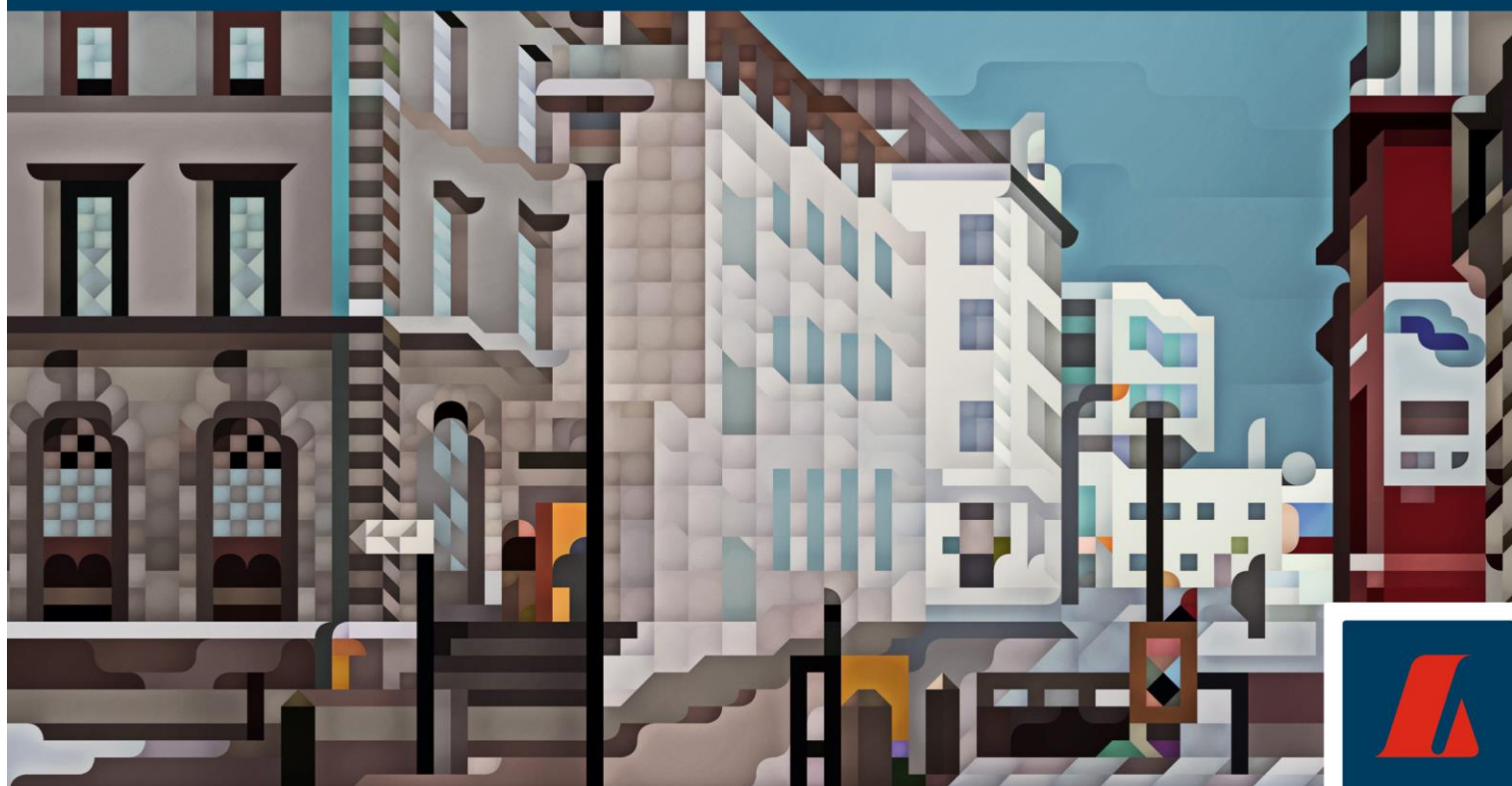

Cover Pool Information

29.05.2020

Covered Bond



Landsbankinn Covered Bonds report



Report date: 29.05.2020

Portfolio Characteristics	Indexed*	Non-Indexed	Total
Total Cover Pool Balance	136,514	67,522	204,036
Average Loan Balance	17	13	15
No. of Loans	8,163	5,034	13,197
No. of Borrowers	6,752	4,348	11,100
No. of Properties	6,671	4,297	10,968
WA LTV	54%	48%	52%
WA Seasoning (Years)	4.17	2.75	3.70
WA Remaining terms (Years)	32.06	30.16	31.43
WA Interest Rate	2.72%	4.78%	3.40%

*Indexed mortgage linked to the consumer price index in iceland as published by statistic iceland (Hagstofa Íslands: www.hagstofa.is).

LTV %	Exposure (ISK)	Percentage	No. Loans	Percentage
0-20	9,278	5%	1,648	12%
20-30	15,630	8%	1,355	10%
30-40	24,978	12%	1,779	13%
40-50	30,686	15%	1,980	15%
50-60	39,906	20%	2,397	18%
60-70	57,102	28%	2,890	22%
70-80	26,457	13%	1,148	9%
80-90	0	0%	0	0%
more than 90	0	0%	0	0%
Total	204,036	100%	13,197	100%

Area	Exposure (ISK)	Percentage	No. Loans	Percentage
Reykjavík	78,430	38%	4,602	35%
Höfuðborgarsvæðið	63,277	31%	3,446	26%
Norðurland eystra	15,220	7%	1,218	9%
Suðurland	14,787	7%	1,178	9%
Suðurnes	18,103	9%	1,326	10%
Vesturland	6,926	3%	557	4%
Vestfirðir	1,770	1%	267	2%
Austurland	3,569	2%	417	3%
Norðurland vestra	1,954	1%	186	1%
Total	204,036	100%	13,197	100%

Payment frequency	Exposure (ISK)	Percentage	No. Loans	Percentage
Monthly	203,949	100%	13,183	100%
Other	87	0%	14	0%
Total	204,036	100%	13,197	100%

Days in arrears	Exposure (ISK)	Percentage	No. Loans	Percentage
Not in arrears	202,537	99%	13,120	99%
1-30	1,043	1%	55	0%
31-60	400	0%	20	0%
61-90	55	0%	2	0%
More than 90	0	0%	0	0%
Total	204,036	100%	13,197	100%

Seasoning (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-3	118,526	58%	6,323	48%
3-6	56,863	28%	4,371	33%
6-9	12,442	6%	1,221	9%
9-12	699	0%	60	0%
more than 12	15,506	8%	1,222	9%
Total	204,036	100%	13,197	100%

Remaining (Years)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-5	529	0%	263	2%
5-10	2,622	1%	727	6%
10-20	19,819	10%	2,808	21%
20-30	46,507	23%	2,833	21%
more than 30	134,558	66%	6,566	50%
Total	204,036	100%	13,197	100%

Loan Balance (m.)	Exposure (ISK)	Percentage	No. Loans	Percentage
0-30	148,339	73%	11,758	89%
30-60	53,487	26%	1,406	11%
60-90	2,209	1%	33	0%
more than 90	0	0%	0	0%
Total	204,036	100%	13,197	100%

Interest type	Exposure (ISK)	Percentage	No. Loans	Percentage
3Y interest reset	499	0%	37	0%
5Y interest reset	2,834	1%	265	2%
Fixed	51,048	25%	3,137	24%
Floating	149,655	73%	9,758	74%
Total	204,036	100%	13,197	100%

Issuance	Amount
Cover Pool Eligible for Calculation - Exposure ISK	204,036
Cover Pool Eligible for Calculation - Number of Mortgages	13,197
Cash account linked to Cover Pool	5,008
Total Issuance	168,685
Substitution - Cash	0
Substitution - Government Bond	0
Minimum Over Collateralisation	20%
Over Collateralisation	24%

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	203,740	155,620	100.00%	100.00%	48,120
Base	209,415	167,868	102.79%	107.87%	41,548
Risk free interest rate - downward shift	211,131	176,063	103.63%	113.14%	35,068
Risk free interest rate - upward shift	207,734	160,223	101.96%	102.96%	47,511
Adverse behavior	188,823	167,868	92.68%	107.87%	20,955
Consumer Price index - downward shift	208,721	167,216	102.44%	107.45%	41,505
Consumer Price index - upward shift	210,110	168,520	103.13%	108.29%	41,591

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

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