

Arion Bank Covered Bonds



Investor Report: 31. October 2025

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	196,918	155,098	352,016
Average Loan Balance	33	20	25
Average Customer Balance	33	22	30
No. of Loans	6,022	7,865	13,887
No. of Borrowers	6,008	7,101	11,922
No. of Properties	6,018	7,074	11,885
WA Legal Maturity (in months)	390	382	387
WA Seasoning (in months)	48	38	44
WA LTV	46.3%	40.6%	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%	140,741	40.0%	7,476
40-50%	77,565	22.0%	2,561
50-60%	69,076	19.6%	1,977
60-70%	56,857	16.2%	1,500
70-80%	7,776	2.2%	372
80-90%	0	0.0%	0
More than 90%	0	0.0%	0
Total	352,016	100.0%	13,886

Property Type	Balance	Percent	No. Loans
Residential	352,016	100.0%	13,887

Payment Frequency	Balance	Percent	No. Loans
Monthly	351,882	100.0%	13,884
Quarterly	5	0.0%	1
Annual	114	0.0%	1
Other	14	0.0%	1
Total	352,016	100.0%	13,887

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

Arion Bank Covered Bonds



Investor Report: 31. October 2025

Valuation Type	Balance	Percent	No. Loans
FMR	336,702	95.6%	13,283
Contract	15,314	4.4%	604
Total	352,016	100.0%	13,887

Arrears	Balance	Percent	No. Loans
Not in Arrears	348,844	99.1%	13,786
0-30 days default	158	0.0%	7
30-90 days default	3,014	0.9%	84
More than 90 days default	0	0.0%	10
Total	352,016	100.0%	13,887

Seasoning (years)	Balance	Percent	No. Loan
0-3	208,327	59.2%	6,898
3-6	117,161	33.3%	5,366
6-9	17,526	5.0%	999
9-12	4,123	1.2%	328
More than 12	4,879	1.4%	296
Total	352,016	100.0%	13,887

Loan Balance (mISK)	Balance	Percentage	No. Loan
0-30	147,383	41.9%	9,369
30-60	157,229	44.7%	3,894
60-90	37,221	10.6%	528
More than 90	10,183	2.9%	96
Total	352,016	100.0%	13,887

Interest Rate Type	Balance	Percent	No. Loans
Floating	213,573	60.7%	9,414
Fixed with reset less than 2 years	25,589	7.3%	958
Fixed with reset between 2 and 5 years	112,748	32.0%	3,510
Fixed with reset in more than 5 years	106	0.0%	5
Total	352,016	100.0%	13,887

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

Arion Bank Covered Bonds



Investor Report: 31. October 2025

Ranking Order	Balance	Percent	No. Loans
1. Rank	315,251	89.6%	11398
2. Rank	36,673	10.4%	2484
3. Rank	91	0.0%	5
Total	352,016	100.0%	13887

Area	Balance	Percent	No. Loans
Reykjavik	134,574	38.2%	4,985
Capital Area excl. Reykjavik	114,635	32.6%	3,781
Southern Peninsula	13,353	3.8%	555
Western Region	15,341	4.4%	830
Westfjords	1,422	0.4%	101
Northwestern Region	5,592	1.6%	362
Northeastern Region	25,679	7.3%	1,345
Eastern Region	6,713	1.9%	390
Southern Region	34,595	9.8%	1,534
Other*	111	0.0%	4
Total	352,016	100.0%	13,887

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

Maturity	Balance	Percentage	No. Loans
Less than 15 years	12,041	3.4%	1,187
15 - 20 years	17,897	5.1%	1,018
20 - 25 years	42,885	12.2%	1,756
25 - 30 years	30,087	8.5%	1,248
30 - 35 years	55,929	15.9%	2,221
35 - 40 years	193,177	54.9%	6,457
Total	352,016	100.0%	13,887

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