

Arion Bank Covered Bonds



Investor Report: 31. August 2025

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	203,447	155,887	359,334
Average Loan Balance	33	20	26
Average Customer Balance	33	22	30
No. of Loans	6,193	7,882	14,075
No. of Borrowers	6,179	7,108	12,081
No. of Properties	6,188	7,085	12,050
WA Legal Maturity (in months)	392	383	388
WA Seasoning (in months)	46	38	43
WA LTV	46.4%	40.3%	43.8%
WA Interest Rate	3.8%	9.1%	6.1%

*Indexed mortgages linked to the consumer price index in Iceland as published by Statistics Iceland (Hagstofa Islands: www.hagstofa.is). Non Indexed are fixed rate mortgages

LTV Ranges	Balance	Percent	No. Loans
Less than 40%	143,631	40.0%	7,562
40-50%	79,503	22.1%	2,642
50-60%	71,241	19.8%	2,033
60-70%	57,624	16.0%	1,495
70-80%	7,335	2.0%	343
80-90%	0	0.0%	0
More than 90%	0	0.0%	0
Total	359,334	100.0%	14,075

Property Type	Balance	Percent	No. Loans
Residential	359,334	100.0%	14,075

Payment Frequency	Balance	Percent	No. Loans
Monthly	359,334	100.0%	14,075
Total	359,334	100.0%	14,075

This is an automatically generated report from Arion Banks Risk Management. The information herein might change at a later date without notice. All amounts in Millions ISK.

Contact:
Investor Relations: samskiptasvid@arionbanki.is
Head of Funding: Eiríkur Dór Jónsson, eirikur.jonsson@arionbanki.is
Risk Management: Stefán Ingi Valdimarsson, stefan.v@arionbanki.is

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Valuation Type	Balance	Percent	No. Loans
FMR	344,513	95.9%	13,491
Contract	14,821	4.1%	584
Total	359,334	100.0%	14,075

Arrears	Balance	Percent	No. Loans
Not in Arrears	354,936	98.8%	13,933
0-30 days default	219	0.1%	10
30-90 days default	4,179	1.2%	124
More than 90 days default	0	0.0%	8
Total	359,334	100.0%	14,075

Seasoning (years)	Balance	Percent	No. Loan
0-3	208,319	58.0%	6,789
3-6	123,724	34.4%	5,627
6-9	18,103	5.0%	1,025
9-12	4,207	1.2%	333
More than 12	4,980	1.4%	301
Total	359,334	100.0%	14,075

Loan Balance (mISK)	Balance	Percentage	No. Loan
0-30	149,809	41.7%	9,444
30-60	161,455	44.9%	3,997
60-90	38,060	10.6%	540
More than 90	10,010	2.8%	94
Total	359,334	100.0%	14,075

Interest Rate Type	Balance	Percent	No. Loans
Floating	217,764	60.6%	9,537
Fixed with reset less than 2 years	32,470	9.0%	1,201
Fixed with reset between 2 and 5 years	109,061	30.4%	3,334
Fixed with reset in more than 5 years	39	0.0%	3
Total	359,334	100.0%	14,075

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Ranking Order	Balance	Percent	No. Loans
1. Rank	323,304	90.0%	11660
2. Rank	36,030	10.0%	2415
Total	359,334	100.0%	14075

Area	Balance	Percent	No. Loans
Reykjavik	138,197	38.5%	5,076
Capital Area excl. Reykjavik	117,032	32.6%	3,834
Southern Peninsula	13,621	3.8%	566
Western Region	15,592	4.3%	837
Westfjords	1,375	0.4%	96
Northwestern Region	5,691	1.6%	360
Northeastern Region	26,134	7.3%	1,365
Eastern Region	6,597	1.8%	390
Southern Region	35,016	9.7%	1,549
Other*	80	0.0%	2
Total	359,334	100.0%	14,075

*Loans secured by multiple collateral assets that are located in different regions of the country.

Maturity	Balance	Percentage	No. Loans
Less than 15 years	11,454	3.2%	1,140
15 - 20 years	18,490	5.1%	1,044
20 - 25 years	43,121	12.0%	1,759
25 - 30 years	31,295	8.7%	1,284
30 - 35 years	53,228	14.8%	2,087
35 - 40 years	201,746	56.1%	6,761
Total	359,334	100.0%	14,075

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