
Cover Pool Information

10.06.2014

Covered Bond



Landsbankinn Covered Bonds report



Report date: 10.06.2014

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	1.584	2.522	4.106
Average Loan Balance	18	17	17
No. Of Loans	87	151	238
No. Of Borrowers	87	151	238
No. Of Properties	87	152	239
WA LTV	0,57	0,54	0,55
WA Seasoning (Years)	6,43	1,87	3,63
WA Remaining terms (Years)	29,19	29,34	29,28
WA Interest Rate	4,09%	6,95%	5,84%

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

LTV %	Exposure (ISK)	Percentage	No. Loans	Percentage
0-20	59	1%	4	2%
20-30	291	7%	21	9%
30-40	366	9%	23	10%
40-50	755	18%	45	19%
50-60	754	18%	43	18%
60-70	1.141	28%	62	26%
70-80	740	18%	40	17%
80-90	0	0%	0	0%
more than 90	0	0%	0	0%
Total	4.106	100%	238	100%

Area	Exposure (ISK)	Percentage	No. Loans	Percentage
Reykjavík	2.052	50%	117	49%
Höfuðborgarsvæðið	1.404	34%	76	32%
Norðurland eystra	195	5%	14	6%
Suðurland	143	3%	10	4%
Suðurnes	109	3%	7	3%
Vesturland	78	2%	5	2%
Vestfirðir	27	1%	2	1%
Austurland	73	2%	6	3%
Norðurland vestra	24	1%	1	0%
Total	4.106	100%	238	100%

Payment frequency	Exposure (ISK)	Percentage	No. Loans	Percentage
Monthly	4.106	100%	238	100%
Other	0	0%	0	0%
Total	4.106	100%	238	100%

Days in arrears	Exposure (ISK)	Percentage	No. Loans	Percentage
Not in arrears	4.027	98%	234	98%
1-30	79	2%	4	2%
31-60	0	0%	0	0%
31-90	0	0%	0	0%
More than 90	0	0%	0	0%
Total	4.106	100%	238	100%

Seasoning (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-3	2.884	70%	168	71%
3-6	102	2%	7	3%
6-9	899	22%	50	21%
9-12	221	5%	13	5%
more than 12	0	0%	0	0%
Total	4.106	100%	238	100%

Remaining (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-5	26	1%	2	1%
5-10	66	2%	6	3%
10-20	761	19%	45	19%
20-30	936	23%	52	22%
more than 30	2.318	56%	133	56%
Total	4.106	100%	238	100%

Loan Balance (m.)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-30	3.848	94%	230	97%
30-60	258	6%	8	3%
60-90	0	0%	0	0%
more than 90	0	0%	0	0%
Total	4.106	100%	238	100%

Interest type	Exposure (ISK)	Percentage	No. Loans	Percentage
3Y interest reset	474	12%	27	11%
5Y interest reset	1.648	40%	99	42%
Fixed	1.143	28%	64	27%
Floating	841	20%	48	20%
Total	4.106	100%	238	100%

Issuance	Amount
Cover Pool Eligable for Calculation - Exposure ISK	4.106
Cover Pool Eligable for Calculation - Number of Mortgages	238
Total Issuance	3.361
Substitution - Cash	197
Substitution - Government Bond	0
Minimum Over Collateralisation	20,0%
Over Collateralisation	28,0%

Comments from Risk Management
<p>The management of interest rate risk against interest rate gap limits is supplemented by monitoring the sensitivity of financial assets and liabilities to various interest rate scenarios. The following table shows the current results from the net present value test as well as the stress tests that are run weekly on the cover pool. The table shows both the net present value for assets and liabilities as well as the ratio of the net present value to the nominal value of assets and liabilities. All numbers are in ISK millions.</p> <p>"Nominal" is the original value. The net present value test is labelled „Base" while the stress tests, on the interest rate level (100 bp) and consumer price index (50 bp) are labelled by the name of the risk factor that is being changed and the direction in which it is being moved. Risk factor adverse behavior is based on the "Base" net present value test and takes into account any netting possibilities.</p>

Stress Test: Interest Rate Sensitivity

Risk factor	NPV		NPV ratio		Diff
	Assets	Liabilities	Assets	Liabilities	
Nominal	4.140	3.420	100,00%	100,00%	720
Base	4.286	3.361	103,54%	98,27%	926
Risk free interest rate - downward shift	4.464	3.513	107,83%	102,73%	951
Risk free interest rate - upward shift	4.131	3.332	99,78%	97,41%	799
Adverse behavior	3.782	3.421	91,35%	100,02%	361
Consumer Price index - downward shift	4.333	3.421	104,67%	100,02%	912
Consumer Price index - upward shift	4.229	3.421	102,14%	100,02%	808

Planned frequency for updates of this summary: 4 times a year.
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