €	113 815 254 €	150 409 660 €	126 209 023 €	24 971 194 €	17 185 740 €	4 563 751 €	3 728 034 €	443 686 €	132 725 €
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 €
<b>Total</b>	<b>5 859 874 517 €</b>	<b>291 843 274 €</b>	<b>630 626 044 €</b>	<b>1 434 954 450 €</b>	<b>1 717 329 893 €</b>	<b>1 323 504 981 €</b>	<b>240 876 238 €</b>	<b>147 154 804 €</b>	<b>38 286 439 €</b>	<b>32 344 473 €</b>	<b>2 437 347 €</b>	<b>516 574 €</b>

8. Guaranty Type			
Guaranty	Total Loan Balance	Total Loan Balance in %	Number of Loans
Mortgage	908 439 235 €	15,50%	6 080
Guaranteed by Crédit Logement	4 951 435 282 €	84,50%	32 909
<b>Total</b>	<b>5 859 874 517 €</b>	<b>100,00%</b>	<b>38 989</b>

**ASSET COVER TEST**

Date of Asset Cover test:

30/09/2018

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

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

<b>R</b>	<b>Asset Cover test Ratio</b>	<b>1,20</b>
	Adjusted Aggregate Asset Amount (AAAA)	5 299 871 815,99 €
	Aggregate Covered Bond Outstanding Principal Amount	4 426 740 897,84 €
	<b>Asset Cover Test Result</b>	<b>PASS</b>

A	=min(A1 ; A2)	<b>5 273 887 065,05 €</b>
A1	Adjusted Home Loan Outstanding Principal Amount	5 840 537 849,87 €
A2	= a * b	5 273 887 065,05 €
	Unadjusted Home Loan Outstanding Principal Amount (a)	5 859 874 516,72 €
	Asset Percentage (b)	90,0%

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

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

D	Permitted Investments	<b>118 342 476,94 €</b>
---	-----------------------	-------------------------

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  $\alpha$  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%	<b>92 357 726</b>
	WAM (Weighted Average Maturity)	4,17
	Negative Carry Adjustment	0,50%

Name of Series	Outstanding Principal Amount	Scheduled Maturity Date	Remaining Maturity
Serie n°4 ISINCH0120743346 Devise : CHF	200 000 000,00	23/04/2019	0,5613
Serie n°5 ISINFR0011470764 Devise : EUR	1 250 000 000,00	16/10/2023	5,0431
Serie n°6 ISINFR0011600923 Devise : EUR	1 000 000 000,00	28/10/2020	2,0780
Serie n°7 ISINFR0012602522 Devise : EUR	1 000 000 000,00	11/03/2022	3,4442
Serie n°8 ISINFR0013329638 Devise : EUR	1 000 000 000,00	17/04/2025	6,5462

Disclaimer :

This data fact sheet and its notes can only be a summary of certain features of the bonds and their structure. This Investor report contains information regarding HSBC SFH (France) Programme's Cover Pool as of the indicated Calculation Date.

No representation can be made that the information herein is accurate or complete and no liability is accepted therefore reference should be made to the issue documentation for a full description of the bonds and their structure.

This data fact sheet and its notes are for information purposes only and are not intended as an offer or invitation with respect to the purchase or sale of any security. Reliance should not be placed on the information herein when making any decision whether to buy, hold or sell bonds (or other securities) or for any other purpose. Past performance should not be taken as an indication or guarantee of future performance, and no representation or warranty, express or implied, is made regarding future performance.

You are solely responsible for making your own independent appraisal of and investigations into the bonds referred to in this document and you should not rely on any information in this document as constituting investment advice.

This document is intended for the use of clients who are professional clients or eligible counterparties under the rules of the FSA only and is not intended for retail clients.

This document is issued by HSBC SFH (France) SA ("HSBC SFH (France)"). HSBC SFH (France) is authorised and regulated

by the Autorité du Contrôle Prudentiel ("ACP") and is a member of the HSBC Group of companies. Registered Office: 15 rue Vernet, 75008 Paris, France.