

Arion Bank Covered Bonds



Investor Report: 31. July 2025

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	203,233	151,338	354,570
Average Loan Balance	33	20	26
Average Customer Balance	33	22	30
No. of Loans	6,155	7,703	13,858
No. of Borrowers	6,142	6,948	12,007
No. of Properties	6,151	6,935	11,994
WA Legal Maturity (in months)	393	382	388
WA Seasoning (in months)	46	39	43
WA LTV	46.5%	39.6%	43.6%
WA Interest Rate	3.7%	9.1%	6.0%

*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%	142,131	40.1%	7,487
40-50%	80,257	22.6%	2,657
50-60%	70,751	20.0%	2,019
60-70%	55,828	15.7%	1,440
70-80%	5,602	1.6%	255
80-90%	0	0.0%	0
More than 90%	0	0.0%	0
Total	354,570	100.0%	13,858

Property Type	Balance	Percent	No. Loans
Residential	354,570	100.0%	13,858

Payment Frequency	Balance	Percent	No. Loans
Monthly	354,570	100.0%	13,858
Total	354,570	100.0%	13,858

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.

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Valuation Type	Balance	Percent	No. Loans
FMR	339,901	95.9%	13,308
Contract	14,670	4.1%	550
Total	354,570	100.0%	13,858

Arrears	Balance	Percent	No. Loans
Not in Arrears	350,508	98.9%	13,735
0-30 days default	179	0.1%	8
30-90 days default	3,884	1.1%	103
More than 90 days default	0	0.0%	12
Total	354,570	100.0%	13,858

Seasoning (years)	Balance	Percent	No. Loan
0-3	200,529	56.6%	6,429
3-6	126,414	35.7%	5,746
6-9	18,336	5.2%	1,039
9-12	4,298	1.2%	340
More than 12	4,993	1.4%	304
Total	354,570	100.0%	13,858

Loan Balance (mISK)	Balance	Percentage	No. Loan
0-30	147,637	41.6%	9,283
30-60	159,587	45.0%	3,949
60-90	37,607	10.6%	534
More than 90	9,739	2.7%	92
Total	354,570	100.0%	13,858

Interest Rate Type	Balance	Percent	No. Loans
Floating	216,434	61.0%	9,448
Fixed with reset less than 2 years	36,404	10.3%	1,359
Fixed with reset between 2 and 5 years	101,732	28.7%	3,051
Total	354,570	100.0%	13,858

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Ranking Order	Balance	Percent	No. Loans
1. Rank	321,175	90.6%	11593
2. Rank	33,396	9.4%	2265
Total	354,570	100.0%	13858

Area	Balance	Percent	No. Loans
Reykjavik	135,720	38.3%	4,977
Capital Area excl. Reykjavik	116,510	32.9%	3,809
Southern Peninsula	13,570	3.8%	560
Western Region	15,647	4.4%	837
Westfjords	1,278	0.4%	92
Northwestern Region	5,527	1.6%	352
Northeastern Region	25,593	7.2%	1,341
Eastern Region	6,475	1.8%	382
Southern Region	34,173	9.6%	1,506
Other*	79	0.0%	2
Total	354,570	100.0%	13,858

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

Maturity	Balance	Percentage	No. Loans
Less than 15 years	10,977	3.1%	1,111
15 - 20 years	17,968	5.1%	1,018
20 - 25 years	42,509	12.0%	1,723
25 - 30 years	30,588	8.6%	1,260
30 - 35 years	51,338	14.5%	2,014
35 - 40 years	201,190	56.7%	6,732
Total	354,570	100.0%	13,858

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