

# Landsbankinn - largest commercial bank in Iceland



## **Interconnected service**

In the app, online banking and around the country



Loans to customers\*

29.3%

Customer deposits\*\*

36.8%

Total assets

2,298

**ISKbn** 

Total capital ratio

24.0%

Credit rating S&P Global









**ESG** risk rating





Low risk

Exceptional



# Group returns good results in the first 9 months

**Profit** 

29.5

ISKbn

Return on equity

12.2%

Combined ratio of TM\*

92.3%

Net interest income

+12%

Net fee & commission income

+14%

Cost-income ratio

33.2%

Total lending

1,857

ISKbn

Total deposits

1,252

**ISKbn** 

Equity

335

**ISKbn** 

\* 9M for TM

**Return on equity** in the period was 12.2% and expected annualised return is in the range of 11-12%.

**Net interest income** is up by ISK 5.3 billion between years. The net interest margin as a ratio of average assets was 2.9%, unchanged from the same period the previous year.

**Net fee & commission income** is up by ISK 1.1 billion between years. The focus has been on onboarding new customers, broadening the service selection and boosting efficiency.

The Bank's **cost-income ratio** remains low and the expected annualised ratio is 32-35%.

**Total lending** has grown by 3% since the beginning of the year. Almost the entirety of the increase is on the corporate side and amounts to ISK 49.9 billion, despite considerable ISK appreciation. Lending to retail customers contracted by ISK 0.3 billion.

**Impairment on loans and receivables** amounted to ISK 2,939 million, thereof an ISK 2,378 million provision against uncertainty about the final outcome of legal proceedings involving housing mortgage loans to consumers. Delinquencies remain low in historical terms.

**Funding** has been successful this year to date. Liquidity and funding ratios are well above regulatory requirements.

The Bank's **equity position** is **strong** and its capital ratio is 24.0%, 360 points above the 20.4% regulatory requirement.

# Sound operation in the third quarter

Good performance in the quarter is a testament to efficient operations across all segments and a strong financial position.

Profit

11.1

**ISKbn** 

Return on equity

13.5%

Combined ratio of TM

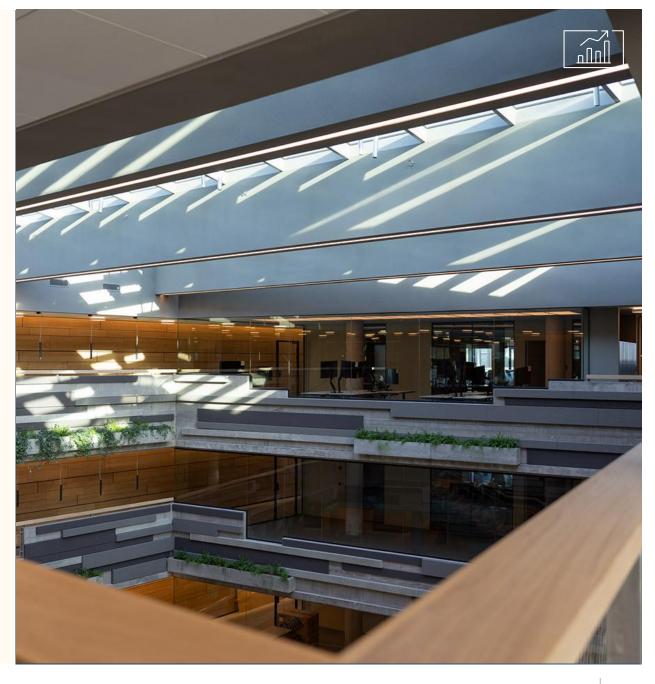
90.6%

Net interest income

+13%

Cost-income ratio

28.5%



# Booming business solutions



Over 7,000 companies use the Bank's B2B and API web services 13 million times each month



Updated payment portal for merchant acquiring services



Ellí resolves almost 57% of all chat queries

Steady growth in app and online banking activity











# Young adults invest for the future

## Cancelled and lowered fees on fund transactions

- 45% Increase in transactions in Landsbréf funds among young customers (ages 18-24)
- **31%** Increase in young customers (ages 18-24) who entrust us with their supplementary pension savings
- 11% Total increase in contracts for supplementary pension savings

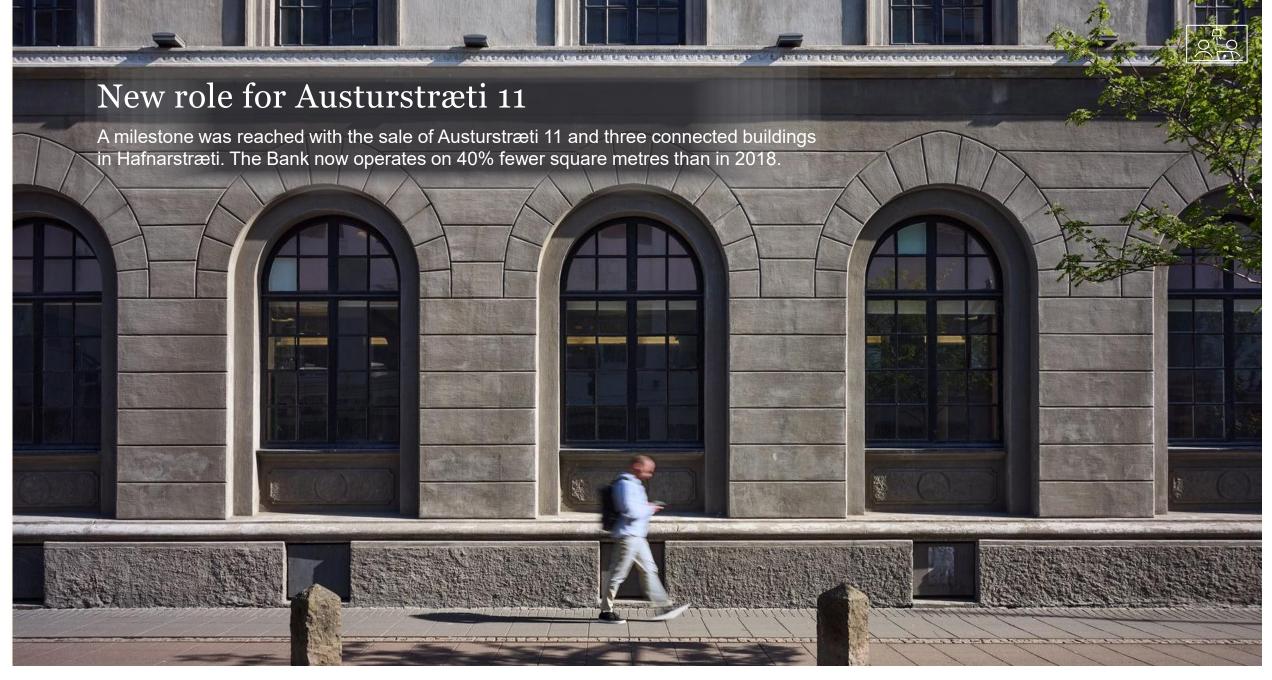
## Helpful fraud hotline

The fraud hotline, open every day from 9-23:00, has logged just under 1,800 calls from customers this year to date and has recovered significant funds



16% increase in use







# Better together in a workplace that supports the future





# Positive impact

- around the country

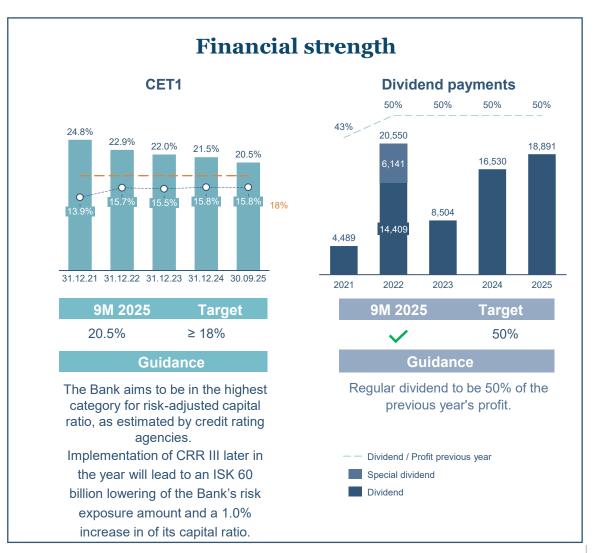


# Financial targets and development of KPIs

Strong financial position and efficient operations







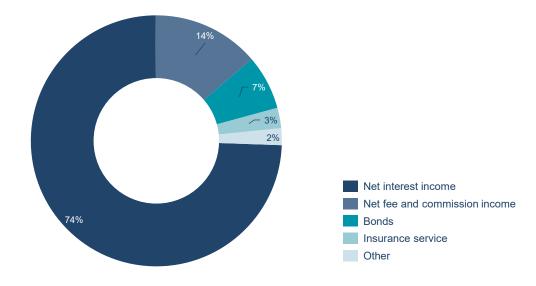


# Income statement

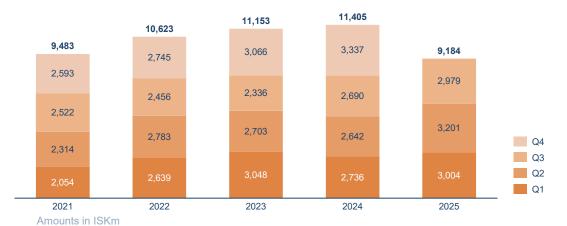
	9M 2025	9M 2024	Chang	ge	Q3 2025	Q3 2024	Chang	ge
Net interest income	49,369	44,090	5,279	12%	16,907	14,955	1,952	13%
Net fee and commission income	9,184	8,068	1,116	14%	2,979	2,690	289	11%
Insurance service result	1,747	0	1,747	0%	708	0	708	0%
Net impairment changes	-2,939	-2,018	-921	46%	-2,864	1,442	-4,306	-299%
Other net operating income	6,459	8,463	-2,004	-24%	4,256	2,129	2,127	100%
Total operating income	63,820	58,603	5,217	9%	21,986	21,216	770	4%
Salaries and related expenses	13,034	12,005	1,029	9%	3,869	3,582	287	8%
Other operating expenses	8,370	7,569	801	11%	2,533	2,492	41	2%
Tax on liabilities of financial institutions	2,028	1,955	73	4%	658	719	-61	-8%
Total operating expenses	23,432	21,529	1,903	9%	7,060	6,793	267	4%
Profit before tax	40,388	37,074	3,314	9%	14,926	14,423	503	3%
Income tax	10,933	10,166	767	8%	3,793	3,636	157	4%
Profit for the period	29,455	26,908	2,547	9%	11,133	10,787	346	3%



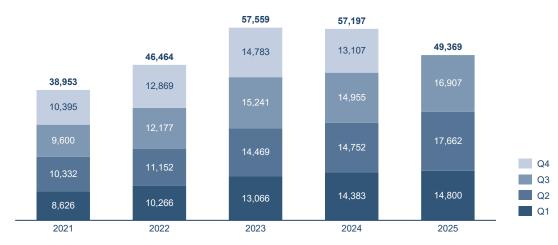
Net operating income Net interest income grew by 12% between years while the interest margin remains unchanged. Net fee and commission income increased by 14%.



## Net fee and commission income



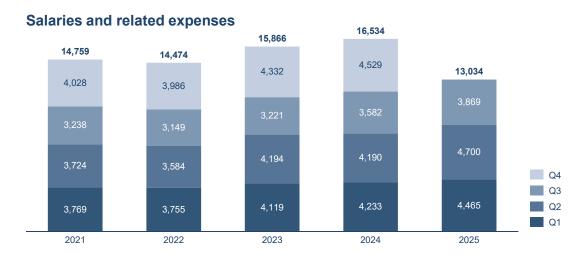
## Net interest income



## Policy rate and net interest income

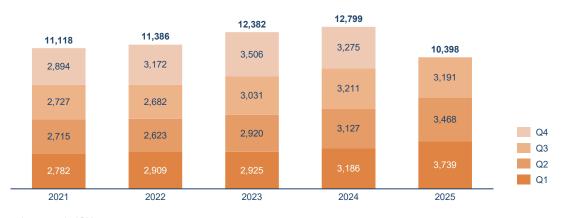


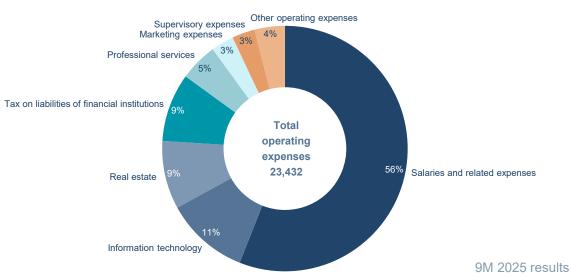
Operating expenses
Operating expenses increase in line with expectations and the purchase of TM results in more full-time equivalent positions





## Operating expenses and tax on liabilities of financial institutions





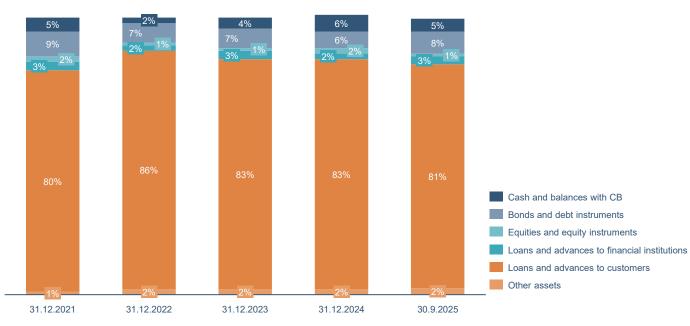


# Total assets

## The Bank's purchase of TM adds to the consolidated balance sheet

	30.9.2025	31.12.2024	Cha	nge
Cash and balances with Central Bank	106	130	-24	-18%
Bonds and debt instruments	185	139	46	33%
Equities and equity instruments	32	33	-1	-3%
Loans and advances to financial institutions	64	39	25	64%
Loans and advances to customers	1,857	1,807	50	3%
Other assets	54	34	20	59%
Total	2,298	2,182	116	5%

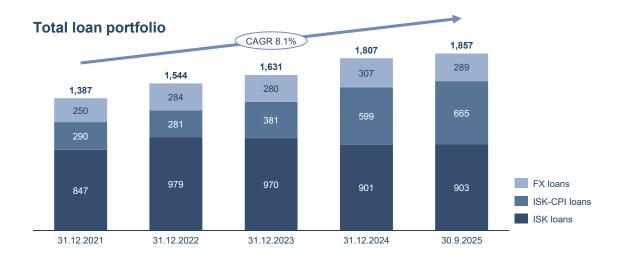
- Lending to individuals was unchanged from year-end 2024.
- Lending to corporates increased by ISK 62 billion. A negative exchange rate impact in the amount of ISK 12 billion results in a net increase of ISK 50 billion.



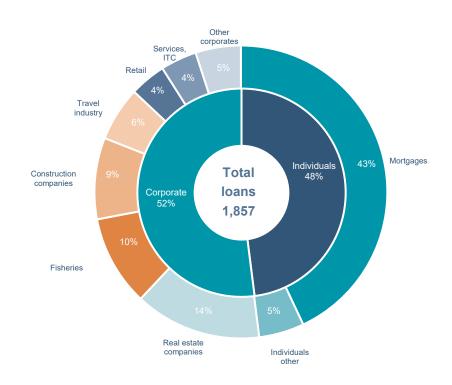


# Loans

## Modest lending growth while loans in arrears to both individuals and corporates remain low

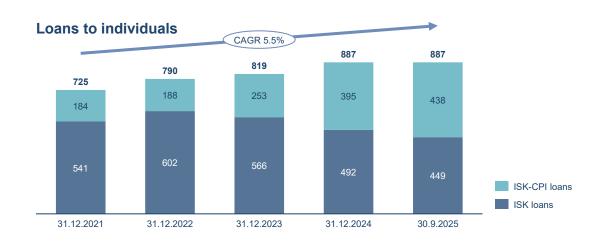






## Loans to individuals

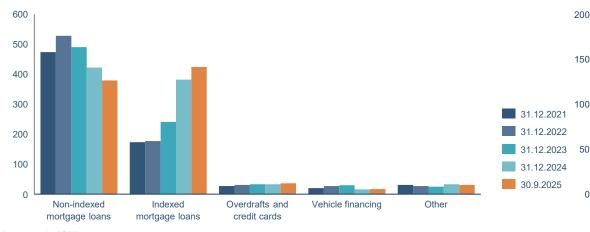
Inflation-indexed mortgages continue to grow alongside repayment and refinancing of non-indexed mortgages



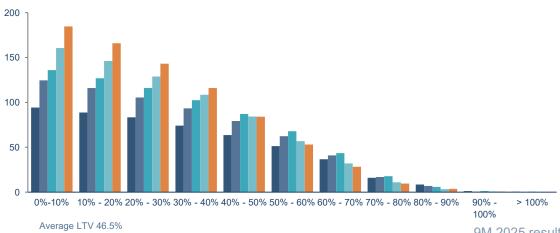
## Legal proceedings on variable interest rate provisions in consumer housing mortgage loans

- In December 2021, litigation was commenced against the Bank claiming that provisions on variable interest rates in a non-indexed mortgage credit agreement should be deemed illegal. The Reykjavík District Court acquitted the Bank. The Supreme Court of Iceland has approved the plaintiff's request to appeal the case.
- On 14 October 2025, the Supreme Court ruled in case no. 55/2024, brought against Íslandsbanki, to void in part provisions on variable interest rates in a non-indexed mortgage credit agreement. Landsbankinn deems it probable that the ruling in this case may affect the Supreme Court's decision in the appeals case against Landsbankinn.
- In light of uncertainty about the final outcome, the Bank has made a precautionary entry in the amount of ISK 2.4 billion against the part of its credit portfolio that contains mortgage credit agreements with consumers. Further details are provided in Note 33 to the interim financial statement.

## Loans to individuals by loan type

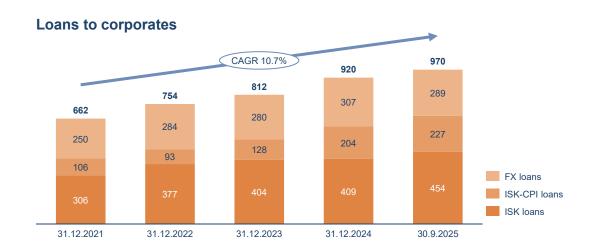


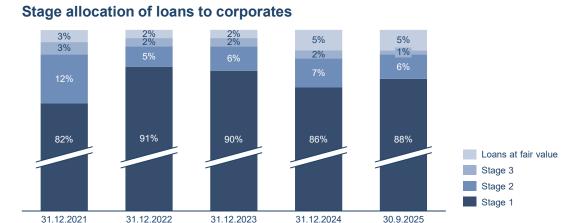
## **Continuous LTV distribution of mortgages**



# Loans to corporates

Lending to corporates has slowed and, in addition, appreciation of the ISK in the year leads to a decrease in FX loans





## Loans to corporates by industry sector



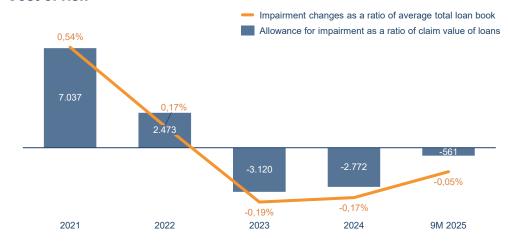
# Impairment on loans

Credit impairment release in the first half of the year and the collective allowance maintained at 0.6% of the Bank's credit portfolio

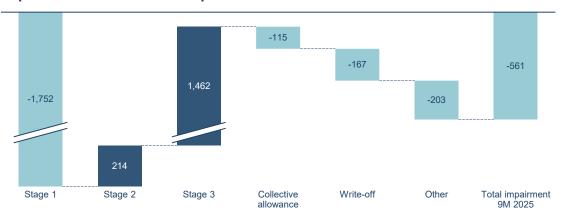
## Allowance for impairment on loans and advances to customers



### Cost of risk



## Impairment on loans - PL impact



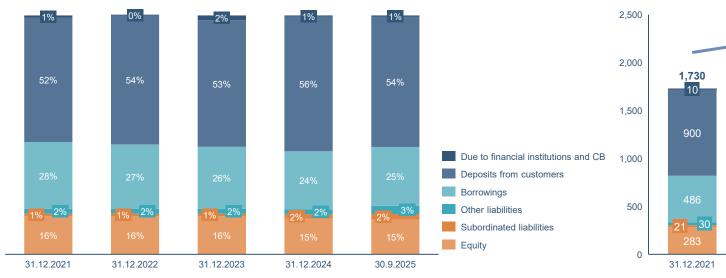
## Loan staging

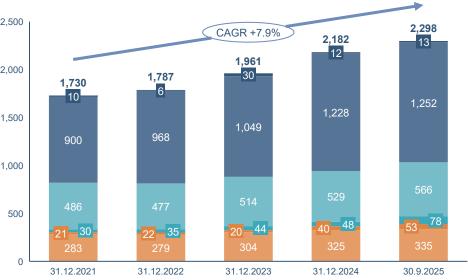
	Gross carryi	ng amount	Allowance for impairment		Carryin	g amount
Stage 1	1,717,853	92.0%	2,972	0.2%	1,714,881	92.3%
Stage 2	77,140	4.1%	2,128	2.8%	75,012	4.0%
Stage 3	19,635	1.1%	5,291	26.9%	14,344	0.8%
Fair value	52,718	2.8%	0	0.0%	52,718	2.8%
Total	1,867,346	100%	10,391	0.6%	1,856,955	100%

# Liabilities and equity Growing subordinated financing linked to the Bank's purchase of TM

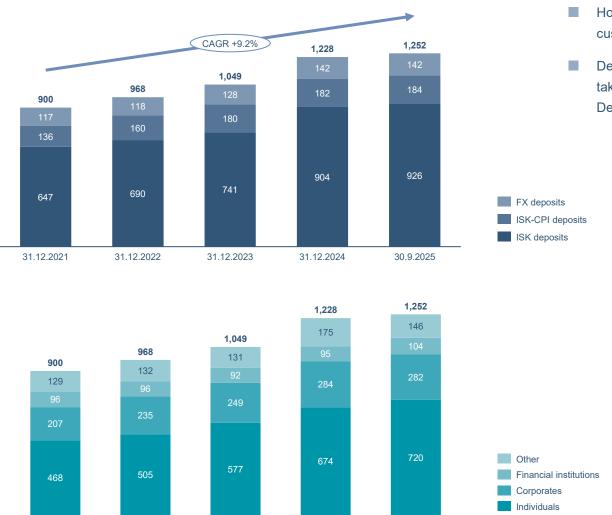
	30.9.2025	31.12.2024	CI	nange
Due to financial institutions and CB	13	12	1	8%
Deposits from customers	1,252	1,228	24	2%
Borrowings	566	529	37	7%
Other liabilities	78	48	30	63%
Subordinated liabilities	53	40	13	33%
Equity	335	325	10	3%
Total	2,298	2,182	116	5%

- Customer deposits increased by ISK 24 billion from the beginning of the year.
- Net borrowings increased by ISK 37 billion, having regard for negative exchange rate changes in the amount of ISK 4 billion.
- Subordinated liabilities increased by ISK 13 billion, having regard for negative exchange rate changes in the amount of ISK 2 billion.





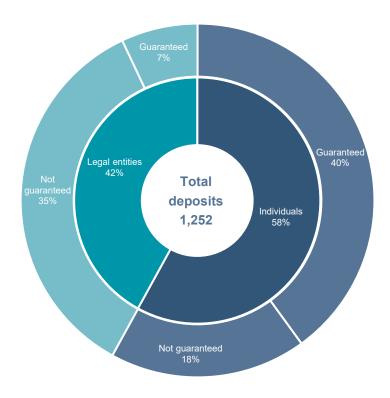
# Deposits from customers Continued growth of household deposits yet total deposit growth has slowed



31.12.2024

30.9.2025

- Household deposits grew by ISK 46 billion from beginning of the year, with total customer deposits increasing by ISK 24 billion during the period.
- Deposits have priority over senior unsecured claims in the winding-up of deposittaking institutions in Iceland. 47% of total deposits are guaranteed under the Act on Deposit Guarantees and Investor-Compensation Scheme.

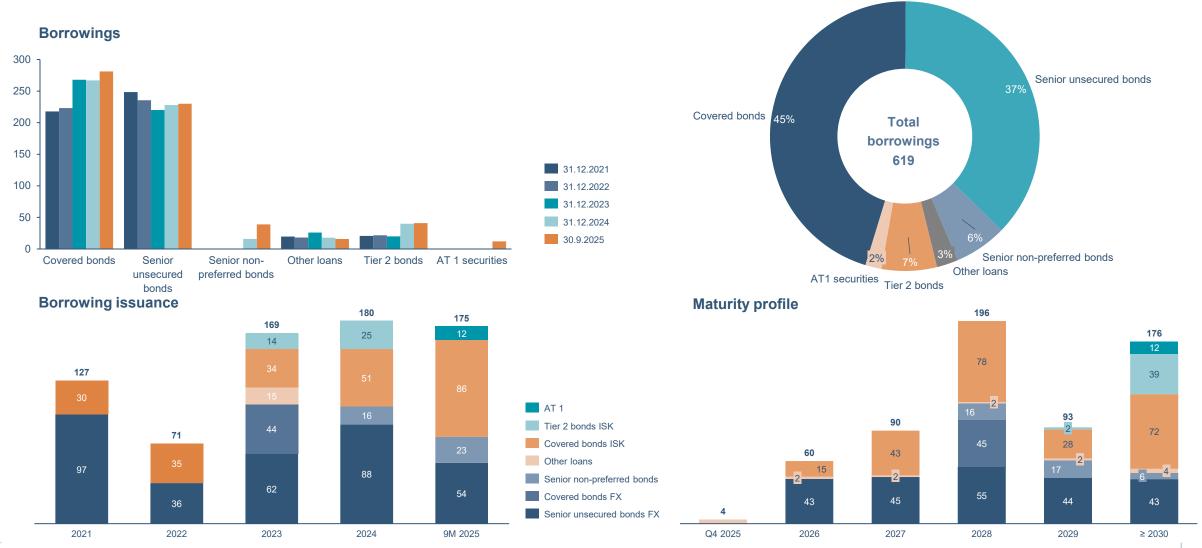


31.12.2021

31.12.2022

31.12.2023

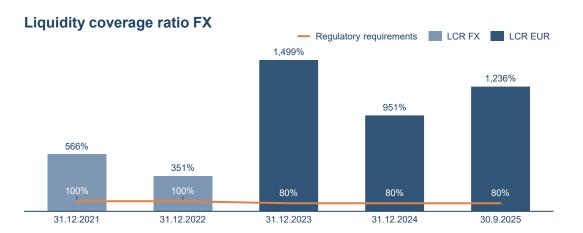
Borrowings
Diversification of the Bank's funding structure achieved through successful issuance of USD 100 million AT1 securities in first half of the year



# Liquidity ratio and net stable funding ratio Liquidity and funding ratios well above regulatory requirements









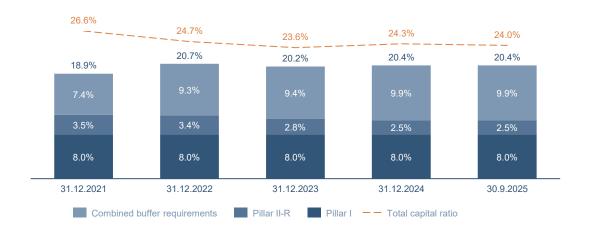
# Capital requirements

## Capital ratios well above regulatory requirements

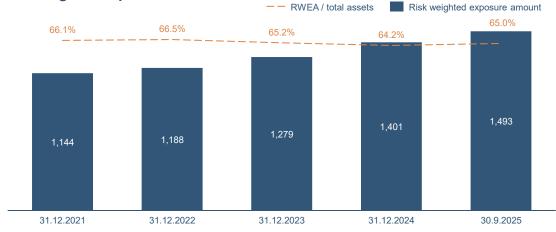
	CET1	Tier 1	Total
Pillar I	4.5%	6.0%	8.0%
Pillar II-R	1.4%	1.8%	2.5%
Minimum requirement under Pillar I and Pillar II-R	5.9%	7.8%	10.5%
Systemic risk buffer	1.9%	1.9%	1.9%
Capital buffer for systematically important institutions	3.0%	3.0%	3.0%
Countercyclical capital buffer	2.5%	2.5%	2.5%
Capital conservation buffer	2.5%	2.5%	2.5%
Combined buffer requirements under Pillar II-G	9.9%	9.9%	9.9%
Total capital requirement	15.8%	17.7%	20.4%
Total capital ratio	20.5%	21.3%	24.0%

- The Group basis calculation of Pillar I capital requirements for lending and market risk on the standardised approach. The basic indicator approach is used to calculate operational risk. The Bank applies the dynamic approach in terms of the IFRS 9 transitional arrangements.
- The consolidated position according to CRR refers to the Landsbankinn accounting group, excluding subsidiaries in insurance activities.
- The Bank is currently preparing to implement Regulation (EU) No. 2024/1623 (CRR III), which introduces changes to the calculation of risk-weighted exposure amounts (RWEA), particularly in relation to credit risk. Codification of the regulation is expected to lower the Bank's RWEA by around ISK 60 billion. This would have the impact of raising the capital ratio by 1.0%

## Regulatory total capital requirement as a ratio of REA



## Risk weighted exposure amount

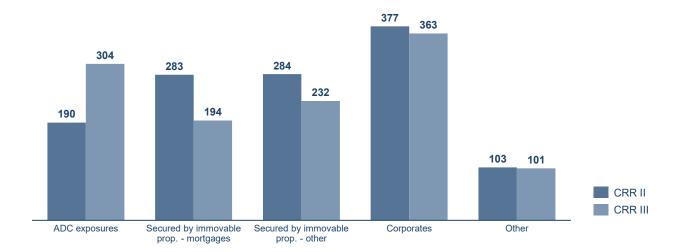


# Expected impact of CRR III implementation

Total capital ratio increases by 1.0%

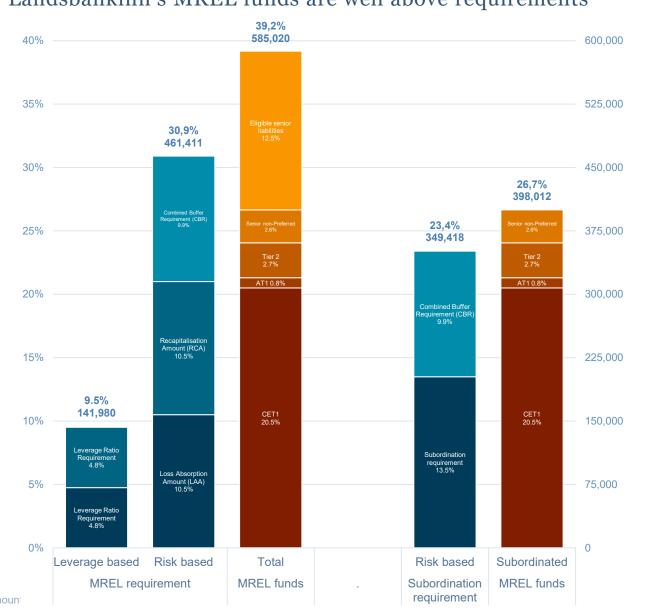
	CRR II	CRR III	Change
Credit risk	1,339	1,296	-43
Market risk	23	23	0
Operational risk	131	114	-17
Total	1,493	1,433	-60
Total capital ratio	24.0%	25.0%	1.0%

## RWEA for loans and advances – by exposure classes as in CRR III



- The Bank has estimated the expected impact of CRR III implementation on RWEA as at 30 September 2025. This impacts the calculation of credit risk and operational risk.
- The expected impact is an ISK 60 billion (4.0%) decrease in RWEA which translates into an increase in total capital ratio, from 24.0% to 25.0%.
- The impact is highest on loans and advances to customers due on the one hand to a decrease in RWEA for loans secured by immovable property and, on the other hand, to an increase in RWEA for Acquisition, Development, and Construction (ADC exposures).
- The final impact on the Bank's RWEA may change upon implementation or following implementation. In particular, interpretations from regulators may still be forthcoming about the application of calculations in individual categories, mainly related to loans secured by immovable property.
- The implementation of changes related to market risk has been postponed until 2027 and is likely to be postponed further. Such changes are considered likely to lead to an increase in RWEA.

# Minimum requirement for own funds and eligible liabilities (MREL) Landsbankinn's MREL funds are well above requirements



The most recent MREL decision of the Resolution Authority of the Central Bank of Iceland (RA of the CBI) is from October 2024 and, according to law, is the higher of either:

### Risk-based:

2 x (Pillar I + Pillar II-R) + Combined buffer requirements (CBR)

### Leverage-based:

2 x Minimum leverage ratio requirement (3.0% of total exposure amount)

The RA has introduced a 13.5% MREL subordination requirement, in addition to the CBR, which must be fulfilled as of 4 October 2027.

At the end of March 2025, Landsbankinn's MREL requirement is 30.9% of RWEA, or the equivalent of ISK 461.4 billion.

 Landsbankinn's MREL funding totals ISK 585 billion at the end of September 2025, or 39.2% of RWEA.

The MREL subordination requirement for Landsbankinn is 23.4% of RWEA, or the equivalent of ISK 349.4 billion at the end of September 2025.

The Bank's MREL subordinated funding amounts to a total of ISK 398.0 billion at the end of September 2025, or the equivalent of 26.7% of RWEA.

The EU's Bank Recovery and Resolution Directive (BRRD) was transposed into Icelandic law in 2020.

- The minimum requirements for own funds and eligible liabilities (MREL) is part of BRRD.
- The RA of the CBI determines the MREL requirement for Landsbankinn as a systematically important domestic institution (O-SII).

## Dividends

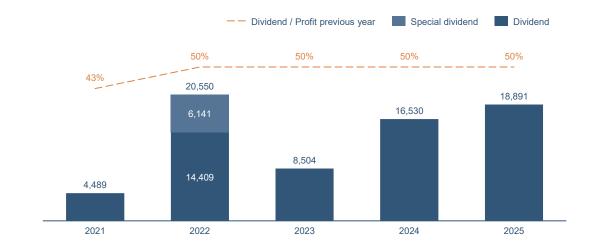
## The Bank's dividend policy is to pay around 50% of last year's profit

### Dividend 2025

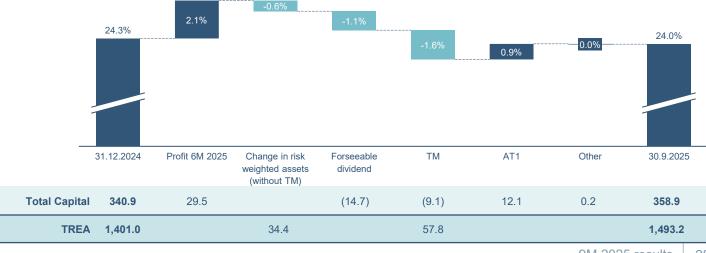
The 2025 AGM of Landsbankinn, held on 19 March 2025, approved the motion of the Board of Directors to pay shareholders a dividend of ISK 0.80 per share for the fiscal year 2024. It was further approved that the dividend be paid in two equal instalments, each of ISK 0.40 per share. The former instalment was paid on 26 March 2025 and the latter was paid on 17 September 2025. The total dividend amounts to ISK 18,891 million.

## Landsbankinn's dividend policy

- Landsbankinn aims to pay regular dividends to shareholders amounting in general to around 50% of the previous year's profit. To achieve Landsbankinn's target capital ratio, the aim is also to make special dividend payments to optimise the Bank's capital structure.
- In determining the amount of dividend payments, the Bank's continued strong financial position shall be ensured. Regard shall be had for risk in the Bank's internal and external environment, growth prospects and the maintenance of a long-term, robust equity and liquidity position, as well as compliance with regulatory requirements of financial standing at any given time.



## Capital ratio, changes in 9M 2025

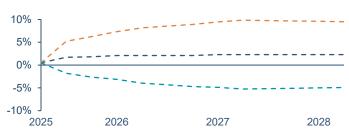


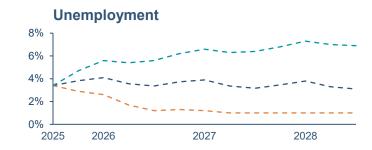


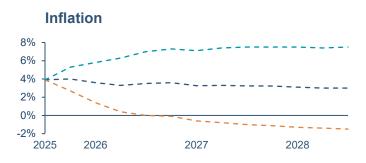
# Economic scenarios for expected credit loss

- Landsbankinn Economic Research prepares scenarios to support forecasts for important economic variables.
- These scenarios show key economic variables used to calculate expected credit loss (ECL) for stages 1 and 2.
- The forecasts show averages for the 12-month outlook and to the medium-term forecast horizon.
- In calculating ECL, the optimistic scenario is given 15% weight, the baseline 70% weight and the pessimistic scenario 15% weight (2024: 15%-70%-15%).

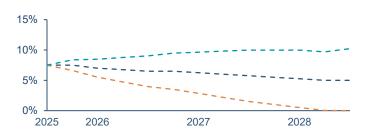
## **Economic growth**



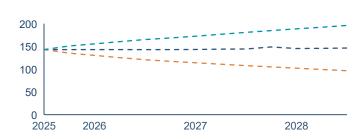




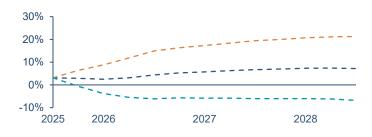
## **CBI's key rate (seven-day term deposits)**



**EUR / ISK** 



## **Housing price (YoY change)**



# Key financial ratios

	9M 2025	2024	2023	2022	2021	Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Profit after taxes	29,455	37,508	33,167	16,997	28,919	11,133	10,382	7,940	10,600	10,787
Return on equity after taxes	12.2%	12.1%	11.6%	6.3%	10.8%	13.5%	13.0%	10.0%	13.3%	14.0%
Return on assets	1.7%	1.8%	1.7%	1.0%	1.7%	1.9%	1.8%	1.4%	1.9%	2.0%
Total assets	2,297,601	2,181,759	1,960,776	1,787,024	1,729,798	2,297,601	2,305,038	2,257,092	2,181,759	2,185,796
Net interest income	49,369	57,197	57,559	46,464	38,953	16,907	17,662	14,800	13,107	14,955
Interest spread as a ratio of average total assets	2.9%	2.7%	3.0%	2.7%	2.3%	2.9%	3.1%	2.7%	2.4%	2.8%
Loans / deposits ratio	148.4%	147.1%	155.5%	159.6%	154.1%	148.4%	147.5%	145.7%	147.1%	146.5%
Cost-income ratio	33.2%	32.4%	33.7%	46.8%	43.2%	28.5%	33.3%	38.7%	32.8%	30.7%
Operating expenses as a ratio of average total assets	1.3%	1.3%	1.4%	1.4%	1.4%	1.1%	1.3%	1.4%	1.3%	1.1%
Total equity	335,213	324,649	303,754	279,091	282,645	335,213	324,079	313,698	324,649	314,049
Total capital ratio	24.0%	24.3%	23.6%	24.7%	26.6%	24.0%	24.0%	23.6%	24.3%	24.1%
Sum of MREL funds	39.2%	38.2%	37.9%	40.4%		39.2%	38.3%	38.1%	38.2%	
Liquidity coverage ratio total LCR	229%	164%	181%	134%	179%	229%	234%	221%	164%	263%
Liquidity LCR EUR (LCR FX until 31.12.2022)	1236%	951%	1499%	351%	556%	1236%	661%	1197%	951%	666%
Liquidity LCR ISK	121%	133%	129%	99%	120%	121%	120%	106%	133%	134%
Net stable funding ratio NSFR total	128%	124%	123%	117%	121%	128%	125%	123%	124%	121%
Net stable funding ratio FX (NSFR)	173%	143%	145%	132%	142%	173%	168%	161%	143%	136%
Full-time eqv.positions	948	822	802	813	816	948	927	926	822	813



# Operations

	9M 2025	2024	2023	2022	2021		Q3 2025	Q2 2025	Q1 2025	Q4 2024	Q3 2024
Net interest income	49,368	57,197	57,559	46,464	38,953		16,907	17,662	14,800	13,107	14,955
Net fee & commission income	9,184	11,405	11,153	10,623	9,483	-	2,979	3,201	3,004	3,337	2,690
Insurance service result	1,747					-	708	769	270		
Net impairment changes	-2,939	-2,772	-3,120	2,473	7,037	-	-2,864	256	-331	-754	1,442
Other net operating income	6,459	13,873	8,256	-6,307	6,857	-	4,256	786	1,417	5,411	2,129
Total operating income	63,820	79,703	73,848	53,253	62,330		21,986	22,674	19,160	21,100	21,216
Salaries and related expenses	13,034	16,534	15,866	14,474	14,759		3,869	4,700	4,465	4,529	3,582
Other operating expenses	8,370	10,202	10,092	9,289	9,105	-	2,533	2,769	3,068	2,633	2,493
Tax on liabilities to fin. institutions	2,028	2,597	2,290	2,097	2,013	_	658	699	671	642	719
Total operating expenses	23,432	29,333	28,248	25,860	25,877		7,060	8,168	8,204	7,804	6,793
Profit before tax	40,388	50,370	45,600	27,393	36,453		14,926	14,506	10,956	13,296	14,423
Income tax	10,933	12,862	12,433	10,396	7,534	-	3,793	4,124	3,016	2,696	3,636
Profit for the period	29,455	37,508	33,167	16,997	28,919		11,133	10,382	7,940	10,600	10,787



# Balance sheet

	30.9.2025	31.12.2024	Change		31.12.2023	31.12.2022	31.12.2021
Cash and balances with CB	105,561	129,981	-24,420	-19%	75,350	42,216	82,425
Bonds and debt instruments	185,018	139,104	45,914	33%	148,182	125,265	150,435
Equities and equity instruments	31,649	32,644	-995	-3%	19,012	19,106	33,347
Loans and advances to financial institutions	64,061	39,346	24,715	63%	54,101	28,621	47,231
Loans and advances to customers	1,856,955	1,807,437	49,518	3%	1,630,894	1,544,360	1,387,463
Other assets	54,357	33,247	21,110	63%	33,237	27,456	28,897
Total assets	2,297,601	2,181,759	115,842	5%	1,960,776	1,787,024	1,729,798
Due to financial institutions and CB	13,343	11,989	1,354	11%	29,968	6,634	10,425
Deposits from customers	1,251,582	1,228,444	23,138	2%	1,048,537	967,863	900,098
Borrowing	565,937	529,150	36,787	7%	513,687	476,864	486,042
Other liabilities	78,374	47,538	30,836	65%	44,654	34,819	29,803
Subordinated liabilities	53,152	39,989	13,163	33%	20,176	21,753	20,785
Equity	335,213	324,649	10,564	3%	303,754	279,091	282,645
Total liabilities and equity	2,297,601	2,181,759	115,842	5%	1,960,776	1,787,024	1,729,798



# Operating segments

1.1. – 30.9.2025	Personal Banking	Corporate Banking	Asset Management & Capital Markets	Treasury and Market Making	ТМ	Other divisions	Reconciliation	Total
Net interest income	15,713	22,698	289	9,722	217	424	306	49,369
Net fee and commission income	2,905	2,446	4,461	-484	0	-8	-136	9,184
Insurance service result	0	0	0	0	1,453	0	294	1,747
Net impairment changes	-2,629	-285	-2	0	-23	0	0	-2,939
Net other operating income (expense)	90	-829	-212	4,776	-71	2,846	-141	6,459
Total operating income (expense)	16,079	24,030	4,536	14,014	1,576	3,262	323	63,820
Operating expenses	-5,669	-2,831	-1,895	-671	-421	-9,759	-158	-21,404
Tax on liabilities of financial institutions	-858	-416	-9	-740	0	-5	0	-2,028
Allocated expenses	-3,639	-2,604	-1,139	-1,094	0	8,476	0	0
Profit (loss) before tax	5,913	18,179	1,493	11,509	1,155	1,974	165	40,388
Income tax	-1,710	-4,749	-527	-3,108	-358	-481	0	-10,933
Profit (loss) for the period	4,203	13,430	966	8,401	797	1,493	165	29,455
Total assets	936,677	906,070	14,536	821,037	59,200	17,295	-457,214	2,297,601
Total liabilities	869,296	765,597	9,539	737,383	26,231	11,556	-457,214	1,962,388
Allocated capital	67,381	140,473	4,997	83,654	32,969	5,739		335,213



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