

Landsbankinn hf.
(incorporated in Iceland as a limited liability company)
ISK 250,000,000,000
Covered Bond Programme

Under this ISK 250,000,000,000 Covered Bond Programme (the “**Programme**”), Landsbankinn hf., (the “**Issuer**”, the “**Bank**” and “**Landsbankinn**”) may from time to time issue Covered Bonds (the “**Covered Bonds**”) in accordance with the Icelandic Act on Covered Bonds, No. 11/2008 (the “**Act on Covered Bonds**”), any relevant executive orders (*Ice. stjórnvaldsákvarðanir*) and appurtenant regulations as may be supplemented, amended, modified or varied from time to time (as well as any judicial decisions and administrative pronouncements, all of which are subject to change, including with retroactive effect), (together the “**Covered Bonds Legislation**”) denominated in any currency as determined by the Issuer.

The Covered Bonds may be issued in bearer form (“**Bearer Covered Bonds**”), registered form (“**Registered Covered Bonds**”), uncertificated book entry form cleared through the Nasdaq Central Securities Depository Iceland hf. (the “**NCS D**”) or any other clearing system as decided by the Issuer (“**VS System Covered Bonds**”). The maximum aggregate nominal amount of all Covered Bonds from time to time outstanding under the Programme will not exceed ISK 250,000,000,000 (or its equivalence in other currencies calculated as described herein). The Covered Bonds may be issued on a continuing basis. The Financial Supervisory Authority of the Central Bank of Iceland (the “**FSA**”) granted the Issuer a licence dated 29 April 2013 to issue Covered Bonds. Any increase of the Programme is subject to the FSA approval. At the date of this Base Prospectus the Programme shall not exceed a limit of ISK 250,000,000,000.

This Base Prospectus dated 15 April 2021 (the “**Base Prospectus**”) has been approved by the FSA as a competent authority under Regulation EU 2017/1129 (the “**Prospectus Regulation**”) which has been implemented into Icelandic law with Act No. 14/2020 (the “**Act on Prospectus for Public Offering or Admission to Trading on a Regulated Market**”). The FSA only approves this Base Prospectus as meeting the standards of completeness, comprehensibility and consistency imposed by Prospectus Regulation. Approval by the FSA should not be considered as an endorsement of the Issuer or of the quality of the Covered Bonds that is the subject of this Base Prospectus. Investors should make their own assessment as to the suitability of investing in the Covered Bonds. Applications may be made for new series of Covered Bonds issued under the Programme to be admitted to trading on a regulated market for the purposes of Directive 2004/39/EC (the “**MiFID**”) which has been implemented in Iceland through the Act on Securities Transactions, No. 108/2007 (the “**Act on Securities Transactions**”) and Act on Stock Exchanges No. 110/2007, or for the purpose of Directive 2014/65/EU on Markets in Financial Instruments (the “**MiFID II**”), which will be implemented into Icelandic law on the **MiFID II Implementation Date**.

Notice of the aggregate nominal amount of Covered Bonds, interest (if any) payable in respect of Covered Bonds, the issue price of Covered Bonds and any other terms and conditions not contained herein which are applicable to each Tranche (as defined in Terms and Conditions of the Covered Bonds) of Covered Bonds will be set out in the Final Terms documents (the “**Final Terms**”), which, with respect to Covered Bonds admitted to trading on a regulated market can be found on the Issuer’s website, www.landsbankinn.is (<https://www.landsbankinn.is/sertryggd-skuldabref/>)

Prospective investors should have regard to the factors described in the section entitled *Risk Factors* in the Base Prospectus for a discussion of those factors to be considered in connection with an investment in the Covered Bonds.

As of the date of the Base Prospectus, the long term (senior) debt rating of the Issuer is BBB (stable outlook) by S&P Global Ratings (“**S&P**”). The Programme has been rated A-, with stable outlook by S&P. Standard & Poor’s is established in the European Union and is registered under the Regulation (EC) No. 1060/2009 (as amended) (the “**CRA Regulation**”). As such S&P is included in the list of credit rating agencies published by the European Securities and Markets Authority (“**ESMA**”) on its website (at <http://www.esma.europa.eu/page/List-registered-and-certified-CRAs>) in accordance with the CRA Regulation. Covered Bonds issued under the Programme may be rated or unrated by the rating agency referred to above. Where a Tranche of Covered Bond is rated, such rating will be disclosed in the Final Terms and will not necessarily be the same as the rating assigned to the Bank by S&P or to Covered Bonds already issued. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, reduction or withdrawal at any time by the assigning rating agency.

MIFID II PRODUCT GOVERNANCE / TARGET MARKET – As of **MiFID II Implementation Date**, the Final Terms in respect of any Covered Bonds and any drawdown prospectus may include a legend entitled “MiFID II Product Governance” which will outline the target market assessment in respect of the Covered Bonds and which channels for distribution of the Covered Bonds are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a “**distributor**”) should take into consideration the target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the MiFID Product Governance rules under EU Delegated Directive 2017/593 (the “**MiFID Product Governance Rules**”), any Dealer subscribing for any Covered Bonds is a manufacturer in respect of such Covered Bonds, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the MiFID Product Governance Rules.

“UK MiFIR PRODUCT GOVERNANCE / TARGET MARKET - The Final Terms in respect of any Covered Bonds and any drawdown prospectus may include a legend entitled “*UK MiFIR Product Governance*” which will outline the target market assessment in respect of the Covered Bonds and which channels for distribution of the Covered Bonds are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a “**distributor**”) should take into consideration the target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “**UK MiFIR Product Governance Rules**”) is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the target market assessment) and determining appropriate distribution channels.

A determination will be made in relation to each issue about whether, for the purpose of the UK MiFIR Product Governance Rules, any Dealer subscribing for any Covered Bonds is a manufacturer in respect of such Covered Bonds, but otherwise neither the Arranger nor the Dealers nor any of their respective affiliates will be a manufacturer for the purpose of the UK MiFIR Product Governance Rules.

PROHIBITION OF SALES TO EEA RETAIL INVESTORS – The Covered Bonds are not intended to be offered, sold or otherwise made available to and, with effect from such date, should not be offered, sold or otherwise made available to any retail investor in the EEA. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of MiFID II; (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended or superseded, the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in the Prospectus Regulation. Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “**PRIIPs Regulation**”) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation.

PROHIBITION OF SALES TO UNITED KINGDOM RETAIL INVESTORS – The Covered Bonds are not intended to be offered, sold or otherwise made available to and, should not be offered, sold or otherwise made available to any retail investor in the United Kingdom. (“**UK**”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (the “**FSMA**”) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of UK domestic law by virtue of the EUWA; or (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of UK domestic law by virtue of the EUWA (the “**UK PRIIPs Regulation**”) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the United Kingdom has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the United Kingdom may be unlawful under the UK PRIIPs Regulation.

The Covered Bonds will be issued in such denominations as may be agreed between the Issuer and the relevant Dealer(s) and as specified in the applicable Final Terms, save that the minimum denomination of each Covered Bonds will be such amount as may be allowed or required from time to time by the relevant central bank (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency (as defined below) and save that the minimum denomination of each Covered Bond admitted to trading on a regulated market situated or operating within the EEA or within the UK and/or offered to the public in an EEA state or in the UK in circumstances which require the publication of a prospectus under the Prospectus Regulation will be €100,000 (or, if the Covered Bonds are denominated in a currency other than euro, the equivalent amount in such currency).

The Covered Bonds have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**US Securities Act**”) and are subject to U.S. tax law requirements. Subject to certain exceptions, the Covered Bonds may not be offered, sold or delivered within the United States or to a U.S. person (see *Selling Restrictions*). Interests in a Temporary Bearer Global Covered Bond will be exchangeable, in whole or in part, for interests in a Permanent Bearer Global Covered Bond on or after the Exchange Date (as defined in the section *Terms and Conditions of the Covered Bonds*), upon certification as to non-U.S. beneficial ownership. Until the expiration of 40 days after the later of the commencement of the offering of Registered Bonds and the issue date thereof, beneficial interests in a Global Certificate may be held only through Euroclear Bank S.A/N.V. (“**Euroclear**”) or Clearstream Banking (“**Clearstream, Luxembourg**”).

The Issuer may decide that Covered Bonds may be issued in a form not contemplated by the Terms and Conditions of the Covered Bonds described herein, in which event, a supplement to the Base Prospectus conforming with Article 23 of the Prospectus Regulation, will be made available which will describe the effect of the agreement reached in relation to such Covered Bonds.



Landsbankinn hf.

The date of the Base Prospectus is 15 April 2021.

This Base Prospectus, dated 15 April 2021, constitutes a base prospectus for the purposes of Article 8 of Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017, as amended (the “**Prospectus Regulation**”).

This Base Prospectus and copies of Final Terms relating to the Covered Bonds which are admitted to trading on a regulated market will be available on the website of the Issuer, [www.landsbankinn.is](https://www.landsbankinn.is/sertryggd-skuldabref/) (<https://www.landsbankinn.is/sertryggd-skuldabref/>). Investors can request printed copies of the Base Prospectus free of charge at the Issuer’s registered office at Austurstræti 11, 155 Reykjavík, Iceland.

This Base Prospectus has been prepared to provide clear and thorough information on the Issuer. Investors are encouraged to acquaint themselves thoroughly with this Base Prospectus. They are advised to pay particular attention to the chapter on Risk Factors. This Base Prospectus should by no means be viewed or construed as a promise by the Issuer or other parties of future success either in operations or return on investments. Investors are reminded that investing in securities entails risk, as the decision to invest is based on expectations and not promises. Investors must rely primarily on their own judgement regarding any decision to invest in the Issuer’s securities, bearing in mind, *inter alia*, the business environment in which it operates in, anticipated profits, external conditions and the risk inherent in the investment itself. Prospective investors are advised to contact experts, such as licensed financial institutions, to assist them in their assessment of the securities issued by the Issuer as an investment option. Investors are advised to consider their legal status, including taxation issues that may concern the purchase or sale of the Issuer’s securities and seek external and independent advice in that respect.

Neither this Base Prospectus nor any other information supplied in connection with the Programme or any Covered Bonds (i) is intended to provide the basis of any credit or other evaluation or (ii) should be considered as a recommendation by the Issuer that any recipient of this Base Prospectus or any other information supplied in connection with the Programme or any Covered Bonds should purchase any Covered Bonds. Each investor contemplating purchasing any Covered Bonds should make its own independent investigation of the financial condition and affairs, and its own appraisal of the creditworthiness of the Issuer. Neither the Base Prospectus nor any other information supplied in connection with the Programme or the issue of any Covered Bonds constitutes an offer or invitation by or on behalf of the Issuer to any person to subscribe for or to purchase any Covered Bonds.

This Base Prospectus does not constitute an offer to sell or the solicitation of an offer to buy any Covered Bonds in any jurisdiction to any person to whom it is unlawful to make the offer or solicitation in such jurisdiction. The distribution of this Base Prospectus and the offer or sale of Covered Bonds may be restricted by law in certain jurisdictions. The Issuer does not represent that this Base Prospectus may be lawfully distributed, or that any Covered Bonds may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction, or pursuant to an exemption available thereunder, or assume any responsibility for facilitating any such distribution or offering. In particular, no action has been taken by the Issuer which would permit a public offering of any Covered Bonds or distribution of this Base Prospectus in any jurisdiction where action for that purpose is required. Accordingly, no Covered Bonds may be offered or sold, directly or indirectly, and neither this Base Prospectus nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with any applicable laws and regulations. Persons into whose possession this Base Prospectus or any Covered Bonds must inform themselves about and observe any such restrictions on the distribution of this Base Prospectus and the offering and sale of Covered Bonds. The Issuer accepts no liability to any person in relation to the distribution of this Base Prospectus in any jurisdiction. In particular, there are restrictions on the distribution of this Base Prospectus and the offer or sale of Covered Bonds in the United States, the European Economic Area (the “**EEA**”), United Kingdom, Singapore, Hong Kong and Japan. See chapter Selling Restrictions.

*The Covered Bonds have not been and will not be registered under the Securities Act or with any securities regulatory authority of any state or other jurisdiction of the United States and the Covered Bonds may include Bearer Covered Bonds that are subject to U.S. tax law requirements. Subject to certain exceptions, the Covered Bonds may not be offered or sold or, in the case of Bearer Covered Bonds, delivered within the United States or to, or for the account of benefit of, U.S. persons (as defined in Regulations S under the Securities Act (, **Regulations S** “)).*

The Covered Bonds are being offered and sold outside the United States to Non- U.S. persons in reliance on Regulations S. For a description of these and certain further restrictions on offers, sales and transfers of bonds and distribution of this Base Prospectus see chapter Selling Restrictions.

The Covered Bonds have not been approved or disapproved by the U.S. Securities and Exchange Commission, any state securities commission in the United States or any other U.S. regulatory authority, nor has any of the foregoing authorities passed upon or endorsed the merits of the offering of Covered Bonds or the accuracy or the adequacy of this Base Prospectus. Any representation to the contrary is a criminal offence in the United States.

Singapore SFA Product Classification: In connection with Section 309B of the Securities and Futures Act (Chapter 289) of Singapore (the “SFA”) and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the “CMP Regulations 2018”), unless otherwise specified before an offer of Covered Bonds, the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Covered Bonds are ‘prescribed capital markets products’ (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

This Base Prospectus may be passported in accordance with the provisions of the Prospectus Regulation into other jurisdictions within the EEA.

No person is or has been authorised by the Issuer to give any information or to make any representation of information not contained in or not consistent with this Base Prospectus or any other information supplied in connection with the Programme or the Covered Bonds and, if given or made, such information or representation must not be relied upon as having been authorised by the Issuer.

Neither the delivery of this Base Prospectus nor the offering, sale or delivery of any Covered Bonds shall in any circumstances imply that the information contained herein concerning the Issuer is correct at any time subsequent to the date hereof or that any other information supplied in connection with the Programme is correct as of any time subsequent to the date indicated in the document containing the same.

The language of this Base Prospectus is English. Certain legislative references and technical terms have been cited in their original language in order that the correct technical meaning may be ascribed to them under the applicable law. Capitalised terms used in this Base Prospectus have been defined in the Terms and Conditions ([1. Definitions](#)), in the chapter Important Information ([Abbreviations and definitions](#)) or throughout this Base Prospectus.

The Covered Bonds may not be a suitable investment for all investors

Each potential investor in the Covered Bonds must determine the suitability of that investment in light of its own circumstances. In particular, each potential investor should:

- Have sufficient knowledge and experience to make a meaningful evaluation of the Covered Bonds, the merits and risks of investing in the Covered Bonds and the information contained or incorporated by reference in this Base Prospectus or any applicable supplement;
- have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Covered Bonds and the impact the Covered Bonds will have on its overall investment portfolio;
- have sufficient financial resources and liquidity to bear all of the risks of an investment in the Covered Bonds, including Covered Bonds with principal or interest payable in one or more currencies, or where the currency for principal or interest payments is different from the potential investor’s currency;
- understand thoroughly the terms of the Covered Bonds and be familiar with the behaviour of any relevant indices and financial markets; and
- be able to evaluate (either alone or with the help of a financial adviser) possible scenarios for legislative, economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

The Covered Bonds are complex financial instruments. Institutional investors generally do not purchase complex financial instruments as stand-alone investments. They purchase complex financial instruments as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. A potential investor should not invest in Covered Bonds which are complex financial instruments unless it has the expertise (either alone or with a financial adviser) to evaluate how the Covered Bonds will perform under changing conditions, the resulting effects on

the value of the Covered Bonds and the impact this investment will have on the potential investor's overall investment portfolio.

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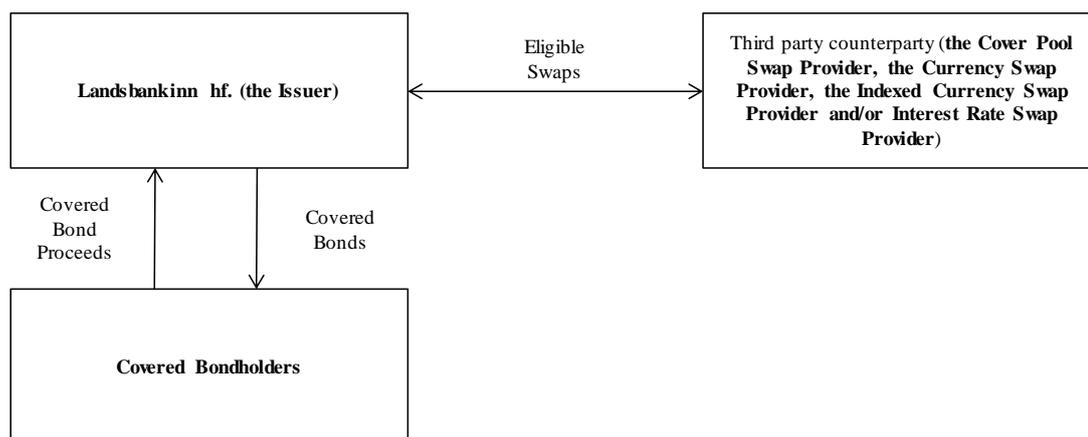
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OVERVIEW OF THE PROGRAMME

The following is a brief overview (the “**Overview**”) and it should be read in conjunction with the rest of this Base Prospectus, including any information incorporated by reference, and read together with the Final Terms. This Overview constitutes a general description of the Programme for the purposes of Article 25 (1) of Commission Delegated Regulation (EU) No. 2019/980 (the **Delegated Regulation**).

Words and expressions defined in the Terms and Conditions of the Covered Bonds ([1. Definitions](#)) and in the section Important Information ([Abbreviations and definitions](#)) of this Base Prospectus shall have the same meanings in this Overview.



Description:

ISK 250,000,000,000 Covered Bond Programme (or its equivalence in other currencies calculated as described herein) established by the Issuer which shall not exceed a limit of ISK 250,000,000,000. Any increases of the Programme shall be subject to the FSA approval.

THE PARTIES:

Issuer:

Landsbankinn hf., Reg. No. 471008-0280, registered office at Austurstræti 11, 155 Reykjavík, Iceland.

The Issuer operates pursuant to the provisions of the Act on Financial Undertakings, No. 161/2002, the Act on Public Limited Companies, No. 2/1995 and the Act on the Authority for Treasury Disbursements due to Unusual Financial Market Circumstances etc., No. 125/2008.

The Issuer is a leading Icelandic financial institution with total assets of ISK 1,564 billion at year - end of 2020. The Issuer offers a full range of financial services and is the market leader in the Icelandic financial service sector with the largest branch network, counting 36 branches and outlets.

Legal Entity Identifier (“LEI”):

549300TLZPT6JELDWM92

Website¹:

<https://www.landsbankinn.is/>

¹ The information on the website does not form part of the Base Prospectus, beside the information which is incorporated by reference into the Base Prospectus

Independent Inspector:	<p>The issuer shall appoint an Independent Inspector to supervise the issuance of covered bonds licensed by the FSA and the FSA must approve his/her appointment in accordance with the Act on Covered Bonds.</p> <p>The Independent Inspector shall ensure that the Register is properly maintained and updated and shall therefore verify that bonds and derivative agreements are correctly registered; only eligible assets and substitute collateral are included in the cover pool; the value of the assets registered in the cover pool and the valuation thereof is in accordance with the Act on Covered Bonds and the Rules on Covered Bonds; that LTV calculations are correctly updated upon significant decrease in the market value of mortgaged assets; and that the matching rules are complied with.</p> <p>The Independent Inspector shall once a year provide the FSA with a written report regarding his/her surveillance. Furthermore, the Independent Inspector shall as soon as possible notify the FSA should he/she become aware of any matters which could affect the FSA's assessment of the issuer's position in general.</p> <p>An Independent Inspector to supervise the issuance of the Covered Bonds has been appointed and approved by the FSA pursuant to an agreement with KPMG ehf.</p>
Cover Pool Swap Provider:	<p>The Issuer may enter into Cover Pool Swap Agreements with third party counterparties in their respective capacities as Cover Pool Swap Provider under a Cover Pool Swap Agreement. A Cover Pool Swap enables the Issuer to convert ISK interest payments (less a client margin) received by the Issuer in respect of assets (other than Swaps) registered to the Cover Pool into floating or fixed payments (as the case may be) payments linked to the interest rate payable on the Covered Bonds.</p>
Currency Swap Provider:	<p>The Issuer may enter into Currency Swap Agreements with third party counterparties in their respective capacities as Currency Swap Provider under a Currency Swap Agreement. A Currency Swap enables the Issuer to hedge currency risks arising from (a) Covered Bonds which are issued in currencies other than ISK and (b) assets (other than Mortgage Bonds) which are registered to the Cover Pool and are denominated in currencies other than ISK.</p>
Indexed Currency Swap Providers:	<p>The Issuer may enter into Indexed Currency Swap Agreements with third party counterparties in their respective capacities as Indexed Currency Swap Provider under an Indexed Currency Swap Agreement. Indexed Currency Swaps enable the Issuer to hedge currency and inflation risks arising from (i) Covered Bonds which are issued in currencies other than ISK and not indexed linked and (ii) assets which are registered to the Cover Pool and are denominated in ISK and index linked.</p>
Interest Rate Swap Providers:	<p>The Issuer may enter into Interest Rate Swap Agreements with third party counterparties in their respective capacities as Interest Rate Swap Provider under an Interest Rate Swap Agreement. Interest Rate Swaps enable the Issuer to hedge interest rate risk in ISK and/or other currencies to the extent that these have not already been hedged by the Cover Pool Swap or a Currency Swap.</p>
Fiscal and Transfer Agent	<p>Landsbankinn hf. or any successor agent appointed as such.</p>

KEY FEATURES:

FSA Licensing: FSA granted the Issuer a licence dated 29 April 2013 to issue Covered Bonds. Any increases of the Programme shall be subject to the FSA approval. On 13 April 2021, FSA authorised the Issuer to increase the size limit to ISK 250,000,000,000.

Status of the Covered Bonds: The Covered Bonds constitute direct, unconditional, unsubordinated and secured obligations of the Issuer issued in accordance with the Act on Covered Bonds and appurtenant regulations and rank *pari passu* among themselves and with all other obligations of the Issuer that have been provided the same priority as debt instruments issued pursuant to the Act on Covered Bonds (save for certain obligations required to be preferred by law) (other than subordinated obligations, if any), from time to time outstanding. Senior Debt (if any) ranks thereafter. To the extent that claims in relation to the Covered Bonds, related derivative contracts and Senior Debt (if any) are not met out of the assets of the Cover Pool or the proceeds arising from it, the residual claims will rank *pari passu* with the claims of all other unsubordinated creditors of the Issuer (other than those preferred by law) in all other respects.

Issuer Covenants:

Negative Pledge

In accordance with the Act on Covered Bonds, the Issuer undertakes, so long as any of the Covered Bonds, Receipts or Coupons remain outstanding, that it will not, and that it will procure that none of its Relevant Subsidiaries will, create or have outstanding any mortgage, charge, pledge, lien or other security interest over the assets in the Cover Pool, other than any lien arising by operation of law (if any).

Maintenance of the Issuer's Cover Pool

For so long as the Covered Bonds are outstanding, the value of the Cover Pool will not at any time be less than the total aggregate outstanding principal amount of all Covered Bonds issued under the Programme plus an Overcollateralization of 20 per cent.

For the avoidance of doubt, the Issuer shall not at any time reduce the Overcollateralization which applies to the Programme if to do so would result in any credit rating then applying to the Covered Bonds by any rating agency appointed by the Issuer in respect of the Covered Bonds being reduced, removed, suspended or placed on credit watch.

Composition of the Issuer's Cover Pool

For so long as any of the Covered Bonds are outstanding the Issuer shall ensure that the Cover Pool maintained or to be maintained by the Issuer shall at all times comply with the requirements of the Act on Covered Bonds.

Interest Cover

The amounts of interest received by the Issuer in respect of the Cover Pool and under the related derivative contracts entered into by the Issuer shall be at least equal to or exceed the amounts payable by the Issuer under the Covered Bonds and the related derivative contracts entered into by the Issuer.

The Register:

The issuer of covered bonds must maintain a register of the issued covered bonds, and the cover pool, together with related derivative agreements in

accordance with the Act on Covered Bonds. The register must, among other things include the following information; (1) the nominal value, interest terms, and final maturity of the covered bonds; (2) the types of assets in the cover pool; and (3) in respect of each mortgage bond in the cover pool, the name of the underlying borrower, their ID./Reg. No., the nominal value of the loan, date of issue, maturity, terms of instalments and interest. Furthermore, the register shall show the appraisal of the collateral security in the cover pool, when the appraisal was carried out and the premises used. Bonds in a cover pool must be endorsed showing they are part of a cover pool and have been entered into the register as provided for in Chapter VI of the Act on Covered Bonds. The endorsement shall also indicate that the debt instrument is to secure priority rights of a specific class of covered bonds.

In the event of bankruptcy of an issuer of covered bonds, covered bondholders and derivative agreement counterparties are entitled to rights of priority to the assets in the cover pool that are registered in the register, as well as over the funds that originate from those assets.

Composition of the Cover Pool:

Requirements for assets that make up the cover pool are set out in the Act on Covered Bonds. A cover pool will consist of assets, which include bonds secured by various types of mortgages, on other registered assets, Government Bonds, receivables in the form of certain derivative agreements and substitute collateral. Assets in the cover pool are to be kept separate from other business operations of the issuer.

Currencies:

The Covered Bonds may be issued in any currency as determined by the Issuer.

Form of the Covered Bonds:

The Covered Bonds will be issued in bearer form (Bearer Covered Bonds), registered form (Registered Covered Bonds), or, in the case of VS System Covered Bonds, uncertificated book entry form, as specified in the applicable Final Terms and, in the case of definitive Covered Bonds, serially numbered, in the Specified Currency and the Specified Denomination(s). The Covered Bonds will be in the Specified Currency and the Specified Denomination(s). Covered Bonds of one Specified Denomination may not be exchanged for Covered Bonds of another Specified Denomination.

The Covered Bonds may take the form of an Inflation Linked Annuity Covered Bond, an Inflation Linked Equal Principal Payment Covered Bond, a Fixed Rate Covered Bond, a Floating Rate Covered Bond, a Zero Coupon Covered Bond or a combination of any of the foregoing, depending upon the Interest Basis and Redemption/Payment Basis shown in the applicable Final Terms.

Terms of the Covered Bonds:

The terms of the Covered Bonds will be set out in the Terms and Conditions of the Covered Bonds, as completed by the applicable Final Terms.

Redenomination:

Where redenomination is specified in the applicable Final Terms as being applicable, the Issuer may redenominate certain Covered Bonds in euro or other Specified Currency. The relevant provisions applicable to such redenomination are contained in Condition 5 of the Terms and Conditions.

Maturities:

The Maturity Date of the Covered Bonds is specified in the applicable Final Terms.

Extendable obligations under the Covered Bonds:

Following the failure by the Issuer to pay the Final Redemption Amount of a Series of Covered Bonds on their Maturity Date, payment of such amounts shall be automatically deferred. This will occur if the Final Terms for a relevant Series of Covered Bonds provides that such Covered Bonds are subject to an extended maturity date on which the payment of all or (as applicable) part of the Final Redemption Amount payable on the Maturity Date will be deferred in the event that the Final Redemption Amount is not paid in full on the Maturity Date.

To the extent that the Issuer has sufficient funds available to pay in part the relevant Final Redemption Amount in respect of the relevant Series of Covered Bonds, the Issuer shall make partial payment of the relevant Final Redemption Amount as described in Condition 8.12(f). Payment of all unpaid amounts shall be deferred automatically until the applicable Extended Maturity Date, provided that any amount representing the Final Redemption Amount due and remaining unpaid on the Maturity Date may be paid by the Issuer on any Interest Payment Date thereafter up to (and including) the relevant Extended Maturity Date.

The Issuer is not required to notify the Covered Bondholders of such automatic deferral. The Extended Maturity Date and the applicable Rate of Interest will be specified in the relevant Final Terms. Interest will continue to accrue on any unpaid amount and be payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date. In these circumstances, failure by the Issuer to make payment in respect of the Final Redemption Amount on the Maturity Date shall not constitute a default in payment by the Issuer. However, failure by the Issuer to pay the Final Redemption Amount or the balance thereof on the Extended Final Maturity Date and/or interest on such amount on any Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date shall constitute a default in payment by the Issuer.

Furthermore, in relation to all amounts constituting accrued interest due and payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date, as provided in the applicable Final Terms, the Issuer may pay such interest pursuant to the Floating Rate set out in the applicable Final Terms notwithstanding that the relevant Covered Bond was a Fixed Rate Covered Bond as at its relevant Issue Date.

In addition, following deferral of the Maturity Date, the Interest Payment Dates and Interest Periods may change as set out in the applicable Final Terms.

Issue Price:

The Issue Price is set out in the applicable Final Terms and is generally expressed as a percentage of the nominal amount of the Covered Bonds, at which a Tranche of Covered Bonds will be issued.

Interest:

The Covered Bonds may take the form of an Inflation Linked Annuity Covered Bond, an Inflation Linked Equal Principal Payment Covered Bond, a Fixed Rate Covered Bond, a Floating Rate Covered Bond, a Zero Coupon Covered Bond or a combination of any of the foregoing, depending upon the Interest Basis and Redemption/Payment Basis shown in the applicable Final Terms.

Interest Periods, Rates of Interest and the terms of and/or amounts payable on redemption may differ depending on the Covered Bonds being issued and such terms will be specified in the applicable Final Terms.

Inflation Linked Annuity Covered Bonds:

Inflation Linked Annuity Covered Bonds pay an Annuity Amount on such date or dates as decided by the Issuer and set out in the Final Terms. Calculation of Principal Payments, Interest Payments and Index Ratio are as set out in the Terms and Conditions.

Inflation Linked Equal Principal Payment Covered Bonds including Covered Bonds with one Payment of Principal on Maturity Date:

Inflation Linked Equal Principal Payment Covered Bonds pay an Equal Payment Amount on such date or dates as decided by the Issuer and set out in the Final Terms. Calculation of Principal Payments, Interest Payments, Principal Amount Outstanding and Index Ratio are as set out in the Terms and Conditions.

Fixed Rate Covered Bonds:

Fixed Rate Covered Bonds pay a fixed Rate of Interest on such date or dates as may be agreed between the Issuer and the relevant Dealer as specified in the applicable Final Terms and on redemption calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.

Floating Rate Covered Bonds:

Floating Rate Covered Bonds bear interest at a rate determined:

- (i) on the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the ISDA Definitions; or
- (ii) on the basis of a Reference Rate appearing on the agreed screen page of a commercial quotation service; or
- (iii) on such other basis as may be agreed between the Issuer and the relevant Dealer, or as set out in the applicable Final Terms.

Zero Coupon Covered Bonds:

Zero Coupon Covered Bonds will be offered and sold at a discount to their nominal amount and will not bear interest.

Redemption:

Unless previously redeemed or purchased and cancelled, each Inflation Linked Annuity Covered Bond and each Inflation Linked Equal Payment Covered Bond, including Covered Bonds with one payment of Principal on Maturity Date, will, subject to Condition 7.1(a) or (b) (as applicable) of the Terms and Conditions, be redeemed in one or more amounts, calculated in accordance with the formula specified in Condition 7.1(a) or (b), in the relevant Specified Currency on the relevant Interest Payment Dates.

If an Issuer Call or Investor Put is specified in the applicable Final Terms, the Issuer or Covered Bondholder may redeem all or some only of the Covered Bonds then outstanding on any Optional Redemption Date as set forth in the Terms and Conditions and applicable Final Terms of the Covered Bonds.

If the Covered Bonds become illegal and/or invalid, the Covered Bonds of all Series may be redeemed at the option of the Issuer in whole, but not in part, at any time as set forth in the Terms and Conditions of the Covered Bonds.

Denomination of Covered Bonds:

In respect of a Series of Covered Bonds, the denomination or denominations of such Covered Bonds are at the minimum amount of EUR 100,000 (or its equivalent in any other currency) as specified in the applicable Final Terms.

Taxation:

All payments of principal and interest in respect of the Covered Bonds and Coupons by the Issuer will be made without, or deduction for or on account of, any present or future taxes, duties assessments or governmental charges of whatever nature imposed or levied by or on behalf of Iceland or any political subdivision or any authority or agency thereof or therein having power to tax unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amount as shall be necessary in order that the net amounts received by the holders of the Covered Bonds and Coupons after such withholding or deduction shall equal the respective amounts of principal and interest which would otherwise have been receivable in respect of the Covered Bonds or Coupons, as the case may be, in the absence of such withholding or deduction, except that no such additional amounts shall be payable with respect to any Covered Bond or Coupon:

- a) In respect of any demand made for payment in Iceland; or
- b) in respect of any demand made for payment by or on behalf of a holder who is liable for such taxes, duties, assessments or governmental charges in respect of such Covered Bond or Coupon by reason of it having some connection with Tax Jurisdiction other than the mere holding of such Covered Bond or Coupon; or
- c) in respect of any demand made for payment more than thirty days after the Relevant Date except to the extent that the holder thereof would have been entitled to an additional amount on making such demand for payment on or before the expiry of such period of thirty days; or
- d) where such withholding or deduction is required to be made based on provisions of the Act on Withholding of Public Levies at Source No. 45/1987, as amended, the Act on Withholding of Tax on Financial Income No. 94/1996, as amended, and Article 3 of the ITA, and any other legislation, laws or regulations, replacing or supplementing the same.

Insolvency of the Issuer:

In the event of insolvency of the Issuer, the Covered Bonds remain outstanding in accordance with the Terms and Conditions of the Covered Bonds.

In the event of bankruptcy of an issuer of covered bonds, covered bondholders and derivative agreement counterparties are entitled to rights of priority to the assets in the cover pool that are registered in the Register, as well as over the funds that originate from those assets.

Use of Proceeds:

The net proceeds for each issue of Covered Bonds issued under the Programme will be for general funding purposes of the Issuer or other if stated in the Final Terms.

Rating:

Covered Bonds issued under the Programme may or may not have a rating by a rating agency as stated in the applicable Final Terms.

The Programme has been rated A-, with stable outlook, by S&P.

Clearing Systems:	Covered Bonds issued under the Programme will be cleared through the NCSD, Euroclear, Clearstream, Luxembourg and/or any other clearing system as specified in the relevant Final Terms.
Listing:	Covered Bonds may be admitted to trading on a regulated market as specified in the applicable Final Terms. The FSA has approved this Base Prospectus and applications may be made for new series of Covered Bonds issued under the Programme to be admitted to trading on a regulated market within 12 months of the date of this Base Prospectus.
Governing law:	<p>The Covered Bonds (except for the NCSD System Covered Bonds), the Receipts, the Coupons are governed by, and shall be construed in accordance with, English law except for Condition 3 of the Terms and Conditions, which will be governed by, and construed in accordance with Icelandic law.</p> <p>The Issuer irrevocably agrees that any dispute arising out of the Programme, the Covered Bonds, the Coupons, the Receipts shall be subject to the exclusive jurisdiction of the Courts of England.</p> <p>The NCSD System Covered Bonds will be governed by and construed in accordance with Icelandic law.</p>
Risk Factors:	<p>There are certain risk factors that may affect the Issuer and its ability to fulfill its obligations under Covered Bonds issued under the Programme such as general economic and business conditions in Iceland and globally, credit risk, market risk, liquidity risk, operational risk and legal risk.</p> <p>There are certain risk factors that are material for the purpose of assessing the risk of the Covered Bonds issued under the Programme, such as the fact that the Covered Bonds may not be a suitable investment for all investors, legal risk, risks relating to the structure of the Covered Bonds, the Cover Pool and certain market risks.</p>
Certain Restrictions:	<p>The offer or sale of the Covered Bonds may be restricted by law in certain jurisdictions. There are restrictions on the distribution of this Base Prospectus and the offer or sale of Covered Bonds in the United States, the EEA, United Kingdom, Hong Kong, Singapore and Japan. See Selling Restrictions. Persons into whose possession this Base Prospectus or any Covered Bonds must inform themselves about and observe any such restrictions on the distribution of this Base Prospectus and the offering and sale of the Covered Bonds.</p> <p>The Issuer does not represent that this Base Prospectus may be lawfully distributed, or that any Covered Bonds may be lawfully offered, in compliance with any applicable registration or other requirements in any such jurisdiction.</p> <p>The Covered Bonds in bearer form are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986, as amended and U.S. Treasury regulations promulgated thereunder. The applicable Final Terms will identify whether TEFRA C rules or TEFRA D rules apply or whether TEFRA is not applicable.</p> <p>The Central Bank of Iceland published the Rules on Special reserve requirements for new foreign currency inflows in accordance with the</p>

Temporary Provision of the Foreign Exchange Act, no. 87/1992 (as amended). The main purpose of this instrument, a capital flow management measure, is to temper inflows of foreign currency and to affect the composition of such inflows. The Rules contain provisions on the implementation of special reserve requirements for new foreign currency inflows, including the special reserve base, holding period, special reserve ratio, settlement currency, and interest rates on deposit institutions' capital flow accounts with the Central Bank of Iceland. The special reserve base is defined as new inflows of foreign currency in connection with specified types of capital, particularly to include new investment in electronically registered bonds and bills, and deposits.

RISK FACTORS

The following factors may affect the ability of Landsbankinn hf., Reg. No. 471008-0280, Austurstræti 11, 155 Reykjavík, Iceland (the “**Issuer**” and “**Landsbankinn**”) to fulfil its obligations under the Covered Bonds issued under the Programme. Most of these factors are contingencies which may or may not occur and the Issuer is not in a position to express a view on the likelihood of any such contingency occurring. Factors which are material for the purpose of assessing the market risks associated with Covered Bonds issued under the Programme are also described below.

The Issuer believes that the factors described below represent the principal risks inherent in investing in Covered Bonds issued under the Programme, but the inability of the Issuer to pay interest, principal or other amounts on or in connection with any Covered Bonds may occur for other reasons which may not be considered significant risks by the Issuer based on information currently available to it or which it may not currently be able to anticipate. Prospective investors should also read the detailed information set out elsewhere in this Base Prospectus and draw their own conclusions prior to making any investment decision.

RISKS RELATING TO THE ISSUER, INCLUDING ITS BUSINESS AND THE ABILITY OF THE ISSUER TO FULFIL ITS OBLIGATIONS UNDER THE COVERED BOND PROGRAMME

The Issuer is subject to the risk and uncertainties described below that may materially affect its business operations and financial conditions. As a result of its business activities, the Issuer is exposed to a variety of risks, the most significant of which are credit risk, market risk, liquidity risk and operational risk. Failure to control these risks could result in material adverse effects on the Issuer’s business, financial condition and results of operations.

Economic and financial market risk

The Issuer’s financial results are significantly affected by general economic and other business conditions in Iceland and globally

These conditions include changing economic cycles that affect demand for investment and banking products. These cycles are also influenced by global political events, such as terrorist acts, war and other hostilities, as well as by market-specific events, such as shifts in consumer confidence and consumer spending, the rate of unemployment, industrial output, labour or social unrest and political uncertainty.

The Issuer’s business activities are dependent on the level of banking, finance and financial services required by its customers. In particular, levels of borrowing depend on customer confidence, employment trends, state of the economy and market interest rates at each time. The current environment is characterised by a low interest rate environment which results in interest-earning assets generating a lower yield upon borrowing and refinancing and securities held also generating a lower level of interest income compared to an environment characterised by high interest levels.

As the Issuer currently conducts most of its business in Iceland, its performance is influenced by the level and cyclical nature of business activity in Iceland, which is in turn affected by both domestic and international economic and political events. There can be no assurance that a weakening in the Icelandic economy will not have a material effect on the Issuer’s future financial results. See further “*The Issuer is vulnerable to a range of economic risks that face the Icelandic banking system*”

In addition, market perceptions and reports regarding the Icelandic economy or its performance may influence general economic and business conditions in Iceland due to the small size of the Icelandic economy. These perceptions and reports may have an adverse effect on the Issuer’s business, financial condition and results of operations.

The Issuer’s retail and corporate banking business may be affected during recessionary conditions, as there may be less demand for loan products or certain customers may face financial problems and the Issuer may experience

higher loan defaults. The impact of the economy and business climate on the credit quality of borrowers and counterparties can affect the recoverability of loans and amounts due from counterparties. Interest rate increases may also impact the demand for mortgages and other loan products and credit quality. The Issuer's investment banking, securities trading, asset management and private banking services, as well as its investments in, and sales of products linked to, financial assets, will be affected by several factors, such as the liquidity of global financial markets, the level and volatility of equity prices and interest rates, investor sentiment, inflation and the availability and cost of credit, which are related to the economic cycle. These conditions may have a material adverse effect on the Issuer's business, financial condition and results of operations.

The Issuer operates in a market which has changed rapidly in recent years, with increased competition from Icelandic or foreign banks, which has increased downward pressure on interest rate margins. The Issuer's main competitors are Arion Bank hf. ("**Arion Bank**") Íslandsbanki hf. ("**Íslandsbanki**"), Kvika bank hf. ("**Kvika Bank**"), Icelandic pension funds and the Icelandic Housing Financing Fund, which merged with the Iceland Construction Authority (*ice. Mannvirkjastofnun*) and officially became the Housing and Construction Authority ("**HCA**"). See further in "[Financial Markets in Iceland- Market Participants](#)". There is always a risk of new entrants to the market, foreign or domestic, or for smaller competitors to merge and increase their strength. Such competition could develop in individual market sectors, or in the market as a whole (see further in "[Description of the Issuer - Competition](#)"). The Issuer has a high market share, which it intends to maintain. The Issuer makes every effort to ensure that its product range, service and prices are competitive, while not disregarding its financial objectives, and must constantly monitor its competitors and their offerings. However, there is always a risk that the Issuer could lose its competitive edge and that new products could fail to meet the demands of the market or compete with competitors' products. All of the above could undermine the Issuer's income generation and may have a material adverse effect on the Issuer's business, financial condition and results of operations.

In addition, Iceland's economy remains vulnerable to other political and economic external factors many of which are outside the control of the Icelandic government and instability or deterioration of the international financial markets, whether as a result of the continued impact of the Coronavirus disease (the "**COVID-19**") pandemic, uncertainty surrounding ongoing negotiations over the terms of the UK's exit from the European Union and the ultimate economic and political effects of such exit or other events. The aforementioned could have a material adverse effect on the Icelandic economy, especially given the relatively small size of the Icelandic economy and its dependence on trade with external partners, particularly the European Union. Although the financial sector in Iceland is mostly funded by domestic deposits, a global recession is likely to affect demand and the price of Iceland's main export sectors such as tourism, fishing and aluminium exports.

The Issuer is vulnerable to a range of economic risks that face the Icelandic banking system

The Issuer's performance is influenced by the overall strength of Iceland's economy since most of its business is conducted in Iceland. Economic growth in Iceland was quite robust during the period 2015-2018 (on average 4.9 per cent.) but slowed down significantly in 2019 to 2.6 per cent. Gross domestic product ("**GDP**") then fell sharply in 2020 due to the COVID-19 pandemic which drastically reduced the number of foreign tourist arrivals. See further in section entitled "*The COVID-19 pandemic could have a material adverse effect on the Bank's business, results of operations and financial position.*" Preliminary estimates from Statistics Iceland suggest that GDP contracted by 6.6 per cent. in 2020, driven by a 30.5 per cent drop in exports. Export of services contracted by 51.2 per cent. and export of goods contracted by 8.5 per cent. Private consumption also fell by 3.3 per cent. and gross capital formation contracted by 6.8 per cent². The economic forecast published by the Central Bank of Iceland on 3 February 2021 projected a return to growth in 2021 of 2.5 per cent. and a robust recovery in 2022 and 2023 with 5.1 per cent. and 4.1 per cent annual growth, respectively. The Central Bank of Iceland notes, however, that to a large extent, economic developments will depend on how successful efforts to control the

² Source: Statistics Iceland

COVID-19 pandemic prove to be, both in Iceland and elsewhere. No assurance can be given as to the speed of recovery of the Icelandic economy.

The Icelandic economy has been disproportionately negatively impacted by the COVID-19 pandemic due to the high importance of international tourism to the economy and due to the relatively small size of the Icelandic economy. Tourism related services accounted for roughly 8 per cent. of GDP in 2016-2019 and 35 per cent. of export revenues in 2019. According to preliminary figures from the Tourism Satellite Accounts, the share of tourism in GDP is estimated to be 3.5 per cent. in 2020³.

The Government of Iceland and the Central Bank of Iceland announced and introduced an evolving action plan to respond to the economic impact of COVID-19 in 2020. It is aimed at reducing and shortening the impact on businesses, households and the economy while also creating the conditions for a swift recovery. See further the section entitled "*The Icelandic Economy*". Due to the evolving and rapidly changing nature of the COVID-19 pandemic and the various governmental measures implemented to counter or limit the adverse impact of the outbreak, including implementation of vaccination, it is not possible at this time to accurately predict the ultimate impact of the outbreak on the global economy, the Icelandic economy and/or the Bank.

The Central Bank publishes a Financial Stability Report bi-annually. In the April 2021 Financial Stability Report, the Financial Stability Committee concluded that the economic impact of the pandemic is still uncertain. Accommodative monetary and macroprudential policies and measures taken by the Government have supported households and businesses. Despite rising asset prices, cyclical systemic risk has not increased to any significant degree in the recent term. There is still some uncertainty about financial institutions' loan quality and how much they will need to write off as a result of the pandemic.⁴ The three large commercial banks', Landsbankinn, Arion Bank and Íslandsbanki, capital and liquidity are strong, and they have ready access to liquidity in both krónur and foreign currencies. As a consequence, they have the resilience needed to address the repercussions of the pandemic.⁵

The economic and financial environment, together with the operating and financial conditions of borrowers, may affect the Bank's levels of non-performing loans, determination of loan values and the level of write-offs – see further in the section entitled "*Description of the Issuer – Loan Portfolio*". Levels of credit impaired loans, determination of loan values and the levels of write-offs will depend on general economic developments and operating and financial conditions of the relevant borrowers. No assurance can be given that the rate of credit impaired loans will decrease in the future. The Icelandic banks could be adversely affected if other developments in the Icelandic economy or internationally result in a further decline in Iceland's economic growth, particularly in countries that constitute Iceland's main trading partners such as European countries.

Should Iceland's economy be adversely affected by domestic or external factors, whether as a result of any of the above factors or for other reasons, such as fluctuation in the value of the Icelandic krona, lack of foreign investment, inflation, global recession, higher unemployment rate or strikes due to unsuccessful collective bargaining negotiations, it could adversely affect the ability of the Issuer's customers to repay their loans which in turn could have a material adverse effect on the Issuer's business, financial conditions, results of operations, cash flows and prospects, and its ability to make payments in respect of the Covered Bonds.

The COVID-19 pandemic could have a material adverse effect on the Issuer's business, results of operations and financial position

The COVID-19 pandemic⁶ has created a global public-health crisis that has resulted in widespread volatility and deteriorations in household, business, economic, and market conditions. These events have resulted in measures

³ Source: Statistics Iceland

⁴ Source: Financial Stability 2021/1, published by the Central Bank on 14 April 2021.

⁵ Source: Financial Stability 2021/1, published by the Central Bank on 14 April 2021.

⁶ COVID-19, identified in China in late 2019, has spread throughout the world. On 11 March 2020, the World Health Organization confirmed that its spread and severity had escalated to the point of pandemic.

taken by authorities, designed to contain the outbreak, including widespread business closures, travel restrictions, quarantines, and cancellations of gatherings and events. While vaccination against the virus are now being administered around the world, significant restrictions on international travel and certain types of business activity remain. Those restrictions are not always coordinated or consistent across jurisdictions. As a result, there is a significant and expected continued negative impact on the tourism industry, including a significant drop in tourist arrivals to Iceland.

The COVID-19 pandemic has affected individuals, households, and businesses differently and unevenly. See further “*The Issuer is vulnerable to a range of economic risks that face the Icelandic banking system*“. In particular, the economic consequences of the COVID-19 pandemic are visible in terms of increased unemployment and lower demand for certain goods and services, which in turn is expected to adversely impact some corporate and personal borrowers' ability to repay their loans.

Measures have been taken by the Icelandic Government and the Central Bank to facilitate the banking system to support households and businesses, such as lowering the countercyclical buffer, reducing the liquidity reserve requirements, lowering interest rates and lowering the special tax on financial undertakings (see further in section entitled “*The Icelandic Economy*”). The full economic impact of COVID-19 is outside the Issuer’s control and will depend on the spread of COVID-19, vaccination and government actions to contain it and how quickly and to what extent normal economic and business activity can resume.

Although countermeasures have been taken by the Issuer, for instance by offering payment holidays, some of the Issuer’s customers are facing difficulties in fulfilling their contractual obligations⁷.

If the impact of the COVID-19 pandemic is severe or prolonged, this may result in greater volatility, reduced liquidity, a widening of credit spreads, a lack of price transparency in credit markets and higher levels of non-performing loans which, in turn, may adversely impact the Issuer in a number of ways, including as a result of (i) declines in net interest income and non-interest income due to reduced activity or volatility and declining prices in financial, real estate and/or commodities markets, (ii) higher credit losses and increases in the allowances for expected credit losses as a result of the Issuer's customers' failure to meet existing payment or other obligations to the Issuer, (iii) a reduction in demand for the Issuer's products and services, including loans, deposits and asset management services, (iv) a failure to meet the minimum regulatory capital and liquidity ratios and other supervisory requirements, (v) possible downgrades to the Issuer’s credit ratings; and (vi) disruptions to significant portions of the Issuer's operations as a result of illness, quarantines, self-isolation arrangements, governmental actions and/or other restrictions that may be imposed by measures intended to contain any further outbreaks of the pandemic, variants of the virus or other diseases which emerge in Iceland that give rise to similar effects.

Based on the financial performance of the Issuer to date, the Issuer expects that COVID-19 will have a negative impact on its financial results for the year ending 31 December 2021. The degree to which COVID-19 impacts the Issuer will depend on future developments, which are uncertain and cannot be predicted. The factors described above could, together or individually, have adverse effect on the business, results of operations, financial position and liquidity of the Issuer.

The Issuer is exposed to liquidity risk. The inability of the Issuer to anticipate and provide for unforeseen changes in funding sources could have a material adverse effect on the Issuer’s ability to meet its obligations as and when they fall due.

Liquidity risk is the risk that the Issuer will encounter difficulty in meeting its obligations associated with financial liabilities that are settled by delivering cash or another financial asset, or of having to do so at excessive cost. This

⁷ The 2020 Financial Statements reflect the unprecedented impact caused by the COVID-19 pandemic and related economic uncertainties. In assessment of Expected Credit Loss (“ECL”) the impact of the COVID-19 pandemic on the Bank’s credit portfolio is uncertain and it must be considered likely that lower income and/or increased indebtedness may negatively affect credit ratings of the Bank’s customers and contribute to loan impairment. As at 31 December 2020 the impact of COVID-19 on the Bank’s loan portfolio can be found in note 4 in the 2020 Financial Statements.

risk arises from maturity mismatch between financial liabilities and financial assets. Liquidity risk is a significant risk factor for the Issuer and the Issuer places emphasis on monitoring and managing liquidity risk. Deposits from customers are the Issuer's single largest funding source. As of 31 December 2020, deposits from customers formed 50.76 per cent. of total assets compared to 49.6 per cent. at year end 2019.

The Issuer was an active issuer in the domestic bond market in 2020 through its covered bonds issuances in the domestic market. In addition, the Issuer accesses the international capital market by issuing bonds in foreign currencies through its Euro Medium Term Note Programme. See further in "*Description of the Issuer - Funding*". The ability of the Issuer to access the domestic and international capital markets depends on a variety of factors, including market conditions, the general availability of credit, the volume of trading activities and the credit rating of the Issuer. The aforementioned factors could limit the Issuer's ability to raise funding in the capital markets (see further section entitled "*The Issuer is exposed to refinancing risk. The inability of the Issuer to refinance its outstanding debt could have a negative impact on the Issuer's business*"). There is therefore a material risk that it may be unable to repay its obligations when due or will only be able to do so at excessive cost. This could have a material adverse effect on the Issuer's business, prospects, financial position and/or results of operations and therefore its ability to make payments in respect of the Covered Bonds.

The Issuer's liquidity management policy is built on international standards on liquidity risk measurements developed by the Basel Committee on Banking Supervision (the "**Basel Committee**"), for example the Liquidity Coverage Ratio ("**LCR**") and the Net Stable Funding Ratio ("**NSFR**") and it also applies measurements that best suit the operating environment of the Issuer. In March 2020, the Central Bank of Iceland lowered deposit institutions' average reserve requirement from 1 per cent. to 0 per cent. and authorised the 1 per cent. fixed reserve requirement to be included in the calculation of the LCR with the aim of easing banks' liquidity position and giving them greater scope to respond to changed conditions in the domestic economy as a result of the COVID-19 pandemic.

The Issuer's total LCR at year-end 2020 was 154 per cent. (year-end 2019: 161 per cent.) and 424 per cent. in foreign currencies (year-end 2019: 769 per cent.) and 105 per cent. in ISK (year-end 2019: 61 per cent.), well above regulatory limits and the Issuer's risk appetite. The Central Bank of Iceland made changes to the Rules on Liquidity Ratio in December 2019, implementing a minimum requirement for liquidity ratio in ISK. Effective as of 1 January 2020, the minimum LCR in ISK was 30 per cent. which was due to increase to 50 per cent. over the following two years in 10 percentage-point annual increments. However the Central Bank of Iceland lengthened the adaption period by one year in December 2020 to further ease access to liquidity in ISK due to prevailing economic uncertainty as a result of the Covid-19 pandemic. Hence, the minimum LCR in ISK will be 40 per cent. as of 1 January 2022 and 50 per cent. as of 1 January 2023.

The Issuer's net stable funding ratio in foreign currencies was 132 per cent. as of 31 December 2020 (year-end 2019: 143 per cent.) and total NSFR was 116 per cent. at year-end 2020 (year-end 2019: 117 per cent.). See further in "*Description of the Issuer- Risk Management Framework*."

Although the Issuer has in place liquidity management policy the Issuer will continue to be exposed to a material risk that it may be unable to repay its obligations under its funding instruments when due or will only be able to do so at excessive cost, which could have a material adverse effect on the Issuer's business, prospects, financial position and/or results of operations, and its ability to make payments in respect of the Covered Bonds.

The Issuer is exposed to a range of market risks, the most significant being, interest rate, foreign exchange indexation and equity risks

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate because of changes in market prices. Market risk arises from open positions in currency, equity and interest rate products, all of which are exposed to general and specific market movements and changing volatility levels in market rates and prices, for instance in interest rates, credit spreads, foreign exchange rates and equity prices.

Changes in interest rate levels, inflation, yield curves and spreads may affect the interest rate margin realised between lending and borrowing costs. The current environment of low interest rates has resulted in interest-earning assets such as residential mortgage loans, or other loans and securities held, generating lower yields upon origination or refinancing, as well as lower levels of interest income respectively, when compared to historical levels. Changes in currency rates affect the value of assets and liabilities denominated in foreign currencies and may affect income from foreign exchange dealing. The performance of financial markets may cause changes in the value of the Issuer's investment and trading portfolios.

- *A major portion of the Issuer's assets and liabilities are interest-bearing.* The Issuer's interest rate risk arises from the impact of interest rate changes on the Issuer's assets and liabilities, since a major portion of the Issuer's assets and liabilities are interest-bearing in one manner or another. Limited access to capital markets could have a negative effect on the Issuer's revenues as it may be unable to correct interest rate imbalances between assets and liabilities, based on the timing of interest rate reset or maturity. For example, risks can arise if there are fixed and variable interest rate items in the same maturity bracket; this may lead to open interest rate positions on the assets or liabilities side. This could then affect the Issuer's profitability. The Issuer may also be limited in its ability to adjust interest rates applied to customers due to competitive pressures.
- *Increased volatility in the foreign exchange markets.* The Issuer's foreign exchange risk arises from exposure to unanticipated changes in the exchange rate between currencies. Increased volatility in the foreign exchange markets could have an adverse effect on the Issuer's business, financial condition and results of operations.
- *Increased volatility in the equity markets.* The Issuer's equity risk comes from both proprietary and securities trading. Elevated uncertainty in the financial markets could lead to increased volatility in the equity markets. This could lead to a devaluation of equities and investment funds held by the Issuer and have an adverse effect on the Issuer's business, financial condition and results of operations.
- *Imbalance in Consumer Price Index ("CPI") linked assets and liabilities.* The Issuer's indexation risk arises from a considerable imbalance in its CPI-linked assets and liabilities. CPI indexation risk is the risk that the fair value or future cash flows of CPI linked financial instruments may fluctuate due to changes in the Icelandic CPI. The Issuer offers CPI linked mortgage loans and consumer loans and receives funding in the form of CPI linked borrowing and deposits. Therefore, the Issuer is exposed to inflation risk when there is a mismatch between its assets and liabilities linked to the CPI. In the case of deflation in the CPI, there could be a corresponding impact on the balance sheet and loss to the Issuer. The Issuer's total CPI imbalance at year-end 2020 amounted to ISK 68 billion (year-end 2019: 129 billion), of which 26 per cent⁸. was equity at year-end 2020.

The Issuer's economic capital due to market risk increased in 2020, first and foremost due to extreme volatility in equity markets following the COVID-19 pandemic, whereas exposure in the Issuer's trading portfolios increased only temporarily due to market making activities. See further the 2020 Annual Financial Statements which are incorporated by reference into this Base Prospectus. Although the Issuer has in place a range of risk management procedures designed to mitigate the aforementioned risks, see further in "*Description of the Issuer- Risk Management Framework*", there is no guarantee that the procedures will be effective in all circumstances, in which case the Issuer could experience material losses. Any losses due to market risk exposure could have a material adverse effect on the Issuer's business, prospects, financial position and/or results of operations, and its ability to make payments in respect of the Covered Bonds.

⁸ Total CPI linked balance /total equity

The Issuer is exposed to refinancing risk. The inability of the Issuer to refinance its outstanding debt could have a material adverse impact on the Issuer's business

The Issuer is predominantly funded by customer deposits, market funding and share capital. The Issuer has diversified its funding profile by issuing bonds, and Covered Bonds in the domestic and international markets, see further section entitled "*The Issuer is exposed to liquidity risk. The inability of the Issuer to anticipate and provide for unforeseen changes in funding sources could have a material adverse effect on the Issuer's ability to meet its obligations as and when they fall due*". The inability of the Issuer to refinance its outstanding debt in the future, at the right time and at a favourable interest rate could have a material adverse effect on the Issuer's business, prospects, financial position and/or result of operations, and its ability to make payments in respect of the Covered Bonds. Information regarding the Issuer's funding is further described in "*Description of the Issuer - Funding*".

Should one or more of the Issuer's counterparties fail to fulfil its obligations, it may result in material adverse effects on the Issuer's business, financial condition and results of operations

Granting of credit is the Issuer's major source of income and credit risk is the Issuer's most significant risk factor. Credit risk is defined as the risk that a party to a financial instrument, be it a client, customer or market counterparty, will cause a financial loss to the Issuer by failing to fulfil its obligations.

Adverse changes in the credit quality of the Issuer's customers and counterparties or a general deterioration in Icelandic or global economic conditions, or arising from systematic risks in the financial systems, could affect the recoverability and value of the Issuer's assets and require an increase in the Issuer's provision for bad and doubtful debts and other provisions. Specific issues and events where credit risk could adversely affect revenues in 2021 and subsequent years include but are not limited to:

- *Concentration of loan portfolio in certain sectors could adversely affect the Issuer.* The Issuer's loan portfolio is relatively concentrated in key sectors. These are households, fisheries, real estate companies, construction and the travel industry. See further in "*Description of the Issuer - Loan Portfolio*". Downturns in these sectors that would influence customers' ability to meet their obligations may have an adverse effect on the Issuer's business, financial condition and results of operations.
- *Deterioration of economic conditions could increase the required loan impairment for the Issuer.* The Issuer's customer loan portfolio is predominately comprised of loans to Icelandic borrowers. Higher unemployment rates, reduced personal disposable income levels and increased personal and corporate insolvency rates may reduce customers' ability to repay loans. See further in "*Description of the Issuer - Loan Portfolio*". This, in addition to depressed asset valuations could have an impact on the adequacy of the Issuer's loss reserves and future impairment charges.

The creditworthiness of the Issuer's counterparties may deteriorate. The Issuer cannot guarantee that currently performing loans will not become credit impaired loans in the future or that impairments or losses relating to credit impaired loans will not occur. The Issuer attempts to manage the aforementioned risks through its credit risk management policies, by monitoring the extension of credit to customers and the taking of collateral, but there is no guarantee that such precautions will be effective, and the Issuer could be exposed to more credit risk than it finds acceptable. See further in "*Description of the Issuer- Risk Management Framework*". For instance, the credit quality of the Issuer's borrowers could decline, the value of the collateral could decline, inherent risk in each loan application could be assessed incorrectly and deviations from the rules by committees allowed to make such deviations could become more frequent, especially in response to increase competition amongst lenders due to any deterioration in the economic situation in Iceland. Furthermore, if employees do not comply with the Issuer's credit risk management policies it can result in riskier loans being extended than permitted within the Issuer's risk appetite.

As at year-end 2020, the Issuer's credit risk exceeded the Issuer's risk appetite and uncertainties remain while current economic conditions persist, and parts of the portfolio remain in moratoria. See further the impact of COVID-19 on the Issuer's loan portfolio in note 4 of the 2020 Financial Statements, which is incorporated by

reference into this Base Prospectus. If any customer, or an industry sector to which the Issuer is exposed, defaults or experiences a significant deterioration in business or prospects, as the case may be, the Issuer may experience a material adverse effect on its business, prospects, financial position and/or result of operation, and its ability to make payments in respect of the Covered Bonds.

Business related risks

Operational risks are inherent in the Issuer's business activities and are typical of comparable businesses

Operational risk and losses can result from fraud, errors by employees, failure to document transactions properly or to obtain proper internal authorisation, failure to comply with regulatory requirements and business rules, equipment failure, natural disasters or the failure or inadequacy of internal processes or systems or external systems; for example, those of the Issuer's suppliers or counterparties.

The Issuer has in place and maintains necessary rules and working procedures and keeps them accessible to all employees on the Issuer's intranet. It is intended to ensure that key information on work processes is available in one place. However, there is no guarantee that mistakes will not be made, which might have a material impact on the Issuer's business.

Both current and former employees of the Issuer can damage the Issuer if they infringe its rules either intentionally or through negligence. While it is difficult to evaluate the damage in each instance, the loss can be financial and/or detrimental to the Issuer's reputation. The Issuer could suffer a loss as a result of criminal actions, such as a bank robbery, fraud, cyber-crimes, money laundering or embezzlement. All of these risk factors could cause the Issuer extensive damage and affect its performance.

The Issuer has implemented controls designed to detect, monitor and mitigate operational risks – see further in the section entitled “*Description of the Issuer – Risk Management Framework*”. However, there is a risk that these controls cannot completely eliminate such risks as some can be difficult to detect or recommendations and suggestions of surveillance units of the Issuer (such as the compliance and internal audit functions) could be ignored, misunderstood or misapplied and mitigation may fail to be effective. Failures in internal controls could subject the Issuer to regulatory scrutiny. Such events could harm the Issuer's reputation and have a material adverse effect on the Issuer's business, prospects, financial position and/or results of operations, and its ability to make payments in respect of the Covered Bonds.

Failure to manage compliance risk could adversely affect the Issuer's business

Compliance risk is the risk of legal or regulatory sanctions, financial loss or damage to the Issuer's reputation as a result of failure to comply with applicable laws, regulations, codes of conduct and standards of good practice, which could have an adverse effect on the Issuer's prospects and ability to make payments in respect of the Covered Bonds. The Issuer's Compliance Officer monitors that the Issuer's rules on securities trading and insider dealing are followed, and that the Issuer's operations comply with the Act on Securities Transactions, the Act on Actions to Combat Money Laundering and Terrorist Financing, No. 140/2018 (“**Act on Actions to Combat Money Laundering and Terrorist Financing**”), and other relevant legislation and regulations.

The Issuer is subject to rules and regulations regarding anti-bribery, anti-money laundering, anti-terrorist financing and economic sanctions. In general, the risk that banks will be subjected to or used for bribery or money laundering has increased worldwide. Monitoring compliance with anti-money laundering and anti-terrorism financing rules can put a significant financial burden on banks and other financial institutions and pose significant technical problems.

The Issuer believes that its current policies and procedures are sufficient to comply with applicable rules and regulations. There is, however, always a risk that its anti-money laundering and anti-terrorism financing policies and procedures might fail to prevent instances of money laundering or terrorism financing, or that its employees might fail to comply with such policies. Any violation of anti-money laundering or anti-terrorism financing rules, or suggestion of violations, may have severe legal and reputational consequences for the Issuer and could have a

material adverse effect on the Issuer's financial conditions and results of operations, and its ability to make payments in respect of the Covered Bonds. The Issuer cannot guarantee that further changes to such policies could completely prevent situations of money laundering or bribery, for which the Issuer might be held responsible.

Increased competition and changes in ownership of the Issuer's main competitors may affect the Issuer and its business

As demand for new lending and other financial products increases, the Issuer expects to face increased competition from other large Icelandic banks, pension funds and smaller specialised institutions (see "*Description of the Issuer - Competition*"). In addition, if there is sufficient credit demand, the Issuer may potentially face competition from foreign banks seeking to establish operations in Iceland, in particular with respect to the customers of the Corporate and Investment Banking division. The Financial Stability Counsel of Iceland ("**FSC**") places the Issuer and other systematically important financial institutions under considerable regulatory scrutiny. This can hinder the Issuer's competitiveness. Due to the small economy of Iceland and the Issuer's lack of scale advantage and high regulatory obligations, as a systematically important financial institution in Iceland, foreign competitors may have more resources and financial means available to them, compared to the Issuer, allowing foreign competitors to offer banking products at a lower price. The Issuer may have to comply with regulatory requirements that may not apply to such foreign competitors, creating an unequal competitive environment. For example, in addition to the basic corporate income tax rate of 20 per cent. in Iceland, the Issuer is subject to certain other taxes which are specific to Iceland and which increase its effective tax rate and its effective cost of funding, which in turn can inhibit its ability to compete effectively with domestic and foreign lenders who are not subject to such additional taxes. (see "*Changes in tax laws or in their interpretation could harm the Issuer's business*").

In addition, it is likely that competition will intensify even further with the emerging competition from financial technology ("**FinTech**") start-ups (especially digital technology that is often referred to as FinTech). A new bill on payment services has been submitted to the Icelandic Parliament with the intention of the bill being approved and entering into force on 1 July 2021. The bill implements, the Revised Payment Service Directive No. 2015/2366 ("**PSD2**") into Icelandic law. The PSD2 requires the commercial banks to open up their application program interface (the "**APIs**"), so that third-party payment service providers can directly access and use their client's account data. In essence, PSD2 separates the distribution of banking services from their production, by allowing new entrants to provide almost any kind of banking products and services under lighter regulation. When PSD2 comes into effect, the distribution of financial services will become open to non-banks and consequently, retail banking revenues could decrease. Competitive pressures caused by FinTech firms, and in particular the emergence of open banking, may cause greater and faster disruption to banks' business models and revenues in Iceland. This could therefore have a negative effect on the Issuer's business.

To keep up with the rapid development in the financial market, the Issuer replaced its core deposit and payment system, with Sopra banking system, a system provided by Reiknistofa bankanna, which simplified and updated the Issuer's technological infrastructure. The Sopra banking system opens the way to increased integration of software solutions in the financial system.

The Issuer will continue to offer the full range of specialised financial products to individuals, corporate entities and institutions and to work on product development to meet increased competition and keep up with the rapid development in digital technology. If the Issuer is unable to provide attractive financial products and services at more competitive prices, or to implement solutions to keep up with development in digital technology, it may lose market share which could have a material adverse effect on the Issuer's business, prospects, financial position, and its ability to make payments in respect of the Covered Bonds.

As at the date of this Base Prospectus, the Issuer and Íslandsbanki, which are two of the four commercial banks in Iceland, are partially or wholly owned by the Icelandic State Treasury. In June 2018, sales of shares in Arion bank through initial public offerings took place and the shares were listed on the Icelandic and Swedish Stock markets. According to the Icelandic State Financial Investments ("**ISFI**"), which manages the shareholding and the corresponding voting rights in the Issuer and Íslandsbanki, on behalf of the largest shareholder, the Icelandic State Treasury, it is the intention of the ISFI to retain substantial equity stake in the Issuer for the long term, and

a decision has been made by the Minister of Finance and Economic Affairs to initiate the process of the sales of shares in Íslandsbanki and prepare for a listing on a local regulated stock market.⁹ For further information, see the section entitled “*The Icelandic State Treasury is the largest shareholder of the Issuer*” and “*Description of the Issuer- Shareholder, Share Capital and Dividend policy*”. This may affect the Issuer and its business. Any changes in ownership of the Issuer, Arion bank and Íslandsbanki (the “**Three Banks**”) can affect the competitive environment and the Issuer’s business, financial condition and result of operations.

The Icelandic banking system is relatively small and has been subject to restructuring, which could limit opportunities and involve risks that could materially affect the Issuer

The Three Banks are the largest commercial banks in Iceland and were established after the banking crisis in 2008. The total assets of the Three Issuers comprised around 74 per cent. of the total assets of all Icelandic credit institutions (excluding the Central Bank),¹⁰ as at the end of 2020, according to the Central Bank of Iceland. The Icelandic banking system is small and the Three Issuers have had limited opportunities for growth.

The Issuer has so far primarily engaged in domestic lending in krónur, but the Issuer has limited funding opportunities in Icelandic krona, namely its ISK denominated deposits and its covered bond and debt securities issuance facilities. External factors may affect the Issuer’s depositor base as an increase in the availability of alternative investment opportunities arise in the future. Due to the small economy and present competition for funding, there are limited opportunities for the growth of funding opportunities in krona. Consequently, the Issuer’s ability to increase its corporate lending is limited and will continue to be limited unless the Issuer is able to find additional sources of funding in Icelandic krona (see “*Description of the Issuer - Funding*”).

The relatively small banking system, given the small size of the Icelandic economy (see “*The Icelandic Economy*”), and the ongoing restructuring of the Icelandic banking sector have affected and continue to affect the Icelandic banks. The reputation of the Icelandic banking sector has at times been negative due to the financial crisis in 2008 and the subsequent recession in Iceland. This negative reputation can be reflected in political and legislative decisions which have had a material adverse effect on the Issuer. Various ideas have been discussed on how to improve the banking sector in Iceland, one being to initiate a sale process on either of the two state owned banks, namely Landsbankinn and Íslandsbanki. In January 2021, the Minister of Finance and Economic Affairs made a formal decision to initiate the process of selling minimum of 25 per cent. shares in the state-owned bank Íslandsbanki. For further information see the risk factor entitled “*The Icelandic State Treasury is the largest shareholder of the Issuer. This may affect the Issuer and its business*”. Another is the introduction of a potential law requiring the separation of commercial banking activities from investment banking activities, which could require the Issuer to divest or otherwise restructure some of its operations. No such requirements have been enacted to-date, but there can be no assurance that such law or similar or related measures will not be proposed and ultimately be enacted, which in turn could have a material negative effect on the Issuer’s business.

The occurrence of any of the factors described above could seriously undermine Iceland’s economy and confidence in the banking system in Iceland and could have a material adverse effect on the Issuer’s business, financial condition and operating results and its ability to make payments in respect of the Covered Bonds.

The Issuer is exposed to the risk of breach of security, unauthorised disclosure of confidential information and personal data, or functionality of its information systems that could have materially adverse effects on the Issuer’s business

Issuers and their activities are increasingly dependent on Information and communication technology (“**ICT**”) systems, including a significant shift away from physical bank branches and towards greater reliance on internet websites and the development and use of new applications on smartphones. The Issuer’s ICT systems comprise a significant operational risk, both with regard to their functioning and accessibility. The Issuer’s ICT systems are

⁹ Source: “Bankasýsla ríkisins” published in February 2021 by the ISFI: <http://www.bankasysla.is/en/news/nt/390/>

¹⁰ Source: Central Bank of Iceland, Landsbankinn, Arion Bank and Íslandsbanki annual reports

varied and, in many instances, depend upon co-operating partners and they are vulnerable to a number of problems, such as software or hardware malfunctions, interruptions in network availability, hacking, human error, physical damage to vital ICT centres and computer viruses. Various kinds of external attacks, viruses, denial of service attacks or other types of attacks on the Issuer's computer systems could disrupt the Issuer's operations. The Issuer has in place specific disaster recovery and business continuity plans, including back-up sites. Furthermore, the Issuer is certified in accordance with ISO 27001, the international standards on information security. This standard helps the Issuer in assessing and monitoring operational risk in the certified areas. It is not entirely possible, however, to eliminate operational risk arising from unexpected events.

As part of its business, the Issuer is responsible for safeguarding information such as personal customer, merchant data and transaction data. ICT systems need regular upgrades to meet the needs of changing business and regulatory requirements and to keep up with developments in the market and to be able to rely on information and communication technology more broadly. The Issuer believes it has in place sufficient policies and procedures to comply with relevant data protection and privacy laws by its employees and any third-party service providers. The Issuer has also taken necessary steps to implement and maintain appropriate security measures to protect confidential information. However, the Issuer may not be able to implement necessary upgrades on a timely basis and upgrades may fail to function as planned. In addition to costs that may be incurred as a result of any failure of its ICT systems or technical issues associated with, as well as the general cost of, upgrading its ICT systems, the Issuer could face fines from regulators if its ICT systems fail to enable it to comply with applicable banking or reporting regulations, including data protection regulations.

The Issuer maintains back-up systems for its operations and one of the back-up systems is located outside its premises. However, under limited circumstances, for example, in the event of a major catastrophe resulting in the failure of its ICT systems, the Issuer could lose certain recently entered data with regards to its operation located outside its premises.

In the event of a breach of applicable law due to loss of confidential information, or as a result of unauthorised third-party access, this could result in additional costs relating to compensation, fines, reputational damage, loss of relationship with financial institutions, sanctions, legal proceedings, and adverse regulatory actions against the Issuer, by the authorities, customers, merchants or other third parties. Unauthorised disclosure of confidential information could occur in a number of circumstances, including as a result of software or hardware malfunctions, interruption in network availability, hacking, human error, physical damage to vital ICT centres and computer viruses, as well as physical security breaches due to unauthorised personnel gaining physical access to confidential information.

In 2018, the European General Data Protection Regulation (the "GDPR") was implemented in Iceland, by Act No. 90/2018, and other jurisdictions in which the Issuer operates. The Issuer is exposed to the enhanced data protection requirements under the GDPR and has needed to make additional changes to its operations, which incurred additional costs, in order to comply with the GDPR. A designated Data Protection Officer is within the Issuer, to ensure full compliance with the GDPR. Failure to comply with the GDPR could subject the Issuer to substantial fines.

Although the Issuer maintains customary insurance policies for its operations, such insurance policies may not be adequate to compensate the Issuer for all losses that may occur as a result of any aforementioned damage, interruption, failure or lack of capacity. A sustained failure of the Issuer's ICT systems centrally or across its branches would have a significant impact on its operations, reputation and the confidence of its customers in the reliability and safety of its banking systems and could result in costly litigations. Any of the aforementioned factors could have a material adverse effect on the Issuer's business, prospects, financial position, reputation and/or results of operations, and its ability to make payments in respect of the Covered Bonds.

Cyberattacks

Cybersecurity risks are foremost related to the Issuer's internet banking users and include potential unauthorised access to privileged and sensitive customer information, including internet banking credentials as well as account

and credit card information. The Issuer is responsible for safeguarding such confidential information and must comply with strict data protection and privacy laws when dealing with such data as the GDPR. The Issuer's activities have been, and are expected to continue to be, subject to an increasing risk of ICT crime in the form of Trojan attacks and denial of service attacks, the nature of which are continually evolving. The Issuer believes it has in place investments to address threats from cyberattacks, but the Issuer cannot guarantee that these investments will be successful in part or in full or without significant additional expenditures. The Issuer may experience security breaches or unexpected disruptions to its systems and services in the future, which could, in turn, result in liabilities or losses to the Issuer, its customers and/or third parties and have an adverse effect on the Issuer's business, prospects, reputation, financial position and/or results of operations, and its ability to make payments of the Covered Bonds.

The Issuer relies on third-party service providers, which may fail to perform their contractual obligations, which could have materially adverse effects on the Issuer's business

The Issuer relies on the services, products and knowledge of third-party service providers in the operation of its business. No assurance can be given that the third-party service providers selected by the Issuer will be able to provide the products and services for which they have been contracted, for example, as a result of failing to have the relevant capabilities, products or services in place or due to changed regulatory requirements.

The Issuer also faces the risk that third-party service providers may become insolvent, enter into default or fail to perform their contractual obligations in a timely manner (or at all) or fail to perform their contractual obligations at an adequate and acceptable level. Any such failure from any third-party service provider, such as ICT system service providers, could lead to interruptions in the Issuer's operations or result in vulnerability of its ICT systems, exposing the Issuer to operational failures, additional costs or cyber-attacks. The Issuer may need to replace a third-party service provider, on short notice, to resolve any potential problems, and the search for and payment to a new third-party service provider, on short notice, or any other measures to remedy such potential problems may be costly.

The Issuer generally includes confidentiality obligations in its agreements with third party partners, or service providers, who may have access to confidential information. Although the obligations restrict such third parties from using or disclosing any such confidential information, these contractual measures may not be able to prevent the unauthorised use, modification, destruction or disclosure of confidential information. Further, the Issuer might not be able to seek reimbursement from such third party in case of a breach of confidentiality or data security obligations.

Any failure by a third-party service provider to deliver the contracted products and services in a timely manner (or at all) or to deliver products and services in compliance with applicable laws and regulations, and at an adequate and acceptable level could result in reputational damage, additional costs relating to customers and/or merchant compensations or other charges, claims, losses and damages and have a material adverse effect on the Issuer, its business, prospects, financial position and/or results of operations, and its ability to make payments in respect of the Covered Bonds.

The Issuer's future success depends, in part, on its ability to attract, retain and motivate qualified and experienced banking and management personnel

The Issuer's performance is to a large extent dependent on the performance of its senior management and highly skilled employees. The departure of key members of its senior management or employees may significantly delay the attainment of the Issuer's business objectives and could have a material adverse effect on its business, financial condition and results of operations. At year end 2020 the average number of full-time equivalent positions during the year was 921 compared to 950 at year end 2019. Salaries and related expenses year over year was ISK 14,767 million in 2020 compared with ISK 14,458 million the previous year.

The Issuer's remuneration policy is determined by the Board of Directors and approved by the Annual General Meeting ("AGM") and applies to the Board of Directors, the Executive Board and all the Issuer's employees. The Issuer does not offer variable remuneration. When the labour market is experiencing wage inflation the Issuer

may come under pressure to increase the salaries of its employees. Salary increases can lead to increases in the Issuer's expenditure which could have adverse effect on the Issuer's business, financial condition and ability to make payments in respect of the Covered Bonds.

In addition, competition for personnel with relevant expertise is significant, due to the relatively small number of available qualified individuals in Iceland. Failure to attract, recruit and retain senior management and key employees could have a material adverse effect on the Issuer's business and its ability to make payments in respect of the Covered Bonds.

Damage to the Issuer's image and reputation could adversely affect its operation

The image and reputation of the Issuer are some of the Issuer's most valuable assets. The risk of damage to the Issuer's image or reputation is present whenever it is the subject of discussion. The ability to attract and retain customers, staff and conduct business with its counterparties could be jeopardised if the Issuer's reputation is badly affected. Damage to its image or reputation (such as a perception that the Issuer has failed to address various issues) could prompt the Issuer's customers to direct their business elsewhere which could result in loss of revenues – see further in the section entitled "*Description of the Issuer – Competition*". This could have a negative impact on the Issuer's business and its ability to make payments in respect of the Covered Bonds. Such reputational issues include, but are not limited to:

- the fact the Icelandic State Treasury is the largest shareholder of the Issuer (see. "*The Icelandic State Treasury is the largest shareholder of the Issuer. This may affect the Issuer and its business*");
- poor customer services or ICT failures or interruptions that impact customer service and accounts (see "*The Issuer is exposed to the risk of breach of security, unauthorised disclosure of confidential information and personal data, or functionality of its information system that could have materially adverse effect on the Issuer's business*");
- failure to maintain appropriate standards of customer privacy and record keeping and disclosure of confidential information (see *Cyberattacks*);
- statements concerning matters of the Issuer from a high-level representative that are adversely perceived by the public;
- failure to properly identify legal, regulatory, operational, credit, liquidity and market risks that are inherent in the Issuer's services (see. "*The Issuer is exposed to a range of market risks, the most significant being, interest rate, foreign exchange indexation and equity risks*" and "*Operational risks are inherent in the Issuer's business activities and are typical of comparable businesses*");
- failure to demonstrate that the Issuer adequately addresses the environmental, social and governance ("ESG") issues, as increased regulation and public awareness related to ESG related developments involves;
- breach or allegation of having breached laws or regulations (see "*Regulatory changes or enforcement initiatives could increase compliance costs and adversely affect the Issuer's business, if the Issuer becomes subject to increasingly complex requirements*", *Litigation*" and "*Operational risks are inherent in the Issuer's business activities and are typical of comparable businesses*").

There is no guarantee that the Issuer will be able to address the aforementioned issues appropriately. Any failure to do so could damage the Issuer's reputation and make stakeholders, such as customers and investors, less willing to conduct business with the Issuer. This could cause the Issuer to suffer material losses to its revenue, and as such, its ability to make payments in respect of the Covered Bonds.

The Issuer's financial statements are based in part on assumptions and estimates, which, if inaccurate, could lead to future losses

The Issuer's accounting policies and methods are critical to how it reports its financial condition and results of operations. The financial statements of the Issuer have been prepared on a going-concern basis in accordance with the International Financial Reporting Standards (the "IFRS") as adopted by the European Union. The preparation

of financial statements requires the Issuer's management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Identification of certain accounting policies to the 2020 financial statements have been identified as critical because they require estimates and judgements in applying accounting policies, see note 3 to the 2020 Consolidated Financial Statements. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. Estimates and assumptions involve a substantial risk which could result in material adjustments to the carrying amounts of assets and liabilities during the next financial year.

The Issuer may be impacted by changes in accounting policies or accounting standards and the interpretation of such policies and standards. From time to time the international Accounting Standards Board (the "IASB") changes the financial accounting and reporting standards that govern the preparation of the Issuer and its principal subsidiaries (the "Group's") financial statements. In some cases, the Group may be required to apply a new or revised standard, or alter the application of an existing standard, subsequently, calling for a restatement of prior period financial statements necessary. There is uncertainty surrounding the Issuer's judgement, estimates and assumptions, therefore the Issuer cannot guarantee that it will not be required to make changes to the accounting estimates or restate prior financial statements in the future, which could adversely affect the Issuer's financial position and/or results of operations and its ability to make payments in respect of the Covered Bonds.

The Issuer's insurance coverage may not adequately cover all losses

The Issuer has taken a conscious decision to insure itself against specific risks. The Issuer holds all mandatory insurance coverage, including fire insurance and mandatory vehicle insurance, plus comprehensive vehicle insurance. The Issuer also holds insurance policies provided for collective bargaining agreements with the Confederation of Icelandic Issuer and Finance Employees, such as life and accident insurance, and insurance stipulated by other wage contracts as applicable. In addition, the Issuer has taken out liability insurance against third-party claims, insurance on moveable property and professional liability insurance for its auditors and directors' and officers' liability insurance for the Issuer's directors and senior management. The Issuer also carries insurance against comprehensive crime and professional indemnity coverage. Comprehensive crime insurance provides cover for fraud by employees and third parties. It covers financial losses sustained by the Group, including those sustained in customer accounts, which are first discovered during the period of the policy, regardless of when the fraudulent acts were committed. In addition, money transportation is insured in accordance with the interests at stake in each instance. Recently, the Issuer has taken out a cyber liability insurance which covers damages and claim expenses resulting from cyber breaches, as well as possible privacy regulatory actions. It should be borne in mind, however, that despite the insurance policies carried by the Issuer, there is no guarantee that the Issuer will be fully compensated should the Issuer need to lodge claims. If the Issuer did submit claims under its policies, the premiums it pays could be expected to increase in the future. The Issuer's insurance policies are subject to the terms and conditions of the applicable policies. If the Issuer's insurance coverage does not adequately cover all losses, the Issuer may suffer a financial loss, which could negatively impact its business.

Environmental disasters, natural catastrophes, pandemics and acts of war could have a negative impact on the Issuer's revenues and on-going operation

As a bank with substantially all of its operations in Iceland, any environmental disasters and natural catastrophes in Iceland could significantly impair the environment in which the Issuer operates. Although natural catastrophes and environmental disasters are unforeseen factors that could threaten the Issuer's ability to maintain its operations, attempts are made to limit this risk by ensuring the security of critical equipment, its location and distribution between risk areas. The Operational Risk Department is responsible for business continuity management and for maintaining the Issuer's disaster recovery plans. The Issuer also has in place specific disaster recovery and business continuity plans. See further section entitled "Description of the Issuer - Risk Management Framework". Although the Issuer endeavours to hedge operational risk by implementing appropriate control

processes and maintains customary insurance policies for its operations, it is possible that these measures may prove to be ineffective and that the Issuer's insurance may not cover all losses. Any losses experienced by the Issuer due to environmental disaster, natural catastrophes, pandemics or act of wars could have a material adverse effect on the Issuer's business, prospects, financial position and/or result of operations, and its ability to make payments in respect of the Covered Bonds.

The Issuer's operating environment is still to some extent subject to capital controls, which with further changes due to national economic circumstances or otherwise, could have a material adverse effect on the Issuer's business

Foreign exchange transactions have been subject to capital controls as defined in the Foreign Exchange Act, No. 87/1992 (the "**Foreign Exchange Act**") and Central Bank Rules on Foreign Exchange since 2008, the current rules are No. 200/2017, as amended. The capital controls were, to a large extent, lifted in March 2017 and in April 2019. Following the most recent amendments, restrictions on foreign exchange transactions and cross border movement of domestic and foreign currency have been removed. However, there are still restrictions on the following: (i) derivatives trading for purposes other than hedging and (ii) foreign exchange transactions carried out between residents and non-residents without the intermediation of a financial undertaking. Offshore krona assets as defined in Act No. 37/2016 are still subject to special restrictions that have been largely removed by Temporary Provision I of Act No. 37/2016 and Central Bank Rules No. 224/2019. Temporary Provision III of the Foreign Exchange Act and Central Bank Rules No. 490/2016 introduced a capital inflow management measure, to temper inflows of foreign currency and to affect the composition of such inflows. The rules on special reserve requirement for new foreign currency inflow, have been amended several times and the current rules are Central Bank Rules No. 223/2019.

A new bill on Foreign Exchange (the "**New Foreign Exchange Bill**") which entails a comprehensive revision of the Foreign Exchange Act, Act No. 37/2016 and other related regulatory acts, was submitted to the Icelandic Parliament in February 2021. The New Foreign Exchange Bill does not introduce fundamental changes to the current law in this area, but the aim is to simplify and clarify the foreign exchange legal environment. It is unclear when the proposed bill will pass as law. See further in "*Capital Controls*".

The restrictions on capital movements imposed in Iceland constitute protective measures under Article 43 of the EEA Agreement (the "**EEA Agreement**") and have been notified to the European Free Trade Association (the "**EFTA**") Standing Committee under the procedures provided for in Protocol 18 of the EEA Agreement in conjunction with Protocol 2 of the EEA Agreement between the EFTA States on the Establishment of a Surveillance Authority and a Court of Justice (the "**Surveillance and Court Agreement**"). Following a referral by the District Court of Reykjavík (the "**District Court**"), the Court of Justice of the EFTA States (the "**EFTA Court**") issued a reasoned opinion on 14 December 2011 (case E-3/11) whereby the EFTA Court ruled that it had competence according to the EEA Agreement and the Surveillance and Court Agreement to review the rules on currency restrictions, *inter alia*, in light of the general principle of proportionality. The EFTA Court further declared that, at the time in question, the rules in question were proportionate. However, this ruling of the EFTA Court does not preclude further scrutiny of such currency controls by the relevant EEA institutions at any time.

It is uncertain when, and if, any or all of the remaining restrictions relating to the capital controls will be lifted, and if economic circumstances in Iceland were to change, there can be no assurance that the Central Bank, would not re-impose elements of the capital controls which have already been lifted. Additionally, even if the capital controls were to be lifted in full and on a permanent basis, the level of foreign direct investment in Iceland may be affected by a market perception that capital restrictions could be re-imposed in the future, which could limit the growth prospects of the Icelandic economy and ultimately for the Issuer. The aforementioned could have a material adverse effect on the Issuer's business and result of operations and its ability to make payments in respect of the Covered Bonds.

Prospective investors in the Covered Bonds must consider the risk of further changes to the capital controls and the special reserve requirements and the impact this may have on the Issuer's business and an investment in the

Covered Bonds. Prospective investors who are in any doubt as to their position should consult their professional advisers

The Icelandic State Treasury is the largest shareholder of the Issuer. This may affect the Issuer and its business

As at the date of this Base Prospectus, the ISFI manages a 98.2 per cent. shareholding and the corresponding voting rights on behalf of the largest shareholder, the Icelandic State Treasury. The Icelandic Parliament has authorised the Minister of Finance and Economic Affairs to sell all of the Icelandic State Treasury's shares in the Issuer which are in excess of 70 per cent. of the Issuer's total share capital, subject to any proposals that may be put forward by the ISFI. Any such sale or disposal, and any conditions attaching to it, could affect the Issuer's business, financial condition and results of operations. See further in "*Description of the Issuer- Shareholders, share capital and dividend policy.*"

In certain areas, Icelandic legislation imposes special rules on the Issuer since the Icelandic State Treasury holds the majority shareholding in the Issuer. These rules do not apply to the Issuer's main competitors, except for Íslandsbanki which became wholly owned by the Icelandic State Treasury in January 2016¹¹. These rules may impose a heavier regulatory burden on the Issuer compared to its competitors and may thus have a negative impact on the Issuer's competitive position. The Issuer's business, financial condition and results of operations could therefore be negatively affected and impact the Issuer's ability to make payments in respect of the Covered Bonds. These rules are: (i) Article 4 of the Act on the Auditor General and the Auditing of Government Accounts No. 46/2016 (the functions of the Auditor General include auditing the annual accounts of limited liability companies where the State owns 50 per cent. of the shares or more); (ii) Article 2 of the Information Act No. 140/2012 (the Issuer is subject to provisions of the Act but can obtain a temporary exemption from falling under the scope of the Act); and (iii) Article 14 of the Act on Public Archives No. 77/2014 (the Issuer is subject to provisions of this Act). Following a settlement with the Icelandic Competition Authority on 11 March 2016 relating to the changes in ownership of Íslandsbanki and a motion approved by the AGM of the Issuer held on 14 April 2016, the Board of Directors of the Issuer added provisions on the competitive independence of the Issuer towards other state-owned commercial banks to its rules of procedures.

Legal risk relating to the Issuer

Legal and regulatory risks

The Issuer, as a systematically important financial institution in Iceland, is regulated by the FSA and must comply with banking and financial services laws and government regulations. Legal risk includes but is not limited to, exposure to fines, penalties or punitive damages resulting from supervisory actions as well as private settlements. The Issuer is subject to a number of laws, regulations, administrative actions and policies governing the provision of financial services in Iceland. The Issuer is required to abide by various legal and regulatory requirements. Failure to do so may lead to litigation and administrative proceedings, which could subject the Issuer to damages claims, regulatory fines or other penalties. Although the Issuer works closely with regulators and continually monitors its legal position, future changes in regulations, fiscal or other policies can be unpredictable and are beyond the Issuer's control. Any changes to current legislation might affect the Issuer's operations and its results of operations and its ability to make payments in respect of the Covered Bonds.

Regulatory risks relate not only to regulation within Iceland, but also from the ability of Iceland, as a member of the EEA Agreement, to adopt, implement and administer implementation of new European directives and regulations into Icelandic rules and regulations. See further section entitled "*Iceland's national implementation of EEA rules may be inadequate in certain circumstance*". This may include late implementation into Icelandic rules

¹¹ The Minister of Finance and Economic Affairs has made a formal decision to initiate the process of the sale of shares in Íslandsbanki in accordance with the Icelandic State Financial Investments (ISFI) proposal dated December 17, 2020. The ISFI is tasked with preparing Íslandsbanki for a listing on a local regulated stock market and the consequent sale of shares in a public offering (IPO) with the aim of a distributed ownership and the minimum of 25 per cent. of shares and a maximum of 35 per cent. of shares to be sold

and regulations and more stringent requirements where they are permitted or required to do so, like in the respect of capital requirements.

The Issuer will at any time be involved in several court proceedings, which is considered normal due to the nature of the business undertaken. In some cases, there is substantial uncertainty regarding the outcome of the proceeding and the amount of possible damages. Despite the fact the Issuer has created appropriate provisions for legal and regulatory risk, there is still a risk that such provisions will not be adequate in certain circumstances. As of 31 December 2020, economic capital for legal and regulatory risk amounted to ISK 2.329 million compared to ISK 2.067 million in 2019. These cases may include possible criminal or administrative proceeding by the relevant authority and claims in which the claimant has not specifically quantified the amounts in disputes. The results of any adverse proceedings could have a material adverse effect on its results and reputation. For further information on litigation see “*Description of the Issuer – Litigation*”.

Changes to capital and related requirements could adversely affect the Issuer’s results

The international regulatory framework for banks, Basel III, includes requirements regarding regulatory capital, liquidity, leverage ratio and counterparty credit risk measurements. See further in “*Description of the Issuer- Risk Management Framework*”. Within the European Union the Basel III framework has been implemented in a legislative package known as CRD IV and CRR, later amended by CRD V and CRR II. Following incorporation of the legislative package into the EEA Agreement, the package is implemented into Icelandic law. The implementation has taken place in steps and is not completed. Moreover, the Resolution Authority of the Central Bank of Iceland has not determined a Minimum Requirement for own funds and Eligible Liabilities (“**MREL**”) under the BRRD (defined below) for the Issuer.

Any failure by the Issuer to maintain any increased regulatory capital requirements or to comply with any other requirements introduced by regulators could result in intervention by regulators or the imposition of sanctions, which may have a material adverse effect on the Issuer’s financial condition and results of operations and may also have other effects on the Issuer’s financial performance and on the pricing of the Covered Bonds, both with or without the intervention by regulators or the imposition of sanctions. Any changes under CRR II, CRD V and Basel III, by impacting the capital requirements in respect of the Covered Bonds, may affect the incentives of investors to hold onto the Covered Bonds if such investors are subject to requirements to follow the relevant framework. As a result, these changes may affect the liquidity and/or value of the Covered Bonds. Therefore, prospective investors in the Covered Bonds should consult their own advisers as to the consequences of the implementation of the relevant legal measures in Iceland.

The implementation of the BRRD in Iceland provides for a range of actions to be taken in relation to relevant entity considered to be at risk of failing. Should the Issuer enter into resolution this could, in certain limited circumstances, ultimately entail the bail-in of any Covered Bonds

Directive 2014/59/EU (the “**Bank Recovery and Resolution Directive**” or “**BRRD**”), which provides an EU-wide framework for the recovery and resolution of credit institutions and investment firms and its implementation into Icelandic law ultimately implies the risk of bail-in of the Covered Bonds issued by the Issuer if the Issuer were to enter into resolution, and the relevant resolution authority chose to apply the bail-in tool.

The general bail-in tool is not intended to apply to secured debt (such as the Covered Bonds). However, to the extent that claims in relation to the Covered Bonds are not met out of the assets of the Cover Pool (“**Residual Claims**”) or the proceeds arising from it, the Residual Claims may be subject to write-down or conversion into equity on an application of the general bail-in tool, which may result in Covered Bondholders losing some or all of their investment. In the limited circumstances described above, the exercise of any power under the BRRD or any suggestion of such exercise could, therefore, materially adversely affect the rights of Covered Bondholders, the price or value of their investment in any relevant Covered Bonds and/or the ability of the Issuer to satisfy its obligations under the Covered Bonds. Prospective investors in Covered Bonds should consult their own advisors

as to the consequences of the implementation of the BRRD into Icelandic law. See further section “*Bank Recovery and Resolution Directive*”.

Regulatory changes or enforcement initiatives could increase compliance costs and adversely affect the Issuer’s business, if the Issuer becomes subject to increasingly complex requirements

Regulatory changes such as the adoption in Iceland of Directive (2014/65/EC) on Markets in Financial Instruments (“**MiFID II**”), which updates the existing MiFID directive, and Regulation (600/2004) on Markets in Financial Instruments (“**MiFIR**”) could affect the way in which the Group conducts its business. See further in “*Description of the Issuer - Organisational Structure*”.

The adoption in Iceland of MiFID II and MiFIR will replace, extend and improve the functioning of the existing European rules on markets in financial instruments and strengthen investor protection, by introducing additional organisational and conduct requirements and increase in transparency. The adoption of MiFID II and MiFIR will give more comprehensive powers to regulators and introduce the possibility of imposing higher fines on financial institutions subject to MiFID II in the event of infringement by such financial institutions of the requirements of such regulations. As MiFID II and MiFIR will significantly extend not only the scope but also the detail of existing regulations, the Group will have to review existing activities and make adjustments where necessary to make sure it remains compliant with MiFID II and MiFIR. The Group will have to provide more information to their customers, such as the cost and charges involved in providing investment services and, as a result, could face significantly higher compliance costs and become subject to increasingly complex requirements and additional legal risk, which could in turn have a material adverse effect on the Group’s business, prospects, financial position and/or results of operations, and ability to make payments in respect of the Covered Bonds. A bill implementing MiFID II and MiFIR into Icelandic law was submitted to the Icelandic Parliament in March 2021. No assurance can be given as to when the bill will pass as law.

Changes in tax laws or in their interpretation could harm the Issuer’s business

The Issuer’s results of operations could be harmed by changes in tax laws and tax treaties or the interpretation thereof, (such as in relation to the OECD’s “Base Erosion and Profit Shifting” Project), changes in corporate tax rates and the refusal of tax authorities to issue or extend advanced tax rulings.

In addition to the basic corporate income tax rate of 20 per cent. in Iceland, the Icelandic Parliament passed the Act on Special Tax on Financial Institutions, No. 155/2010, in December 2011 (the “**Special Tax on Financial Undertakings**”), under which certain types of financial institution, including the Issuer, are required to pay an annual levy of the carrying amount of their liabilities as determined for tax purposes. In 2013 the levy was increased and set at 0.376 per cent. of the total debt of the Issuer excluding tax liabilities in excess of ISK 50 billion at the end of the year. Non-financial subsidiaries are exempt from this tax. The Act on Special Tax on Financial Undertakings was amended in March 2020 with Act No. 25/2020 in relation to measures from the Icelandic Government and the Central Bank due to the COVID-19 pandemic reducing the levy to 0.145 per cent in 2020. See further “*The Icelandic Economy*”.

According to the Income Tax Act No. 90/2003, as amended (the “**ITA**”) payments of Icelandic sourced interest by an Icelandic debtor, such as the Issuer, to a foreign creditor, including holders of bonds, who are not Icelandic are taxable in Iceland and can be subject to withholding tax at the rate of 12.0 per cent. This withholding is applicable unless the foreign creditor can demonstrate and obtain approval from the Icelandic Internal Revenue that an exemption applies, such as the existence of a relevant double taxation treaty, and in such case the provisions of the double tax treaty will apply. The exemption, subject to certain other requirements, applies to bonds that are held through a clearing system, such as the NCSD, Euroclear and Clearstream Luxembourg, within a member state of the OECD, the EEA, a founding member state of EFTA or the Faroe Islands. Bonds issued by the Issuer are subject to the aforementioned exemption.

According to the Act on Tax on Financial Activities, No. 165/2011, certain types of financial institutions, including the Issuer, are required to pay a special additional tax levied on all remuneration paid to employees. The levy is currently set at 5.5 per cent. of such remuneration. Additionally, according to Article 71 of the ITA, a special additional income tax on legal entities liable for taxation according to Article 2 of Act No. 165/2011, which includes the Issuer is set at 6.0 per cent. on income over ISK 1 billion, disregarding joint taxation and transferable losses. The aforementioned taxes and levies placed on the Issuer increases the cost burden on the Issuer and subjects it to a competitive disadvantage relative to other competitors, which are not subject to such taxes or levies. See further in “*Description of the Issuer- Competition*”.

The Issuer may be subject to additional taxes or levies in the future, so there can be no assurance that additional taxes and levies could increase the Issuer’s cost of funding and operating costs generally, reduce the ability of the Issuer to compete effectively with other lenders and/or decrease the Issuer’s lending volumes and margins any of which could have a material adverse effect on the Issuer’s business, prospects, financial position and/or results of operations, and its ability to make payments in respect of the Covered Bonds. Any such increase could have a material adverse effect on the financial condition of the Issuer and its ability to make payments in respect of the Covered Bonds

Iceland’s national implementation of EEA rules may be inadequate in certain circumstances

Iceland is a member state of the EEA and is therefore obligated to implement certain EU instruments with EEA relevance, including legislation relating to financial markets. Where implementation of such instruments into Icelandic law is inadequate, (for example, where Iceland has failed to adapt national law to conform to EEA rules) citizens may be unable to rely on these instruments and the Icelandic courts may be barred from applying them, unless Icelandic legislation may be interpreted in accordance with the EEA rules. As a result, the Noteholders in some circumstances may experience different legal protections than they would expect as holders of securities issued by banks in EU member states where EU instruments are directly applicable or have been adequately implemented into national legislation. Complying with regulation that is in continual change can be resource intensive and exposes the Issuer to a risk of non-compliance, which could have a material adverse effect on the Issuer’s business, prospects, financial position and/or results of operations and its ability to make payments in respect of the Covered Bonds

Judgments entered against Icelandic entities in the courts of a state which is not a party to the Lugano Convention (including, as at the date of this Base Prospectus, the United Kingdom) may not be recognised or enforceable in Iceland

A judgment entered against a company incorporated in Iceland in the courts of a state which is not a party to the Convention on Jurisdiction and the Recognition and Enforcement of Judgments in Civil and Commercial Matters made in Lugano on 30 October 2007 (the “**Lugano Convention**”) as a Contracting State (as defined in the Lugano Convention), would not be recognised or enforceable in Iceland as a matter of law without a retrial on its merits (but will be of persuasive authority as a matter of evidence before the courts of law of Iceland). As at the date of this Base Prospectus, the United Kingdom and Iceland are not bound by any agreement, treaty or other instrument on mutual recognition and enforcement of judgments applicable in relation to the Covered Bonds. The United Kingdom has applied to re-accede to the Lugano Convention as an independent contracting state, but the other contracting states have, as at the date of this Base Prospectus, not approved the application. As a result, a final judgment in civil or commercial matters relating to the Covered Bonds obtained in the courts of England against the Issuer, will, in principle, neither be recognised nor enforceable in Iceland. However, if a Covered Bondholder brings a new action in a competent court in Iceland, the final judgment rendered in an English court may be submitted to the Icelandic court, but will only be regarded as evidence of the outcome of the dispute to which it relates, and the Icelandic court has full discretion to rehear the dispute ab initio. Any retrial on a judgment’s merits

could therefore significantly delay or prevent the enforcement by Covered Bondholders of the Issuer's obligations under the Covered Bonds.

FACTORS THAT ARE MATERIAL FOR THE PURPOSE OF ASSESSING THE RISKS ASSOCIATED WITH COVERED BONDS ISSUED UNDER THE PROGRAMME

Risks related to the structure of a particular issue of Covered Bonds

A wide range of Covered Bonds may be issued under the Programme. See further in "[Terms and Conditions](#)." A number of these Covered Bonds may have features which contain particular risks for potential investors. Set out below is a description of the most common such features.

Payments and the principal of the Covered Bonds under the programme can in some cases be determined by reference to an index which could adversely affect the value of the index linked Covered Bonds

Subject to any applicable legal or regulatory restrictions being lifted, the Issuer may issue Covered Bonds with principal or interest determined by reference to an index or formula, to changes in the prices of securities or commodities, to movements in currency exchange rates or other factors (each, a "**Relevant Factor**"). In addition, the Issuer may issue Covered Bonds with principal or interest payable in one or more currencies which may be different from the currency in which the Covered Bonds are denominated. Potential investor should be aware that:

- (a) The market price for such Covered Bonds may be volatile;
- (b) they may receive no interest;
- (c) payment of principal or interest may occur at a different time or in a different currency than expected;
- (d) they may lose all or a substantial portion of their principal;
- (e) a Relevant Factor may be subject to significant fluctuations that may not correlate with changes in interest rates, currencies or other indices;
- (f) if a Relevant Factor is applied to Covered Bonds in conjunction with a multiplier greater than one or contains some other leverage factor, the effect of changes in the Relevant Factor on principal or interest payable likely will be magnified; and
- (g) the timing of changes in a Relevant Factor may affect the actual yield to investors, even if the average level is consistent with their expectations. In general, the earlier the change in the Relevant Factor, the greater the possible effect on yield.

The historical experience of an index or other Relevant Factor should not be viewed as an indication of the future performance of such Relevant Factor during the term of any Covered Bonds. Accordingly, each potential investor should consult its own financial and legal advisers about the risk entailed by an investment in any Covered Bonds linked to a Relevant Factor and the suitability of such Covered Bonds in light of its particular circumstances.

If the Issuer has the right to redeem any Covered Bonds at its option, this may limit the market value of the Covered Bonds concerned and an investor may not be able to reinvest the redemption proceeds in a manner which achieves a similar effective return

If the optional redemption feature of the Covered Bonds is applicable in the Final Terms, it is likely to limit their market value. During any period when the Issuer may elect to redeem Covered Bonds, the market value of those Covered Bonds generally will not rise substantially above the price at which they can be redeemed. This may also be true prior to any redemption period.

The Issuer may be expected to redeem Covered Bonds when its cost of borrowing is lower than the interest rate on the Covered Bonds. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Covered Bonds being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

If the Issuer has the right to convert the interest rate from a fixed rate to a floating rate or vice versa, this may affect the secondary market and the market value of the Covered Bonds concerned

Fixed/Floating Rate Covered Bonds may bear interest at a rate that converts from a fixed rate to a floating rate, or from a floating rate to a fixed rate. Where the Issuer has the right to effect such a conversion, this will affect the secondary market and the market value of the Covered Bonds since the Issuer may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the Issuer converts from a fixed rate to a floating rate in such circumstances, the spread on the Fixed/Floating Rate Covered Bonds may be less favourable than the prevailing spreads on comparable floating rate Covered Bonds tied to the same Reference Rate. In addition, the new floating rate at any time may be lower than the rates on other Covered Bonds. If the Issuer converts from a floating rate to a fixed rate in such circumstances, the fixed rate may be lower than then prevailing rates on its Covered Bonds.

Covered Bonds which are issued with variable interest rates or which are structured to include a multiplier or other leverage factor, are likely to be more volatile than standard securities

Covered Bonds with variable interest rates can be volatile investments. If they are structured to include multipliers or other leverage factors, or caps or floors, or any combination of those features or other similar related features, their market values may be even more volatile than those for securities that do not include those features and, as a consequence, could drop further in value.

Covered Bonds which are issued at a substantial discount or premium may experience price volatility in response to changes in market interest rates

The market values of securities issued at a substantial discount or premium from their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing securities. Generally, the longer the remaining term of such securities, the greater the price volatility as compared to conventional interest-bearing securities with comparable maturities.

The Covered Bonds may be subject to extendable obligations that may change the Maturity Date, Interest Payment Dates and Interest Periods for the Covered Bonds concerned

Following the failure by the Issuer to pay the Final Redemption Amount of a Series of Covered Bonds on their Maturity Date, payment of such amounts shall be automatically deferred. This will occur if the Final Terms for a relevant Series of Covered Bonds provides that such Covered Bonds are subject to an Extended Maturity Date on which the payment of all or (as applicable) part of the Final Redemption Amount payable on the Maturity Date will be deferred in the event that the Final Redemption Amount is not paid in full on the Maturity Date.

To the extent that the Issuer has sufficient funds available to pay in part the relevant Final Redemption Amount in respect of the relevant Series of Covered Bonds, the Issuer shall make partial payment of the relevant Final Redemption Amount as described in Condition 8.12(f). Payment of all unpaid amounts shall be deferred automatically until the applicable Extended Maturity Date, provided that any amount representing the Final Redemption Amount due and remaining unpaid on the Maturity Date may be paid by the Issuer on any Interest Payment Date thereafter up to (and including) the relevant Extended Maturity Date.

The Issuer is not required to notify the Covered Bondholders of such automatic deferral. The Extended Maturity Date and the applicable interest rate will be specified in the relevant Final Terms. Interest will continue to accrue on any unpaid amount and be payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date. In these circumstances, failure by the Issuer to make payment in respect of the Final Redemption Amount on the Maturity Date shall not constitute a default in payment by the Issuer. However, failure by the Issuer to pay the Final Redemption Amount or the balance thereof on the Extended Final Maturity Date and/or interest on such amount on any Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date shall constitute a default in payment by the Issuer.

Furthermore, in relation to all amounts constituting accrued interest due and payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date, as provided in the applicable

Final Terms, the Issuer may pay such interest pursuant to the Floating Rate set out in the applicable Final Terms notwithstanding that the relevant Covered Bond was a Fixed Rate Covered Bond as at its relevant Issue Date.

In addition, following deferral of the Maturity Date, the Interest Payment Dates and Interest Periods may change as set out in the applicable Final Terms.

The regulation and reform of “benchmarks” may adversely affect the value of Floating Rate Covered Bonds “There are risks that certain benchmark rates may be administered differently or discontinued in the future, including the potential phasing-out of LIBOR after 2021 or other benchmarks, which may adversely affect the trading market for, value of and return on, Covered Bonds based on such benchmarks”.

LIBOR, EURIBOR and other rates and indices which are deemed to be "benchmarks" are the subject of recent international, national and other regulatory guidance and proposals for reform. Some of these reforms are already effective while others are still to be implemented. These reforms may cause such benchmarks to perform differently from the past or disappear entirely, or have other consequences that cannot be predicted.

Regulation (EU) 2016/1011 (the “Benchmarks Regulation”) on indices used as benchmarks in financial instruments and financial contracts or to measure the performance of investment funds was published in the Official Journal of the EU on 29 June 2016 and became applicable from 1 January 2018. The Benchmarks Regulation applies to the provision of benchmarks, the contribution of input data to a benchmark and the use of a benchmark, within the EU. It will, among other things, (i) require benchmark administrators to be authorised or registered (or, if non-EU-based, to be subject to an equivalent regime or otherwise recognised or endorsed) and (ii) prevent certain uses by EU supervised entities of benchmarks of administrators that are not authorised or registered (or, if non-EU based, not deemed equivalent or recognised or endorsed).

The Benchmarks Regulation could have a material impact on any Covered Bonds linked to a rate or index deemed to be a benchmark, in particular, if the methodology or other terms of a benchmark are changed in order to comply with the requirements of the Benchmarks Regulation. Such changes could, among other things, have the effect of reducing, increasing or otherwise affecting the volatility of the published rate or level of the benchmark.

More broadly, any of the international, national or other proposals for reform, or the general increased regulatory scrutiny of benchmarks, could increase the costs and risks of administering or otherwise participating in the setting of a benchmark and complying with any such regulations or requirements.

Such factors may have the following effects on certain benchmarks: (i) discourage market participants from continuing to administer or contribute to such benchmark; (ii) trigger changes in the rules or methodologies used in the benchmarks or (iii) lead to the disappearance of the benchmark.

Any of the above changes or any other consequential changes to benchmarks as a result of EU, United Kingdom, or other international, national, or other proposals for reform or other initiatives or investigations, or any further uncertainty in relation to the timing and manner of implementation of such changes could have a material adverse effect on the trading market for, value of and return on any Covered Bonds linked to such benchmark.

Investors should consult their own independent advisers and make their own assessment about the potential risks imposed by the Benchmarks Regulation reforms, investigations and licensing issues in making any investment decision with respect to the Covered Bonds linked to a benchmark.

Moreover, any of the above matters or any other significant change to the setting or existence of any relevant reference rate could affect the ability of the Issuer to meet its obligations under Covered Bonds linked to a benchmark or could have a material adverse effect on the value or liquidity of, and the amount payable under such Covered Bonds. Investors should consider these matters when making their investment decision with respect to such Covered Bonds.

Future discontinuance of benchmark rates (for example, LIBOR, EURIBOR, NIBOR) may adversely affect the value of Floating Rate Covered Bonds which are linked to or which reference any such benchmark rate

The Central Bank of Iceland has indicated with an announcement that the continuation of LIBOR or other certain “IBOR” benchmark on the current basis is not guaranteed after 2021. It is not possible to predict whether, and to what extent, panel banks will continue to provide LIBOR submissions to the administrator of LIBOR going forwards, or whether LIBOR will be administered and compiled in the same manner as present. This may cause LIBOR to perform differently than it did in the past and may have other consequences which cannot be predicted. Investors should be aware that, if a benchmark rate were discontinued or otherwise unavailable, the rate of interest on Floating Rate Covered Bonds which are linked to or which reference such benchmark rate will be determined for the relevant period by the fallback provisions specified in the applicable Final Terms¹².

Risks relating to the Covered Bonds issued by the Issuer

Changes to the current legislation on covered bonds might affect the value of the Covered Bonds issued by the Issuer

The Covered Bonds are governed by law and regulations. The Act on Covered Bonds provides that the FSA may issue rules providing for the types of assets in a cover pool, methods for appraisal of collateral of bonds, terms and conditions for derivative agreements and conditions for the calculation of risk and interest payments. FSA has issued such rules, i.e. Rules No. 528/2008, on Covered Bonds (the “**Rules on Covered Bonds**”) that concern, among other things, the conditions for being granted a licence to issue Covered Bonds, appraisal and revaluation of the assets in the cover pool, matching rules, derivative agreements, the covered bonds register and the eligibility and reporting of the cover pool monitor. Effective 1 January 2020, after the merger of the FSA and the Central Bank, the Central Bank is now responsible for the task entrusted by law and governmental directives to the FSA, in accordance to cf. article 25 of the Icelandic Act on Covered Bonds, as amended. Any changes to the Act on Covered Bonds and/or the Rules on Covered Bonds as well as other current legislation might affect the legal and regulatory risks relating to the Covered Bonds.

The Act on Covered Bonds entered into force on 20 March 2008. To date only a few licenses to issue covered bonds have been granted under the Act on Covered Bonds and there are limited precedents on how its provisions will be interpreted or applied by Icelandic courts or administrative authorities. The preparatory works to the Act on Covered Bonds give limited guidance and the system of covered bonds secured by the cover pool lacks any clear analogues in Icelandic law that would allow for clear conclusions in respect of the Act on Covered Bonds, the covered bonds or the cover pool. It is uncertain how the Icelandic Act on Covered Bonds and/or Rules on Covered Bonds will be interpreted by the courts or whether changes or amendments will be made to it which will affect Covered Bonds issued under the Programme. See further in section entitled “[Summary of Icelandic Legislation in Consideration of the Covered Bonds](#)”.

A decline in the price of real estate and the housing market could affect the Issuer’s ability to perform its obligations under the Covered Bonds

The Cover Pool which will secure the Covered Bonds is comprised of mortgage loans secured on residential property which, at the date of this Base Prospectus, are located in Iceland. These residential mortgage loans may be loans originally made to a borrower for the purpose of buying, constructing, altering or refinancing a residential property in which that borrower subsequently resides or may be mortgage loans made to a borrower for the purchase of that residential property for investment, rental or other purposes.

A borrower under a residential loan may default on its obligation under that residential loan. The credit risk relating to the Cover Pool is partly driven by the performance of the real estate and housing market in Iceland. There can be no assurance on the future development of the value of assets in the Cover Pool. Several circumstances may affect the level of credit loss such as changes in the economic climate, both nationally and

¹² Source: Central Bank of Iceland; <https://www.sedlabanki.is/utgefid-efni/frettir-og-tilkynningar/frettasafn/frett/2020/11/11/Brevtingar-a-vaxtaavidmunum/>

internationally, changes in market rates, increases in taxation, inflation and changes in political policies etc. Borrowers may default and their financial standing may deteriorate as a result of, for example, changes in their own personal circumstances such as unemployment, death, illness or relationship status. Defaults in respect of the Issuer's assets in the Cover Pool under residential mortgage loans could jeopardise the Issuer's ability to make payment in full or on a timely basis on the Covered Bonds. If a substantial part of the assets in the Cover Pool were to default, there is no guarantee that the required level of assets in the Cover Pool could be maintained or that the Issuer would be able to replace the defaulting assets with non-defaulting assets. Any such failures could adversely affect the Issuer's results of operation, financial condition and business prospects and its ability to perform its obligations under the Covered Bonds.

The Covered Bonds may be subject to withholding taxes in circumstances where the Issuer is not obliged to make gross-up payments and this would result in holders receiving less interest than expected and could significantly adversely affect their return on the Covered Bonds.

No events of default

The Terms and Conditions of the Covered Bonds contain no contractual events of default or right to accelerate the Covered Bonds on a failure to pay, insolvency of the Issuer or otherwise. If the Issuer fails to make a payment when due or becomes insolvent, then the Covered Bonds remain outstanding in accordance with the Terms and Conditions of the Covered Bonds. The Act on Covered Bonds does not stipulate to what extent it is necessary to register a security in respect of other assets in a cover pool.

Maintenance of the Register

The Issuer must maintain a register (the "**Register**") in respect of the Covered Bonds, the Cover Pool and any derivative agreements. If the Register or the value of the Cover Pool is not maintained in accordance with the Act on Covered Bonds, the FSA may revoke the Issuer's license to issue Covered Bonds. Assets in a cover pool must be endorsed showing they are part of a cover pool and have been entered in a register as provided for in the Act on Covered Bonds. The endorsement must also indicate that the debt instrument is to secure priority rights of a specific class of covered bonds.

If the Issuer fails to enter the assets in the Cover Pool and payments received therefrom ("**Cover Pool Revenue**") in the Register, the Covered Bondholders and Swap Providers will not have priority claims to the Cover Pool and the Cover Pool Revenue and will rank with the Issuer's unsecured creditors in the event the Issuer is subject to winding-up proceedings.

Conflicting interests of other creditors

The rights of the Covered Bondholders rank junior to counterparties to derivative agreements included in the Cover Pool, though they have preferential right with respect to other creditors against the Cover Pool. Further, in the event of the winding-up of the Issuer, they will rank junior to costs incurred in connection with the operation, management, collection and realisation of the Cover Pool, as well as the claims due to derivative agreements concluded in accordance with the provisions of the Act on Covered Bonds, which will be covered before the claims of the Covered Bondholders.

To the extent that Covered Bondholders are not fully paid from the proceeds of the liquidation of the assets comprising the Cover Pool, they will be able to apply for the balance of their claims as unsecured creditors of the Issuer and will be entitled to receive payment from the proceeds of the liquidation of the other assets of the Issuer not comprising the Cover Pool. The Covered Bondholders would in such case rank *pari passu* with the other unsecured, unsubordinated creditors of the Issuer and, as a result, may not receive all amounts owed by the Issuer to such Covered Bondholders. Please note that as a result of the enactment of the Emergency Act, should the Issuer enter into winding-up proceedings, such claims of Covered Bondholders would be subordinated to claims of the Issuer's depositors.

Restriction on ability to petition for bankruptcy

If distributions on realisation of the assets in the Cover Pool are insufficient to make payments on the Covered Bonds, none of the Covered Bondholders, any Swap Provider, any Paying Agent shall be entitled at any time to file against the Issuer, or join in any filing against the Issuer of any winding-up, bankruptcy, reorganisation, arrangement, insolvency or liquidation proceedings or other proceedings under any applicable bankruptcy or similar law in connection with any obligations of the Issuer relating to the issuance of the Covered Bonds, save for lodging a claim in the liquidation of the Issuer which is initiated by another party or taking proceedings to obtain a declaration or judgment as to the obligations of the Issuer in relation thereto.

Liquidity

If the Issuer is wound up, neither the Issuer nor its estate would be authorised to issue further Covered Bonds. It would therefore not be possible for a winding-up committee to raise finance in the market by the issuance of further Covered Bonds following the winding-up of the Issuer. Further, neither the Act on Covered Bonds nor the Rules on Covered Bonds stipulate that the winding-up committee or the Issuer's estate may contract debt obligations of any kind in order to service timely payment under the terms of the Covered Bonds. There is no legislation in effect which states that the winding-up committee managing the Issuer's estate can raise loans or enter into any such agreements in order to service the timely payment of interest and principal on the Covered Bonds. Article 17(1) of the Act on Covered Bonds states that the winding-up committee shall fulfil an issuer's commitments under covered bonds and derivative agreements using the mortgage bonds and other assets in the cover pool and payments received on such assets, provided that the assets are listed in the register. However, neither the Act on Covered Bonds nor the Rules on Covered Bonds provide any guidelines as to whether liquidity can be raised by selling the mortgage bonds and other assets registered to the cover pool in the market.

The Issuer is subject to liquidity requirements in its capacity as a commercial bank supervised by the FSA, including a statutory requirement to maintain sufficient liquidity to enable it to discharge its obligations as they fall due. The Issuer is also subject to the Central Bank's Rules no. 266/2017, on Liquidity Ratios. The FSA has issued guidelines on liquidity, which are not binding on the Issuer. However, any serious or systematic deviations from such guidelines may lead to the FSA determining that the Issuer's business does not fulfil the statutory soundness requirement for commercial banks and result in the FSA imposing sanctions against the Issuer.

Risk related to the Cover Pool

Default by borrowers in paying amounts due on their loan

Borrowers may default on their obligations under the mortgage loans in the Cover Pool. Defaults may occur for a variety of reasons. The mortgage loans are affected by credit, liquidity and interest rate risks. Various factors influence mortgage delinquency rates, prepayment rates, repossession frequency and the ultimate payment of interest and principal, such as changes in the national or international economic climate, regional economic or housing conditions, changes in tax laws or other laws, interest rates, inflation, the availability of financing, yields on alternative investments, political developments and government policies. Other factors in borrowers' individual, personal or financial circumstances may affect the ability of borrowers to repay the mortgage loans. Loss of earnings, illness, divorce and other similar factors may lead to an increase in delinquencies by and bankruptcies of borrowers and could ultimately have an adverse impact on the ability of borrowers to repay the mortgage loans. In addition, the ability of a borrower to sell a property pledged as security for a mortgage loan at a price sufficient to repay the amounts outstanding under that mortgage loan will depend upon a number of factors, including the availability of buyers for that property, the value of that property and property values in general at the time.

The Act on Covered Bonds provides that no mortgage loan may be registered in the Cover Pool if payment on it is in arrears 90 days or more. If a material amount of assets in the Cover Pool were to default, there is no guarantee

that the required level of assets within the relevant Cover Pool could be maintained or that the Issuer would be in a position to substitute non-defaulting assets for the defaulting assets.

Non-compliance with matching rules

The Act on Covered Bonds contains matching rules which, *inter alia*, require that the total current value of the assets registered to the cover pool as collateral for a specific class of covered bonds must always exceed the total current value of the principal of the covered bonds of that same class. The Act on Covered Bonds also requires that the instalments and other payment flows accruing on assets in the cover pool and from derivative agreements are in such a manner that all commitments towards the covered bondholders and derivative agreements can be met.

A breach of the matching requirements prior to the winding-up of the Issuer in the circumstances where no additional assets are available to the Issuer or the Issuer lacks the ability to acquire additional assets could cause the FSA to revoke the Issuer's license to issue Covered Bonds. The same applies in the event that the Issuer does not comply with other requirements prescribed in the Act on Covered Bonds.

If the matching requirements are breached following the winding-up of the Issuer, the winding-up committee would not be permitted to add more assets to the Cover Pool. The Act on Covered Bonds does not provide any further guidance as to the consequences of a breach of the matching rules following the winding-up of the Issuer.

To the extent that the Covered Bondholders are not fully paid from the proceeds of the liquidation of the assets comprising the Cover Pool, the Covered Bondholders will not be able to file against the Issuer or join in any filing against the Issuer of any winding-up proceedings, Bankruptcy, reorganisation, arrangement, insolvency or liquidation proceedings see above "[Restrictions on ability to petition for bankruptcy](#)". The explanatory memorandum for the Act on Covered Bonds provides that assets can be removed from the cover pool and replaced with same kind of assets without limitations. If assets are replaced with substitute collateral there are limitations in the Act on Covered Bonds as to how much can be replaced with such collateral. Neither the Act on Covered Bonds nor the Rules on Covered Bonds provide clear guidance in this respect. This can, however, be subject to contract.

Over-collateralisation

The Act on Covered Bonds requires the value of the assets in the cover pool at all times to exceed the value of the claims against the cover pool. However, the Act on Covered Bonds does not require that the value of such assets exceeds the value of such claims by any specific amount. Failure to maintain sufficient assets in the Cover Pool could result in the Issuer being unable to issue further Covered Bonds or refinance existing Covered Bonds.

The Issuer intends to over-collateralise the Cover Pool at all times by at least 120 per cent. The licence from FSA to issue the Covered Bonds is in addition subject to a 30 per cent. maximum over-collateralization, see the sections [Cover Pool Assets](#) and [The Issuer's licence to issue Covered Bonds](#) in the section [Summary of Icelandic legislation in consideration of Covered Bonds](#).

The Cover Pool consists of limited assets

The Cover Pool consists of loans which are secured on interests in residential property, claims which the Issuer holds, or may acquire, against Covered Bond Swap Providers and certain substitute assets. All assets in the Cover Pool must comply with the Act on Covered Bonds and the Rules on Covered Bonds. See the sections [Cover Pool Assets](#) and [The Issuer's licence to issue Covered Bonds](#) in the section [Summary of Icelandic legislations in consideration of Covered Bonds](#) for a description of the assets that can constitute the Cover Pool. At the date of this Base Prospectus, all of the properties over which mortgages are created are located in Iceland. The value of the Cover Pool may therefore decline in the event of a general downturn in the value of property in Iceland, which could adversely affect the Issuer's operating results, financial condition and business prospects and its ability to perform its obligations under the Covered Bonds.

Limited description of the Cover Pool

Save as stipulated in each applicable Final Terms, Covered Bondholders will not receive detailed statistics or information in relation to the assets contained or to be contained in the Issuer's Cover Pool. It is expected that the constitution of the Cover Pool may change from time to time due, for example, to the purchase or origination of further residential mortgages by the Issuer from time to time. Although an independent inspector appointed under the Act on Covered Bonds will monitor the Issuer's compliance with some of the requirements of the Act on Covered Bonds (the "**Independent Inspector**"), the Independent Inspector's report will not be made public. A regular report on the Cover Pool will however be published at least quarterly, no later than 30 days from the end of each quarter, on the Issuer's website, <http://www.landsbankinn.is/sertryggd-skuldabref/>

There is no assurance that the characteristics of further mortgages will be the same as those mortgages in the Cover Pool as at Issue Date. However, each mortgage will be required to meet the requirements set out in the Act on Covered Bonds and appurtenant regulations.

Geographic concentration risks/location of the properties in the Cover Pool

Certain geographic regions of Iceland may from time to time experience weaker regional economic conditions and housing markets or be directly or indirectly affected by natural disasters or civil disturbances. Mortgage loans in such areas will experience higher rates of loss and delinquency than mortgage loans in general.

The ability of borrowers to make payments on mortgage loans may also be affected by factors which do not necessarily affect property values, such as adverse economic conditions generally, in particular geographic areas or industries, or affecting particular segments of the borrowing community (such as borrowers relying on commission income and self-employed borrowers). Such occurrences may accordingly affect the actual rate of delinquency and loss with respect to the mortgage loans in the Cover Pool.

The mortgage loans underlying certain series of Covered Bonds may be concentrated in certain regions. Such concentration may present the risk considerations described above in addition to those generally present for similar securities without such concentration.

The Cover Pool consists of mortgage loans which are secured in residential property. As at the date of the Base Prospectus all of the properties over which the mortgages are created are located in Iceland. The residential properties in the Cover Pool may, however, be concentrated in certain locations in Iceland. The value of the Cover Pool may decline in the event of a general or location-specific deterioration in prices of residential properties or general deterioration or location-specific deterioration in economic conditions. This could adversely affect the Issuer's operating results, financial condition and business prospects as well as its ability to perform its obligations under the Covered Bonds.

Appraisals

In accordance with the Act on Covered Bonds, appraisals or valuation of the properties securing the mortgage loans may be undertaken by the Issuer, and take account of the following: (a) The selling price of a property on the day the transaction is made; or (b) an independent appraisal conducted by a licensed realtor; or (c) an acquisition offer, signed on behalf of both the seller and the buyer; or (d) the rateable value of the property, made by Registers Iceland (*Ice. Þjóðskrá Íslands*). Appraisals based on the selling price of a property shall be valid for a period of 3 months from the day the transaction was made. Such appraisal undertaken by the Issuer will be verified by the Independent Inspector as being based on an accepted methodology.

No assurance can be given that values of the properties underlying the mortgage loans have remained or will remain at the levels which existed on the dates of appraisal (or, where applicable, on the dates of appraisal updates) of the related mortgage loans.

The appraisal relates both to the land and to the structure; in fact, a significant portion of the appraised value of a property may be attributable to the value of the land rather than to the residence. Because of the unique locations and special features of certain properties, identifying comparable properties in nearby locations may be difficult.

The appraised values of such properties will be based to a greater extent on adjustments made by the appraisers to the appraised values of reasonably similar properties rather than on objectively verifiable sales data. As a result, such appraisals could be more likely to overvalue certain properties and therefore overstate the value of the collateral underlying the Cover Pool.

Audit of the Cover Pool – no due diligence

Other than any reviewed interim financial statements or audited annual financial statements the Issuer does not publish any separate review or audits of the Cover Pool. However, the Issuer is subject to surveillance by an Independent Inspector in accordance with the requirements of the Act on Covered Bonds and FSA. This Independent Inspector monitors that the register is maintained in a correct manner. See the section *Independent Inspector* in the section [Summary of the Icelandic legislation in consideration of covered bonds](#) for a description of the Independent Inspector.

The Issuer will not undertake any investigations, searches or other actions in respect of the assets in the Cover Pool. The Covered Bondholders will not have the ability to investigate the Cover Pool but will instead rely on the obligations of the Issuer under the Act on Covered Bonds and the supervision of the Independent Inspector.

Factors that may affect the realisable value of the Cover Pool

The Cover Pool Revenue or the realisable value of Cover Pool, in the event of the winding-up of the Issuer, may be reduced, which may affect the ability of the Issuer (or the winding-up committee in the event of the winding-up of the Issuer) to make payments on the Covered Bonds as a result of:

- Borrowers defaulting payments of amounts due on their mortgage loans;
- changes to the lending criteria of the Issuer;
- no representations or warranties being given by the Issuer;
- set-off risks in relation to some types of mortgage loans in the Cover Pool; and
- possible regulatory changes by regulatory authorities in Iceland.

Each of these factors is considered in more detail below. However, it should be noted that the matching rules under the Act on Covered Bonds are intended to ensure that the value of the Cover Pool will be sufficient to enable the Issuer to meet its obligations under the Covered Bonds and any derivative agreements.

Changes to the lending criteria of the Issuer

Each of the mortgage loans originated by the Issuer will have been granted in accordance with its lending criteria at the time of origination. It is expected that the Issuer's lending criteria will generally consider type of property, term of loan, age of applicant, the loan-to-value (“LTV”) ratio, status of applicants and credit history. The Issuer retains the right to revise its lending criteria from time to time but would do so only to the extent that such a change would be acceptable to a reasonable, prudent mortgage lender. If the lending criteria changes in a manner that affects the creditworthiness of the mortgage loans, that may lead to increased defaults by borrowers and may affect the Cover Pool revenue or the realisable value of the Cover Pool.

In accordance with the Act on Covered Bonds the Issuer may only include in the Cover Pool mortgage loans issued against mortgages secured by real property if the LTV ratio does not exceed 80 per cent. for residential property, 60 per cent. for industrial, office or commercial property, and 70 per cent. for agricultural property. Moreover, as noted above, mortgage loans 90 days or more in arrears may not be registered in the Cover Pool.

Set-off risks in relation to some types of loans may adversely affect the value of the Cover Pool or any part thereof

Registration of assets in the Cover Pool will not affect the rights of borrowers. Borrowers will therefore continue to have independent set-off rights against the Issuer, such as, for example, set-off rights associated with borrowers' holding deposits with the Issuer.

The exercise of set-off rights by borrowers may adversely affect the realisable value of the Cover Pool and/or the ability of the winding-up committee to meet in full the Issuer's obligation under the Covered Bonds.

No representations or warranties to be given by the Issuer if Cover Pool to be sold

In the event of the bankruptcy of the Issuer, the winding-up committee shall fulfil the Issuer's obligations under the Covered Bonds and any Swap Agreements using the assets in the Cover Pool and the Cover Pool Revenue. In respect of any sale of assets in the Cover Pool to third parties, the Issuer may not be permitted to give representations and warranties or indemnities in respect of the assets in the Cover Pool. Accordingly, there is a risk that the realisable value of the Cover Pool could be adversely affected by the lack of representations and warranties or indemnities which in turn could adversely affect the ability of the administrator to meet in full all the Issuer's obligations under the Covered Bonds.

Reliance on Swap Providers

A brief description of certain risks relating to swaps is set out below. The Issuer is however not permitted to enter into Currency Swaps under the Issuer's current licence to issue Covered Bonds.

Reliance on Currency Swaps

Subject to currency restrictions in place at each time, the Issuer may rely on the Currency Swap Providers under the Currency Swaps to provide payments on Covered Bonds denominated in currencies other than ISK. If the Issuer fails to make timely payments of amounts due or certain other events occur in relation to the Issuer under a Currency Swap and any applicable grace period has expired, then the Issuer will have defaulted under that Currency Swap. If the Issuer defaults under a Currency Swap due to non-payment or otherwise, the relevant Currency Swap Provider will not be obliged to make further payments under that Currency Swap and may terminate that Currency Swap. If a Currency Swap Provider is not obliged to make payments, or if it exercises any right of termination it may have under the relevant Currency Swap Agreement, or if it defaults in its obligations to make payments under a Currency Swap, the Issuer will be exposed to changes in currency exchange rates and in the associated interest rates on the currencies. Unless a replacement swap is entered into, the Issuer may have insufficient funds to make payments due on the Covered Bonds.

Reliance on Interest Rate Swaps

Subject to currency restrictions in place at each time, in order to hedge the Issuer's interest rate risks in ISK and/or other currencies to the extent that these have not already been hedged by the Cover Pool Swap or a Currency Swap, the Issuer may enter into Interest Rate Swaps. If the Issuer fails to make timely payments of amounts due or certain other events occur in relation to the Issuer under an Interest Rate Swap and any applicable grace period has expired, then the Issuer will have defaulted under that Interest Rate Swap. If the substitute assets available to the Issuer on a payment date are insufficient to make the payment ordinarily required in full, the payment obligations of both the Issuer and the swap counterparty on that payment date may be reduced accordingly and may be deferred should the Issuer introduce deferral of payment mechanics into the interest rate swaps. If the Issuer defaults under an Interest Rate Swap due to non-payment or otherwise, the relevant Interest Rate Swap Provider will not be obliged to make further payments under that Interest Rate Swap and may terminate that Interest Rate Swap. If an Interest Rate Swap Provider is not obliged to make payments, or if it exercises any right of termination it may have under the relevant Interest Rate Swap Agreement, or if it defaults on its obligation to make payment under an Interest Rate Swap, the Issuer will be exposed to changes in interest rates. Unless a replacement swap is entered into, the Issuer may have insufficient funds to make payments due on the Covered Bonds.

Reliance on Indexed Currency Swaps

Subject to currency restrictions in place at each time, the Issuer may rely on the Indexed Currency Swap Providers under the Currency Swaps to provide payments on Covered Bonds denominated in currencies other than ISK and not pegged to an index. If the Issuer fails to make timely payment of amounts due or certain other events occur in relation to the Issuer under an Indexed Currency Swap and any applicable grace period has expired, then the Issuer

will have defaulted under that Currency Swap. If the Issuer defaults under an Index Currency Swap due to non-payment or otherwise, the relevant Indexed Currency Swap Provider will not be obliged to make further payments under that Indexed Currency Swap and may terminate that Indexed Currency Swap. If an Indexed Currency Swap Provider is not obliged to make payments, or if it exercises any right of termination it may have under the relevant Indexed Currency Swap Agreement, or if it defaults in its obligations to make payments under an Indexed Currency Swap, the Issuer will be exposed to changes in currency exchange rates, the associated interest rates on the currencies and inflation. Unless a replacement swap is entered into, the Issuer may have insufficient funds to make payments due on the Covered Bonds.

Reliance on Cover Pool Swap

In order to hedge the possible variance between the rates of interest payable on the Covered Bonds and the various rates of interest payable in respect of certain assets registered to the Cover Pool, the Issuer may enter into a Cover Pool Swap. If the Issuer fails to make timely payments of amounts due or certain other events occur in relation to the Issuer under the Cover Pool Swap and any applicable grace period has expired, then the Issuer will have defaulted under that Cover Pool Swap. If the Issuer defaults under the Cover Pool Swap due to non-payment or otherwise, the Cover Pool Swap Provider will not be obliged to make further payments under the Cover Pool Swap and may terminate the Cover Pool Swap. If the Cover Pool Swap Provider is not obliged to make payments, or if it exercises any right of termination it may have under the Cover Pool Swap Agreement, or if it defaults in its obligation to make payment under the Cover Pool Swap, the Issuer will be exposed to changes in interest rates. Unless a replacement swap is entered into, the Issuer may have insufficient funds to make payment due on the Covered Bonds.

Termination payments for Swaps

If any of the Interest Rate Swaps, Currency Swaps or Cover Pool Swap is terminated, the Issuer may as a result be obliged to make a termination payment to the relevant Swap Provider. The amount of the termination payment will be based on the cost of entering into a replacement Interest Rate Swap, Currency Swap or Cover Pool Swap, as the case may be. Any termination payment to be made by the Issuer to a Swap Provider will rank *pari passu* with payments due to the Covered Bondholders.

Potential amendments to swap agreements

If and when the Issuer enters into a swap agreement in the context of an issue of Covered Bonds, the terms of the swap agreement will be negotiated with the relevant swap provider. As a result of such negotiations, the terms of a swap agreement may contain terms that adversely affect the Issuer's operating results, financial condition and business prospects and its ability to perform its obligations under the Covered Bonds.

Risks relating to covered bonds generally

Set out below is a brief description of certain risks relating to covered bonds generally:

The value of the Covered Bonds could be adversely affected by a change in law or administrative practice

The Covered Bonds, the Receipts, and the Coupons (other than NCSD System Covered Bonds), and any non-contractual obligations arising out of or in connection with them are governed by and shall be construed in accordance with English law except for Condition 3, which is governed by, and construed in accordance with Icelandic law, in each case as in effect as at the date of this Base Prospectus. The NCSD System Covered Bonds are governed by, and construed in accordance with Icelandic law. No assurance can be given as to the impact of any possible judicial decision or change to Icelandic or English law, or administrative practice after the date of this Base Prospectus, and any such change could materially adversely impact the value of any Covered Bonds affected by it.

Covered Bonds issued under the Programme

Covered Bonds issued under the Programme (save in respect of the first issue of Covered Bonds) will either be fungible with an existing Series of Covered Bonds or have different terms to an existing Series of Covered Bonds

(in which case they will constitute a new Series). All Covered Bonds issued from time to time will rank *pari passu* with each other in all respects and will rank *pari passu* with any other Covered Bonds which may be issued by the Issuer in accordance with the Act on Covered Bonds.

Covered Bonds are obligations of the Issuer only

The Covered Bonds will constitute obligations of the Issuer only and have the benefit of a statutory preference under the Act on Covered Bonds on the Cover Pool maintained by the Issuer. An investment in the Covered Bonds involves a reliance on the creditworthiness of the Issuer. The Covered Bonds are not guaranteed by any other natural or legal person.

In addition, an investment in the Covered Bonds involves the risk that subsequent changes in the actual or perceived creditworthiness of the Issuer may adversely affect the market value of the relevant Covered Bonds. There can be no assurance that the Cover Pool will be sufficient to pay in full the amounts payable under the Covered Bonds programme.

No gross-up

Under the Terms and Conditions of the Covered Bonds, all payments in respect of the Covered Bonds will be made without deduction for or on account of withholding taxes imposed by the Republic of Iceland (“**Iceland**”) or any political subdivision or any authority thereof or therein having power to tax unless such withholding or deduction is required by law, in which case such deduction will be made by the Issuer.

In the event that any such withholding or deduction is required by law, the Terms and Conditions require the Issuer to pay additional amounts in respect of such withholding or deduction subject to customary exceptions see Condition 9. If withholding or deduction arises as a result of one of the circumstances described in paragraphs (a) to (d) of Condition 9, the Issuer will not be required to pay such additional amounts and affected investors will receive interest payments net of such withholding. If, however, the Issuer is required to pay additional amounts, it will have the option under Condition 8.13 to redeem the relevant Covered Bonds early.

The last paragraph of Condition 9 deals with Article 3 of the ITA, which states that any interest received from Iceland (outbond payments), such as the interest payable to bondholders by any person or entity residing outside of Iceland is taxable income in Iceland. According to Article 70 (8) of the ITA, the current tax rate on taxable income under Article 3 (8) is (a) 12 per cent. for individuals (only applicable to interest income exceeding the annual amount of ISK 300,000); and (b) 12 per cent. for legal entities, unless the issue is exempt on the grounds that the Covered Bonds are registered with a securities depository within the EEA or OECD and has been registered as such. Further exemptions are available to the relevant bondholders in their home countries or under a double taxation treaty with Iceland.

In April 2013 the Icelandic Parliament adopted an amendment to Article 3(8) of the ITA exempting from taxation the interest earned on income by non-domestic entities, from certain debt instruments issued by financial institutions. This exemption includes bonds registered with a securities depository within the EEA or OECD such as those issued under this programme. The exception is subject to general registration of the programme with the Directorate of Internal Revenue (*Ice. Ríkisskattstjóri*). See further “[Taxation- Non - Icelandic Tax Residents](#)”.

U.S. Foreign Account Tax Compliance Withholding

Whilst the Covered Bonds are held within Euroclear, Clearstream or NCSD (“**ICSD**”), in all but the most remote circumstances, it is not expected that the Foreign Account Tax Compliance Act (“**FATCA**”), will affect the amount of any payment received by the ICSDs. However, FATCA may affect payments made to custodians or intermediaries in the subsequent payment chain leading to the ultimate investor if any such custodian or intermediary generally is unable to receive payments free of FATCA withholding. It also may affect payment to any ultimate investor that is a financial institution that is not entitled to receive payments free of withholding under FATCA, or an ultimate investor that fails to provide its broker (or other custodian or intermediary from which it receives payment) with any information, forms, other documentation or consents that may be necessary for the payments to be made free of FATCA withholding. Bondholders should choose their custodians or

intermediaries with care (to ensure each is compliant with FATCA or other laws or agreements related to FATCA) and provide each custodian or intermediary with any information, forms, other documentation or consents that may be necessary for such custodian or intermediary to make a payment free of FATCA withholding. The Issuer's obligations under the Covered Bonds are discharged once it has made payment to, as to the order of, the common depository or the common safekeeper for the ICSDs, and the Issuer has therefore no responsibility for any amount thereafter transmitted through the ICSDs and custodians or intermediaries. Further, foreign financial institutions in a jurisdiction which has entered into an intra-governmental agreement with the United States (“**IGA**”) are generally not expected to be required to withhold under FATCA or an IGA (or any law implementing an IGA) from payments they make.

FATCA is particularly complex and its application is uncertain at this time. Prospective investors should consult their tax advisers on how these rules may apply to the Issuer and to payments they may receive in connection with the Covered Bonds. Prospective investors should refer to the section (“[FATCA withholding](#)”).

Investors who purchase Covered Bonds in denominations that are not integral multiple of the Specified Denomination may be adversely affected if definitive Covered Bonds are subsequently required to be issued

In relation to any issue of Covered Bonds which have denominations consisting of a minimum specified denomination, as specified in the applicable Final Terms (the “**Specified Denomination**”), plus one or more higher integral multiples of another smaller amount, it is possible that such Covered Bonds may be traded in amounts in excess of the minimum Specified Denomination that are not integral multiples of such minimum Specified Denomination. In such a case, a holder of such Covered Bonds who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in his account with the relevant clearing system at the relevant time may not receive a Covered Bond in definitive form (“**Definitive Covered Bonds**”), in respect of such holding (should definitive Covered Bonds be printed) and would need to purchase a principal amount of Covered Bonds such that its holding amounts to a Specified Denomination.

If such Covered Bonds in definitive form are issued, bondholders should be aware that Definitive Covered Bonds which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

Tax exemptions from withholding may not be available if Definitive Covered Bonds are required to be issued

The Icelandic statutory exemption from withholding only applies to Covered Bonds held through a securities depository in an OECD state, an EU state, an EFTA state or the Faroe Islands. If Definitive Covered Bonds form are issued, bondholders should be aware that the tax exemption may not be available. However, the Issuer will be required to pay the necessary additional amounts under Condition 9 (Taxation), in such circumstances to cover any resulting amounts deducted.

Reliance on Euroclear and Clearstream, Luxembourg procedures

Covered Bonds (other than the NCSD System Covered Bonds) issued under the Programme may be represented on issue by one or more Global Covered Bonds that may delivered to a common depository or common safe keeper for Euroclear and Clearstream, Luxembourg. Except in the circumstances described in each Global Covered Bond, investors will not be entitled to receive Covered Bonds in definitive form. Each of Euroclear and Clearstream, Luxembourg and their respective direct and indirect participants will maintain records of the beneficial interests in each Global Covered Bond held through it. While the Covered Bonds (other than the NCSD System Covered Bonds) are represented by a Global Covered Bonds, investors will be able to trade their beneficial interests only through the relevant clearing systems and their respective participants.

While the Covered Bonds (other than the NCSD System Covered Bonds) are represented by Global Covered Bonds, the Issuer will discharge its payment obligation under the Covered Bonds by making payments through the relevant clearing systems. A holder of a beneficial interest in Global Covered Bonds must rely on the procedures of the relevant clearing system and its participants to receive payments under the Covered Bonds. The

Issuer has no responsibility or liability for the records relating to, or payments made in respect of, beneficial interests in any Global Covered Bond.

Holders of beneficial interests in Global Covered Bonds will not have a direct right to vote in respect of the Covered Bonds so represented. Instead, such holders will be permitted to act only to the extent that they are enabled by the relevant clearing system and its participants to appoint appropriate proxies.

Risks related to the market generally

Set out below is a brief description of the principal market risks, including liquidity risk, exchange rate risk, interest rate risk and credit risk.

Interest rate risks

Interest rate risks occur when fixed interest periods or interest basis for assets and liabilities do not coincide. Investment in Fixed Rate Covered Bonds involves the risk that subsequent changes in market interest rates may adversely affect the value of the Fixed Rate Covered Bonds. Investments in Floating Rate Covered Bonds will involve a risk of interest rate changes.

The Issuer may enter into Cover Pool Swaps and Interest Rate Swaps to ensure that the risks do not exceed the limit values approved by its Board of Directors and to ensure that matching is maintained in accordance with the Act on Covered Bonds.

The secondary market generally

Covered Bonds may have no established trading market when issued, and one may never develop. If a market does develop, it may not be very liquid. Additionally, the market places concerned may be closed, or temporary restrictions may be imposed. Therefore, investors may not be able to sell their Covered Bonds easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Covered Bonds that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Covered Bonds generally would have a more limited secondary market and more price volatility than conventional Covered Bonds.

The Covered Bonds have not been, and will not be, registered under the Securities Act or any other applicable securities laws and they are subject to certain restrictions on the resale and other transfer thereof, as set forth under [“Selling Restrictions”](#).

Lack of liquidity in the secondary market may adversely affect the market value of the Covered Bonds

There can be no assurance that a secondary market for any of the Covered Bonds will develop, even if the Covered Bonds will be listed or admitted to trading on any market.

The Issuer could enter into a market making agreement with a third party with an obligation to submit bid and ask offers in the relevant Covered Bonds on a daily basis. Such an agreement would always be subject to a maximum amount relatively small in relation to the size of each Series of the Covered Bonds.

Illiquidity may have a severely adverse effect on the market value of the Covered Bonds.

Exchange rate risks and exchange controls

The Issuer will pay principal and interest on the Covered Bonds in the Specified Currency, subject to currency restrictions in place at each time, if the Covered Bonds are issued in currencies other than ISK. This presents certain risks relating to currency conversions if an investor’s financial activities are denominated principally in a currency or currency unit (the “**Investor’s Currency**”) other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor’s Currency) and the risk that authorities with jurisdiction over the Investor’s Currency may impose or modify exchange controls. An appreciation in the value of the Investor’s Currency relative to the

Specified Currency would decrease (i) the Investor's Currency-equivalent yield on the Covered Bonds, (ii) the Investor's Currency-equivalent value of the principal payable on the Covered Bonds and (iii) the Investor's Currency-equivalent market value of the Covered Bonds.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal.

Exchange rate risk is mitigated by the use of the Currency Swaps and by matching interest rate flow with the maturity of loan and other assets of the Issuer.

Trading in the clearing systems

In relation to any issue of Covered Bonds which have a minimum denomination and are tradable in the clearing systems in amounts above such minimum denomination, should definitive Covered Bonds be required to be issued, a holder who does not have an integral multiple of the minimum denomination in his account with the relevant clearing system at the relevant time may not receive all of his entitlement in the form of definitive Covered Bonds unless and until such time as his holding becomes an integral multiple of the minimum denomination.

Judicial considerations may restrict certain investments

The investment activities of certain investors are subject to rules and regulations and/or review or regulation by certain authorities. Each potential investor should consult his legal advisers or responsible supervisory authority in order to determine whether and to what extent the investor has the opportunity to invest in Covered Bonds.

Credit ratings may not reflect all risks

One or more independent credit rating agencies may assign credit ratings to the Covered Bonds. The credit ratings may not reflect the potential impact of all risks related to structure, market, additional factors discussed above, and other factors that may affect the value of the Covered Bonds. A credit rating is not a recommendation to buy, sell or hold securities and may be revised or withdrawn by the rating agency at any time. A credit rating may not reflect all risks associated with an investment in the Covered Bonds.

In general, European regulated investors are restricted under Regulation (EC) No. 1060/2009 (as amended) (the "CRA Regulation") from using credit ratings for regulatory purposes, unless such ratings are issued by a credit rating agency established in the EU and registered under the CRA Regulation (and such registration has not been withdrawn or suspended), subject to transitional provisions that apply in certain circumstances whilst the registration application is pending. Such general restriction will also apply in the case of credit ratings issued by non-EU credit rating agencies, unless the relevant credit ratings are endorsed by an EU-registered credit rating agency or the relevant non-EU rating agency is certified in accordance with the CRA Regulation (and such endorsement action or certification, as the case may be, has not been withdrawn or suspended). The list of registered and certified rating agencies published by the European Securities and Markets Authority ("ESMA"), on its website in accordance with the CRA Regulation, is not conclusive evidence of the status of the relevant rating agency included in such list, as there may be delays between certain supervisory measures being taken against a relevant rating agency and the publication of the updated ESMA list. Certain information with respect to the credit rating agencies and ratings will be disclosed in the Final Terms.

Legal investment considerations may restrict certain investments

The investment activities of certain investors are subject to investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisors to determine whether and to what extent (1) Covered Bonds are legal investments for it, (2) Covered Bonds can be used as collateral for various types of borrowing and (3) other restrictions apply to its purchase or pledge of any Covered Bonds. Financial institutions should consult their legal advisors or the appropriate regulators to determine the appropriate treatment of Covered Bonds under any applicable risk-based capital or similar rules.

IMPORTANT INFORMATION

AUTHORISATION

The establishment of the Programme and the issue of Covered Bonds have been duly authorised by a resolution of the Board of Directors of the Issuer 10 May 2012 and 23 May 2013. Update of the Programme and the issue of Covered Bonds was duly authorised by a resolution of the Board of Directors of the Issuer on the 23 March 2020.

ISSUER'S STATEMENT

The Chief Executive Officer and Chief Financial Officer of Landsbankinn hf., Reg. No. 471008-0280, registered office at Austurstræti 11, 155 Reykjavík, Iceland, on behalf of the Issuer hereby declare that, having taken all reasonable care to ensure that such is the case, the information contained in this Base Prospectus is, to the best of their knowledge, in accordance with the facts and contains no omission likely to affect its import.

Reykjavík, 15 April 2021

On behalf of Landsbankinn hf.

On behalf of Landsbankinn hf.

Lilja Björk Einarasdóttir

Hreiðar Bjarnason

Chief Executive Officer

Chief Financial Officer

STATUTORY AUDITOR

The National Audit Office, Skúlagata 57, 105 Reykjavík, Iceland, has been the Issuer's statutory auditor for the financial years 2015, 2016, 2017, 2018 and 2019. The National Audit Office is authorised to outsource part of its assignments and outsourced the audit of the Issuer to Grant Thornton endurskoðun ehf., registered office at Suðurlandsbraut 20, 108 Reykjavík, Iceland, for the financial years 2015 till year-end 2019. The Issuer's statutory auditor has not resigned, been removed nor reappointed during the aforementioned period. Davíð Arnar Einarsson and Sturla Jónsson were the auditors on behalf of Grant Thornton endurskoðun ehf., for the financial years 2015 till year-end 2019. They are members of the Institute of State Authorized Public Accountants in Iceland.

The Issuer's Annual General Meeting 2020 approved to elect the National Audit Office as the Issuer's statutory auditor for the financial year 2020 to PricewaterhouseCoopers ehf., ("PwC") registered office at Skógarhlíð 12, 105 Reykjavík, Iceland. Arna Guðrún Tryggvadóttir is appointed the auditor on behalf of PwC. She is a member of the Institute of State Authorized Public Accountants in Iceland.

In accordance with Art. 90 of the Act on Financial Undertakings, an auditor of a financial undertaking shall be elected for a five - year term and the same auditor or audit firm shall not be re-elected until five years have passed from the term previously concluded. Grant Thornton had audited the Issuer for five years at the end of the financial year 2019.

DOCUMENTS INCORPORATED BY REFERENCE

This Base Prospectus is to be read in conjunction with all documents which are deemed to be incorporated herein by reference. This Base Prospectus shall be read and construed on the basis that such documents are incorporated and form part of this Base Prospectus. The following information, which has been published on the Issuer's website or are published simultaneously with this Base Prospectus and have been filed with the FSA and shall be incorporated by reference in and form a part of this Base Prospectus.

- The audited Consolidated Financial Statements of the Issuer for the financial year ended 31 December 2020, together with the audit report thereon and the report of the Board of Directors and the CEO;
<https://www.landsbankinn.is/uploads/documents/arsskyrsluroguppjor/Consolidated-Financial-Report-2020-EN.pdf>
- The audited Consolidated Financial Statements of the Issuer for the financial year ended 31 December 2019, together with the audit report thereon and the report of the Board of Directors and the CEO;
<https://corporate.Landsbankinn.com/uploads/documents/arsskyrsluroguppjor/Consolidated-Financial-Report-2019-EN.pdf>

DOCUMENTS ON DISPLAY

For the period of 12 months following the date of this Base Prospectus copies of the following documents are available for viewing on the Issuer's website, www.landsbankinn.is (<https://www.landsbankinn.is/bankinn/fjarfestatengsl/fjarmognun>) and at the Issuer's registered office at Austurstræti 11, 155 Reykjavík, Iceland:

- The Issuer's Articles of Association.
- This Base Prospectus dated 15 April 2021.
- The Audited Consolidated Financial Statements of the Issuer for the years 2020 and 2019 together with the audit reports prepared therewith.
- The most recently published audited annual financial statements of the Issuer and the most recently published reviewed interim financial statements of the Issuer, in each case together with any audit or review reports prepared in connection therewith and the report of the Board of Directors and the CEO.
- All issued Final Terms and any future Final Terms, supplements to this Base Prospectus and any other documents incorporated into this Base Prospectus by reference.

THIRD PARTY INFORMATION

Information in this Base Prospectus is not based on the statements of external specialists or third party other than publicly available information published by governmental entities. In such instances the information has been accurately reproduced and as far as the Issuer is aware and is able to ascertain, no facts have been omitted which would render the reproduced information inaccurate or misleading.

LISTING AND VALIDITY OF THIS BASE PROSPECTUS

- This Base Prospectus is valid within twelve months from the date of this Base Prospectus. The obligation to supplement this Base Prospectus in the event of significant new factors, material mistakes or material inaccuracies will not apply when the Base Prospectus is no longer valid.
- Series of Covered Bonds issued under the Programme have been admitted to trading on a regulated market, of Nasdaq Iceland.
- Applications may be made for new series of Covered Bonds issued under the Programme to be admitted to trading on a regulated market, for the purposes of Directive 2004/39/EC ("MiFID") which has been implemented in Iceland through the Act on Securities Transactions, and Act on Stock Exchanges No. 110/2007, or for the purpose of Directive 2014/65/EU on Markets in Financial Instruments (the "MiFID II"), which will be implemented into Icelandic law on MiFID II Implementation Date.

- The Programme also provides that the Issuer may issue Covered Bonds that will not be admitted to trading on any market.

SUPPLEMENTS TO THIS BASE PROSPECTUS

Following the publication of this Base Prospectus one or more supplements may be prepared by the Issuer and approved by the FSA in accordance with Article 23 of the Prospectus Regulation. Statements contained in any such supplements (or contained in any document incorporated by reference therein) shall, to the extent applicable (whether expressly, by implication or otherwise), be deemed to modify or supersede statements contained in this Base Prospectus. Any statement so modified or superseded shall not, except as so modified or superseded, constitute a part of this Base Prospectus.

In the event of any significant factor arising or any material mistake or accuracy relating to the information included in this Base Prospectus which is capable of affecting the assessment of any Covered Bonds or any change in the condition of the Issuer which is material in the context of the Programme or the issue of Covered Bonds, the Issuer will prepare and publish a supplement to this Base Prospectus or publish a new prospectus for use in connection with any subsequent issue of Covered Bonds.

ABBREVIATIONS AND DEFINITIONS

Act on Actions to Combat Money Laundering and Terrorist Financing	Act No. 140/2018 on Actions to Combat Money Laundering and Terrorist Financing.
Act on Covered Bonds	Act No. 11/2008 on Covered Bonds, as amended with Act No. 35/2008 (as amended).
Act on Financial Undertakings	Act No. 161/2002 on Financial Undertakings (as amended).
Act on Prospectus for Public Offering or Admission to Trading	Act No. 14/2020 on Prospectus to be published when securities are offered to the public or admitted to trading on a regulated market (Ice. Lög um lýsingu verðbréfa sem boðin eru í almennu útboði eða tekin til viðskipta á skipulegum verðbréfamarkaði nr. 14/2020).
Act on Securities Transactions	Act No. 108/2007 on Securities Transactions, as amended (Ice. Lög um verðbréfaviðskipti nr. 108/2007).
Amending Act	Act No. 134/2008 amending the Act on Foreign Exchange No. 87/1992.
AGM	Annual General Meeting.
API	Application Program Interface.
AT1	Additional Tier 1.
Bankruptcy Act	Act No. 21/1991 on Bankruptcy (as amended).
Base Prospectus	This Base Prospectus dated 15 April 2021 and issued by Landsbankinn hf.
Basel III	Amendments to the Basel Committee on Banking supervision's Framework.
Basel Committee	The Basel Committee on Banking Supervision.
BRRD	EU Bank Recovery and Resolution Directive No. 59/2014 (as amended).

CA	Current Account.
CBR	Combined Buffer Requirement.
Central Bank	The Central Bank of Iceland.
CEO	Chief Executive Officer.
CET1	Common Equity Tier 1.
CFO	Chief Financial Officer.
Competition Authority	The Icelandic Competition Authority.
Cover Pool Revenue	Assets in the Cover Pool and payments received therefrom.
CRA Regulation	Regulation (EC) No. 1060/2009 on Credit Rating Agencies (as amended).
CRD IV	EU Capital Requirements Directive No. 2013/36/EU (as amended).
CRM	Customer Relationship Management.
CRR	EU regulation No. 575/2013 on prudential requirements for credit institutions and investment firms (amending Regulation (EU) No 648/2012).
EAD	Exposures at Default.
ECL	Expected Credit Loss.
EEA	European Economic Area.
EEA Agreement	The Agreement on the European Economic Area (EEA) which entered into force in 1 January 1994 and was incorporated into Icelandic legislation with Act No. 2/1993 on European Economic Area (Ice. Lög um Evrópska efnahagssvæðið).
EFTA	European Free Trade Association; the International free trade organization of Iceland, Norway, Switzerland and Lichtenstein.
Emergency Act	Act No. 125/2008, on the Authority for Treasury Disbursements Due to Special Financial Market Circumstances etc.
Employee Shareholders	Current and former employees of the Issuer that are shareholders in the Issuer.
EMTN	Euro Medium Term Note.
ESMA	The European Securities and Markets Authority.
FATCA	The U.S. Foreign Account Tax Compliance Act.
FSA	Financial Supervisory Authority of the Central Bank of Iceland.
Foreign Exchange Act	Act No. 87/1992 on Foreign Exchange (as amended).
Framework	A revised framework of the Basel Committee's Capital Accord published in June 2006; "International Convergence of Capital Measurements and Capital Standards: A Revised Framework (Comprehensive Version)".

FSC	Financial Stability Counsel.
FX	Foreign exchange.
GDP	Gross domestic product.
Group	Landsbankinn hf., Reg. No. 471008-0280, having its registered office at Austurstræti 11, 155 Reykjavík, Iceland including its subsidiaries.
HCA	Housing and Construction Authority.
HR	Human resources.
ICAAP	Internal Capital Adequacy Assessment Process.
Ice.	Icelandic.
Iceland	Republic of Iceland.
ICSD	Euroclear, Clearstream Luxemborg and NCSD as defined in Condition 1 in Terms and Conditions in this Base Prospectus
ICT	Information and Communication Technology.
IGA	Jurisdictions (including Iceland) that have entered into or have agreed in substance to intergovernmental agreements with the United States to improve International Tax Compliance and to implement FATCA.
Independent Inspector	Independent inspector as provided for in Chapter VIII of the Act on Covered Bonds.
IFRS	International Financial Reporting Standards.
IRB	Internal Rating Based
IRS	The U.S. Internal Revenue Service.
ISFI	The Icelandic State Financial Investments.
ISDA	International Swaps and Derivatives Association.
IT	Information Technology.
ITA	Act No. 90/2003 on Income Tax Act (as amended).
ITIL	The Information Technology Infrastructure Library.
KPMG	KPMG ehf., Reg. No.590975-0449, Borgartúni 27, 105 Reykjavík, Iceland.
LBI ehf.	LBI ehf., previous names LBI hf. and Landsbanki Íslands hf., Reg. No. 540291-2259, Álfheimar 74, 104 Reykjavík, Iceland.
LCR	Liquidity Coverage Ratio.
LGD	Loss Given Default.
LTV	Loan-to-value.
MiFID	Markets in Financial Instruments Directive No.2004/39/EC.

MiFID II	Markets in Financial Instruments Directive No. 2014/65/EC, published in the Icelandic EEA Government Gazette (<i>ice. Stjórnartíðindi</i>).
MiFID II Implementation Date	The day of implementation of the MiFID II into the Icelandic law.
MiFIR	Regulation on Markets in Financial Instruments No. 600/2004.
MREL	Minimum Requirement for own funds and Eligible Liabilities
NSFR	Net Stable Funding Ratio.
OECD	Organisation for Economic Co-operation and Development.
PD	Probability of Default.
Prospectus Regulation	Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017.
PSD2	Revised Payment Service Directive No. 2015/2366.
PwC	PricewaterhouseCoopers ehf., Reg. No. 690681-0139, Skógarhlíð 12, 105 Reykjavík.
REA	Risk Exposure Amount.
Rules on Foreign Exchange	The Central Bank's Rules on Foreign Exchange, No. 200/2017 (as amended).
Rules on Foreign Exchange Balances	The Central Bank's Rules on Foreign Exchange Balances No. 784/2018 (as amended).
Rules on Liquidity Ratios	The Central Bank's Rules on Liquidity No. 266/2017. (<i>Ice. Reglur um lausafjárhlutfall lánastofnanna, nr. 266/2017</i>) (as amended).
SME	Small and Medium sized Enterprise.
S&P	International rating agency Standard & Poor's.
Special Reserve Requirement Rules	Rules on Special Reserve Requirements for new foreign currency inflows, No. 223/2019, (as amended).
Special Tax on Financial Institutions	Act No. 155/2010 on Special Tax on Financial Institutions (as amended).
SREP	Supervisory Review and Evaluation Process.
Supreme Court	The Supreme Court of Iceland.
TPP	Third party payment service provider.
UCITS	Undertakings for Collective Investments in Transferable Securities.
Q	Quarter.

APPLICABLE FINAL TERMS

Set out below is the form of Final Terms which will be completed for each Tranche of Covered Bonds issued under the Programme.

[Date]

[MIFID II PRODUCT GOVERNANCE / TARGET MARKET – Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Covered Bonds has led to the conclusion that: (i) the target market for the Covered Bonds is eligible counterparties and professional clients only, each as defined in Directive 2014/65/EU (as amended, “MiFID II”); and (ii) all channels for distribution of the Covered Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a “distributor”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to MiFID II is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

[UK MiFIR PRODUCT GOVERNANCE / TARGET MARKET - Solely for the purposes of [the/each] manufacturer’s product approval process, the target market assessment in respect of the Covered Bonds has led to the conclusion that: (i) the target market for the Covered Bonds is only eligible counterparties, as defined in the FCA Handbook Conduct of Business Sourcebook (“COBS”), and professional clients, as defined in Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (“UK MiFIR”); and (ii) all channels for distribution of the Covered Bonds to eligible counterparties and professional clients are appropriate. Any person subsequently offering, selling or recommending the Covered Bonds (a “distributor”) should take into consideration the manufacturer[’s/s’] target market assessment; however, a distributor subject to the FCA Handbook Product Intervention and Product Governance Sourcebook (the “UK MiFIR Product Governance Rules”) is responsible for undertaking its own target market assessment in respect of the Covered Bonds (by either adopting or refining the manufacturer[’s/s’] target market assessment) and determining appropriate distribution channels.]

[PROHIBITION OF SALES TO EEA RETAIL INVESTORS

The Covered Bonds are not intended to be offered, sold or otherwise made available to and, with effect from such date, should not be offered, sold or otherwise made available to any retail investor in the European Economic Area (“EEA”). For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client as defined in point (11) of Article 4(1) of [Directive 2014/65/EU as amended or superseded (“MiFID II”)/MiFID II]; (ii) a customer within the meaning of Directive (EU) 2016/97 (as amended, the “Insurance Distribution Directive”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or (iii) not a qualified investor as defined in Regulation (EU) 2017/1129 of the European Parliament and of the Council (as amended, the “Prospectus Regulation”). Consequently, no key information document required by Regulation (EU) No 1286/2014 (the “PRIIPs Regulation”) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the EEA has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the EEA may be unlawful under the PRIIPs Regulation].

[PROHIBITION OF SALES TO UK RETAIL INVESTORS

The Covered Bonds are not intended to be offered, sold or otherwise made available to and should not be offered, sold or otherwise made available to any retail investor in the UK. For these purposes, a retail investor means a person who is one (or more) of: (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union

(Withdrawal) Act 2018 (the “EUWA”); (ii) a customer within the meaning of the provisions of the Financial Services and Markets Act 2000 (“FSMA”) and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA. Consequently, no key information document required by Regulation (EU) No 1286/2014 as it forms part of domestic law by virtue of the EUWA (the “UK PRIIPs Regulation”) for offering or selling the Covered Bonds or otherwise making them available to retail investors in the UK has been prepared and therefore offering or selling the Covered Bonds or otherwise making them available to any retail investor in the UK may be unlawful under the UK PRIIPs Regulation]

[In connection with Section 309B of the Securities and Futures Act (Chapter 289) of Singapore (the “SFA”) and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the “CMP Regulations 2018”), the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Covered Bonds [are] / [are not] prescribed capital markets products (as defined in the CMP Regulations 2018) and [are] [Excluded] / [Specified] Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendation on Investment Products.)¹³

[Date]

LANDSBANKINN HF.

Legal entity identifier (LEI): 549300TLZPT6JELDWM92

Issue of [Aggregate Nominal Amount of Tranche] [Title of Covered Bonds]
under the ISK 250,000,000,000
Covered Bond Programme

PART A – CONTRACTUAL TERMS

Terms used herein shall be deemed to be defined as such for the purposes of the Terms and Conditions of the Covered Bonds (the “**Terms and Conditions**”) set forth in the Base Prospectus dated 15 April 2021 and any supplements, if applicable. This document constitutes the Final Terms of the Covered Bonds described herein for the purposes of Article 8(2) of the Prospectus Regulation, as amended and must be read in conjunction with the Base Prospectus and any supplements if applicable which constitute a base prospectus for the purposes of the Prospectus Regulation. Full information on the Issuer and the offer of the Covered Bonds is only available on the basis of the combination of these Final Terms and the Base Prospectus and any supplements, if applicable. A copy of said Base Prospectus is available for viewing at the issuer’s website, www.landsbankinn.is/sertryggs-skuldabref.

[Include whichever of the following apply or specify as “Not Applicable” (N/A). Note that the numbering should remain as set out below, even if “Not Applicable” is indicated for individual paragraphs or subparagraphs. Italics denote directions for completing the Final Terms.]

[When adding any other final terms or information consideration should be given as to whether such terms or information constitutes “significant new factors” and consequently triggers the need for a supplement to the Base Prospectus under Article 23 of the Prospectus Regulation.]

¹³ For any Covered Bonds to be offered to Singapore investors, the Issuer to consider whether it needs to re-classify the Covered Bonds pursuant to Section 309B of the SFA prior to the launch of the offer. For example, where Reset Bonds are issued.

- 1. Issuer:** **Landsbankinn hf.**
- 2.**
- i. Series Number: []
- ii. Tranche Number: []
- (If fungible with an existing Series, details of that Series, including the date on which the Covered Bonds become fungible)*
- 3. Specified Currency or Currencies:** []
- 4. Aggregate Nominal Amount:**
- i. Series: []
- ii. Tranche: []
- 5. Issue Price:** [] per cent. of the Aggregate Nominal Amount [plus accrued interest from [insert date] (if applicable)]
- 6. Specified Denominations:**
- i. Specified Denominations: []
- (Note – where Bearer Covered Bonds with multiple denominations above [€100,000] or equivalent are being used the following sample wording should be followed:*
- "[€100,000] and integral multiples of [€1,000] in excess thereof up to and including [€199,000]. No Covered Bonds in definitive form will be issued with a denomination above [€199,000].")*
- (N.B. If an issue of Covered Bonds is (i) NOT admitted to trading on a European Economic Area exchange; and (ii) only offered in the European Economic Area in circumstances where a prospectus is not required to be published under the Prospectus Regulation, the €100,000 minimum denomination is not required.)*
- ii. Calculation Amount: []
- (If only one Specified Denomination, insert the Specified Denomination. If more than one Specified Denomination, insert the highest common factor. Note: There must be a common factor in the case of two or more Specified Denominations.)*
- 7.**
- i. Issue Date: []
- ii. Interest Commencement Date: [Specify/Issue Date/Not applicable]
- 8.**
- i. Maturity Date: [Specify date or (for Floating Rate Covered Bonds) Interest Payment Date falling in or nearest to [specify month and year]]
- ii. Extended Maturity Date: [Applicable/Not Applicable]
- (If not applicable, delete the remaining sections of this subparagraph)*

The Extended Maturity Date is [*specify date or for Floating Rate Covered Bonds Interest Payment Date falling in or nearest to the relevant month and year; in each case falling three years after the Maturity Date*].

[*If applicable, complete relevant sections regarding interest, etc.*]

9.

- i. Interest Basis to Maturity Date: [Inflation Linked Interest]
[] per cent. Fixed Rate
[[LIBOR/EURIBOR/REIBOR] +/- [] per cent. Floating Rate]
[Zero Coupon]
[specify other]
- ii. Interest Basis from Maturity Date to Extended Maturity Date: [Inflation Linked Interest]
[] per cent. Fixed Rate
[[LIBOR/EURIBOR/REIBOR] +/- [] per cent. Floating Rate]
[Zero Coupon]
[specify other]

10. **Redemption/Payment Basis:**

[Annuity]
[Redemption at par]
[Equal principal payments]
[Instalment]
[specify other]

11. **Change of Interest Basis or Redemption/Payment Basis:**

[Specify details of any provision for change of Covered Bonds into another Interest Basis or Redemption/Payment Basis/Not Applicable]

12. **Investor Put/Issuer Call:**

[Investor Put]
[Issuer Call]
[Not applicable]
[(further particulars specified below)]

13. **Status of the Covered Bonds:**

Senior/[specify other]

14. **Approval for Issuance of the Covered Bonds:**

[Date of [Board] approval for issuance of Covered Bonds obtained]:
[Date/ Not Applicable]

(*N.B. Only relevant where Board (or similar) authorization is required for the particular Tranche of Covered Bonds*)

15. **Method of Distribution:**

[Syndicated/Non-syndicated]

16. **Calculation Agent:**

[Issuer/(specify other)]

PROVISIONS RELATING TO INFLATION LINKED ANNUITY COVERED BONDS

17. **Inflation Linked Annuity Covered Bonds:** [Applicable/Not Applicable]

(*If not applicable, delete the remaining subparagraphs of this paragraph*)

- i. Rate(s) of Interest to Maturity Date: [] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]
- ii. Rate(s) of Interest from Maturity Date to Extended Maturity Date: [] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]
- iii. Number of Interest Payment Dates: []
- iv. Interest Payment Date(s): [The [] day in the months of [] and [] in each year up to and including the Maturity Date]. First Interest Payment Date being []
- v. Number of Principal Payment Dates: []
- vi. Principal Payment Date(s): [On each Interest Payment Date/Maturity Date]
- vii. Day Count Fraction: [30/360 / Actual/Actual (ISMA) / *specify other*]
- viii. Base Index: means *[to be inserted]*, being the value of the CPI on *[to be inserted]*.

PROVISIONS RELATING TO INFLATION LINKED EQUAL PRINCIPAL PAYMENT COVERED BONDS INCLUDING COVERED BONDS WITH ONE PAYMENT OF PRINCIPAL ON MATURITY DATE

18. Inflation Linked Equal Principal Payment Covered Bonds:

[Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraphs of this paragraph)

- i. Rate(s) of Interest to Maturity Date: [] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]
- ii. Rate(s) of Interest from Maturity Date to Extended Maturity Date: [] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]
- iii. Number of Interest Payment Dates: []
- iv. Interest Payment Date(s): [The [] day in the months of [] and [] in each year up to and including the Maturity Date]. First Interest Payment Date being []
- v. Number of Principal Payment Dates: []
- vi. Principal Payment Date(s): [On each Interest Payment Date/Maturity Date]
- vii. Day Count Fraction: [30/360 / Actual/Actual (ISMA) / *specify other*]
- viii. Base Index: Means *[to be inserted]*, being the value of the CPI on *[to be inserted]*.

PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

19. Fixed Rate Covered Bond Provisions:

[Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraphs of this paragraph)

- i. Rate(s) of Interest to Maturity Date: [] per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]

- ii. Rate(s) of Interest from Maturity Date to Extended Maturity Date: per cent. per annum [payable [annually/semi-annually/quarterly/monthly] in arrears]
- iii. Interest Payment Date(s): in each year up to and including the Maturity Date]/
[specify other]
- (N.B. This will need to be amended in the case of long or short coupons.)
- iv. Day Count Fraction: [30/360 /Actual/Actual (ISMA)/[specify other]]
- v. Other terms relating to the method of calculating interest for Fixed Rate Covered Bonds: [None/give details]
- 20. Floating Rate Covered Bond Provisions:** [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)
- i. Specified Period(s)/Specified Interest Payment Dates:
- [NB: Specify the Specified Period(s)/Specified Interest Payment Date(s) up to and including the Extended Maturity Date, if applicable]
- ii. Business Day Convention: [Floating Rate Convention/Following Business Day Convention/Modified Following Business Day Convention/Preceding Business Day Convention/specify other/[Not Applicable]]
- iii. Additional Business Centre(s): [Specify/Not Applicable]
- iv. Manner in which the Rate of Interest and Interest Amount is to be determined: [Screen Rate Determination/ISDA Determination/specify other]
- v. Screen Rate Determination
- Reference Rate: month [currency] [LIBOR, EURIBOR, REIBOR, specify other]
 - Interest Determination Date(s):
- (Second London Business day prior to the start of each Interest Period if LIBOR (other than Sterling or euro LIBOR), first day of each Interest Period if Sterling LIBOR and the second day on which the TARGET 2 System if EURIBOR or euro LIBOR and second Reykjavik Business Day of each interest period if REIBOR)
- [NB: Specify the Interest Determination Date(s) up to and including the Extended Maturity Date, if applicable]
- Relevant Screen Page:
(Give details)
- vi. ISDA Determination:
- Floating Rate Option:

- Designated Maturity:
 - Reset Date:
 - vii. Margin(s) to Maturity Date: [+/-] per cent. per annum
 - viii. Margin(s) from Maturity Date to Extended Maturity Date: [+/-] per cent. per annum
 - ix. Minimum Rate of Interest: per cent. per annum/Not Applicable]
 - x. Maximum Rate of Interest: per cent. per annum/Not Applicable]
 - xi. Day Count Fraction: [Actual/Actual
Actual/365
Actual/365 (Fixed)
Actual/365 (Sterling)
Actual/360
30/360
30E/360
Other]
 - xii. Fallback provisions, rounding provisions and any other terms relating to the method of calculating interest on Floating Rate Covered Bonds, if different from those set out in the Terms and Conditions: [Applicable/Not Applicable]
 - xiii. Maximum Interest Amount: [Applicable/Not Applicable]
- 21. Zero Coupon Covered Bond Provisions:** [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- i. Accrual Yield: per cent. per annum
 - ii. Reference Price:
 - iii. Any other formula/basis of determining amount payable:
 - iv. Day Count Fraction in relation to Early Redemption Amounts and late payment: [Conditions 8.7 b) and 8.11 apply/specify other]

PROVISIONS RELATING TO REDEMPTION

- 22. Issuer Call:** [Applicable/Not Applicable]
- (If not applicable, delete the remaining subparagraphs of this paragraph)*
- i. Optional Redemption Date(s):
 - ii. Optional Redemption Amount of each Covered Bond and method, if any, of calculation of such amount(s): per Covered Bond of Specified Denomination] *[specify formula]* [Condition 8.7 applies]
 - iii. Early Redemption Amount: [As set out in Condition 8.7]
 - iv. If redeemable in part:
 - (i) Minimum Redemption Amount:
 - (ii) Maximum Redemption Amount:
- Notice period (if other than as set out in the Terms and Conditions):

23. **Investor Put:** [Applicable/Not Applicable]
(If applicable specify details)
24. **Final Redemption Amount of each Covered Bond:** [] per Covered Bond of [] Specified Denomination]/[specify other]/[see Appendix]/[Not Applicable]
25. **Early Redemption Amount of each Covered Bond payable on redemption and/or the method of calculating the same (if required or if different from that set out in Condition 8.7 (a)):** []/[As set out in Condition 8.7 (a)]

GENERAL PROVISIONS APPLICABLE TO THE COVERED BONDS

26. **New Global Covered Bond:** [Yes/No]
27. **Form of Covered Bonds:** [VS System Covered Bonds/NCSD System Covered Bonds]

[Bearer Covered Bonds

Temporary Bearer Global Covered Bond exchangeable for a Permanent Bearer Global Covered Bond which is exchangeable for definitive Covered Bonds [on 60 days' notice given at any time/only after an Exchange Event]

[Temporary Bearer Global Covered Bond exchangeable for definitive Covered Bonds on and after the Exchange Date]

[Permanent Bearer Global Covered Bond exchangeable for Definitive Covered Bonds [on 60 days' notice given at any time/only after an Exchange Event]]

[Global Certificate ([] nominal amount) registered in the name of a common depository for Euroclear and Clearstream, Luxembourg/a common safekeeper for Euroclear and Clearstream, Luxembourg]]
28. **Additional Financial Centre(s) or other special provisions relating to Payment Days:** [Not Applicable/give details]

(Note that this item relates to the place of payment and not Interest Period end dates)
29. **Talons for future Coupons or Receipts to be Attached to definitive Covered Bonds (and dates on which such Talons mature):** [Yes/No. *(If yes, give details)*]
30. **Details relating to Partly Paid Covered Bonds:** amount of each payment comprising the Issue Price and date on which each payment is to be made and consequence of failure to pay, including any right of the Issuer to forfeit the Covered Bonds and interest due on late Payment:

[Not Applicable/give details]

(N.B. a new form of Temporary Global Covered Bond and/or Permanent Global Covered Bond may be required for Partly Paid issues)

31. Details relating to Instalment Covered Bonds:

- i. Instalment Amount(s): [Not Applicable/give details]
- ii. Instalment Date(s): [Not Applicable/give details]

Maximum Instalment Amount means, with respect to an Interest Period and a Series of Covered Bonds, the Relevant Percentage of the aggregate of principal receipts received by the Issuer in respect of assets in the Cover Pool plus amounts in respect of notional principal received from any Swap Provider less amounts payable by the Issuer to any Swap Provider, in each case, converted where applicable into the Specified Currency at the applicable swap rate of exchange.

32. Redenomination applicable:

Redenomination [not] applicable

(If Redenomination is applicable, specify the applicable Day Count Fraction and any provisions necessary to deal with floating rate interest calculation (including alternative reference rates))

- 33. i. Swap Provider: [Not Applicable/give details]
- ii. Nature of Swap: [Not Applicable/give details]

34. Other final terms:

[Not Applicable/give details]

(When adding any other final terms consideration should be given as to whether such terms constitute “significant new factors and consequently trigger the need for supplements to the Base Prospectus under Article 23 of the Prospectus Regulation.)

DISTRIBUTION

- 35. i. If syndicated, names of Managers: [Not Applicable/give names]
- ii. Stabilizing Manager (if any): [Not Applicable/give names]

36. If non-syndicated, name of relevant Dealer: []

37. U.S. selling restrictions: Reg. S. Compliance Category [2]; [TEFRA C]/[TEFRA D]/[TEFRA Not Applicable]

38. Additional selling restrictions: [Not Applicable/give details]

LISTING AND ADMISSION TO TRADING APPLICATION

These Final Terms comprise the final terms required for the Covered Bonds described herein *to be admitted to trading* pursuant to the ISK 250,000,000,000 Covered Bond Programme of Landsbankinn hf. [*Specify other*]

RESPONSIBILITY

The Issuer accepts responsibility for the information contained in these Final Terms. [*Relevant third party information, for example in compliance with Annex XV to the Prospectus Regulation in relation to an index or its*

components] has been extracted from [specify source].The Issuer confirms that such information has been accurately reproduced and that, so far as it is aware and is able to ascertain from information published by [specify source], no facts have been omitted which would render the reproduced information inaccurate or misleading].

Signed on behalf of the Issuer:

By:

Duly authorized

By:

Duly authorized

PART B – OTHER INFORMATION

1. LISTING

- i. Listing: [Not Applicable/*give details*]
[Nasdaq Iceland/other (*specify*)/None]
- ii. Admission to trading: [Application has been made for the Covered Bonds to be admitted to trading on [.].] [Not Applicable] [*specify other.*]

2. RATING

[Not Applicable]/[The Covered Bonds to be issued [[have been]/[are expected to be]] rated]/[The following ratings reflect ratings assigned to Covered Bonds of this type issued under the Programme generally]:

[*insert details*] by [*insert the legal name of the relevant credit rating agency entity(ies) and associated defined terms*].

[Each of [*insert legal name of relevant credit rating agency entity providing rating*] is established in the European Union and is registered under Regulation (EC) No. 1060/2009 (as amended) (the “**CRA Regulation**”).]

[*Insert legal name of relevant credit rating agency entity providing rating*] is not established in the EU but the rating it has given to the Covered Bonds is endorsed by [*insert legal name of credit rating agency*], which is established in the EU and registered under Regulation (EC) No 1060/2009 (the “**CRA Regulation**”).

[*Insert legal name of relevant credit rating agency entity providing rating*] is not established in the EU but is certified under Regulation (EC) No 1060/2009 (the “**CRA Regulation**”).

[*Insert legal name of relevant credit rating agency entity providing rating*] is not established in the EU and is not certified under Regulation (EC) No 1060/2009 (the “**CRA Regulation**”) and the rating it has given to the Covered Bonds is not endorsed by a credit rating agency under Regulation (EC) No 1060/2009 (the “**CRA Regulation**”).

(The above disclosure should reflect the rating allocated to Covered Bonds of the type being issued under the programme generally or, where the issue has been specifically rated, that rating.)

3. NOTIFICATION

[Applicable/Not Applicable]

(If not applicable, delete the remaining subparagraph of this paragraph)

[The [*name of competent authority in home Member State*] [has been requested to provide/has provided – include first alternative for an issue which is contemporaneous with the establishment or update of the Programme and

the second alternative for subsequent issues] the [*names of competent authorities of host Member States*] with a certificate of approval attesting that the Base Prospectus has been drawn up in accordance with the Prospectus Regulation.]

4. INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE ISSUE

[Save for any fees payable to the [Managers/Dealer/Advisor], so far as the Issuer is aware, no person involved in the issue of the Covered Bonds has an interest material to the issue. – *Amend as appropriate if there are other interests*]

(When adding any other description, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Base Prospectus under Article 23 of the Prospectus Regulation.)

5. USE OF PROCEEDS, ESTIMATED NET PROCEEDS AND TOTAL EXPENSES

- i. Use of proceeds: [For general funding purposes of the Issuer/*specify other*]
- ii. Estimated net proceeds: []
- iii. Estimated total expenses: []

6. YIELD (*Fixed Rate Covered Bonds Only*)

Indication of yield: [Not Applicable/*specify*]
[Note: The yield is calculated at the Issue Date on the basis of the Issue Price. It is not an indication of future yield.]

7. HISTORIC INTEREST RATES (*Floating Rate Covered Bonds Only*)

[Not Applicable/Details of historic [LIBOR/EURIBOR/REIBOR/other] rates can be obtained from [*Give details*].]

8. PERFORMANCE OF CPI, EXPLANATION OF EFFECT ON VALUE OF INVESTMENT AND ASSOCIATED RISKS AND OTHER INFORMATION CONCERNING THE UNDERLYING (*Inflation Linked Annuity Covered Bonds and Inflation Linked Equal Principal Payment Covered Bonds Only*)

[Where the underlying is an index need to include the name of the index and a description if composed by the Issuer and if the index is not composed by the Issuer need to include details of where the information about the index can be obtained.]

[(When completing the above paragraphs, consideration should be given as to whether such matters described constitute “significant new factors” and consequently trigger the need for a supplement to the Base Prospectus under Article 23 of the Prospectus Regulation.)]

The Issuer [intends to provide post-issuance information [*specify what information will be reported and where it can be obtained*]] [does not intend to provide post-issuance information]

9. OPERATIONAL INFORMATION

- i. ISIN Code: []
- ii. Common Code: []
- iii. CIF: [*include code*], as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible

- National Numbering Agency that assigned the ISIN]/ [Not Applicable]/ [Not Available]
- iv. FISN: *[[include code], as updated, as set out on the website of the Association of National Numbering Agencies (ANNA) or alternatively sourced from the responsible National Numbering Agency that assigned the ISIN] / [Not Applicable] / [Not Available]*
- (If the Classification of Financial Instruments Code (CFI) and/or the Financial Instrument Short Name (FISN) is not required, requested or available, it/they should be specified to be “Not Applicable”)*
- v. Any Clearing system(s) other than Euroclear Bank S.A./N.V. or Clearstream Banking, société anonyme (together with the address of each such clearing system) and the relevant identification number(s): [Not Applicable/give name(s) and number(s)/NCS D. The Issuer shall be entitled to obtain certain information from the register maintained by the NCS D for the purpose of performing its obligations under the issue of NCS D System Covered Bonds. The NCS D Agent shall be entitled to obtain such information as is required to perform its duties under the Terms and Conditions of the Covered Bonds and rules and regulations of, and applicable to, the NCS D.]
- vi. Delivery: Delivery [against/free of] payment
- vii. Names and addresses of additional Paying Agent(s) (if any): [Not Applicable/give details]
- viii. Intended to be held in a manner which would allow Eurosystem eligibility: *[Yes. Note that the designation “yes” simply means that the Covered Bonds are intended upon issue to be deposited with one of the ICSDs as common safekeeper and does not necessarily mean that the Covered Bonds will be recognised as eligible collateral for Eurosystem monetary policy and intra-day credit operations by the Eurosystem either upon issue or at any or all times during their life. Such recognition will depend upon the European Central Bank being satisfied that the Eurosystem eligibility criteria have been met.] / [No. Whilst the designation is specified as “no” at the date of these Final Terms, should the Eurosystem eligibility criteria be amended in the future such that the Covered Bonds are capable of meeting them the Covered Bonds may then be deposited with one of the ICSDs as common safekeeper. Note that this does not necessarily mean that the Covered Bonds will then be recognised as eligible collateral for Eurosystem monetary policy and intra day credit operations by the Eurosystem at any time during their life. Such recognition will depend upon the European Central Bank being satisfied that the Eurosystem eligibility criteria have been met.]*

TERMS AND CONDITIONS OF THE COVERED BONDS

The following are the Terms and Conditions of the Covered Bonds which will be incorporated by reference into each Covered Bond (as defined below). The applicable Final Terms in relation to any Tranche of Covered Bonds may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the following Terms and Conditions, replace or modify the following Terms and Conditions for the purpose of such Covered Bonds. Reference should be made to “Form of the Covered Bonds” for a description of the content of Final Terms which will specify which of such terms are to apply in relation to the relevant Covered Bonds.

The Covered Bonds are bonds issued by Landsbankinn hf. (the “**Issuer**”) in accordance with the Icelandic Act on Covered Bonds no. 11/2008 (the “**Act on Covered Bonds**”) and Rules No. 528/2008 on covered bonds (the “**Rules on Covered Bonds**”). The Covered Bonds will be issued in compliance with any applicable legal or regulatory restrictions including the rules on foreign exchange issued by the Central Bank of Iceland, and any reference to currencies other than ISK and related expressions shall be construed as taking effect subject to such restrictions being lifted.

This covered bond is one of a Series (as defined below) of Covered Bonds issued by the Issuer.

References herein to the **Covered Bonds** shall be references to the Covered Bonds of this Series and shall include:

(a) in relation to any Covered Bonds represented by a global Covered Bond (a “**Global Covered Bond**”), units of the lowest denomination specified in the relevant Final Terms (the “**Specified Denomination**”) in the currency specified in the relevant Final Terms (the “**Specified Currency**”);

(b) any definitive Covered Bonds in bearer form (“**Bearer Covered Bonds**”) issued in exchange for a Global Covered Bond in bearer form; and

(c) any definitive Covered Bonds in registered form (“**Registered Covered Bonds**”) (whether or not issued in exchange for a Global Covered Bond in registered form); and

(d) any Covered Bonds issued in uncertificated book entry form cleared through the Nasdaq CSD Iceland or VP Lux (the “**VS System Covered Bonds**”). VS System Covered Bonds are in dematerialised form. Any references in these Terms and Conditions (the “**Conditions**”) to Receipts, Coupons and Talons shall not apply to VS System Covered Bonds and no global or definitive Covered Bonds will be issued in respect of VS System Covered Bonds.

Interest bearing definitive Covered Bonds have interest coupons (“**Coupons**”) and, if indicated in the applicable Final Terms, talons for further Coupons (“**Talons**”) attached on issue. Any reference herein to Coupons or coupons shall, unless the context otherwise requires, be deemed to include a reference to Talons or talons. Definitive Covered Bonds repayable in instalments have receipts (“**Receipts**”) for the payment of the instalments of principal (other than the final instalment) attached on issue. Global Covered Bonds do not have Receipts, Coupons or Talons attached on issue.

The Final Terms for this Covered Bond (or the relevant provisions thereof), as set out in Part A of the Final Terms which are (except in the case of VS System Covered Bonds) attached to or endorsed on this Covered Bond, supplement these Conditions and may specify other terms and conditions which shall, to the extent so specified or to the extent inconsistent with the Conditions, replace or modify the Conditions for the purposes of this Covered Bond. References to the **applicable Final Terms** are to Part A of the Final Terms (or the relevant provisions thereof) which are (except in the case of VS System Covered Bonds) attached to or endorsed on this Covered Bond and (in the case of the VS System Covered Bonds) which are deposited with the NCS D or VP Lux.

Any reference to **Covered Bondholders** or to **holders** or to **Investor(s)** in relation to any Covered Bonds shall mean (in the case of Bearer Covered Bonds) the holders of the Covered Bonds, (in the case of Registered Covered Bonds) the persons in whose name the Covered Bonds are registered and (in the case of VS Covered Bonds) the persons who are for the time being shown in the records of the NCS D or VP Lux as the holders of the Covered Bonds, and shall, in relation to any Covered Bonds represented by a Global Covered Bond and any VS Covered Bonds, be construed as provided below. Any reference herein to **Receipholders** shall mean the holders of the

Receipts and any reference herein to **Couponholders** shall mean the holders of the Coupons and shall, unless the context otherwise requires, include the holders of the Talons.

As used herein, **Tranche** means Covered Bonds which are identical in all respects (including as to listing and admission to trading on a Regulated Market) and **Series** means a Tranche of Covered Bonds together with any further Tranche or Tranches of Covered Bonds which are (i) expressed to be consolidated and form a single series and (ii) identical in all respects (including as to listing and admission to trading on a Regulated Market) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices.

Copies of the applicable Final Terms are available for viewing on the Issuer's website, <https://www.landsbankinn.is/sertryggd-skuldabref/>.

Except where the context otherwise requires, capitalised terms used and not otherwise defined in these Terms and Conditions (including the preceding paragraphs) shall bear the meanings given to them in the applicable Final Terms.

1. DEFINITIONS

Interpretation: In these Conditions:

- Covered Bonds and Covered Bondholder shall be deemed to include references to Coupons and Couponholders, respectively, where relevant;
- if Talons are specified in the relevant Final Terms as being attached to the Covered Bonds at the time of issue, references to Coupons shall be deemed to include references to Talons;
- if Talons are not specified in the relevant Final Terms as being attached to the Covered Bonds at the time of issue, references to Talons are not applicable;
- any reference to principal shall be deemed to include Final Redemption Amount, any additional amounts in respect of principal which may be payable under Condition 9, any premium payable in respect of a Covered Bond and any other amount in the nature of principal payable pursuant to these Conditions;
- any reference to interest shall be deemed to include any additional amounts in respect of interest which may be payable under Condition 9 and any other amount in the nature of interest payable pursuant to these Conditions;
- if an expression is stated in this Condition (*1 Definitions*) to have the meaning given in the relevant Final Terms, but the relevant Final Terms gives no such meaning or specifies that such expression is "not applicable" then such expression is not applicable to Covered Bonds;
- VS System Covered Bonds are in dematerialised form, and any references in these Terms and Conditions to Coupons and Talons shall not apply to VS System Covered Bonds and no global or definitive Covered Bonds will be issued in respect thereof;
- if the Covered Bonds are Zero Coupon Covered Bonds, references to Coupons and Couponholders are not applicable; and
- where the word "including" appears in these Conditions the words "without limitation" shall be deemed to be inserted immediately afterwards.

Accrual Period

In accordance with Condition 6.7(c)(i), the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date.

Accrual Yield	In relation to a Zero Coupon Covered Bond, the meaning given in the applicable Final Terms.
Act on Covered Bonds	The Icelandic Act on Covered Bonds No. 11/2008 which came into effect 20 March 2008, as amended (<i>Ice. Lög um sértrygð skuldabréf nr. 11/2008</i>).
Act on Securities Transactions	The Icelandic Act on Securities Transactions No. 108/2007 which came into effect 1 November 2007, as amended (<i>Ice. Lög um verðbréfavíðskipti nr. 108/2007</i>).
Additional Business Centre	The meaning (if any) given in the applicable Final Terms.
Additional Financial Centre	The meaning (if any) given in the applicable Final Terms.
Agency Agreement	Shall mean the agency agreement (if any) to be entered into between the Issuer, Fiscal Agent and other agents.
Amortised Face Amount	The meaning given in Condition 8.7(b).
Annuity Amount	The meaning given in Condition 7.1(a).
Annuity Covered Bonds	Covered Bonds which will be redeemed in Annuity Amounts (subject to adjustment for indexation in accordance with the provisions specified in the applicable Final Terms) on one or more Interest Payment Dates as specified in the applicable Final Terms.
Applicable Final Terms	The form of Final Terms (Part A of the Final Terms or the relevant provisions thereof) which will be completed for each Tranche of Covered Bonds issued under the Programme.
Automatic Extension	The meaning given in Condition 8.12(b).
Bearer Covered Bond	Means Cover Bonds issued in bearer form.
Business Day	As defined in Condition 6.7(a).
Business Day Convention	In respect of a Tranche of Covered Bonds and either the Specified Periods or the Interest Payments Dates, the business day convention specified in the applicable Final Terms and determined in accordance with Conditions 6.7(b).
Calculation Agent	The meaning (if any) given in the applicable Final Terms.
Clearstream, Luxembourg	Clearstream Banking, société anonyme, 42 Avenue JF KennedyL-1855, Luxembourg, or its successors.
Common Depositary	The common depositary for Euroclear and Clearstream or its successors.
Common Safekeeper	The common safekeeper for Euroclear and Clearstream Luxembourg.
Couponholders	The holders of the Coupons (which expression shall, unless the context otherwise requires, include the holders of the Talons).
Coupons	Interest coupons expressing the amount payable by way of interest in respect of definitive Covered Bonds.
Cover Pool	A collection of bonds, substitute collateral and other assets listed in the Register, as provided for in Chapter VI of the Act on Covered

	Bonds, over which the Covered Bondholders and Issuer's counterparties have rights of priority pursuant to the provisions of the Act on Covered Bonds.
Cover Pool Member States	A state which is a party to the Agreement on the European Economic Area or the European Free Trade Association Treaty, or the Faroe Islands.
Covered Bond	The covered bonds issued or to be issued by the Issuer under the Programme in accordance with the Act on Covered Bonds.
Covered Bondholders	The holders for the time being of the Covered Bonds.
Covered Bond Legislation	Act on Securities Transactions, Act on Covered Bonds, any relevant executive orders and appurtenant regulations as may be supplemented, amended, modified or varied from time to time (as well as any judicial decisions and administrative pronouncements, all of which are subject to change, including with retroactive effect).
Cover Pool Swap	Means the Cover Pool Swap which enables the Issuer to convert ISK interest payments (less a client margin) received by the Issuer in respect of assets (other than Swaps) registered to the Cover Pool into floating or fixed payments (as the case may be) payments linked to the interest rate payable on the Covered Bonds.
Cover Pool Swap Agreement	Means the ISDA Master Agreement, schedule and confirmation(s) (as amended and supplemented from time to time) relating to the Cover Pool Swap entered into from time to time between the Issuer and the Cover Pool Swap Provider.
Cover Pool Swap Provider	Means the third party counterparties in their respective capacities as cover pool swap provider under a Cover Pool Swap Agreement.
CPI	The consumer price indexation, as calculated by Statistics Iceland in accordance with the Act on Price Indexation No. 12/1995 (<i>Ice. Lög um vísitölu neysluverðs nr. 12/1995</i>) and published monthly in the Legal Gazette (<i>Ice. Lögbirtingablaðið</i>) in Iceland.
Currency Swap	Means each currency swap which enables the Issuer to hedge currency risks arising from (a) Covered Bonds which are issued in currencies other than ISK and (b) assets (other than Mortgage Bonds) which are registered to the Cover Pool and are denominated in currencies other than ISK.
Currency Swap Agreement	Means the ISDA Master Agreement, schedule and confirmation(s) (as amended and supplemented from time to time) relating to the Currency Swap(s) entered into from time to time between the Issuer and each Currency Swap Provider.
Currency Swap Provider	Means the third party counterparties in their respective capacities as currency swap provider under a Currency Swap Agreement.
Day Count Fraction	The meaning given in Condition 6.7(c).
Dealer	Any dealer appointed by the Issuer (if any).
Definitive Covered Bonds	A Covered Bond in definitive form issued, or to be issued by the Issuer in accordance with the provisions of the Programme, in either bearer form or registered form.

Designated Account	Means the account maintained by a holder with a Designated Bank and identified as such in the Registered Covered Bond Register.
Designated Bank	Means (in the case of payment in a Specified Currency other than euro) a bank in the principal financial centre of the country of such Specified Currency and (in the case of a payment in euro) any bank which processes payments in euro.
Designated Maturity	The meaning given in the ISDA Definitions.
Determination Date	The meaning given in the applicable Final Terms.
Determination Period	The meaning given in Condition 6.7(d).
Directors	The directors for the time being of the Issuer as defined in the Icelandic Act No. 2/1995, on Limited Liability Companies (<i>Ice. Lög um hlutafélög nr. 2/1995</i>).
Distribution Compliance Period	The period that ends 40 days after completion of the distribution of each Tranche of Covered Bonds, as certified by the relevant Dealer.
Early Redemption Amount	The amount calculated in accordance with Condition 8.7.
Equal Payment Amount	The meaning given in Condition 7.1(b).
EU	The European Union.
EURIBOR	Euro-zone Inter Bank Offered Rate.
Euroclear	Euroclear Bank S.A./N.V., 1, Boulevard du Roi Albert II B - 1210 Brussels, or its successor.
Exchange Date	The date when interest in a Temporary Bearer Global Cover Bond will be exchanged either for interest in a Permanent Bearer Global Cover Bond or, where specified in the applicable Final terms, for Definitive Bearer Cover Bonds.
Exchange Event	The meaning given in Condition 2 (Form, Denomination and Title) in the section on Bearer Covered Bonds.
Exchange Notice	The meaning given in Condition 5 (iv).
Extended Maturity Date	Means the date to which the payment of the Final Redemption Amount is deferred if not paid at the Maturity Date as further outlined in Condition 8.12.
Final Redemption Amount	The meaning given in the applicable Final Terms.
Final Terms	In relation to listing, each Tranche will be the subject to the Final Terms which, for the purposes of that Tranche only, completes the Terms and Conditions of the Covered Bonds and this Base Prospectus and must be read in conjunction with this Base Prospectus. The terms and conditions applicable to any particular Tranche of Covered Bonds are the Terms and Conditions of the Covered Bonds as completed, amended and/or replaced by the relevant Final Terms.
Fiscal Agent	Landsbankinn hf., or any successor agent appointed as such.

Fixed Rate Covered Bonds	Covered Bonds that pay a fixed rate of interest on such date or dates as may be agreed between the Issuer and the relevant Dealer as specified in the applicable Final Terms and on redemption calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer.
Floating Rate	The meaning given in the ISDA Definitions.
Floating Rate Convention	The meaning given in Condition 6.7(b)(i).
Floating Rate Covered Bonds	Covered Bonds which bear interest at a rate determined: <ul style="list-style-type: none"> (i) On the same basis as the floating rate under a notional interest rate swap transaction in the relevant Specified Currency governed by an agreement incorporating the ISDA Definitions; or (ii) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service; or (iii) on such other basis as may be agreed between the Issuer and the relevant Dealer, or as set out in the applicable Final Terms.
FSA	The Financial Supervisory Authority of the Central Bank of Iceland (<i>Ice. Fjármálaeftirlit Seðlabanka Íslands</i>).
Following Business Day Convention	The meaning given in Condition 6.7(b)(ii).
Global Covered Bonds	Global Covered Bonds in bearer or registered form comprising Temporary Global Covered Bonds and Permanent Global Covered Bonds.
Global Certificate	Registered Bonds held in a clearing system in the form of a single certificate representing the whole principal amount of the issuance, offered and sold in reliance on Regulation S.
Government Bond	Bonds granted to or guaranteed by certain governmental bodies, in accordance with Article 5 of the Act on Covered Bonds.
Group	The Issuer and its subsidiaries.
IFRS	International Financial Reporting Standards.
Index ratio	The value of the Index Ratio (IR) on the relevant Interest Payment Date shall be the value of the Reference Index (RI) applicable to the relevant Interest Payment Date divided by the value of the Base Index (BI) as calculated the Issuer.
Indexed Currency Swap Agreement	Means the ISDA Master Agreement, schedule and confirmation(s) (as amended and supplemented from time to time) relating to the Indexed Currency Swap(s) entered into from time to time between the Issuer and each Indexed Currency Swap Provider.
Indexed Currency Swap Provider	Means the third party counterparties in their respective capacities as indexed currency swap provider under an Indexed Currency Swap Agreement.
Indexed Currency Swap	Means each currency swap which enables the Issuer to hedge currency and inflation risks arising from (i) Covered Bonds which are issued in currencies other than ISK and not indexed linked and

	(ii) assets which are registered to the Cover Pool and are denominated in ISK and indexed linked.
Inflation Linked Annuity Covered Bonds	Covered Bonds that pay an Annuity Amount on such date or dates as decided by the Issuer and set out in the Final Terms.
Inflation Linked Equal Principal Payment Covered Bonds	Covered Bonds that pay an Equal Payment Amount on such date or dates as decided by the Issuer and set out in the Final Terms.
Instalment Amounts	In respect of Instalment Covered Bonds, each amount specified as such in the applicable Final Terms.
Instalment Covered Bonds	Covered Bonds which will be redeemed in Instalment Amounts and on the Instalment, Dates specified in the applicable Final Terms.
Instalment Dates	In respect of Instalment Covered Bonds, each date specified as such in the applicable Final Terms.
Interest Amount	The amount of interest payable on the Floating Rate Covered Bonds in respect of each Specified Denomination for the relevant Interest Period, as calculated in accordance with Condition 6.4(d) or the amount of interest payable on Inflation Linked Annuity Covered Bonds or Inflation Linked Equal Payment Covered Bonds in respect of each Specified Denomination for the relevant Interest Period, as calculated in accordance with Conditions 6.1 and 6.2 respectively.
Interest Commencement Date	In the case of interest-bearing Covered Bonds, the date specified in the applicable Final Terms from (and including) which interest will accrue in respect of the relevant Covered Bonds.
Interest Determination Date	In respect of Floating Rate Covered Bonds to which Screen Rate Determination is applicable, the meaning given in the applicable Final Terms.
Interest Payment Date	In respect of Fixed Rate Covered Bonds, Inflation Linked Annuity Covered Bonds and Inflation Linked Equal Payment Covered Bonds, the meaning given in the applicable Final Terms and in respect of Floating Rate Covered Bonds the meaning given in Condition 6.4(a).
Interest Period	In accordance with Condition 6.7(e) the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.
Interest Rate Swap Agreement	Means the ISDA Master Agreement, schedule and confirmation(s) (as amended and supplemented from time to time) relating to the Interest Rate Swap(s) entered into from time to time between the Issuer and each Interest Rate Swap Provider.
Investor	The holders for the time being of the Covered Bonds.
Investor's Currency	The currency or currency unit that an investor's financial activities are denominated in, other than the Specified Currency.
Investor Put	If specified as applicable in the applicable Final Terms, the provision by which the Investor may redeem a Series of Covered Bonds in accordance with Condition 8.4.
ISDA	International Swaps and Derivatives Association, Inc.

ISDA Definitions	The meaning given in Condition 6.4(b).
ISDA Determination	If specified as applicable in the applicable Final Terms Document, the manner in which the Rate of Interest on Floating Rate Covered Bonds is to be determined in accordance with Condition 6.4(b).
ISDA Rate	The meaning given in Condition 6.4(b).
ISK or Icelandic Krona or krónur	The lawful currency of the Republic of Iceland.
Issue Date	Each date on which the Issuer issues a Tranche of Covered Bonds under the Programme, as specified in the applicable Final Terms.
Issue Price	The price, generally expressed as a percentage of the nominal amount of the Covered Bonds, at which a Tranche of Covered Bonds will be issued.
Issuer	Landsbankinn hf., Reg.No. 471008-0280, having its registered office at Austurstræti 11, 155 Reykjavík, Iceland.
Issuer Call	If specified as applicable in the applicable Final Terms, the provision by which the Issuer may redeem a Series of Covered Bonds in accordance with Condition 8.3.
Landsbankinn	Landsbankinn hf., Reg.No. 471008-0280, having its registered office at Austurstræti 11, 155 Reykjavík, Iceland.
LIBOR	London inter-bank offered rate
Margin	As specified in the applicable Final Terms (if any).
Maturity Date	As specified in the applicable Final Terms.
Maximum Rate of Interest	In respect of a Floating Rate Covered Bond, the percentage rate per annum (if any) specified in the applicable Final Terms.
Maximum Redemption Amount	The amount specified as such in the applicable Final Terms.
Member State	A state which is a member of the European Economic Area.
Minimum Rate of Interest	In respect of Floating Rate Covered Bonds, the percentage rate per annum (if any) specified in the applicable Final Terms.
Minimum Redemption Amount	The amount specified as such in the applicable Final Terms.
Modified Following Business Day Convention	The meaning given in Condition 6.7(b)(iii).
Mortgage	Each mortgage loan referenced by its mortgage loan identifier number and comprising the aggregate of all principal sums, interest, costs, charges, expenses and other moneys due or owing with respect to that mortgage loan under the relevant mortgage terms by a borrower to the Issuer on the security of a Mortgage from time to time outstanding or, as the context may require, the borrower's obligations in respect of the same, and eligible to be added to the Cover Pool.
Nasdaq Iceland	The main market of Nasdaq Iceland hf., Reg.No. 681298-2829, with its registered office at Laugavegur 182, 105 Reykjavík, Iceland.

NCSD	Nasdaq CSD SE in Iceland, Reg.No. 510119-0370, with its registered office at Laugavegur 182, 105 Reykjavík (<i>Ice. Nasdaq CSD SE, útibú á Íslandi.</i>).
NCSD system account operator	Landsbankinn hf. in its capacity as NCSD system account operator.
NCSD System Covered Bonds	Shall mean Covered Bonds issued in dematerialised, uncertified book entry form cleared through NCSD.
Optional Redemption Amount	The meaning (if any) given in the applicable Final Terms.
Optional Redemption Date	The meaning (if any) given in the applicable Final Terms.
Overcollateralization	The percentage by which the Value will exceed the nominal value of the liabilities, relating to the issued Covered Bonds, along with all accrued interests.
Partial Redemption	The meaning given in Condition 8.12(f).
Paying Agents	The Principal Paying Agent and any other paying agent appointed (if any).
Payment Day	The meaning given in Condition 7.8.
Permanent Bearer Global Covered Bond	A Global Covered Bond in bearer form that can be exchanged for a Temporary Bearer Covered Bond. The bearer of a Permanent Bearer Global Covered Bond is the Common Depository.
Preceding Business Day Convention	The meaning given in Condition 6.7(b)(iv).
Principal Amount Outstanding	In accordance with Condition 6.7(f) means in respect of a Covered Bond, except an Inflation Linked Annuity Covered Bond and an Inflation Linked Equal Principal Payment Covered Bond on any day, the principal amount of that Covered Bond on the relevant Issue Date thereof less principal amounts received by the relevant Covered Bondholder in respect thereof on or prior to that day and in respect of an Inflation Linked Annuity Covered Bond and an Inflation Linked Equal Payment Covered Bond, the meaning given in the applicable Final Terms.
Principal Paying Agent	The Issuer, Landsbankinn hf.
Programme	ISK 250,000,000,000 (or its equivalence in other currencies calculated as described herein) covered bond programme established by the Issuer on the Issue Date which shall not exceed a limit of ISK 250,000,000,000. Any increases of the Programme shall be subject to the FSA approval.
Prospectus Regulation and PR	Regulation (EU) 2017/1129 (<i>Ice. Reglugerð Evrópuþingsins og Ráðsins (ESB) 2017/1129</i>) as amended, if applicable.
Put Notice	The meaning given in Condition 8.4.
Rate of Interest	In respect of a Series of interest-bearing Covered Bonds, the rate of interest payable from time to time in respect of such Covered Bonds determined in accordance with the Terms and Conditions and the applicable Final Terms.

Receipts	Receipts for the payment of instalments other than the final instalment attached on issue to Definitive Bonds repayable in instalments.
Receiptholders	The holders of Receipts (which expression shall, unless the context otherwise requires, include the holders of the Talons).
Record Date	The meaning given in Condition 7.5.
Redeemed Covered Bonds	The meaning given in Condition 8.3.
Redenomination currency	The meaning given in Condition 5 (v).
Redenomination date	The meaning given in Condition 5 (iii).
Reference Price	In respect of a Zero Coupon Covered Bond, the meaning given in the applicable Final Terms.
Reference Rate	In respect of Floating Rate Covered Bonds to which Screen Rate Determination applies, the meaning given in the applicable Final Terms.
Register	A special register in respect of Covered Bonds and the Cover Pool, together with any derivative agreements that an issuer must maintain in accordance with Chapter VI of the Act on Covered Bonds and Chapter VI of the Rules on Covered Bonds.
Registrar	Any registrar to be appointed in accordance with an Agency Agreement.
Registered Covered Bond	Means Covered Bonds issued in registered form.
Registered Covered Bond Register	Register of holders of the Registered Covered Bonds maintained by the Registrar.
Regulated Market	Means a medium for the exchange of goods or services over which a government body exerts a level of control.
Regulation S	Regulation S under the US Securities Act.
REIBOR	Reykjavik Inter Bank Offered Rate.
Relevant Date	The meaning in Condition 10.
Relevant Screen Page	In respect of Floating Rate Covered Bonds to which Screen Rate Determination applies, the meaning given in the Final Terms.
Relevant Subsidiary	Means any Subsidiary other than (i) a Subsidiary acquired, formed or operated in relation to the merger and acquisitions services provided to a customer of the Issuer for the purpose of completing a transaction or restructuring a company or (ii) any Subsidiary acquired or formed as a result of the Issuer's foreclosure activities in relation to its general banking business.
Reset Date	The Meaning given in the ISDA Definitions.
Rules on Covered Bonds	The rules of 3 June 2008 No. 528/2008 on Covered Bonds issued by the FSA under the authority conferred on it by Article 25 of the

	Act on Covered Bonds, which came into effect 3 June 2008, as amended.
Screen Rate Determination	If specified as applicable in the applicable Final Terms, the manner in which the Rate of Interest on Floating Rate Covered Bonds is to be determined in accordance with Condition 6.4(b).
Securities Act	U.S. Securities Act of 1933, as amended.
Security Interest	The meaning given in Condition 4.1.
Selection Date	The meaning given in Condition 8.3.
Senior Debt	Means loans that may be taken out to purchase assets which are in turn added to the Cover Pool in the event that the Issuer is required to post additional collateral.
Series	A Tranche of Covered Bonds together with any further Tranche or Tranches of Covered Bonds which are (i) expressed to be consolidated and form a single series and (ii) identical in all respects (including as to listing and admission to trading) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices.
Specified Currency	Subject to any applicable legal or regulatory restrictions, euro, Sterling, U.S. Dollars and such other currency or currencies as may be agreed from time to time by the Issuer, the relevant Dealer and the Principal Paying Agent and specified in the applicable Final Terms.
Specified Denomination	In respect of a Series of Covered Bonds, the denomination or denominations of such Covered Bonds at the minimum amount of EUR 100,000 as specified in the applicable Final Terms.
Specified Interest Payment Date	In respect of Floating Rate Covered Bonds, the meaning (if any) given in the applicable Final Terms.
Subsidiary	Means an entity from time to time of which the Issuer (i) has direct or indirect control or (ii) owns directly or indirectly more than 50 per cent. of the share capital or similar ownership; “control” for this purpose means the power to direct the management and the policies of the entity, whether through the ownership of voting capital, by contract or otherwise.
Sub-Unit	The meaning given in Condition 6.7(g).
Swap Provider	Means the Cover Pool Swap Provider, each Currency Swap Provider and each Interest Rate Swap Provider.
Talons	Talons for further Coupons in respect of interest-bearing definitive Covered Bonds.
TARGET2 System	The meaning given in Condition 6.7(a).
Temporary Bearer Global Covered Bond	The temporary global Covered Bond in bearer form which will initially represent the Bearer Covered Bond of each Tranche.
Terms and Conditions or Conditions	The terms and conditions of the Covered Bonds.

Tranche	An issue of Covered Bonds which are identical in all respects (including as to listing and admission to trading).
Transfer Agent	Landsbankinn hf., or any successor agent appointed as such.
Value	The nominal par value of the Cover Pool along with all accrued interest (but excluding the nominal par value of each Mortgage within the Cover Pool which is in arrears for 90 days or longer at the relevant time).
VP LUX	Means VP Lux S.à.r.l., 32, Boulevard Royal, L-2449 Luxembourg, or its successors.
VS System Covered Bonds	Means Covered Bonds issued in uncertificated book entry form cleared through the NCSD or VP Lux and/or, in relation to any Tranche of Covered Bonds, any other clearing system as may be specified in the relevant Final Terms (as the case may be).
Zero Coupon Covered Bonds	Covered Bonds which will be offered and sold at a discount to their nominal amount and which will not bear interest.
€, Euro, EUR or euro	The currency of the European Economic Monetary Union.
£ or Sterling	The lawful currency for the time being of the United Kingdom of Great Britain and Northern Ireland.
\$, U.S.\$, U.S. Dollars, US Dollars or USD	The lawful currency for the time being of the United States of America.

2. FORM, DENOMINATION AND TITLE

The Covered Bonds will be issued in bearer form (the **Bearer Covered Bonds**), registered form (the **Registered Covered Bonds**), or, in the case of VS System Covered Bonds, uncertificated book entry form, as specified in the applicable Final Terms and, in the case of definitive Covered Bonds, serially numbered, in the Specified Currency and the Specified Denomination(s). The Covered Bonds will be in the Specified Currency and the Specified Denomination(s). Covered Bonds of one Specified Denomination may not be exchanged for Covered Bonds of another Specified Denomination.

The Covered Bonds may take the form of an Inflation Linked Annuity Covered Bond, an Inflation Linked Equal Principal Payment Covered Bond, a Fixed Rate Covered Bond, a Floating Rate Covered Bond, a Zero Coupon Covered Bond or a combination of any of the foregoing, depending upon the Interest Basis and Redemption/Payment Basis shown in the applicable Final Terms.

The option to exchange a Temporary or Permanent Global Covered Bond for a Definitive Covered Bond on 60 days' written notice which may be given at any time will only be available to Bondholders where (a) drawdowns are issued in denominations that are a multiple of the minimum denomination traded by Euroclear and Clearstream, Luxembourg or (b) in circumstances where the Bondholder's share is an integral of the minimum denomination traded by Euroclear and Clearstream, Luxembourg.

Bearer Covered Bonds

Each Tranche of Covered Bonds issued in the form of Bearer Covered Bonds will initially be represented by a Temporary Bearer Global Covered Bond or, if so specified in the applicable Final Terms, a Permanent Bearer Global Covered Bond without Coupons, Receipts or Talons which will:

- (i) if the Global Covered Bonds are intended to be issued in a new global covered bond form (“**NGCB**”), as specified in the applicable Final Terms, be delivered on or prior to the original issue date of the Tranche to a Common Safekeeper; and
- (ii) if the global Covered Bonds are not intended to be issued in NGCB form, be delivered on or prior to the original issue date of the Tranche to a Common Depository (the “**Common Depository**”) for Euroclear and Clearstream or its successors.

Interests in the Temporary Bearer Global Covered Bond will be exchanged either for interests in a Permanent Bearer Global Covered Bond or, where specified in the applicable Final Terms (subject to such notice period as is specified in the Final Terms), for definitive Bearer Covered Bonds on or after the date (the “**Exchange Date**”) which is the later of (i) 60 days after the Temporary Bearer Global Covered Bond is issued and (ii) 40 days after completion of the distribution of the relevant Tranche, as certified by the relevant Dealer (in the case of a non-syndicated issue) or the relevant lead manager (in the case of a syndicated issue). Such exchange will be made only upon delivery of written certification to Euroclear and/or Clearstream, Luxembourg, as the case may be, to the effect that the beneficial owner of such Covered Bonds is not a U.S. person or other person who has purchased such Covered Bonds for resale to, or on behalf of, U.S. persons and Euroclear and/or Clearstream, Luxembourg, as the case may be, and has given a like certification (based on the certification it has received) to the Fiscal Agent.

If an interest or principal payment date for any Covered Bonds occurs whilst such Covered Bonds are represented by a Temporary Bearer Global Covered Bond, the related interest or principal payment will be made only to the extent that certification of non-U.S. beneficial ownership has been received as described in the last sentence of the immediately preceding paragraph unless such certification has already been given. The holder of a Temporary Bearer Global Covered Bond will not be entitled to collect any payment of interest or principal due on or after the Exchange Date unless, upon due certification, exchange of the Temporary Bearer Global Covered Bond is improperly withheld or refused. Payment of principal or interest (if any) on a Permanent Bearer Global Covered Bond will be made through Euroclear or Clearstream, Luxembourg (against presentation or surrender, as the case may be, of the Permanent Bearer Global Covered Bond if the Permanent Bearer Global Covered Bond is not intended to be issued in NGCB form) without any further requirement for certification. Pursuant to the Agency Agreement the Fiscal Agent shall arrange that, where a further Tranche of Covered Bonds is issued, the Covered Bonds of such Tranche shall be assigned a common code and ISIN by Euroclear and Clearstream, Luxembourg which are different from the common code and ISIN assigned to Covered Bonds of any other Tranche of the same Series, until at least expiry of the Distribution Compliance Period applicable to the Covered Bonds of such Tranche.

The applicable Final Terms will specify that either (i) a Permanent Bearer Global Covered Bond will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Covered Bonds with, where applicable, Receipts, Coupons and Talons attached upon not less than 60 days’ written notice from Euroclear and (or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Covered Bond) to the Fiscal Agent as described therein or (ii) a Permanent Bearer Global Covered Bond will be exchangeable (free of charge), in whole but not in part, for definitive Bearer Covered Bonds with, where applicable, Receipts, Coupons and Talons attached only upon the occurrence of an Exchange Event as described therein. “**Exchange Event**” means (i) the Issuer has been notified that either Euroclear or Clearstream, Luxembourg has been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or has announced an intention permanently to cease business or has in fact done so and no alternative clearing system satisfactory to the Issuer, the Fiscal Agent, the other Paying Agents and the Covered Bondholders is available or, unless otherwise specified in the applicable Final Terms, (ii) the Issuer has or will become obliged to pay additional amounts as provided for or referred to in Condition 9 which would not be required were the Covered Bonds represented by the Permanent Bearer Global Covered Bond in definitive bearer form and a certificate to such effect signed by two Directors has been given to the Fiscal Agent. The Issuer will promptly give notice to Covered Bondholders in accordance with Condition 11 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg (acting on the instructions of any holder of an interest in such Permanent Bearer Global Covered Bond) or the Covered

Bondholders may give notice to the Fiscal Agent requesting exchange and in the event of the occurrence of an Exchange Event as described in (ii) above, the Issuer may also give notice to the Fiscal Agent and the Covered Bondholders requesting exchange. Any such exchange shall occur not later than 30 days after the date of receipt of the first relevant notice by the Fiscal Agent.

The following legend will appear on all Bearer Covered Bonds, which have an original maturity of more than 365 days, and Coupons, Receipts and Talons:

“ANY UNITED STATES PERSON WHO HOLDS THIS OBLIGATION WILL BE SUBJECT TO LIMITATIONS UNDER THE UNITED STATES INCOME TAX LAWS INCLUDING THE LIMITATIONS PROVIDED IN SECTIONS 165(j) AND 1287 (a) OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED.”

The sections referred to provide that United States holders, with certain exceptions, will not be entitled to deduct any loss on bearer Covered Bonds, receipts or interest coupons and will not be entitled to capital gains treatment of any gain on any sale, disposition, redemption or payment of principal in respect of Bearer Covered Bonds, Receipts or Coupons.

Registered Covered Bonds

Unless otherwise provided with respect to a particular Series of Registered Covered Bonds, the Registered Covered Bonds of each Tranche of such Series offered and sold in reliance on Regulation S, which will be sold to non-U.S. persons outside the United States, will initially be represented by a Global Certificate which will be registered in the name of a nominee of, the Common Safekeeper as the case may be for the accounts of Euroclear and Clearstream, Luxembourg. Prior to expiry of the Distribution Compliance Period applicable to each Tranche of Covered Bond, beneficial interests in a Global Certificate may not be offered or sold to, or for the account or benefit of, a U.S. person save as otherwise provided in Condition 2 and may not be held otherwise than through Euroclear or Clearstream, Luxembourg and such Global Certificate will bear a legend regarding such restrictions on transfer.

Persons holding beneficial interests in Global Certificate will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of definitive Covered Bonds in fully registered form.

Payments of principal on the Registered Covered Bonds will be made on the relevant payment date to the persons shown on the Registered Covered Bond Register at the close of business on the business day (being for this purpose a day on which banks are open for business in Brussels) immediately prior to the relevant payment date. Payments of interest on the Registered Covered Bonds will be made on the relevant payment date to the person in whose name such Covered Bonds, Receipts and Coupons immediately preceding such payment date.

Payments of the principal of, and interest (if any) on, the Global Certificate will be made to the nominee of to the order of the person whose name is entered on the Register. None of the Issuer, any Paying Agent and the Registrar will have any responsibility or liability for any aspect of the records relating to or payments made on account of beneficial ownership interests in the Global Certificate or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Interests in a Global Certificate will be exchangeable (free of charge), in whole but not in part, for definitive Registered Covered Bonds without receipts, coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, Exchange Event means that (i) in the case of Covered Bonds registered in the name of a nominee for a Common Depositary or Common Safekeeper as applicable, the Issuer has been notified that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or such case, no successor clearing system is available) or (ii) has or will become subject to adverse conditions for the trading of Global Certificate in definitive form. The Issuer will promptly give notice to Covered Bondholders in accordance with Condition 11 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, Euroclear and/or Clearstream, Luxembourg or any person acting on their behalf (acting on the instructions of any holder of an interest in such Global Certificate) may give

notice to the Registrar requesting such exchange and, in the event of the occurrence of an Exchange Event as described in (ii) above, the Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

Transfer of interest

For so long as any of the Covered Bonds are represented by a Bearer Global Covered Bond held by Euroclear and/or Clearstream, Luxembourg, or so long as the Common Depository or Common Safekeeper, as applicable or its nominee is the registered holder of a Global Certificate or so long as the Covered Bond is a VS Systems Covered Bond, each person who is for the time being shown in the records of Euroclear and/or Clearstream, Luxembourg, the NCSD or VP Lux, as the case may be, as the holder of a particular nominal amount of such Covered Bonds (in which regard any certificate or other document issued by Euroclear, Clearstream, Luxembourg, or its nominee, the NCSD or VP Lux as to the nominal amount of such Covered Bonds standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Fiscal Agent and any other Paying Agent as the holder of such nominal amount of such Covered Bonds for all purposes other than (in the case only of Covered Bonds not being VS System Covered Bonds) with respect to the payment of principal or interest on the Covered Bonds, for which purpose, in the case of Covered Bonds represented by a Bearer Global Covered Bond, the bearer of the relevant Bearer Global Covered Bond, or in the case of Covered Bonds where the Common Depository or Common Safekeeper, as applicable or its nominee is the registered holder of a Global Certificate Common Depository or Common Safekeeper, as applicable or its nominee shall be treated by the Issuer, the Fiscal Agent and any other Paying Agent as the holder of such Covered Bonds in accordance with and subject to the terms of the relevant global Covered Bond (and the expressions “Covered Bondholder” and “holder of Covered Bonds” and related expressions shall be construed accordingly).

Covered Bonds which are represented by a Bearer Global Covered Bond will only be transferable in accordance with the rules and procedures for the time being of Euroclear or Clearstream, Luxembourg.

Interests in a Global Certificate may, subject to compliance with all applicable restrictions, be transferred to a person who wishes to hold such interest in another Global Certificate. No beneficial owner of an interest in a Global Certificate will be able to exchange or transfer such interest, except in accordance with the applicable procedures of DTC, Euroclear and Clearstream, Luxembourg, in each case to the extent applicable. Transfers of beneficial interests in Global Certificate will be effected by Euroclear or Clearstream, Luxembourg, as the case may be, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of transferors and transferees of such interests. A beneficial interest in a Global Certificate will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Covered Bonds in definitive form or for a beneficial interest in another Global Certificate only in the authorised denominations set out in the applicable Final Terms and only in accordance with the rules and operating procedures for the time being of Euroclear or Clearstream, Luxembourg, as the case may be, and in accordance with the terms and conditions specified in the Agency Agreement. Registered Covered Bonds are also subject to the restrictions on transfer set forth therein and will bear a legend regarding such restrictions.

A Registered Covered Bond in definitive form may be transferred in whole or in part (in the authorised denominations set out in the applicable Final Terms). In order to effect any such transfer (a) the holder or holders thereof must (i) surrender the Registered Covered Bond for registration of the transfer of the Registered Covered Bond (or the relevant part of the Registered Covered Bond) at the specified office of any Transfer Agent, with the form of transfer thereof in writing and (ii) complete and deposit such other certification as may be required by the relevant Transfer Agent (if any) and (b) the relevant Transfer Agent (if any) must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request. Subject as provided above, the relevant Transfer Agent (if any) has agreed within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the relevant Transfer Agent (if any) is located) of the request (or such longer period as may be required to comply with any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office

as the relevant transferee may request, a new Registered Covered Bond in definitive form in respect of the balance of the Registered Covered Bond not transferred will be so authenticated and delivered or (at the risk of the transferor) sent to the transferor.

Each Tranche of VS System Covered Bonds will be issued in uncertificated and dematerialised book entry form. Legal title to the VS Systems Covered Bonds will be evidenced by book entries in the records of NCSD or VP LUX. Title to the VS System Covered Bonds will pass by registration in the register between the direct accountholders at the ISD or VP Lux in accordance with the rules and procedures of the NCSD and VP LUX. The person evidenced (including any nominee) as a holder of the VS System Covered Bonds shall be treated as the holder of such VS System Covered Bonds for the purposes of payment of principal and interest on such VS System Covered Bonds. Settlement of sale and purchase transactions in respect of VS System Covered Bonds in the NCSD or VP LUX will take place in accordance with market practice at the time of the relevant transaction.

Title to the VS System Covered Bonds will pass by registration in the registers between the direct accountholders at the NCSD or VP LUX.

Covered Bonds that are represented by a Global Covered Bond and VS System Covered Bonds will be transferable only in accordance with the rules and procedures for the time being of Euroclear, Clearstream, VP LUX and/or NCSD, (as the case may be). References to Euroclear, Clearstream, VP LUX and/or the NCSD, (as the case may be) shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system approved by the Issuer.

Title to the Bearer Covered Bonds, Receipts and Coupons will pass by delivery. The Issuer may deem and treat the bearer of any Bearer Covered Bond, Receipt of Coupon as the absolute owner thereof (whether or not overdue and notwithstanding any notice of ownership or writing thereon or notice of any previous loss or theft thereof) for all purposes.

3. STATUS OF THE COVERED BONDS

The Covered Bonds constitute direct, unconditional, unsubordinated and secured obligations of the Issuer issued in accordance with the Act on Covered Bonds and appurtenant regulations and rank *pari passu* among themselves and with all other obligations of the Issuer that have been provided the same priority as debt instruments issued pursuant to the Act on Covered Bonds (save for certain obligations required to be preferred by law) (other than subordinated obligations, if any), from time to time outstanding. Senior Debt (if any) ranks thereafter. To the extent that claims in relation to the Covered Bonds, related derivative contracts and Senior Debt (if any) are not met out of the assets of the Cover Pool or the proceeds arising from it, the residual claims will rank *pari passu* with the claims of all other unsubordinated creditors of the Issuer (other than those preferred by law) in all other respects. The cost of bankruptcy administration, to such extent as the cost is incurred due to efforts of the bankruptcy administrator concerning the Covered Bonds and the Cover Pool, will rank ahead of claims for payments of the Covered Bonds, of related derivative contracts and of the relevant Senior Debt (if any). Other cost of bankruptcy administration shall not be paid from the assets of the Cover Pool.

4. ISSUER COVENANTS

4.1 Negative pledge

In accordance with the Act on Covered Bonds, cf. Article 12(4), the Issuer undertakes, so long as any of the Covered Bonds, Receipts or Coupons remain outstanding, that it will not, and that it will procure that none of its Relevant Subsidiaries will, create or have outstanding any mortgage, charge, pledge, lien or other security interest (each a Security Interest) over the assets in the Cover Pool, other than any lien arising by operation of law (if any).

4.2 Maintenance of the Issuer's Cover Pool

For so long as the Covered Bonds are outstanding, the value of the Cover Pool will not at any time be less than the total aggregate outstanding principal amount of all Covered Bonds issued under the Programme plus an Overcollateralization of 20 per cent.

For the avoidance of doubt, the Issuer shall not at any time reduce the Overcollateralization which applies to the Programme if to do so would result in any credit rating then applying to the Covered Bonds by any rating agency appointed by the Issuer in respect of the Covered Bonds being reduced, removed, suspended or placed on credit watch.

4.3 Composition of the Issuer's Cover Pool

For so long as any of the Covered Bonds are outstanding the Issuer shall ensure that the Cover Pool maintained or to be maintained by the Issuer shall at all times comply with the requirements of the Act on Covered Bonds.

4.4 Interest cover

The amounts of interest received by the Issuer in respect of the Cover Pool and under the related derivative contracts entered into by the Issuer shall be at least equal to or exceed the amounts payable by the Issuer under the Covered Bonds and the related derivative contracts entered into by the Issuer.

5. REDENOMINATION

Where redenomination is specified in the applicable Final Terms as being applicable, the Issuer may, without the consent of the Covered Bondholders, the Receiptholders and the Couponholders, but after at least 30 days' prior notice to the Covered Bondholders in accordance with Condition 11, elect that, with effect from the Redenomination Date specified in the notice, the Covered Bonds shall be redenominated in euro or other Specified Currency.

The election will have effect as follows:

- (i) The Covered Bonds shall be deemed to be redenominated into euro or other Specified Currency in the denomination of euro 0.01 or as applicable to other Specified Currency with a principal amount for each Covered Bond equal to the principal amount of that Covered Bond in the Specified Currency, converted into euro or other Specified Currency at the spot rate for such conversion on the day that the relevant redenomination occurs, provided that, if the Issuer determines, that the then market practice in respect of the redenomination into euro or other Specified Currency of internationally offered securities is different from the provisions specified above, such provisions shall be deemed to be amended so as to comply with such market practice and the Issuer shall promptly notify the Covered Bondholders, the stock exchange (if any) on which the Covered Bonds may be listed of such deemed amendments;
- (ii) save to the extent that an Exchange Notice has been given in accordance with paragraph 5(iv) below, the amount of interest due in respect of the Covered Bonds will be calculated by reference to the aggregate principal amount of Covered Bonds presented for payment by the relevant holder and the amount of such payment shall be rounded down to the nearest euro 0.01 or as applicable in the relevant Specified Currency;
- (iii) if definitive Covered Bonds are required to be issued after the Redenomination Date, they shall be issued at the expense of the Issuer in the denominations as the Issuer shall determine and notify to the Covered Bondholders;
- (iv) if issued prior to the Redenomination Date, all unmatured Coupons denominated in the Specified Currency (whether or not attached to the Covered Bonds) will become void with effect from the

date on which the Issuer gives notice (the “**Exchange Notice**”) that replacement euro-denominated Covered Bonds, Receipts and Coupons are available for exchange (provided that such securities are so available) and no payments will be made in respect of them. The payment obligations contained in any Covered Bonds and Receipts so issued will also become void on that date although those Covered Bonds and Receipts will continue to constitute valid exchange obligations of the Issuer. New redenominated Covered Bonds, Receipts and Coupons will be issued in exchange for Covered Bonds, Receipts and Coupons denominated in the Specified Currency in such manner as the Principal Paying Agent may specify and as shall be notified to the Covered Bondholders in the Exchange Notice. No Exchange Notice may be given less than 15 days prior to any date for payment of principal or interest on the Covered Bonds;

- (v) after the Redenomination Date, all payments in respect of the Covered Bonds, other than payments of interest in respect of periods commencing before the Redenomination Date, will be made solely in the redenomination currency;
- (vi) if the Covered Bonds are Fixed Rate Covered Bonds, Inflation Linked Annuity Covered Bonds or Inflation Linked Equal Principal Payment Covered Bonds, and interest for any period ending on or after the Redenomination Date is required to be calculated for a period ending other than on an Interest Payment Date, it will be calculated by applying the Rate of Interest to each Specified Denomination, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest Sub-Unit of the relevant Specified Currency, half of any such Sub-Unit being rounded upwards or otherwise in accordance with applicable market convention; and
- (vii) if the Covered Bonds are Floating Rate Covered Bonds, the applicable Final Terms will specify any relevant changes to the provisions relating to interest.

6. INTEREST

6.1 Interest on Inflation Linked Annuity Covered Bonds

Each Inflation Linked Annuity Covered Bond bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest.

Interest is calculated on each Interest Payment Date as the nominal amount on the Issue Date multiplied with the Index Ratio, as defined below and with the factor I_k , which is calculated according to the formula:

$$I_k = \frac{r * \left[(1 + r)^n - (1 + r)^k - 1 \right]}{(1 + r)^n - 1}$$

where,

I_k = Interest Repayment Factor for period k

$$r = \frac{c}{f}$$

c = the Rate of Interest of the relevant bond

f = the number of interest payments per year

n = the number of Interest Payment Dates

k = the number of payments that have already been made

(k=0 on the Issue Date, k=1 on the first Interest Payment Date, k=n on the last Interest Payment Date, etc.)

The resultant figure shall be rounded to the nearest ISK. Interest will be payable in arrears on the Interest Payment Date(s) in each year up to (and including) the Maturity Date. Payment(s) on each Interest Payment Date is the sum of the relevant Principal Repayment and the Interest Payment.

The value of the Index Ratio (IR) on the relevant Interest Payment date shall be the value of the Reference Index (RI) applicable to the relevant Interest Payment Date divided by the value of the Base Index (BI) as calculated by the Issuer:

$$IR = \frac{RI}{BI}$$

where,

Reference Index or **RI_t** means on each Interest Payment Date:

For each day in the calendar month and number RI rounded to 5 decimals:

$$RI = CP_{M-2} + \left[\frac{d-1}{D} * (CP_{M-1} - CP_{M-2}) \right]$$

where,

CP_{M-1} = CPI value published by Statistic Iceland in the month preceding month M

CP_{M-2} = CPI value published by Statistic Iceland 2 months prior to month M

d = the relevant calendar date

D = number of calendar days in the relevant calendar month

Provided that if the Reference Index is lower than the Base Index, the Reference Index shall equal the Base Index.

And

Base Index means the index value defined in the applicable Final Terms, being the value of the CPI on the date defined in the applicable Final Terms.

If at any time a new index is substituted for the CPI, as of the calendar month from and including that in which such substitution takes effect:

- (i) the Reference Index shall be deemed to refer to the new index; and
- (ii) the new Base Index shall be the product of the existing Base Index and the Reference Index immediately following such substitution, divided by the Reference Index immediately prior to such substitution.

If interest is required to be calculated for a period other than an Interest Period, such interest shall be calculated by using the same methodology.

6.2 Interest on Inflation Linked Equal Principal Payment Covered Bonds including Covered Bonds with one payment of Principal on Maturity Date

Each Inflation Linked Equal Principal Payment Covered Bond, including Covered Bonds with one payment of principal on Maturity Date, bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest.

Interest is calculated on each Interest Payment date as the Principal Amount Outstanding as defined in Condition 7.1 b) on each Interest Payment Date multiplied with the Rate of Interest and, the appropriate Day Count Fraction and rounding the resultant figure to the nearest ISK. Interest will be payable in arrears on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If interest is required to be calculated for a period other than an Interest Period, such interest shall be calculated by using the same methodology.

6.3 Interest on Fixed Rate Covered Bonds

Each Fixed Rate Covered Bond bears interest from (and including) the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest.

Interest shall be calculated as defined under Interest Payment(s) in the applicable Final Terms and rounding the resultant figure to the nearest ISK. Interest will be payable in arrears on the Interest Payment Date(s) in each year up to (and including) the Maturity Date.

If interest is required to be calculated for a period other than an Interest Period, such interest shall be calculated by applying the Rate of Interest to each Specified Denomination, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest Sub-Unit of the relevant Specified Currency, half of any such Sub-Unit being rounded upwards or otherwise in accordance with applicable market convention.

6.4 Interest on Floating Rate Covered Bonds

a) Interest Payment Dates

Each Floating Rate Covered Bond bears interest from (and including) the Interest Commencement Date and such interest will be payable in arrears on either:

- i. the Specified Interest Payment Date(s) in each year specified in the applicable Final Terms; or
- ii. if no Specified Interest Payment Date(s) is/are specified in the applicable Final Terms, each date (each such date, together with each Specified Interest Payment Date, an Interest Payment Date) which falls the number of months, or other period specified as the Specified Period in the applicable Final Terms, after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period (which expression shall, in these Terms and Conditions, mean the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.

b) Rate of Interest

The Rate of Interest payable from time to time in respect of Floating Rate Covered Bonds will be determined in the manner specified in the applicable Final Terms.

- i. ISDA Determination for Floating Rate Covered Bonds

Where ISDA Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Final Terms) the Margin (if any). For the purposes of this subparagraph (i), ISDA Rate for an Interest Period means a rate equal to the Floating Rate that would be determined by the Principal Paying Agent or other person specified in the applicable Final Terms under any interest rate swap transaction if the Principal Paying Agent or that other person were acting as Calculation Agent for that swap transaction under the terms of an agreement incorporating the 2006 ISDA Definitions, as published by the International Swaps and Derivatives Association, Inc. and as amended and updated as at the Issue Date of the first Tranche of the Covered Bonds (the ISDA Definitions), and under which:

- (i) the Floating Rate Option is as specified in the applicable Final Terms;

- (ii) the Designated Maturity is the period specified in the applicable Final Terms; and
- (iii) unless otherwise stated in the applicable Final Terms, the relevant Reset Date is the first day of that Interest Period.

For the purposes of this subparagraph (i), Floating Rate, Calculation Agent, Floating Rate Option, Designated Maturity and Reset Date have the meanings given to those terms in the ISDA Definitions.

ii. **Screen Rate Determination for Floating Rate Covered Bonds**

Where Screen Rate Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will, subject as provided below, be either:

- (i) the offered quotation (if there is only one quotation on the Relevant Screen Page); or
- (ii) the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of the offered quotations,

(expressed as a percentage rate per annum) for the Reference Rate which appears or appear, as the case may be, on the Relevant Screen Page as at 11.00 a.m. (Iceland time, in the case of REIBOR, London time, in the case of LIBOR, or Brussels time, in the case of EURIBOR) on the Interest Determination Date in question plus or minus (as indicated in the applicable Final Terms) the Margin (if any), all as determined by the Issuer. If five or more of such offered quotations are available on the Relevant Screen Page, the highest (or, if there is more than one such highest quotation, one only of such quotations) and the lowest (or, if there is more than one such lowest quotation, one only of such quotations) shall be disregarded by the Issuer for the purpose of determining the arithmetic mean (rounded as provided above) of such offered quotations.

If the Reference Rate from time to time in respect of Floating Rate Covered Bonds is specified in the applicable Final Terms as being other than REIBOR, LIBOR or EURIBOR, the Rate of Interest in respect of such Covered Bonds will be determined as provided in the applicable Final Terms.

c) Minimum Rate of Interest and/or Maximum Rate of Interest

If the applicable Final Terms for a Floating Rate Covered Bond specifies a Minimum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is less than such Minimum Rate of Interest, the Rate of Interest for such Interest Period shall be such Minimum Rate of Interest.

If the applicable Final Terms for a Floating Rate Covered Bond specifies a Maximum Rate of Interest for any Interest Period, then, in the event that the Rate of Interest in respect of such Interest Period determined in accordance with the provisions of paragraph (b) above is greater than such Maximum Rate of Interest, the Rate of Interest for such Interest Period shall be such Maximum Rate of Interest.

d) Determination of Rate of Interest and calculation of Interest Amounts

The Calculation Agent will at, or as soon as practicable after, each time at which the Rate of Interest is to be determined, determine the Rate of Interest for the relevant Interest Period.

The Calculation Agent will calculate the amount of interest (each an Interest Amount) payable on the Floating Rate Covered Bonds in respect of each Specified Denomination for the relevant Interest Period. Each Interest Amount shall be calculated by applying the Rate of Interest to each Specified Denomination, multiplying such sum by the applicable Day Count Fraction, and rounding the resultant figure to the nearest Sub-Unit of the relevant Specified Currency, half of any such Sub-Unit being rounded upwards or otherwise in accordance with applicable market convention.

e) Maximum Interest Amounts

If the applicable Final Terms specifies a Maximum Interest Amount for any Interest Period, in the event that the Interest Amount in respect of such Interest Period determined in accordance with the provisions of paragraph (d)

above is greater than such Maximum Interest Amount, the Interest Amount for such Interest Period shall be such Maximum Interest Amount.

f) Certificates to be final

All certificates, communications, opinions, determinations, calculations, quotations and decisions given, expressed, made or obtained for the purposes of the provisions of this Condition (6.4), shall (in the absence of wilful default, bad faith or manifest error as aforesaid) be binding on the Issuer and all Covered Bondholders, Receiptholders and Couponholders.

6.5 Accrual of interest

Each Covered Bond (or in the case of the redemption of part only of a Covered Bond, that part only of such Covered Bond) will cease to bear interest (if any) from the date of its redemption unless, upon due presentation thereof, payment of principal is improperly withheld or refused. In such event, interest will continue to accrue in accordance with these Terms and Conditions. In the event of non-payment of a Zero Coupon Covered Bond, interest will accrue as provided in Condition 8.11.

- a) The Covered Bonds shall bear interest from (and including) the Maturity Date to (but excluding) the earlier of the relevant Interest Payment Date after the Maturity Date on which the Covered Bonds are redeemed or the Extended Maturity Date, subject to Condition 8.12. In that event, interest shall be payable on those Covered Bonds at the rate determined in accordance with Condition 6.6 (b) on the Principal Amount Outstanding of the Covered Bonds on each Interest Payment Date after the Maturity Date in respect of the Interest Period ending immediately prior to the relevant Interest Payment Date, subject as otherwise provided in the applicable Final Terms. The final Interest Payment Date shall fall no later than the Extended Maturity Date;
- b) the Rate of interest payable from time to time under Condition 6.6(a) will be as specified in the applicable Final Terms and, where applicable, determined by the Calculation Agent so specified, three Business Days after the Maturity Date in respect of the first such Interest Period and thereafter as specified in the applicable Final Terms; and
- c) in the case of Covered Bonds which are Zero Coupon Covered Bonds, for the purposes of this Condition (6.5) the Principal Amount Outstanding shall be the total amount otherwise payable by the Issuer on the Maturity Date less any payments made by the Issuer in respect of such amount in accordance with these Conditions.

6.6 Interest Payments up to the Extended Maturity Date

If an Extended Maturity Date is specified in the applicable Final Terms as applying to a Series of Covered Bonds and the maturity of those Covered Bonds is extended beyond the Maturity Date in accordance with Condition 8.12:

- a) The Covered Bonds shall bear interest from (and including) the Maturity Date to (but excluding) the earlier of the relevant Interest Payment Date after the Maturity Date on which the Covered Bonds are redeemed or the Extended Maturity Date. In that event, interest shall be payable on those Covered Bonds at the rate determined in accordance with Condition 6.6(b) on the Principal Amount Outstanding of the Covered Bonds on each Interest Payment Date after the Maturity Date in respect of the Interest Period ending immediately prior to the relevant Interest Payment Date, subject as otherwise provided in the applicable Final Terms. The final Interest Payment Date shall fall no later than the Extended Maturity Date;
- b) the Rate of interest payable from time to time under Condition 6.6(a) will be as specified in the applicable Final Terms and, where applicable, determined by the Issuer so specified, three Business Days after the Maturity Date in respect of the first such Interest Period and thereafter as specified in the applicable Final Terms; and

- c) in the case of Covered Bonds which are Zero Coupon Covered Bonds, for the purposes of this Condition (6.6) the Principal Amount Outstanding shall be the total amount otherwise payable by the Issuer on the Maturity Date less any payments made by the Issuer in respect of such amount in accordance with these Conditions.

6.7 Business Day, Business Day Convention, Day Count Fraction and other adjustments

- a) In these Terms and Conditions, Business Day means:
 - (i) A day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in Reykjavík and any Additional Business Centre specified in the applicable Final Terms; and
 - (ii) either (A) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency as specified in applicable Final Terms (if other than Reykjavík and any Additional Business Centre and which if the Specified Currency is Australian dollars or New Zealand dollars shall be Sydney and Auckland, respectively) or (B) in relation to any sum payable in euro, a day on which the Trans-European Automated Real-Time Gross Settlement Express Transfer (TARGET2) System (the TARGET2 System) is open.
- b) If a Business Day Convention is specified in the applicable Final Terms and (x) if there is no numerically corresponding day in the calendar month in which an Interest Payment Date should occur or (y) if any Interest Payment Date would otherwise fall on a day which is not a Business Day, then, if the Business Day Convention specified is:
 - (i) In any case where Specified Periods are specified in accordance with Condition 6.4(a), the Floating Rate Convention, such Interest Payment Date (1) in the case of (x) above, shall be the last day that is a Business Day in the relevant month and the provisions of (ii) below shall apply mutatis mutandis, or (2) in the case of (y) above, shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event (I) such Interest Payment Date shall be brought forward to the immediately preceding Business Day, and (II) each subsequent Interest Payment Date shall be the last Business Day in the month which falls the Specified Period after the preceding applicable Interest Payment Date occurred; or
 - (ii) the Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day; or
 - (iii) the Modified Following Business Day Convention, such Interest Payment Date shall be postponed to the next day which is a Business Day unless it would thereby fall into the next calendar month, in which event such Interest Payment Date shall be brought forward to the immediately preceding Business Day; or
 - (iv) the Preceding Business Day Convention, such Interest Payment Date shall be brought forward to the immediately preceding Business Day.
- c) Day Count Fraction means, in respect of the calculation of an amount of interest for any Interest Period: if *Actual/Actual (ISMA)* is specified in the applicable Final Terms:
 - (i) in the case of Covered Bonds where the number of days in the relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date (the “**Accrual Period**”) is equal to or shorter than the Determination Period (as defined in Condition 6.7(d)) during which the Accrual Period ends,

the number of days in such Accrual Period divided by the product of (I) the number of days in such Determination Period and (II) the number of Determination Dates (as specified in the applicable Final Terms) that would occur in one calendar year assuming that interest was to be payable in respect of the whole of that year; or

- (ii) in the case of Covered Bonds where the Accrual Period is longer than the Determination Period during which the Accrual Period ends, the sum of (I) the number of days in such Accrual Period falling in the Determination Period in which the Accrual Period begins divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year; and (II) the number of days in such Accrual Period falling in the next Determination Period divided by the product of (x) the number of days in such Determination Period and (y) the number of Determination Dates that would occur in one calendar year;

if *Actual/365* is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 (or, if any portion of that Interest Period falls in a leap year, the sum of (i) the actual number of days in that portion of the Interest Period falling in a leap year divided by 366, and (ii) the actual number of days in that portion of the Interest Period falling in a non-leap year divided by 365);

if *Actual/365 (Fixed)* is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365;

if *Actual/365 (Sterling)* is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 365 or, in the case of an Interest Payment Date falling in a leap year, 366;

if *Actual/360* is specified in the applicable Final Terms, the actual number of days in the Interest Period divided by 360;

if *30/360, 360/360 or Bond Basis* is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360 (the number of days to be calculated on the basis of a year of 360 days with 12 30-day months (unless, in the case of Floating Rate Covered Bonds only, (i) the last day of the Interest Period is the 31st day of a month but the first day of the Interest Period is a day other than the 30th or 31st day of a month, in which case the month that includes that last day shall not be considered to be shortened to a 30-day month, or (ii) the last day of the Interest Period is the last day of the month of February, in which case the month of February shall not be considered to be lengthened to a 30-day month));

if *30E/360 or Eurobond Basis* is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360 (the number of days to be calculated on the basis of a year of 360 days with 12 30-day months, without regard to the date of the first day or last day of the Interest Period unless, in the case of the final Interest Period, the Maturity Date is the last day of the month of February, in which case the month of February shall not be considered to be lengthened to a 30-day month); or such other Day Count Fraction as may be specified in the applicable Final Terms.

- d) Determination Period means each period from (and including) a Determination Date to (but excluding) the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date).
- e) Interest Period means the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date.
- f) Principal Amount Outstanding means, in respect of a Covered Bond except an Inflation Linked Annuity Covered Bond and an Inflation Linked Equal Payment Covered Bond, on any day the principal amount of that Covered Bond on the Issue Date less principal amounts (if any) received by the holder of such Covered Bond in respect thereof on or prior to that day. In respect of an Inflation Linked Annuity Covered

Bond and an Inflation Linked Equal Payment Covered Bond, the meaning given in the applicable Final Terms.

- g) Sub-Unit means, with respect to any currency other than euro, the lowest amount of such currency that is available as legal tender in the country of such currency and, with respect to euro, euro 0.01.

7. PAYMENTS

7.1 Payments in respect of Inflation Linked Covered Bonds

- a) Payments in respect of Inflation Linked Annuity Covered Bonds

In case of an Inflation Linked Annuity Covered Bond, the Issuer shall, on each relevant Interest Payment Date, make a payment that is the sum of the relevant Principal Repayment as defined in this Condition and the Interest Payment as defined in Condition 6.1 (together, the Annuity Amount) as calculated by the Calculation Agent.

Principal Repayment(s) is the amount calculated by the Issuer on each Interest Payment Date by multiplying the nominal amount on the Issue Date with the Index Ratio and with the factor A, which is calculated according to the following formula:

$$A = \frac{r * (1 + r)^k - 1}{(1 + r)^n - 1}$$

where,

A = Principal Repayment Factor

$$r = \frac{c}{f}$$

c = the Rate of Interest of the relevant bond

f = the number of interest payments per year

n = the number of Interest Payment Dates

k = the number of payments that have already been made (k = 0 on the Issue Date, k = 1 on the first Interest Payment Date, k = n on the last Interest Payment Date, etc.)

- b) Payments in respect of Inflation Linked Equal Principal Payment Covered Bond, including Covered Bonds with one payment of Principal on Maturity Date

In case of an Inflation Linked Equal Payment Covered Bond, including Covered Bonds with one payment of Principal on Maturity Date, the Issuer shall, on each relevant Interest Payment Date, make a combined payment of principal, as defined in this condition and interest due as defined in Condition 6.2 (together, the Equal Payment Amount) as calculated by the Calculation Agent.

Principal Repayment(s) is an amount calculated by the Calculation Agent on each Principal Payment Date by multiplying the Principal Amount Outstanding on the Issue Date with the Index Ratio and dividing with the number of principal Payment dates.

The Principal Amount Outstanding is calculated based on the following formula:

$$PAO_t = (PAO_{t-1} - PR_{t-1}) \frac{IR_t}{IR_{t-1}}$$

where,

PAO_t means the Principal Amount Outstanding on the relevant Interest Payment Date.

PAO_{t-1} means the Principal Amount Outstanding on the preceding Interest Payment Date.

PR_{t-1} means the Principal Repayment on the preceding Interest Payment Date.

IR_t means the Index Ratio on the relevant Interest Payment Date.

IR_{t-1} means the Index Ratio on the preceding Interest Payment Date (Issue Date for the first Interest Payment Date).

The value of the Index Ratio (**IR**) on the relevant Interest Payment Date shall be the value of the Reference Index (**RI**) applicable to the relevant Interest Payment Date divided by the value of the Base Index (**BI**) as calculated by the Issuer:

$$IR = \frac{RI}{BI}$$

where,

Reference Index or **RI_t** means on each Interest Payment Date:

For each day in the calendar month and number RI rounded to 5 decimals:

$$RI = CP_{M-2} + \left[\frac{d-1}{D} * (CP_{M-1} - CP_{M-2}) \right]$$

where,

CP_{M-1} = CPI value published by Statistic Iceland in the month preceding month M

CP_{M-2} = CPI value published by Statistic Iceland 2 months prior to month M

d = the relevant calendar date

D = number of calendar days in the relevant calendar month

Provided that if the Reference Index is lower than the Base Index, the Reference Index shall equal the Base Index,

And

Base Index means the index value defined in the applicable Final Terms, being the value of the CPI on the date specified in the applicable Final Terms.

If at any time a new index is substituted for the CPI, as of the calendar month from and including that in which such substitution takes effect:

- (i) the Reference Index shall be deemed to refer to the new index; and
- (ii) the new Base Index shall be the product of the existing Base Index and the Reference Index immediately following such substitution, divided by the Reference Index immediately prior to such substitution.

7.2 Method of payment

Subject as provided below payments in a Specified Currency will be made:

- a) By credit or transfer to an account in the relevant Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency, or
- b) by credit or transfer to an account in any other Specified Currency maintained by the payee with a bank in the principal financial centre of the country of such Specified Currency which shall be converted into such Specified Currency at the date of payment using the spot rate of exchange for the purchase of such currency against payment of ISK being quoted by the Fiscal Agent.

Payments will be subject in all cases to any fiscal or other laws and regulations applicable thereto in the place of payment but without prejudice to the provisions of Condition 7.

7.3 Presentation of Definitive Covered Bonds, Receipts and Coupons

Payments of principal in respect of definitive Bearer Covered Bonds will (subject as provided below) be made in the manner provided in Condition 7.2 (Method of payment) only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of definitive Covered Bonds, and payments of interest in respect of definitive Covered Bonds will (subject as provided below) be made as aforesaid only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of Coupons, in each case at the specified office of any Paying Agent outside the United States (which expression, as used herein, means the United States of America (including the States and the District of Columbia and its possessions)).

Payments of instalments of principal (if any) in respect of definitive Bearer Covered Bonds, other than the final instalment, will (subject as provided below) be made in the manner provided in Condition 7.2 only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Receipt in accordance with the preceding paragraph. Payment of the final instalment will be made in the manner provided in Condition 7.2 only against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the relevant Covered Bond in accordance with the preceding paragraph. Each Receipt must be presented for payment of the relevant instalment together with the definitive Bearer Covered Bond presented for payment of the relevant instalment together with the definitive Bearer Covered Bond to which they appertain do not constitute valid obligations of the Issuer. Upon the date on which any definitive Bearer Covered Bond becomes due and repayable, unmatured Receipts (if any) relating thereto (whether or not attached) shall become void and no payment shall be made in respect thereof.

Fixed Rate Covered Bonds in definitive bearer form should be presented for payment together with all unmatured Coupons appertaining thereto (which expression shall for this purpose include Coupons falling to be issued on exchange of matured Talons), failing which the amount of any missing unmatured Coupon (or, in the case of payment not being made in full, the same proportion of the amount of such missing unmatured Coupon as the sum so paid bears to the sum due) will be deducted from the sum due for payment. Each amount of principal so deducted will be paid in the manner mentioned above against surrender of the relative missing Coupon at any time before the expiry of 10 years after the Relevant Date (as defined in Condition 10) in respect of such principal or, if later, five years from the date on which such Coupon would otherwise have become due, but in no event thereafter.

Upon any Fixed Rate Covered Bond in definitive bearer form becoming due and repayable prior to its Maturity Date, all unmatured Talons (if any) appertaining thereto will become void and no further Coupons will be issued in respect thereof.

Upon the date on which any Floating Rate Covered Bond in definitive form becomes due and repayable, unmatured Coupons and Talons (if any) relating thereto (whether or not attached) shall become void and no payment or, as the case may be, exchange for further Coupons shall be made in respect thereof.

If the due date for redemption of any definitive Bearer Covered Bond is not an Interest Payment Date, interest (if any) accrued in respect of such Bearer Covered Bond from (and including) the preceding Interest Payment Date or, as the case may be, the Interest Commencement Date shall be payable only against surrender of the relevant definitive Bearer Covered Bonds.

7.4 Payments in respect of Bearer Global Covered Bond

Payments of principal and interest (if any) in respect of Covered Bonds represented by any Bearer Global Covered Bond will (subject as provided below) be made in the manner specified above in relation to definitive Bearer Covered Bonds and otherwise in the manner specified in the relevant Bearer Global Covered Bond, where applicable, against presentation or surrender, as the case may be, of such Bearer Global Covered Bond at the specified office of any Paying Agent outside the United States. A record of each payment, distinguishing between any payment of principal and any payment of interest, will be made on such Bearer Global Covered Bond either by the Paying Agent to which it was presented or in the records of Euroclear and Clearstream, Luxembourg, as applicable.

7.5 Payments in respect of Registered Covered Bonds

Payments of principal (other than instalments of principal prior to the final instalment) in respect of each Registered Covered Bond (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Covered Bond at the specified office of the Registrar or any of the Paying Agents. Such payments will be made by transfer to the Designated Account of the holder (or the first named of joint holders) of the Registered Covered Bond appearing in the register of holders of the Registered Covered Bonds maintained by the Registrar (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form at the close of business at the close of business on the third business day (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar is located) before the relevant due date. Notwithstanding the previous sentence, if (a) holder does not have a Designated Account or (b) the principal amount of the Covered Bonds held by a holder is less than U.S. \$250,000 (or its approximate equivalent in any other Specified Currency), payment will instead be made by a cheque in the Specified Currency drawn on a Designated Bank. For these purposes, Designated Account means the account (which, in the case of a payment in Japanese yen to a non-resident of Japan, shall be a non-resident account) maintained by a holder with a Designated Bank and identified as such in the Registered Covered Bond Register and Designated Bank means (in the case of payment in a Specified Currency other than euro) a bank in the principal financial centre of the country of such Specified Currency (which, if the Specified Currency is Australian dollars or New Zealand dollars, shall be Sydney and Auckland, respectively) and (in the case of a payment in euro) any bank which processes payments in euro.

Payments of interest and payments of instalments of principal (other than the final instalment) in respect of each Registered Covered Bond (whether or not in global form) will be made by a cheque in the Specified Currency drawn on a Designated Bank and mailed by uninsured mail on the Business Day in the city where the specified office of the registrar is located immediately preceding the relevant due date to the holder (or the first named of joint holders) of the Registered Covered Bond appearing in the Registered Covered Bond Register (i) where in global form, at the close of the business day (being for this purpose a day on which Euroclear and Clearstream, Luxembourg are open for business) before the relevant due date, and (ii) where in definitive form, at the close of business on the fifteenth day (whether or not such fifteenth day is a business day) before the relevant due date (the Record Date) at his address shown in the Registered Covered Bond Register on the Record Date and at his risk. Upon application of the holder to the specified office of the Registrar not less than three Business Days in the city where the specified office of the Registrar is located before the due date for any payment of interest in respect of a Registered Covered Bond, the payment may be made by transfer on the due date in the manner provided in the preceding paragraph. Any such application for transfer shall be deemed to relate to all future payments of interest (other than interest due on redemption) and instalments of principal (other than the final instalment) in respect of the Registered Covered Bonds which become payable to the holder who has made the initial application until such

time as the Registrar is notified in writing to the contrary by such holder. Payment of the interest due in respect of each Registered Covered Bond on redemption and the final instalment of principal will be made in the same manner as payment of the principal amount of such Registered Covered Bond.

Holders of Registered Covered Bonds will not be entitled to any interest or other payment for any delay in receiving any amount due in respect of any Registered Covered Bond as a result of a cheque posted in accordance with this Condition arriving after the due date for payment or being lost in the post. No commissions or expenses shall be charged to such holders by the Registrar in respect of any payments of principal or interest in respect of the Registered Covered Bonds.

None of the Issuer or the Paying Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interest in the Registered Global Covered Bonds or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

7.6 General provisions applicable to payments

The holder of a Global Covered Bond shall be the only person entitled to receive payments in respect of Covered Bonds represented by such Global Covered Bond and the Issuer will be discharged by payment to, or to the order of, the holder of such Global Covered Bond in respect of each amount so paid. Each of the persons shown in the records of Euroclear or Clearstream, Luxembourg as the beneficial holder of a particular nominal amount of Covered Bonds represented by such Global Covered Bond must look solely to Euroclear or Clearstream, Luxembourg, as the case may be, for his share of each payment so made by the Issuer to, or to the order of, the holder of such Global Covered Bond.

7.7 Payments in respect of VS System Covered Bonds

VS System Covered Bonds: Payments of principal and interest in respect of VS System Covered Bonds will be made to the Covered Bondholders shown in the relevant records of the NCSD, VP LUX or Clearstream/Euroclear (as the case may be) in accordance with and subject to the rules and regulations from time to time governing the NCSD, VP LUX or Euroclear/Clearstream (as the case may be).

7.8 Payment Day

If the date for payment of any amount in respect of any Covered Bond, Receipt or Coupon is not a Payment Day, the holder thereof shall not be entitled to payment of the relevant amount due until the next following Payment Day and shall not be entitled to any interest or other sum in respect of any such delay. For these purposes, Payment Day means any day which (subject to Condition 10) is:

- a) A day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in:
 - (i) the relevant place of presentation;
 - (ii) Reykjavík; and
 - (iii) any Additional Financial Centre specified in the applicable Final Terms.
- b) either (i) in relation to any sum payable in a Specified Currency other than euro, a day on which commercial banks and foreign exchange markets settle payments and are open for general business (including dealing in foreign exchange and foreign currency deposits) in the principal financial centre of the country of the relevant Specified Currency (if other than the place of presentation, Reykjavík and any Additional Financial Centre) or (ii) in relation to any sum payable in euro, a day on which the TARGET System is open.

7.9 Interpretation of principal

Any reference in these Terms and Conditions to principal in respect of the Covered Bonds shall be deemed to include, as applicable:

- a) the Final Redemption Amount of the Covered Bonds;

- b) the Early Redemption Amount of the Covered Bonds
- c) the Optional Redemption Amount(s) (if any) of the Covered Bonds;
- d) in relation to Covered Bonds (other than Inflation Linked Annuity Covered Bonds or Inflation Linked Equal Principal Payment Covered Bonds) redeemable in instalments, the Instalment Amounts;
- e) in relation to Zero Coupon Covered Bonds, the Amortised Face Amount (as defined in Condition 8.7); and
- f) any premium and any other amounts (other than interest) which may be payable under or in respect of the Covered Bonds.

8. REDEMPTION AND PURCHASE

8.1 Redemption of Inflation Linked Annuity Covered Bonds and Inflation Linked Equal Payment Covered Bonds, including Covered Bonds with one payment of Principal on Maturity Date

Unless previously redeemed or purchased and cancelled, each Inflation Linked Annuity Covered Bond and each Inflation Linked Equal Payment Covered Bond, including Covered Bonds with one payment of Principal on Maturity Date, will, subject to Condition 7.1(a) or (b) (as applicable), be redeemed in one or more amounts, calculated in accordance with the formula specified in the applicable Final Terms, in the relevant Specified Currency on the relevant Interest Payment Dates.

8.2 Final Redemption

Unless previously redeemed or purchased and cancelled, each Covered Bond will be redeemed by the Issuer at its Final Redemption Amount specified in, or determined in the manner specified in, the applicable Final Terms in the relevant Specified Currency on the Maturity Date.

8.3 Redemption at the option of the Issuer (Issuer Call)

If an Issuer Call is specified in the applicable Final Terms, the Issuer may, having given not less than 15 nor more than 30 days' notice to the Covered Bondholders in accordance with Condition 11 (which notices shall be irrevocable and shall specify the date fixed for redemption), redeem all or some only of the Covered Bonds then outstanding on any Optional Redemption Date and at the Optional Redemption Amount(s) specified in, or determined in the manner specified in, the applicable Final Terms together, if appropriate, with interest accrued to (but excluding) the relevant Optional Redemption Date. Any such redemption must be of a nominal amount not less than the Minimum Redemption Amount and not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Final Terms. In the case of a partial redemption of Covered Bonds, the Covered Bonds to be redeemed (Redeemed Covered Bonds) will be selected individually without involving any part only of a Bearer Covered Bond, in the case of Redeemed Covered Bonds represented by definitive Covered Bonds, and in accordance with the rules of Euroclear and/or Clearstream, (to be reflected in the records of Euroclear and Clearstream as either a pool factor or a reduction in nominal amount, at their discretion) and in accordance with the rules of the NCSD or any other relevant clearing system (as the case may be) in the case of VS System Covered Bonds in each case not more than 30 days prior to the date fixed for redemption (such date of selection being hereinafter called the Selection Date). In the Case of Redeemed Covered Bonds represented by definite Covered Bonds, a list of the serial numbers of such Redeemed Covered Bonds will be published in accordance with Condition 11 not less than 15 days prior to the date fixed for redemption. The aggregate nominal amount of Redeemed Covered Bonds represented by definitive Covered Bonds shall bear the same portion to the aggregate nominal amount of all Redeemed Covered Bonds as the aggregate nominal amount of definite Covered Bond outstanding bears to the aggregate nominal amount of the Covered Bonds outstanding, in each case on the Selection Date. No exchange of the relevant Covered Bond will be permitted during the period from (and including) the Selection Date to (and including) the date fixed for redemption pursuant to this Condition (8.3) and

notice to that effect shall be given by the Issuer to the Covered Bondholders in accordance with Condition 11 at least five days prior to the Selection Date.

8.4 Redemption at the option of the Covered Bondholders (Investor Put)

If Investor Put is specified in the applicable Final Terms, upon the holder of any Covered Bond giving the Issuer in accordance with Condition 11 not less than 15 nor more than 30 days' notice the Issuer will, upon the expiry of such notice, redeem, subject to, and in accordance with, the terms specified in the applicable Final Terms, such Covered Bond on the Optional Redemption Date and at the Optional Redemption Amount together, if appropriate, with interest accrued to (but excluding) the Optional Redemption Date. Registered Covered Bonds may be redeemed under this Condition in any multiple of their lowest Specified Denomination. It may be that before an Investor Put can be exercised, certain conditions and/or circumstances will need to be satisfied. Where relevant, the provisions will be set out in the applicable Final Terms.

To exercise the right to require redemption of this Covered Bond the holder of this Covered Bond must, if this Covered Bond is in definitive form and held outside Euroclear and Clearstream, Luxembourg, deliver, at the specified office of any Paying Agent (in the case of Bearer Covered Bonds) or the Registrar (in the case of Registered Covered Bonds) at any time during normal business hours of such Paying Agent or, as the case may be, the Registrar falling within the notice period, a duly completed and signed notice of exercise in the form (for the time being current) obtainable from any specified office of any Paying Agent or, as the case may be, the Registrar (a "Put Notice") and in which the holder must specify a bank account (or, if payment is required to be made by cheque, an address) to which payment is to be made under this Condition 8.4 and, in the case of Registered Covered Bonds, the nominal amount thereof to be redeemed and, if less than the full nominal amount of the Registered Covered Bonds so surrendered is to be redeemed, an address to which a new Registered Covered Bond in respect of the balance of such Registered Covered Bonds is to be sent subject to and in accordance with the provisions of Condition 2. If this Covered Bond is in definitive bearer form, the Put Notice must be accompanied by this Covered Bond or evidence satisfactory to the Paying Agent concerned that this Covered Bond will, following delivery of the Put Notice, be held to its order or under its control.

If the Covered Bond is represented by a Global Covered Bond or is in definitive form and held through Euroclear or Clearstream, Luxembourg, to exercise the right to require redemption of this Covered Bond the holder of this Covered Bond must, within the notice period, give notice to the Fiscal Agent of such exercise in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg (which may include notice being given on his instruction by Euroclear or Clearstream, Luxembourg or any Common Depositary for them to the Fiscal Agent by electronic means) in a form acceptable to Euroclear and Clearstream, Luxembourg from time to time and, if this Covered Bond is represented by a Global Covered Bond, at the same time present or procure the presentation of the relevant Global Covered Bond to the Agent for notation accordingly.

If the Covered Bond is an NCSD System Covered Bond, to exercise the right to require redemption of this Covered Bond the holder of this Covered Bond must, within the notice period, give notice to the Principal Paying Agent of such exercise in accordance with the standard procedures of the NCSD from time to time. Any Put Notice or other notice given in accordance with the standard procedures of Euroclear and Clearstream, Luxembourg or, in the case of NCSD System Covered Bonds, the NCSD given by a holder of any Covered Bond pursuant to this paragraph shall be irrevocable.

8.5 Redemption due to illegality or invalidity

If the Covered Bonds become illegal and/or invalid, the Covered Bonds of all Series may be redeemed at the option of the Issuer in whole, but not in part, at any time, on giving not less than 30 or more than 60 days' notice to all Covered Bondholders (which notice shall be irrevocable).

Covered Bonds redeemed pursuant to this Condition (8.5) will be redeemed at their Early Redemption Amount referred to in Condition 8.7 together (if appropriate) with interest accrued (and, if this is an Inflation Linked Annuity Covered Bond or an Inflation Linked Equal Principal Payment Covered Bond, including Covered Bonds

with one payment of Principal on Maturity Date, adjusted for indexation in accordance with the provisions set out in the applicable Final Terms) to (but excluding) the date of redemption.

8.6 Certification

The publication of any notice of redemption pursuant to Condition 8.7 shall include a certificate signed by authorised personnel of the Issuer stating that the Issuer is entitled or required to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred and the certificate shall be sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on all Covered Bondholders, Receiptholders and Couponholders.

8.7 Early Redemption Amounts

For the purpose of Condition 8.5, each Covered Bond will be redeemed at its Early Redemption Amount calculated as follows:

- a) in the case of a Covered Bond (other than a Zero Coupon Covered Bond but including an Instalment Covered Bond), at the amount specified in, or determined in the manner specified in, the applicable Final Terms or, if no such amount or manner is so specified in the applicable Final Terms, at its Principal Amount Outstanding (and, in the case of an Inflation Linked Annuity Covered Bond or an Inflation Linked Equal Principal Payment Covered Bond, including Covered Bonds with one payment of Principal on Maturity Date, adjusted for indexation in accordance with the provisions set out in the applicable Final Terms); or
- b) in the case of a Zero Coupon Covered Bond, at an amount (the Amortised Face Amount) calculated in accordance with the following formula:

$$\text{Early Redemption Amount} = \text{RP} \times (1 + \text{AY})^y$$

where:

RP means the Reference Price;

AY means the Accrual Yield expressed as a decimal; and

y is a fraction the numerator of which is equal to the number of days (calculated on the basis of a 360-day year consisting of 12 months of 30 days each) from (and including) the Issue Date of the first Tranche of the Covered Bonds to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Covered Bond becomes due and repayable and the denominator of which is 360, or on such other calculation basis as may be specified in the applicable Final Terms.

8.8 Instalments

Instalment Covered Bonds will be redeemed in the Instalment Amounts and on the Instalment Dates. In the case of early redemption, the Early Redemption Amount will be determined pursuant to Condition 8.7.

8.9 Purchases

The Issuer or any of its Subsidiaries may at any time purchase Covered Bonds at any price in the open market or otherwise. If purchases are made by tender, tenders must be available to all Covered Bondholders alike. Subject to the provision below, such Covered Bonds may be held, reissued, resold or, at the option of the Issuer, surrendered to the Issuer for cancellation.

8.10 Cancellation

All Covered Bonds which are redeemed will forthwith be cancelled (together with all unmatured Receipts and Coupons attached thereto or surrendered therewith at the time of redemption). All Covered Bonds so cancelled

and any Covered Bonds purchased and surrendered for cancellation pursuant to Condition 8.9 and cancelled (together with all unmatured Receipts and Coupons cancelled therewith) shall be forwarded to the Issuer and in the case of VS System Covered Bonds shall be deleted from the records of the NCSD, VP LUX or any other relevant clearing system (as the case may be) and cannot be reissued or resold.

8.11 Late Payment on Zero Coupon Covered Bonds

If the amount payable in respect of any Zero Coupon Covered Bond upon redemption of such Zero Coupon Covered Bond pursuant to Conditions 8.2, 8.3 or 8.5, the amount due and repayable in respect of such Zero Coupon Covered Bond shall be the amount calculated as provided in Condition 8.7 (b) as though the references therein to the date fixed for the redemption or the date upon which such Zero Coupon Covered Bond becomes due and payable were replaced by references to the date which is the earlier of:

- a) the date on which all amounts due in respect of such Zero Coupon Covered Bond have been paid; and
- b) five days after the date on which the full amount of the moneys payable in respect of such Zero Coupon Covered Bonds has been received by the Issuer and notice to that effect has been given to the Covered Bondholders in accordance with Condition 11.

8.12 Extension of Maturity Date

- a) Extended Maturity Date:

An Extended Maturity Date shall be specified in the applicable Final Terms as applying to each Series of Covered Bonds unless to do so would result in the Issuer being unable to obtain if applicable the relevant credit rating from the relevant rating agencies appointed by the Issuer at the relevant time in respect of a Series of Covered Bonds.

- b) Automatic Extension:

If an Extended Maturity Date is specified in the applicable Final Terms as applying to a Series of Covered Bonds and the Issuer fails to redeem the relevant Covered Bonds in full on the Maturity Date or within three Business Days thereafter, the maturity of the outstanding Covered Bonds and the date on which such Covered Bonds will be due and repayable for the purposes of these Terms and Conditions will be automatically extended up to but no later than the Extended Maturity Date, subject as otherwise provided for in the applicable Final Terms. In that event, the Issuer may redeem all or any part of the Principal Amount Outstanding of the Covered Bonds on any Interest Payment Date falling in any month after the Maturity Date up to and including the Extended Maturity Date or as otherwise provided for in the applicable Final Terms. The Issuer shall give notice to the Covered Bondholders (in accordance with Condition 11) of its intention to redeem all or any of the Principal Amount Outstanding of the Covered Bonds at least five Business Days prior to the relevant Interest Payment Date. Any failure by the Issuer to notify such persons shall not affect the validity or effectiveness of any redemption by the Issuer on the relevant Interest Payment Date, or give rise to rights to any such person.

The Issuer is not required to notify the Covered Bondholders of such automatic deferral.

- c) Zero Coupon Bonds:

In the case of Covered Bonds which are Zero Coupon Covered Bonds to which an Extended Maturity Date is specified under the applicable Final Terms, for the purposes of this Condition (8.12) the Principal Amount Outstanding shall be the total amount otherwise payable by the Issuer on the Maturity Date less any payments made by the Issuer in respect of such amount in accordance with these Terms and Conditions.

- d) Extension Irrevocable:

Any extension of the Maturity Date under this Condition (8.12) shall be irrevocable. Where this Condition (8.12) applies, any failure to redeem the Covered Bonds on the Maturity Date or any extension of the Maturity Date under this Condition (8.12) shall not constitute an event of default or acceleration of payment for any purpose or give any Covered Bondholder any right to receive any payment of interest, principal or otherwise on the relevant Covered Bonds other than as expressly set out in these Terms and Conditions.

e) Payments:

In the event of the extension of the maturity of Covered Bonds under this Condition (8.12) Interest Rates, Interest Periods and Interest Payment Dates on the Covered Bonds from (and including) the Maturity Date to (but excluding) the Extended Maturity Date shall be determined and made in accordance with the applicable Final Terms.

Interest will continue to accrue on any unpaid amount and be payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date.

Furthermore, in relation to all amounts constituting accrued interest due and payable on each Interest Payment Date falling after the Maturity Date up to (and including) the Extended Maturity Date, as provided in the applicable Final Terms, the Issuer may pay such interest pursuant to the Floating Rate set out in the applicable Final Terms notwithstanding that the relevant Covered Bond was a Fixed Rate Covered Bond as at its relevant Issue Date.

f) Partial Redemption after Maturity Date:

If the Issuer redeems part and not all of the Principal Amount Outstanding of Covered Bonds on any Interest Payment Date falling after the Maturity Date, the redemption proceeds shall be applied rateably across the Covered Bonds and the Principal Amount Outstanding on the Covered Bonds shall be reduced by the level of that redemption. If any partial redemption after the Maturity Date is not sufficient to redeem all outstanding Interest Payments, then the remainder of any Interest Payment shall be added to the principal amount of the Covered Bonds.

g) Restriction on Further Issues:

If the maturity of any Covered Bonds is extended up to the Extended Maturity Date in accordance with this Condition (8.12) subject as otherwise provided for in the applicable Final Terms, for so long as any of those Covered Bonds remains outstanding, the Issuer shall not issue any further Covered Bonds, unless the proceeds of issue of such further Covered Bonds are applied by the Issuer on issue to redeem in whole or in part the relevant Covered Bonds in accordance with the terms hereof.

8.13 Redemption for Tax Reasons

The Covered Bonds may be redeemed at the option of the Issuer in whole, but not in part, at any time or on any Interest Payment Date, on giving not less than 30 nor more than 60 days' notice to the NCSD and, in accordance with Condition 11, the Covered Bondholders (which notice shall be irrevocable), if:

- a) On the occasion of the next payment due under the Covered Bonds, the Issuer has or will become obliged to pay additional amounts as provided or referred to in Condition 9 as a result of any change in, or amendment to, the laws or regulations in Iceland or any political subdivision or any authority thereof or any authority or agency therein having power to tax, or any change in the application or official interpretation of such laws or regulation, which change or amendment becomes effective on or after the Issue Date of the first Tranche of the Covered Bonds; and
- b) such obligation cannot be avoided by the Issuer taking reasonable measures available to it.

Covered Bonds redeemed pursuant to this Condition (8.13) will be redeemed at their Early Redemption Amount together (if appropriate) with interest accrued to (but excluding) the date of redemption.

9. TAXATION

All payments of principal and interest in respect of the Covered Bonds and Coupons by or on behalf of the Issuer will be made withholding, or deduction for or on account of, any present or future taxes, duties assessments or governmental charges of whatever nature imposed or levied by or on behalf of any Tax Jurisdiction unless such withholding or deduction is required by law. In such event, the Issuer will pay such additional amounts as shall be necessary in order that the net amounts received by the holders of the Covered Bonds or Coupons after such withholding or deduction shall equal the respective amounts of principal and interest which would otherwise have

been receivable in respect of the Covered Bonds or Coupons, as the case may be, in the absence of such withholding or deduction, except that no such additional amounts shall be payable with respect to any Covered Bond or Coupon:

- a) In respect of any demand made for payment in Iceland; or
- b) in respect of any demand made for payment by or on behalf of a holder who is liable for such taxes, duties, assessments or governmental charges in respect of such Covered Bond or Coupon by reason of it having some connection with a Tax Jurisdiction other than the mere holding of such Covered Bond or Coupon; or
- c) in respect of any demand made for payment more than 30 days after the Relevant Date (as defined below) except to the extent that the holder thereof would have been entitled to an additional amount on presenting the same for payment on such thirtieth day assuming that day to have been a Payment Day (as defined in Condition 7.8 (Payment Day)); or
- d) where such withholding or deduction is required to be made based on provisions of the Act on Withholding of Public Levies at Source No. 45/1987, as amended, the Act on Withholding of Tax on Financial Income No. 94/1996, as amended, and Article 3 of the ITA, and any other legislation, laws or regulations, replacing or supplementing the same.

Notwithstanding any other provision of these Conditions, in no event will the Issuer be required to pay any additional amounts in respect of the Covered Bonds and Coupons for, or on account of, any withholding or deduction required pursuant to an agreement described in Section 1471(b) of the Code or otherwise imposed pursuant to Sections 1471 through 1474 of the Code, any regulations or agreements thereunder, or any official interpretations thereof, or any law implementing an intergovernmental approach thereto.

As used herein:

“**Tax Jurisdiction**” means Iceland or any political subdivision or any authority thereof or therein having power to tax; and

the “**Relevant Date**” means the date on which such payment first becomes due, except that, if the full amount of the moneys payable has not been duly received by the Principal Paying Agent on or prior to such due date, it means the date on which, the full amount of such moneys having been so received, notice to that effect is duly given to the Covered Bondholders in accordance with Condition 11 (Notices).

10. PRESCRIPTION

The Covered Bonds, Receipts and Coupons will become void in accordance with Act on the Expiration of Debt and other Obligations No. 150/2007 unless presented for payment within 10 years (in the case of principal) and four years (in the case of interest or any other amount) after the Relevant Date (as defined in Condition 9 (Taxation)).

There shall not be included in any Coupon sheet issued on exchange of a Talon, any Coupon the claim for payment in respect of which would be void pursuant to this Condition (10) or Condition 7.3 or any Talon which would be void pursuant to Condition 7.3.

11. NOTICES

All notices regarding the Covered Bonds will be valid if published in a manner which complies with the rules and regulations of the relevant act which apply to publicly listed securities, and/or any stock exchange and/or any other relevant authority on which the Covered Bonds are for the time being listed or by which they have been admitted to trading. Any such notice will be deemed to have been given on the date of the first publication. The Issuer can additionally at its own discretion obtain information from the NCS D or VP Lux on the Covered Bondholders in order to send notices to each Covered Bondholder directly.

Notices to be given by any Covered Bondholder shall be in writing and given by lodging the same, together with the relevant Covered Bond or Covered Bonds.

12. FURTHER ISSUES

The Issuer shall be at liberty from time to time without the consent of the Covered Bondholders, the Receiptholders or the Couponholders to create and issue further covered bonds having terms and conditions the same as the Covered Bonds or the same in all respects save for the amount and date of the first payment of interest thereon and so that the same shall be consolidated and form a single Series with the outstanding Covered Bonds.

13. GOVERNING LAW AND JURISDICTION

13.1 Governing law

The Covered Bonds, the Receipts, the Coupons (other than NCSD System Covered Bonds) and any non-contractual obligations arising out of or in connection with them are governed by, and shall be construed in accordance with, English law except for Condition 3, which will be governed by, and construed in accordance with Icelandic Law. The NCSD System Covered Bonds will be governed by, and construed in accordance with Icelandic law.

13.2 Jurisdiction

The Courts of England are to have jurisdiction to settle any disputes that may arise out of or in connection with any of the Covered Bonds, Receipts or Coupons (other than NCSD System Covered Bonds) and accordingly any legal action or proceedings arising out of or in connection with any Covered Bonds, Receipts or Coupons (other than NCSD System Covered Bonds) (“**Proceedings**”) may be brought in such courts. The Issuer irrevocably submits to the jurisdiction of the courts of England and waives any objection to Proceedings in such courts on the ground of venue or on the ground that the Proceedings have been brought in an inconvenient forum. This submission is made for the benefit of each of the holders of the Covered Bonds, Receipts or Coupons (other than NCSD System Covered Bonds) and shall not affect the right of any of them to take Proceedings in any other court of competent jurisdiction nor shall the taking of Proceedings in one or more jurisdictions preclude the taking of Proceedings in any other jurisdiction (whether concurrently or not).

The Issuer irrevocably agrees that any dispute arising out of the NCSD System Covered Bonds shall be subject to the exclusive jurisdiction of the District Court of Reykjavík (*Ice. Héraðsdómur Reykjavíkur*) and legal action taken may be proceeded with in accordance with the Act on Civil Procedure No. 91/1991 (*Ice. Lög um meðferð einkamála*), Chapter 17.

13.3 Service of Process

The Issuer irrevocably appoints the Embassy of Iceland, London as its agent in England to receive, for it and on its behalf, service of process in any Proceedings in England. Such service shall be deemed completed on delivery to such process agent (whether or not, it is forwarded to and received by the Issuer). If for any reason such process agent ceases to be able to act as such or no longer has an address in London, the Issuer irrevocably agrees to appoint a substitute process agent and shall immediately notify holders of such appointment in accordance with Condition 11 (Notices). Nothing shall affect the right to serve process in any manner permitted by law.

SELLING RESTRICTIONS

UNITED STATES

The Covered Bonds have not been and will not be registered under the Securities Act and the Covered Bonds may not be offered or sold within the United States or to, or for the account or benefit of, U.S. persons, except in certain transactions exempt from the registration requirements of the Securities Act. Terms used in this paragraph have the meanings given to them by Regulation S under the Securities Act.

Each Dealer appointed under the Programme will be required to agree that, except as permitted by any dealer agreement entered into, it will not offer, sell or, in the case of Bearer Covered Bonds, deliver (i) as part of their distribution at any time or (ii) otherwise until 40 days after the completion of the distribution of an identifiable tranche of which such Bonds are a part, as determined and certified to the Fiscal Agent by such Dealer (or, in the case of an identifiable tranche of Bonds sold to or through more than one Dealer, by each of such Dealers with respect to Bonds of an identifiable tranche purchased by or through it, in which case the Fiscal Agent shall notify such Dealer when all such Dealers have so certified), within the United States or to, or for the account or benefit of, U.S. persons, and it will have sent to each Dealer to which it sells Bonds during the Distribution Compliance Period a confirmation or other notice setting out the restrictions on offers and sales of the Bonds within the United States or to, or for the account or benefit of, U.S. persons. Terms used in the preceding sentence have the meanings given to them by Regulation S.

The Bonds are being offered and sold outside the United States to non-U.S. persons in reliance on Regulation S. In addition, until 40 days after the commencement of the offering of any identifiable tranche of Bonds, an offer or sale of Bonds within the United States by any dealer (whether or not participating in the offering of such tranche of Bonds) may violate the registration requirements of the Securities Act.

This Base Prospectus has been prepared by the Issuer for use in connection with the offer and sale of the Covered Bonds outside the United States. The Issuer and the Dealers reserve the right to reject any offer to purchase the Covered Bonds, in whole or in part, for any reason. This Base Prospectus does not constitute an offer to any person in the United States. Distribution of this Base Prospectus by any non-U.S. person outside the United States to any U.S. person or to any other person within the United States is unauthorised and any disclosure without the prior written consent of the Issuer of any of its contents to any such U.S. person or other person within the United States, is prohibited.

Covered Bonds in bearer form having a maturity of more than one year are subject to U.S. tax law requirements and may not be offered, sold or delivered within the United States or its possessions or to a United States person, except in certain transactions permitted by U.S. Treasury regulations. Terms used in this paragraph have the meanings given to them by the U.S. Internal Revenue Code of 1986, as amended, and U.S. Treasury regulations promulgated thereunder.

Covered Bonds in bearer form will be issued in compliance with U.S. Treasury Regulations §1.163-5(c)(2)(i)(D) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of The United States Internal Revenue Code of 1986, as amended (the “Code”)) (“TEFRA D”) unless: (i) the applicable Final Terms state that Covered Bonds are issued in compliance with U.S. Treasury Regulations §1.163-5(c)(2)(i)(C) (or any successor rules in substantially the same form that are applicable for purposes of Section 4701 of the Code) (the “TEFRA C”); or (ii) the Covered Bonds are issued other than in compliance with TEFRA D or TEFRA C but in circumstances in which the Covered Bonds will not constitute “registration required obligations” under the United States Tax Equity and Fiscal Responsibility Act of 1982 (“TEFRA”), which circumstances will be referred to in the applicable Final Terms as a transaction to which TEFRA is not applicable.

EEA AND UNITED KINGDOM

Prohibition of Sales to EEA and United Kingdom Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Covered Bonds which are the subject of the offering contemplated by this Base Prospectus as completed by the final terms in relation thereto to any retail investor in the European Economic Area. For the purposes of this provision:

- a) the expression “**retail investor**” means a person who is one (or more) of the following:
 - i. a retail client as defined in point (11) of Article 4(1) of Directive 2014/65/EU (as amended, “**MiFID II**”); or
 - ii. a customer within the meaning of Directive (EU) 2016/97 (as amended, the “**Insurance Distribution Directive**”), where that customer would not qualify as a professional client as defined in point (10) of Article 4(1) of MiFID II; or
 - iii. not a qualified investor as defined in the Prospectus Regulation; and
- b) the expression “**offer**” includes the communication in any form and by any means of sufficient information on the terms of the offer and the Covered Bonds to be offered so as to enable an investor to decide to purchase or subscribe the Covered Bonds.

Prohibition of Sales to United Kingdom Retail Investors

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold or otherwise made available and will not offer, sell or otherwise make available any Covered Bonds which are the subject of the offering contemplated by this Base Prospectus as completed by the final terms in relation thereto to any retail investor in the United Kingdom. For the purposes of this provision:

- (a) the expression “**retail investor**” means a person who is one (or more) of the following:
 - (i) a retail client, as defined in point (8) of Article 2 of Regulation (EU) No 2017/565 as it forms part of domestic law by virtue of the European Union (Withdrawal) Act 2018 (the “**EUWA**”); or
 - (ii) a customer within the meaning of the provisions of the FSMA and any rules or regulations made under the FSMA to implement Directive (EU) 2016/97, where that customer would not qualify as a professional client, as defined in point (8) of Article 2(1) of Regulation (EU) No 600/2014 as it forms part of domestic law by virtue of the EUWA; or
 - (iii) not a qualified investor as defined in Article 2 of Regulation (EU) 2017/1129 as it forms part of domestic law by virtue of the EUWA; and
- (b) the expression an offer includes the communication in any form and by any means of sufficient information on the terms of the offer and the Covered Bonds to be offered so as to enable an investor to decide to purchase or subscribe for the Covered Bonds.”

Public Offer Selling Restrictions under the Prospectus Regulation

In relation to each Member State of the EEA which has implemented the Prospectus Regulation (each, a “**Relevant Member State**”), each Dealer appointed under the Programme will be required to represent and agree, that with effect from and including the date on which the Prospectus Regulation is implemented in that Relevant Member State (the “**Relevant Implementation Date**”) it has not made and will not make an offer of Covered Bonds which are the subject of the offering contemplated by this Base Prospectus as completed by the final terms in relation

thereto to the public in that Relevant Member State except that it may, with effect from and including the Relevant Implementation Date, make an offer of such Covered Bonds to the public in that Relevant Member State:

- (a) if the final terms in relation to the Bonds specify that an offer of those Bonds may be made other than pursuant to Article 1(4), 1(5) or 3(2) of the Prospectus Regulation in that Relevant Member State (a “**Non-exempt Offer**”), following the date of publication of a prospectus in relation to such Bonds which has been approved by the competent authority in that Relevant Member State or, where appropriate, approved in another Relevant Member State and notified to the competent authority in that Relevant Member State, provided that any such prospectus has subsequently been completed by the final terms contemplating such Non-exempt Offer, in accordance with the Prospectus Regulation, in the period beginning and ending on the dates specified in such prospectus or final terms, as applicable and the Issuer has consented in writing to its use for the purpose of that Non-exempt Offer;
- (b) at any time to any legal entity which is a qualified investor as defined in the Prospectus Regulation;
- (c) at any time to fewer than 150 natural or legal persons (other than qualified investors as defined in the Prospectus Regulation), subject to obtaining the prior consent of the relevant Dealer or Dealers nominated by the Issuer for any such offer; or
- (d) at any time in any other circumstances falling within Article 1(4) of the Prospectus Regulation,

provided that no such offer of Bonds referred to in (b) to (d) above shall require the Issuer or any Dealer to publish a prospectus pursuant to Article 3 of the Prospectus Regulation or supplement a prospectus pursuant to Article 23 of the Prospectus Regulation.

For the purposes of this provision, the expression an “offer of Bonds to the public” in relation to any Bonds in any Relevant Member State means the communication in any form and by any means of sufficient information on the terms of the offer and the Bonds to be offered so as to enable an investor to decide to purchase or subscribe the Bonds, as the same may be varied in that Member State by any measure implementing the Prospectus Regulation in that Member State, the expression “**Prospectus Regulation**” means Regulation 2017/1129/EC (as amended), and includes any relevant implementing measure in the Relevant Member State.

UNITED KINGDOM

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that:

- (a) in relation to any Covered Bonds which have a maturity of less than one year, (i) it is a person whose ordinary activities involve it in acquiring, holding, managing or disposing of investments (as principal or agent) for the purposes of its business and (ii) it has not offered or sold and will not offer or sell any Covered Bonds other than to persons whose ordinary activities involve them in acquiring, holding, managing or disposing of investments (as principal or as agent) for the purposes of their businesses or who it is reasonable to expect will acquire, hold, manage or dispose of investments (as principal or agent) for the purposes of their businesses where the issue of the Covered Bonds would otherwise constitute a contravention of Section 19 of the Financial Services and Markets Act 2000 (the “**FSMA**”) by the Issuer;
- (b) it has only communicated or caused to be communicated and will only communicate or cause to be communicated an invitation or inducement to engage in investment activity (within the meaning of Section 21 of the FSMA) received by it in connection with the issue or sale of any Covered Bonds in circumstances in which Section 21(1) of the FSMA does not apply to the Issuer; and
- (c) it has complied and will comply with all applicable provisions of the FSMA with respect to anything done by it in relation to any Covered Bonds in, from or otherwise involving the United Kingdom.

ICELAND

The investment described in this Base Prospectus has not been and will not be registered for public distribution in Iceland with the FSA pursuant to the **Prospectus Regulation**.

Each Dealer has acknowledged and agreed, and each further Dealer appointed under the Programme will be required to acknowledge and agree, that this Base Prospectus may be distributed only to, and may be directed only at, persons who are (i) qualified investors under the private placement exemption of Article 1 Item 4) as defined in Article 2 Item e of the **Prospectus Regulation** or (ii) other persons to whom this Base Prospectus may be communicated lawfully in accordance with the **Prospectus Regulation** (all such persons together being referred to as the Relevant Persons). This Base Prospectus must not be acted on or relied on by persons who are not Relevant Persons. Any investment or investment activity to which this Base Prospectus relates is available only to Relevant Persons and will be engaged in only with Relevant Persons. Any person who is not a Relevant Person should not act or rely on this Base Prospectus or any of its contents. This Base Prospectus must not be distributed, published, reproduced or disclosed (in whole or in part) by recipients to any other persons.

HONG KONG

Each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to agree that:

- (a) it has not offered or sold and will not offer or sell in Hong Kong, by means of any document, any of the Covered Bonds (except for Covered Bonds which are a “structured product” as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong (the “SFO”)) other than (i) to “professional investors” as defined in the SFO and any rules made under the SFO; or (ii) in other circumstances which do not result in the document being a “prospectus” as defined in the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Cap. 32) of Hong Kong (the “C(WUMP)O”) or which do not constitute an offer to the public within the meaning of the C(WUMP)O; and
- (b) it has not issued or had in its possession for the purposes of issue, and will not issue or have in its possession for the purposes of issue, whether in Hong Kong or elsewhere, any advertisement, invitation or document relating to the Covered Bonds, which is directed at, or the contents of which are likely to be accessed or read by, the public of Hong Kong (except if permitted to do so under the securities laws of Hong Kong) other than with respect to the Covered Bonds which are or are intended to be disposed of only to persons outside Hong Kong or only to “professional investors” as defined in the SFO and any rules made under the SFO.

SINGAPORE

Each Dealer has acknowledged, and each further Dealer appointed under the Programme will be required to acknowledge, that this Base Prospectus has not been registered as a prospectus with the Monetary Authority of Singapore. Accordingly, each Dealer has represented and agreed, and each further Dealer appointed under the Programme will be required to represent and agree, that it has not offered or sold any Covered Bonds or caused the Covered Bonds to be made the subject of an invitation for subscription or purchase and will not offer or sell any Covered Bonds or cause the Covered Bonds to be made the subject of an invitation for subscription or purchase, and has not circulated or distributed, nor will it circulate or distribute, this Base Prospectus or any other document or material in connection with the offer or sale, or invitation for subscription or purchase, of the Covered Bonds whether directly or indirectly, to any person in Singapore other than (i) to an institutional investor (as defined in Section 4A of the Securities and Futures Act (Chapter 289) of Singapore, as modified or amended from time to time (the “SFA”)) pursuant to Section 274 of the SFA, (ii) to a relevant person (as defined in Section 275(2) of the SFA) pursuant to Section 275(1) of the SFA, or any person pursuant to Section 275(1A) of the SFA, and in accordance with the conditions specified in Section 275 of the SFA, or (iii) otherwise pursuant to, and in accordance with the conditions of, any other applicable provision of the SFA.

Where Covered Bonds are subscribed or purchased under Section 275 of the SFA by a relevant person which is:

(a) a corporation (which is not an accredited investor (as defined in Section 4A of the SFA)) the sole business of which is to hold investments and the entire share capital of which is owned by one or more individuals, each of whom is an accredited investor; or

(b) a trust (where the trustee is not an accredited investor) whose sole purpose is to hold investments and each beneficiary of the trust is an individual who is an accredited investor,

securities or securities-based derivatives contracts (each term as defined in Section 2(1) of the SFA) of that corporation or the beneficiaries' rights and interest (howsoever described) in that trust shall not be transferred within six months after that corporation or that trust has acquired the Covered Bonds pursuant to an offer made under Section 275 of the SFA except:

(i) to an institutional investor or to a relevant person, or to any person arising from an offer referred to in Section 275(1A) or Section 276(4)(i)(B) of the SFA;

(ii) where no consideration is or will be given for the transfer;

(iii) where the transfer is by operation of law;

(iv) as specified in Section 276(7) of the SFA; or

(v) as specified in Regulation 37A of the Securities and Futures (Offers of Investments) (Securities and Securities-based Derivatives Contracts) Regulations 2018.

Singapore SFA Product Classification: In connection with Section 309B of the Securities and Futures Act (Chapter 289) of Singapore (the "SFA") and the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore (the "CMP Regulations 2018"), unless otherwise specified before an offer of Covered Bonds, the Issuer has determined, and hereby notifies all relevant persons (as defined in Section 309A(1) of the SFA), that the Covered Bonds are 'prescribed capital markets products' (as defined in the CMP Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

JAPAN

The Covered Bonds have not been and will not be registered under the Financial Instruments and Exchange Act of Japan (Act No. 25 of 1948, as amended, the "**Financial Instruments and Exchange Act**"). Accordingly, each Dealer appointed under the Programme will be required to agree that it will not, directly or indirectly, offer or sell and will not, directly or indirectly, offer or sell any Covered Bonds in Japan or to, or for the benefit of, any resident of Japan (which term as used herein means any person resident in Japan, including any corporation or other entity organised under the laws of Japan) or to others for re-offering or re-sale, directly or indirectly, in Japan or to, or for the benefit of, any resident of Japan except pursuant to an exemption from the registration requirements of, and otherwise in compliance with, the Financial Instruments and Exchange Act and other relevant laws and regulations of Japan.

GENERAL

These selling restrictions may be modified by the agreement of the Issuer and the Dealers following a change in a relevant law, regulation or directive. Any such modification will be set out in the Final Terms issued in respect of the issue of Covered Bonds to which it relates or in a supplement to this Base Prospectus.

No representation is made that any action has been taken in any jurisdiction that would permit a public offering of any of Covered Bonds, or possession or distribution of the Base Prospectus or any other offering material or any Final Terms, in any country or jurisdiction where action for that purpose is required.

Each Dealer appointed under the Programme will be required to agree that it shall, to the best of its knowledge, comply with all relevant laws, regulations and directives in each jurisdiction in which it purchases, offers, sells or

delivers Covered Bonds or has in its possession or distributes the Base Prospectus, any other offering material or any Final Terms therefore in all cases at its own expense.

SUMMARY OF ICELANDIC LEGISLATION IN CONSIDERATION OF COVERED BONDS

The Act on Covered Bonds was adopted by the Icelandic Parliament on 4 March 2008. This legislation enables Icelandic commercial banks, savings banks and credit undertakings, which have been duly licensed to issue covered bonds as defined therein.

The Issuer is licensed by the FSA under the Act on Covered Bonds which enables it to issue the Covered Bonds. The following constitutes a general summary of the Icelandic legislation governing the issuance of covered bonds in Iceland, at the date and pursuant to this Base Prospectus, which law may be supplemented, amended, modified or varied by legislative enactment or by way of judicial decisions and administrative pronouncements, including possibly, with retroactive effect. The summary does not purport nor shall be construed as being an exhaustive description or presentation of all aspects of the Covered Bond Legislation. The original language of the Act on Covered Bonds is Icelandic. The relevant legislation, executive orders and or regulations in the original Icelandic version should be consulted in the event of any doubt.

COVERED BONDS

The Act on Covered Bonds defines “covered bonds” as bonds and other unilateral, unconditional, written debt obligations which enjoy a right of priority over the cover pool (as defined below) of an issuer and which are issued in compliance with the Act on Covered Bonds.

COVER POOL

The Act on Covered Bonds defines a “cover pool” as the collection of bonds, substitute collateral and other assets that have been registered in a register in accordance with Chapter VI of the Act on Covered Bonds. Covered bondholders and counterparties of the issuer under derivative agreements have a priority claim to seek enforcement in respect of such assets in accordance with the Act on Covered Bonds.

A cover pool consist of certain assets, which include bonds secured by various types of mortgages, of other registered assets, bonds granted to or guaranteed by certain governmental bodies (“**Government Bonds**”), receivables in the form of certain derivative agreements and substitute collateral.

The real property and the registered assets which serve as security for the bonds included in the cover pool must be located in a member state of the EEA, EFTA or the Faroe Islands (each a “**Cover Pool Member State**” and collectively the “**Cover Pool Member States**”). A cover pool will consist primarily of mortgage bonds secured against residential property; industrial, office or commercial property; agricultural property; debt instruments including those issued by the Icelandic state or another member state, municipality in Iceland or in another member state, or guaranteed by such member state within the EEA, and certain collateral up to a specific limit of the value of the relevant cover pool.

Substitute collateral are assets that may be included in the cover pool and are intended to ensure that the interests of covered bondholders are not prejudiced despite changes which may occur to the assets of the cover pool. The cover pool may include the following substitute collateral; (1) Demand deposits with a financial undertaking; (2) Deposits with or claims against a Cover Pool Member State or central bank in a Cover Pool Member State; (3) Claims against other legal entities which in FSA’s evaluation, do not involve greater risk than those in points (1) and (2) above. Substitute collateral may not comprise more than 20 per cent. of the value of the cover pool. The FSA may however authorise an increase in the proportion of substitute collateral in the cover pool to as much as 30 per cent. of its value.

Assets in the cover pool are to be kept separate from other business operations of the issuer, as further defined below in the section [The Register](#).

COVER POOL ASSETS

Eligible cover pool assets consist primarily of mortgage bonds issued by borrowers against collateral in the form of real property or public credit (i.e. loans to creditors with high credit worthiness, such as the State of Iceland, Icelandic municipalities and foreign central banks). Collateral for mortgage bonds shall consist of:

- (i) Pledged real property designated for residential purposes;
- (ii) Pledged real property designated for industrial, office or business purposes; and,
- (iii) Pledged real property designated for agricultural purposes.

The collateral may form part of the cover pool only to the extent that on the date of registration the ratio of the principal balance of the mortgage bond compared to the market value (LTV) in relation to the collateral does not exceed:

- (i) 80 per cent. of the market value for real property designated for residential purposes;
- (ii) 70 per cent. of the market value for real property designated for agricultural purposes; and,
- (iii) 60 per cent. of the market value for real property designated for industrial, office or commercial purposes.

Furthermore, the mortgage bonds issued against mortgages in residential, industrial, office, commercial or agricultural purposes may not be registered in the cover pool if payment is in arrears of 90 days or more.

The market value of real properties is assessed by an appraisal which must be based on the selling price in recent transactions with comparable properties. The issuer shall regularly monitor the development of such selling prices. If the market value of collateral in the cover pool (i.e. the underlying mortgaged real estate) substantially decreases, the amount of the value of the assets in the cover pool shall be decreased to ensure that the LTV lies within the limits described above. If the market value or selling price in recent transactions with comparable properties is not available it shall be determined by a specific valuation. The valuation shall be based on generally accepted principles for market valuation of real estate. Data on real estate price developments from the Registers Iceland (*Ice. Þjóðskrá Íslands*), for instance, may be used as a basis, together with other systematic collection of real estate price data.

If an issuer assesses the market value of real estate in accordance with the foregoing, the Independent Inspector (as described below) provided for in Chapter VIII of the Act on Covered Bonds, must verify that the appraisal is based on an accepted methodology. The Independent Inspector may re-assess the market price of one or more properties if it is believed to be valued incorrectly. An appraisal of the market value of real estate must be in writing and specify what methodology is used, who has carried out the appraisal and when it was made.

MATCHING RULES

An issuer of covered bonds must ensure that the total current value of a cover pool which is to serve as collateral for a specific class of covered bonds always exceeds the aggregate total current value of that class of covered bonds. Moreover, instalments and other cash flows accruing on the assets in the cover pool and from derivative agreements shall be in such a manner that at any given time the issuer can meet all its financial obligations to covered bondholders and counterparties to derivative agreements.

In order to maintain a suitable balance between the cover pool and the corresponding class of covered bonds, the issuer (a) must ensure that the assets in the cover pool (including substitute collateral) are valued having proper regard to currency exchange rates, interest rates, maturity dates, and other relevant factors; and (b) may enter into derivative agreements for the purpose of achieving this balance.

FSA SUPERVISION

The issue of covered bonds requires a licence from the FSA, which monitors compliance with the Act on Covered Bonds as well as being the supervisory authority for the business operations of an issuer conducted in connection

with the issue of covered bonds. Effective 1 January 2020 the FSA merged with the Icelandic Central Bank into one institution, which in turn is subject to a new Act on the Central Bank of Iceland No. 92/2019 (“CBA”). There is no change to tasks entrusted to these two institutions. There is however integration of tasks within one institution of governance and decision-making arrangement, as further set out in the CBA, as well as Act No. 91/2019 on amendment to various Acts, as a consequence of the merger between the Central Bank and the Financial Supervisory Authority. A license from the FSA requires, *inter alia*, that the issuance comply with the Act on Covered Bonds and that a certified public accountant certifies that the issuer’s budget and accounts demonstrate that its financial situation is stable enough not to jeopardise the interests of other creditors. Furthermore, the FSA may grant the licence subject to specified conditions.

The FSA may revoke an issuer’s license to issue covered bonds if (a) the issuer no longer fulfils the requirements to issue covered bonds; (b) the issuer’s budget, as attested to by a certified public accountant, demonstrates that its financial situation is no longer sufficiently sound so that the issuance of covered bonds will jeopardise the interests of other creditors; or (c) the issuer violates provisions of the Act on Covered Bonds or rules adopted by virtue of it. If the FSA revokes the issuer’s license to issue covered bonds it shall decide how to terminate the activities of the issuer.

The FSA may authorise that previously issued bonds and other comparable debt instruments which were issued for the purposes of financing the assets in a cover pool may be converted to covered bonds under the Act on Covered Bonds.

THE REGISTER

The issuer of covered bonds must maintain a Register of the issued covered bonds, and the cover pool, together with related derivative agreements in accordance with the Act on Covered Bonds. The Register must, among other things include the following information; (1) the nominal value, interest terms, and final maturity of the covered bonds; (2) the types of assets in the cover pool; and (3) in respect of each mortgage bond in the cover pool, the name of the underlying borrower, their ID./Reg. No., the nominal value of the loan, date of issue, maturity, terms of instalments and interest. Furthermore, the Register shall show the appraisal of the collateral security in the cover pool, when the appraisal was carried out and the premises used. Bonds in a cover pool must be endorsed showing they are part of a cover pool and have been entered into the Register as provided for in Chapter VI of the Act on Covered Bonds. The endorsement shall also indicate that the debt instrument is to secure priority rights of a specific class of covered bonds.

INDEPENDENT INSPECTOR

The issuer shall appoint an independent inspector (the “**Independent Inspector**”) to supervise the issuance of covered bonds licensed by the FSA and the FSA must approve his appointment in accordance with the Act on Covered Bonds. In seeking FSA’s approval for the Independent Inspector’s appointment, an issuer must disclose possible interrelation between the Independent Inspector and the issuer. The Independent Inspector must fulfil the eligibility criteria prescribed in the Act on Covered Bonds and is assigned the task of monitoring that the Register is maintained in accordance with the provisions of the Act on Covered Bonds and to verify that the valuation of collateral for bonds in the cover pool is based on proper methodology. The Independent Inspector shall report regularly to the FSA on his observations and immediately inform the FSA of any circumstances he becomes aware of, that could affect the FSA’s assessment of the issuer, as frequently and in such format as the FSA decides, or above and beyond this if exceptional circumstances so warrant.

RIGHTS OF PRIORITY

In the event of bankruptcy of an issuer of covered bonds, covered bondholders and derivative agreement counterparties are entitled to rights of priority to the assets in the cover pool that are registered in the Register, as well as over the funds that originate from those assets.

HANDLING OF ASSETS IN THE EVENT OF WINDING-UP OF AN ISSUER

If an issuer enters into winding-up proceedings, any issued covered bonds do not fall due unless it was specifically agreed otherwise. Furthermore, any derivative agreements entered into by the issuer in relation thereto shall not accelerate upon the winding-up of the issuer and such agreements may not include provisions on automatic termination of contracts under such circumstances. In case of the winding-up of an issuer, the winding-up committee shall keep the covered bonds, substitute collateral and other assets in the cover pool segregated from other assets of the issuer's estate. The same shall apply to funds and other assets substituted for the covered bonds, substitute collateral and other assets in the cover pool, or paid in respect of such assets. Such separation shall be maintained until claims arising from the covered bonds have been paid in full.

The winding-up committee shall also keep derivative agreements, and funds returned by such assets or which must be paid from the cover pool to the counterparties to those derivative agreements, separate from other assets of the issuer's estate.

Payments received by the issuer after the date of a winding-up order in respect of funds and other assets substituted for the covered bonds, substitute collateral and other assets in the cover pool intended for payment of claims, including fulfilment of derivative agreements, shall be entered in the Register by the winding-up committee.

Article 17(1) of the Act on Covered Bonds states that the winding-up committee shall fulfil the issuer's commitments under the covered bonds and derivative agreements using mortgage bonds and other assets in the cover pool and payments received on such assets provided that these assets are listed in the Register.

The separation of the cover pool shall be maintained until claims arising from the covered bonds have been paid in full. The general rule is that to the extent that a cover pool is not sufficient to cover the covered bonds and derivative agreements, the covered bondholders may continue to file claims as non-preferential creditors of the issuer and to receive dividends from the other assets of the issuer and be ranked *pari passu* with other, general non-prioritised non-preferential creditors of the issuer.

According to the Bankruptcy Act No. 21/1991, as amended (the "**Bankruptcy Act**") the covered bondholders' priority rights to the cover pool rank third after; (a) third party's assets held by an issuer, provided that the third party can prove his entitlement to the asset (no such third party's assets should be a part of the cover pool); (b)(i) certain bankruptcy (winding-up) costs; (ii) third party claims incurred after the date of the winding-up order due to agreements made on behalf of the bankruptcy estate by the winding-up committee or to liability for losses incurred by third parties as a result of any negligent act of the bankruptcy estate; and (iii) lawful third party claims, including claims due to derivative agreements concluded in accordance with the provisions of the Act on Covered Bonds, incurred by the estate after the date of a moratorium order or a composition proceedings order, if applicable.

If an issuer seeks composition with creditors, the composition arrangement will not affect claims which benefit from security (such as the claims of covered bondholders), to the extent the security is sufficient to settle the claim and the security interest will not cease to exist as a result of the composition agreement. However, according to Article 60(4) of the Bankruptcy Act, if the creditor values the collateral as being insufficient to meet his claim, he may (in order to increase the chances of recovery) partly waive his right to a secured claim and thereby partly obtain a contractual claim on the debtor, to the extent of such waiver.

The part of the winding-up costs that concerns the covered bonds, the cover pool, and payments with respect to the covered bonds, cover pool or derivative agreements, shall be paid from the cover pool. Payments received by the issuer after the date of the winding-up order in accordance with the terms and conditions governing the cover pool should be entered into the Register.

Notwithstanding the provisions of Chapter XX of the Bankruptcy Act, actions taken by an issuer in accordance with the Act on Covered Bonds, including the delivery of funds or substitute collateral to the cover pool, payments on the cover pool, or disposal of funds from the cover pool to fulfil obligations under a covered bond or a derivative

agreement concluded in accordance with the Act on Covered Bonds and in connection with the cover pool, shall not be subject to annulment or claw-back.

In relation to specific risk factors of the Act on Covered Bonds that have been identified, please refer to the section on *Risk Factors* in this Base Prospectus.

THE RULES ON COVERED BONDS

FSA has issued Rules No. 528/2008 on Covered Bonds (the “**Rules on Covered Bonds**”) that concern among other things, the conditions for being granted licence to issue covered bonds, appraisal and revaluation of the assets in the cover pool, matching rules, derivative agreements, the Register and the eligibility and reporting of the Independent Inspector. The Rules on Covered Bonds are issued with reference to the Act on Covered Bonds and elaborate on the provisions of said Act.

The Rules on Covered Bonds list the documents to be provided to the FSA by an issuer who applies for FSA’s licence to issue covered bonds. Such documents include, among other things, approvals, descriptions of the proposed programme, the issuer’s budget, information on data systems, etc. The Rules on Covered Bonds describe the assets which are eligible to be registered to the cover pool and how the eligibility of such assets shall be evaluated.

The Rules on Covered Bonds provide further clarification with respect to matching requirements and provide a method of calculating the present value of assets/liabilities in relation thereto. The Rules on Covered Bonds prescribe that an issuer shall complete such calculations as often as deemed necessary and at least on a weekly basis.

The Rules on Covered Bonds provide for certain restrictions to the provisions and counterparties of derivative agreements. Such agreements may not include provisions on automatic termination of contracts upon the winding-up of the issuer. Furthermore, counterparties to derivative agreements must have a financial strength rating from a fully accredited rating agency and such a rating may not fall below the limits listed in the table below. If another rating agency has given the respective counterparty a lower rating, it has to receive ratings from at least two accredited rating agencies giving it equal or higher rating than listed in the following table:

	Minimum rating	
Rating Agency	Long Term	Short Term
Moody’s	A3	P2
Standard & Poor’s	A-	A2
Fitch	A-	F2

The Rules on Covered Bonds provide further detail on the Register. The Register shall be kept in a secure manner and updated on a daily basis. The FSA shall have access to the Register.

The Rules on Covered Bonds provide further detail on the obligations of the Independent Inspector to be appointed by the issuer. The Independent Inspector shall ensure that the Register is properly maintained and updated and shall therefore verify that bonds and derivative agreements are correctly registered; only eligible assets and substitute collateral are included in the cover pool; the value of the assets registered in the cover pool and the valuation thereof is in accordance with the Act on Covered Bonds and the Rules on Covered Bonds; that LTV calculations are correctly updated upon significant decrease in the market value of mortgaged assets; and that the matching rules are complied with.

The Independent Inspector shall once a year provide the FSA with a written report regarding his/her surveillance. Furthermore, the Independent Inspector shall as soon as possible notify the FSA should he/she become aware of

any matters which could affect the FSA's assessment of the issuer's position in general. The Issuer has appointed an Independent Inspector pursuant to an agreement with KMPG.

THE ISSUER'S LICENCE TO ISSUE COVERED BONDS

On 29 April 2013 the FSA granted the Issuer a licence to issue Covered Bonds under the Act on Covered Bonds. Pursuant to the terms of such a licence, the Issuer is able, from time to time, to issue Covered Bonds that entitle the holder to the benefit of a statutory preferred creditor status in respect of the assets contained in the Issuer's Cover Pool in the event of the insolvency of the Issuer.

The licence was initially granted on 29 April 2013 and is subject to the requirements, as amended at the date of this Base Prospectus specified below:

- (a) The Programme shall not exceed a limit of ISK 250,000,000,000. Any further increase of the Programme is subject to the approval of the FSA.
- (b) The Programme and the Cover Pool shall be in ISK. The Cover Pool shall only consist of bonds in accordance with item 1 of Paragraph 1 of Article 5 of the Act on Covered Bonds and replacement collateral in accordance with Paragraph 1 of Article 6 of the Act on Covered Bonds.
- (c) The aggregated total amount of bonds and other assets in the Cover Pool shall not exceed a level of 30 per cent. above the issued Covered Bonds at any time unless increased demand has developed due to other provisions of the Act on Covered Bonds, such as due to stress tests or present value calculations. If the Cover Pool exceeds the aforementioned limit the Issuer shall notify the FSA and the Independent Inspector immediately. The Issuer shall remedy the level within 14 days.
- (d) The Independent Inspector shall every six months file a report to the FSA regarding his supervision duties. The report shall contain information stipulated in Paragraph 3 of Article 16 of the Rules on Covered Bonds.
- (e) The Independent Inspector shall at any Issue Date verify that the provisions of Chapters II and III of the Act on Covered Bonds, with regards to assets of the Cover Pool and Mortgages, are fulfilled.
- (f) The Issuer shall at least weekly execute stress tests and calculate the present value of the Cover Pool.

The Issuer shall at least quarterly disclose information to the Covered Bondholders about key figures regarding the Programme, e.g. outcome of any stress tests and the calculation of the present value of the Cover Pool. Furthermore, the Issuer shall allow the Independent Inspector to submit its remarks, if any, regarding this disclosure of information obligation of the Issuer. The aforementioned requirements are all subject to review by the FSA.

TAXATION

The comments below are of a general nature based on the Issuer's understanding of current law and practice. They relate only to the position of persons who are the absolute beneficial owners of the Covered Bonds to be issued under the Programme. They may not apply to certain classes of persons such as dealers. Prospective holders of the Covered Bonds to be issued under this Base Prospectus who are in any doubt as to their personal tax position or who may be subject to tax in any other jurisdiction should consult their professional advisers.

NON- ICELANDIC TAX RESIDENTS

Natural and legal persons that are not residents in Iceland and receive interest payments from Iceland are as a general principle considered to have limited tax liability in Iceland according to Article 3(8) of the ITA and are as such subject to 12 per cent. income tax on interest payments. The tax liability applies both to interest payment as such but also to capital gains on the Covered Bonds, since such gains are taxed in Iceland as interest payments. The abovementioned Article 3(8) of the ITA provides nevertheless for certain tax exemptions.

Article 3 (8) of the ITA states:

“All entities who receive interest income in this country from bank deposits, securities- or investment funds, debentures or other claims or financial contracts, as noted in item 3, section C of Article 7, shall pay income tax on such income. This provision neither applies to interest paid by the Central Bank of Iceland in its own name or on behalf of the Treasury nor to interest paid to foreign states, international institutions or other public entities that are exempt from taxation in their country of domicile.

This provision does not apply to interest income from bonds issued by Financial Undertakings as defined in point 1. of the 1st. Paragraph of Article 4 of Act No. 161/2002, On Financial Undertakings, and Energy Undertakings as defined in Act No. 50/2005, on Taxation on Energy Undertakings. Under the conditions that the bonds must be issued by a Securities Depository in a member state of the Organization for Economic Co-operation and Development (OECD), a member state of the European Economic Area or a founding member of EFTA or in the Faroe Islands and the trading must not be covered by the provisions of Article 13. b – 13. n of the Act No. 87/1992, on Foreign Exchange. This provision does not apply if a double-taxation agreement that Iceland has concluded with a foreign country states that a withholding tax on interest shall not be retained. The Minister of Finance is authorised to issue a regulation that further specifies the implementation of this provision.

See also Regulation No. 630/2013.

Individuals are not subject to taxation on interest income up to ISK 300,000 or lower per year. Additionally, a non-Icelandic tax resident may be exempt from such taxation of interest, by virtue of a double taxation treaty that the Government of Iceland has concluded with the government of the home state of the non-Icelandic tax resident, which provides for relief from double taxation. In such circumstances, the taxable person (the recipient of the interest payments) must apply for such exemption to the Internal Revenue (*Ice. Ríkisskattstjóri*) by filing an application (form RSK 5.42) for exemption from such withholding. If an application is not made prior to such withholding, a tax refund for the withholding tax can be claimed through the same channels (form RSK 5.43).

There are no estate or inheritance taxes, succession duties or gift taxes imposed by Iceland or any authority of or in Iceland in respect of the Covered Bonds if, at any time of the death of the holder or the transferee of the Covered Bonds, such holder or transferor is not a resident of Iceland.

ICELANDIC TAX RESIDENTS

Beneficial owners of the Covered Bonds residing in Iceland for tax purposes are subject to income tax in Iceland on their interest income in accordance with Icelandic tax law. The rate depends on their tax status. Subject to certain exemptions, applicable to e.g. most banks and pension funds, the Issuer is required to withhold a 22 per

cent. tax on the interest paid to the holders of Covered Bonds which is considered a preliminary tax payment but does not necessarily constitute the final tax liability of the holder. Individuals are not subject to taxation on interest income up to ISK 300,000 or lower per year.

FATCA WITHHOLDING

Pursuant to certain provisions of the U.S. Internal Revenue Code of 1986, as amended, commonly known as FATCA, a “foreign financial institution” may be required to withhold on certain payments it makes (“**foreign passthru payments**”) to persons that fail to meet certain certification, reporting, or related requirements. The Issuer believes that it is a foreign financial institution for these purposes. A number of jurisdictions (including Iceland) have entered into, or have agreed in substance to, intergovernmental agreements with the United States to implement FATCA (“**IGAs**”), which modify the way in which FATCA applies in their jurisdictions. Certain aspects of the application of the application of the FATCA provisions and IGAs to instruments such as the Covered Bonds, including whether withholding would ever be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Covered Bonds, are uncertain and may be subject to change. Even if withholding would be required pursuant to FATCA or an IGA with respect to payments on instruments such as the Covered Bonds, such withholding would not apply prior to the date that is two years after the date on which final regulations defining foreign passthru payments are published in the U.S. Federal Register, and Bonds characterised as debt (or which are not otherwise characterised as equity and have a fixed term) for U.S. federal tax purposes that are issued on or prior to the date that is six months after the date on which final regulations defining “foreign passthru payments” are filed with the U.S. Federal Register generally would be “grandfathered” for purposes of FATCA withholding unless such Covered Bonds are (i) materially modified after such date or (ii) treated as equity for U.S. federal income tax purposes. However, if additional Covered Bonds that are not distinguishable from outstanding Covered Bonds in the same Series are issued after the expiration of the grandfathering period and are subject to withholding under FATCA, then withholding agents may treat all Covered Bonds in such Series, including grandfathered Covered Bonds, as subject to withholding under FATCA. Holders should consult their own tax advisors regarding how these rules may apply to their investment in the Covered Bonds. In the event any withholding would be required pursuant to FATCA or an IGA with respect to payments on the Covered Bonds, no person will be required to pay additional amounts as a result of the withholding.

The proposed financial transaction tax (“FTT”)

On 14 February 2013, the European Commission published a proposal (the “**Commission’s Proposal**”) for a Directive for a common FTT in Belgium, Germany, Estonia, Greece, Spain, France, Italy, Austria, Portugal, Slovenia and Slovakia (the “**Participating Member States**”). However, Estonia has since stated that it will not participate.

The Commission’s Proposal has a very broad scope and could, if introduced, apply to certain dealings in the Covered Bonds (including secondary market transactions) in certain circumstances. The issuance and subscription of Covered Bonds should, however, be exempt.

Under the Commission’s Proposal, the FTT could apply in certain circumstances to persons both within and outside of the participating Member States. Generally, it would apply to certain dealings in the Covered Bonds where at least one party is a financial institution, and at least one party is established in a participating Member State. A financial institution may be, or be deemed to be, “established” in a participating Member State in a broad range of circumstances, including (a) by transacting with a person established in a participating Member State or (b) where the financial instrument which is subject to the dealings is issued in a participating Member State.

However, the FTT proposal remains subject to negotiation between participating Member States and the scope of any such tax is uncertain. It may therefore be altered prior to any implementation, the timing of which remains unclear. Additional EU member states might decide to participate. Prospective holders of the Covered Bonds are advised to seek their own professional advice in relation to the FTT and its potential impact on the Covered Bonds.

THE ICELANDIC ECONOMY¹⁴

The Icelandic economy is small. In terms of Gross Domestic Product (“GDP”), it is the smallest economy within the OECD with a total GDP of ISK 2,940 billion in 2020¹⁵. The population is also small, numbering just under 367,000, as at the end of 2020. According to World Bank data, GDP per capita, measured in terms of purchasing power parities, amounted to USD 61,100 in 2019, which is in the top twenty of the highest in the world.¹⁶

Historically, economic prosperity in Iceland has been built largely on abundant marine and energy resources, with investment and services as the main drivers of economic growth. Exports of services, driven by a booming tourist sector, are an increasingly important source of export revenues. In 2020, services accounted for 38 per cent. of total export revenues, while exports of marine products accounted for 27 per cent. and exports of aluminium and aluminium products accounted for 19 per cent¹⁷.

In 2008, the Icelandic economy entered into a deep recession after a five-year period of robust but unsustainable economic growth. The growth was initially spurred by investments in the aluminium and power sectors, followed by the rapid growth of the banking sector accompanied by a credit boom, sustained by easy access to global credit. The growth soon became increasingly imbalanced which was reflected in a rapidly growing current account (“CA”) deficit and mounting inflationary pressures. The recession was triggered by a twin currency and banking crisis in autumn 2008. Domestic demand contracted by nearly 27 per cent. from its peak in 2007 to its trough in 2010¹⁸.

After a period of austerity measures and restructuring of the financial sector, growth resumed in 2011 as GDP grew by 1.8 per cent. in 2012, growth continued at 1.1 per cent¹⁹. Unemployment was 10.7 per cent. in January 2021²⁰. The exchange rate of the ISK has stabilised significantly after losing almost 50 per cent. of its value against the euro from January 2008 to November 2009. At the end of January 2021, the ISK had appreciated by roughly 23 per cent. since its lowest level in November 2009²¹.

The trade account deficit measured 0.6 per cent. of GDP in 2020 and the current account surplus was 1.0 per cent. of GDP²². In 2020, the current account surplus measured ISK 31 billion compared to ISK 194 billion in 2019. The trade account deficit measured ISK 17 billion in 2020 compared to ISK 154 billion surplus in 2019²³. Annual CPI inflation in February 2021 measured 4.1 per cent., well above to the 2.5 per cent. inflation target of the Central Bank.

The IMF projects an increase in GDP of 4.1 per cent. in 2021 and 2.7 per cent. in 2022. Consumer prices are projected to increase by 2.8 per cent. in 2021 and 2.5 per cent. in 2022. The current account balance is projected to be in 0.2 per cent. surplus in 2021 and 0.1 per cent. surplus in 2022. Unemployment is projected to be 7.0 per cent. in 2021 and come down to 5.0 per cent. in 2022²⁴.

The emergence of the COVID-19 pandemic, coupled with measures implemented by the Icelandic government as well as other foreign government authorities to contain the pandemic, such as travel restrictions, border control, lock downs, quarantines and other measures to discourage or prohibit the movement of people, is expected to have

¹⁴ Sources: This chapter was compiled by Landsbankinn’s Economic Research Department based on data and information obtained from Statistics Iceland, the Central Bank of Iceland, the International Monetary Fund as of 1 March 2021 and the World Bank as of 4 March 2020.

¹⁵ Source: Statistics Iceland

¹⁶ Source: <https://data.worldbank.org/indicator/NY.GDP.PCAP.PP.CD>

¹⁷ Source: Statistics Iceland, own calculation

¹⁸ Source: Statistics Iceland, own calculation

¹⁹ Source: Statistics Iceland

²⁰ Source: The Directorate of Labour

²¹ Source: Central Bank of Iceland

²² Source: Statistics Iceland, Central Bank of Iceland, own calculations

²³ Source: Central Bank of Iceland

²⁴ Source: International Monetary Fund

an adverse impact on the Icelandic and global financial markets and on the level of economic activity in Iceland and the global economy. The extent of the impact posed by the COVID-19 is unclear. If the impact is severe or prolonged, this may result in greater volatility, reduced liquidity, widening of credit spreads and a lack of price transparency in credit markets. In view of the continued deterioration in the economic outlook following the COVID-19 pandemic and in order to protect the Icelandic economy, the Icelandic Government and the Central Bank introduced in March and April 2020 various measures to deal with the expected impact of the pandemic²⁵ and²⁶. The Icelandic Government and the Central Bank introduced measures to counteract the negative economic impact of the COVID-19 pandemic, with for instance Act No. 25/2020 which amended various acts in an effort to counter the economic impact of the COVID-19 pandemic (*ice. Lög um breytingu á ýmsum lögum til að mæta efnahagslegum áhrifum heimsfaraldurs kórónuveiru*). Further actions by the Icelandic Government and the Central Bank may take place. The aim is to make it easier for households and businesses to withstand the temporary loss of income that they may suffer, to counteract unemployment and to facilitate the banking system to support households and businesses.

The measures taken to assist companies and households include but are not limited to:

- More flexibility to businesses experiencing temporary difficulties due to a fall in revenue, e.g. extended deadlines for taxes and other public charges.
- Efforts will be made to provide temporary relief to the tourism industry, including temporarily reducing industry-specific tax payments.
- Measures to stimulate private consumption and demand, e.g. tax reduction or increased benefits, such as special child benefits.
- Special lock-down grants to businesses that have been forced to lock down in line with official instructions
- Partial unemployment benefits are offered on a temporary basis to allow corporates to reduce an employee's employment percentage by up to 75 per cent., which is also applicable during notice periods if companies need to lay off staff.
- Individuals will have access to their third-pillar pension savings (private pension savings).
- Ongoing and planned infrastructure projects will be accelerated.
- The Government will cooperate with the Icelandic Financial Services Association on their response to foreseeable liquidity and payment difficulties of tourism companies.
- The Icelandic Government will act as a guarantor on behalf of the Central Bank, for financially distressed businesses by 70 per cent. of new operating loans to companies fulfilling certain conditions.

The measures taken to facilitate the banking system include:

- Covered bonds now eligible as collateral in transactions with the Central Bank.
- The Issuer's levy has been lowered to 0.145 per cent. in one step in 2020, see further section entitled "*Legal risk relating to the Issuer-Changes in tax laws or in their interpretation could harm the Issuer's business*".
- Interest rates were lowered in 2020 by 2.25 percentage points to ease the monetary stance.
- The countercyclical capital buffer on financial institutions was lowered from 2 per cent. to 0 per cent.
- The Central Bank's liquidity reserve requirement was lowered from 2 per cent. to 1 per cent.
- The Central Bank began a direct purchase of Treasury bonds in the local secondary market to ensure a more accommodative monetary stance is transmitted to households and businesses (quantitative

²⁵ Source: Ministry of Finance and Economic Affairs, Prime Minister's Office, Ministry of Transport and Local Government, <https://www.government.is/news/article/2020/03/10/-Economic-response-to-COVID-19/>

²⁶ Source: Government of Iceland, Prime Minister's Office: <https://www.government.is/default.aspx?pageid=5781e635-46bb-4c79-8218-03d44073071e> and <https://www.government.is/news/article/2020/03/21/Icelandic-Government-announces-1.6bn-USD-response-package-to-the-COVID-19-crisis/>

intervention in the bond market). Total purchases 2020 were ISK 9.1 billion market value, (ISK 7.6 billion nominal).

The development of the COVID-19 pandemic, actions taken to contain the virus, or treat its impact, implementation of vaccination, the extent and effectiveness of economic stimulus taken to contain the virus or treat its impact and how quickly and to what extent normal economic and business activity can resume, means that only very limited forecasts can be made regarding the further economic impact on the global and Icelandic economy, as well as the resulting consequences. Prospective investors must consider further changes on the prospects of the Icelandic Economy which may change during these unprecedented times.

THE RESIDENTIAL HOUSING MARKET IN ICELAND

Developments in the housing market in Iceland for the last 10-15 years have been closely intertwined with the general economic development; the upswing that began in 2003 and ended abruptly in October 2008 with the collapse of the Banking sector and the following recovery. In the summer of 2004, substantial changes were introduced to the Icelandic housing market. The state-owned mortgage lender, the Housing Finance Fund, now called the Housing and Construction Authority (the “HCA”), (See further in “[Market Participants](#)”), changed its system for backing residential mortgages. Following these changes the new privatized commercial banks entered the market and engaged the HCA in direct competition by offering mortgage loans with longer maturities, lower interest rates, higher loan-to-value ratio, and at a later state foreign currency indexed loans were also offered. Housing purchases were no longer a precondition for a loan, which facilitated refinancing and mortgage equity withdrawal. These changes had a profound impact on the housing and construction sector. Demand for housing increased significantly, followed by dramatic price increases and a boom in housing construction which rose steadily during this period, partly due to the fact that building costs rose much slower than property prices.

Traditionally most mortgage loans in Iceland have been CPI-indexed but during the boom years an increasing number of mortgage loans were linked to foreign currencies. Mortgage borrowers became more vulnerable to extreme fluctuations in inflation and the exchange rate, as well as to a fall in house prices. In the autumn of 2008, households were hit by all of these factors. The exchange rate fell drastically, inflation rose, the housing market froze and mortgage payments became increasingly difficult for a significant share of households.

The share of indebted households in financial distress grew from around 12 per cent. in early 2007 to 27 per cent. in autumn 2009. Household debt relative to GDP peaked at 125 per cent. in 2009. Various measures undertaken by banks and the central government together with more strict behaviour of the households, have since reduced Iceland’s household indebtedness down to 76 per cent. of GDP at Q3 2018, or by nearly 50 per cent of GDP. Compared with other countries with high household debt levels, this is a dramatic fall. After continuous fall of households’ debt from 2009-2016, the debts started to rise slightly in 2017.

Housing prices peaked in Q1 2008 after an almost continuous rise since 1996. The nominal value of residential housing in Iceland has always been sticky downwards. The price was at its lowest point in Q1 2010 after nominal prices had fallen by 15 per cent. in approximately 2 years. The most significant part of the adjustment to the property market after the collapse took place through inflation and changes in real prices. The real decline in housing prices was 35 per cent. at that time.

Since 2011 the real estate prices have risen steadily, but the pace slowed down around mid-year 2017. The nominal prices in February 2021 were 93 per cent. higher than at the peak in January 2008 and the prices have risen at similar rates in the capital area and the larger towns in Iceland. In real terms prices in the beginning of 2021 are 191 per cent. higher than at the peak in the middle of 2007. The number of transactions on the property market rose steadily from 2010 until 2016, was a little lower in 2017. The number of transactions in 2018 and 2019 were similar to 2016 so the market activity has been steady the last 4 years. In the spring of 2020, following the Covid-19 pandemic, the interest rate fell considerably (See further “*The Icelandic Economy*”). Consequently, the lower mortgage rate thus increased the demand for residential property in Iceland. Average prices rose by 4.8 per cent.

in 2020, compared to 3.6 per cent. in 2019 and the number of apartments sold in the capital area rose by 18 per cent. from 2019 till the end of 2020.

The main drivers for steady rises in house prices in the last years have been higher nominal incomes, large amount of properties rented out to tourists and lack of supply of new housing. This situation changed in 2020 when the housing demand from tourists came down to almost nothing. One of the consequences from that change has been a lower rise in rental costs than we have seen for a long time²⁷.

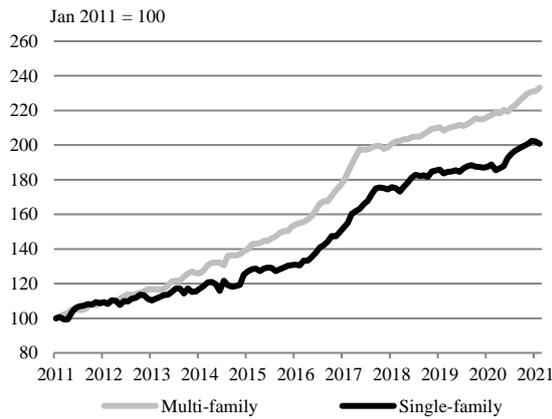
After the boom in housing construction in 2004-2008 the building activity almost came to a complete stop. The building plans at that time were completed in a slow pace in the next years but very few new projects went into development. Together with the improved financial situation demand for housing began to rise again, especially for smaller and cheaper apartments. The building activity was slow to respond to this new demand, which especially comes from young people that can't afford the traditional big apartments that have been most common new constructions in the past. This situation, together with steadily increasing portion of apartments being rented to tourists in certain areas has put an upward pressure on the prices of smaller apartments, especially in central areas. Widespread renting to tourists also decreased the traditional rental market in Iceland where individual owners let apartments out to students and young people. In 2019 the number of apartments rented out to tourists decreased. There is still a need for smaller and cheaper apartments and the housing situation was an important subject in the wage negotiations in the beginning of 2019, but the change towards smaller apartments is slow.

The financial position of households has improved considerably in recent years. The Covid-19 pandemic in 2020 had less impact on the real estate market than expected. After a strong GDP growth, robust employment growth, and a rise in real disposable income in the last years GDP fell by 6,6 per cent. in 2020 according to the first estimates. Real disposable income per capita fell by around 5 per cent. in 2020. Unemployment has risen to over 10 per cent. but is mostly concentrated around the tourism related branches. Due to wage increases the real incomes of the majority of households have not been hit in serious manner. The growth in disposable income has outpaced growth in private consumption in recent years, which means that households have been accumulating savings, but that situation has changed a little and private consumption and real disposable income are following more similar trend now. The nominal house prices rose by 8-10 per cent. in 2014-2016. The price increase was 18.9 per cent. in 2017 but came down to 6.2 per cent. in 2018, 3.6 per cent in 2019 and 4.8 per cent in 2020. Supply from new construction have damped the cycle and lower GDP growth together with uncertainty linked to the labour market have also had impact. Construction of rental apartments in co-operation between municipals and trade unions have started along with a government loan scheme aimed at first time buyers issued by the HCA (hlutdeildarlán²⁸) similar to “help-to-buy” in the UK.

²⁷ Source: Registers Iceland

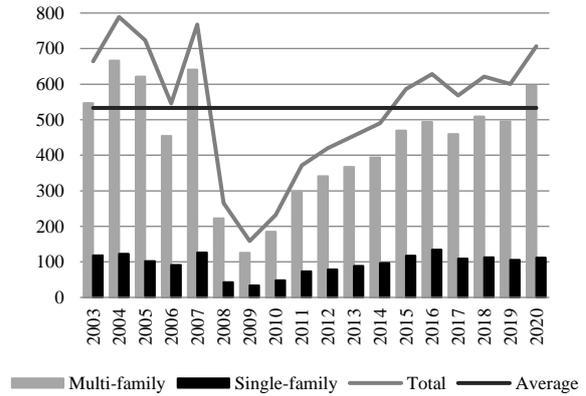
²⁸ Source: <http://hlutdeildarlan.is/>

Capital region nominal housing prices



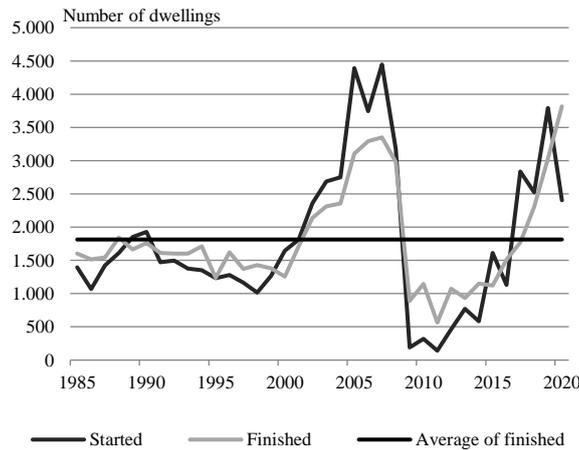
Source: Registar Iceland

Transactions per month in the capital region



Source: Registers Iceland

Residential buildings in Iceland



Source: Statistics Iceland

FINANCIAL MARKETS IN ICELAND

In the first decade of the 21st century, Iceland’s financial services sector grew substantially, catalysed by financial globalisation and de-regulation in the 1990s and, in 2003, the privatisation of state-owned Banks. Following the privatisation of the three major Banks in Iceland, the resulting financial undertakings focused on foreign investments and opened branches abroad and acquired operations in several foreign countries. By the end of 2007, the Banking system’s assets were roughly 10 times that of the country’s GDP. In autumn 2008, the three major banks collapsed and in early 2009, smaller financial institutions also collapsed which resulted in a collapse of roughly 97 per cent. of the Banking system (measured by assets).

In the aftermath of the Banking crisis, the financial system in Iceland changed radically. Three new Banks were established and took over the domestic operations of the collapsed Banks. Other smaller financial institutions have undergone financial restructuring and some of them lost their operating licences. The newly restructured banking

system (deposit money banks) is much smaller, estimated at 1.4 times Iceland's GDP as of 31 December 2020²⁹. There are now four commercial banks and four savings banks currently operating in Iceland and their main focus is on the domestic market. The state is the majority owner of two of the commercial banks, namely the Issuer and Íslandsbanki. In 2018, an initial public offering of shares in Arion Bank took place and the shares were listed on the Icelandic and Swedish stock markets. According to the ISFI which manages the shareholding and the corresponding voting rights, in the Bank and Íslandsbanki, on behalf of the largest shareholder, the Icelandic State Treasury, it is the intention of the ISFI to retain a substantial equity stake in the Issuer for the long-term. According to the Icelandic State Ownership Strategy for Financial Services, published by the Finance Ministry in 2020, no decision on the equity stake sale will be made until the ISFI has sold all its shares in Íslandsbanki,³⁰ which partially is to take place in 2021^{31 32}.

Size of the Banking system

Total assets of Icelandic deposit money banks, which are the four commercial banks and four savings banks, amounted to ISK 4,212 billion as at 31 December 2020, of which foreign assets were ISK 422 billion, or 10.0 per cent. The Icelandic financial market is therefore highly exposed to the Icelandic economy³³.

The total assets of the three largest commercial banks, the Issuer, Íslandsbanki and Arion Bank, comprised around 74 per cent. of the total assets of the Icelandic credit institutions (excluding the Central Bank and including the failed banks' holding companies)³⁴ as at the end of 2020, according to the Central Bank. The proportion of total assets of other financial corporations, of which the Housing Finance Fund, now called the Housing and Construction Authority (the "HCA"), is largest was 24 per cent. of the total assets. For more information on the merger of the Housing Finance Fund and the Icelandic Construction Authority, see the section entitled "Market participants" below.

Market participants

Icelandic credit institutions are comprised of four commercial banks, four savings banks and four credit undertakings subject to minimum reserve requirements. The financial market also includes nine investment firms, and nine management companies of UCITS, twenty-one pension funds, as well as one other supervised entity, Depositors' and Investors' Guarantee Fund³⁵.

The Housing Finance Fund, a fully state-owned institution, operates in Iceland and offers financing for residential housing in Iceland. The establishment of the aforementioned mortgage lender was approved at the beginning of 1999. The Housing Finance Fund is based on legislation approved by the Icelandic Parliament in June 1998, which was aimed at rationalising the existing state financing system for housing. The Housing Finance Fund was the largest provider of financing for residential housing until 2004, when the three major banks in Iceland entered the financing sector for residential housing. On 1 January 2020, the Housing Finance Fund merged with the Iceland Construction Authority (*ice. Mannvirkjastofnun*) and became officially the HCA, in accordance with Act No. 137/2019 on Housing and Construction Authority. The main operation of the HCA is to work in administrative projects in the areas of housing civil engineering, electrical safety and construction, and fire protection matters, as well as providing the aforementioned financing for residential housing.

There are other relevant financial institutions which participate in the financial markets. Pension funds, which are independent non-governmental entities, are an important source of long-term finance in Iceland and are active in

²⁹ Source: Central Bank of Iceland, Statistics Iceland, own calculations

³⁰ Source: "The Icelandic State's ownership strategy for Financial Services" published in February 2020 by the Ministries of Finance and Economic Affairs: http://www.bankasysla.is/files/EigandastefnaRikisins2020_02_loka_968608008.pdf

³¹ Source: „The ISFI“ <http://www.bankasysla.is/en/news/nr/386/>

³² The Minister of Finance and Economic Affairs has made a formal decision to sell minimum of 25 per cent. shares and a maximum of 35 per cent. shares in Íslandsbanki and list the aforementioned bank on the local regulated stock market

³³ Source: Central Bank of Iceland

³⁴ Source: Central Bank of Iceland, Landsbankinn, Arion Bank and Íslandsbanki annual reports

³⁵ Source: Financial Supervisory Authority, <https://en.fme.is/supervision/supervised-entities/>

the financial market through their investment activities. In addition, the pension funds have become active competitors after they started increasing their mortgage lending to the public. These funds invest in domestic bonds, equity capital and in some foreign securities. Membership in a pension fund is obligatory for wage earners and self-employed individuals, in accordance with Act No. 129/1997, on Mandatory Pension Insurance and on the Activities of Pension Funds.

Several securities houses are also operating domestically and many of them operate mutual funds of various kinds. With the easing of capital controls and the increased availability of investments opportunities, some securities houses have started offering services on international financial markets.

Furthermore, there are four major insurance companies, TM tryggingar hf., Sjóvá-Almennar tryggingar hf., Vátryggingafélag Íslands hf., and Vörður tryggingar hf., which are licensed to operate in Iceland. Tryggingamiðstöðin hf., Sjóvá Almennar tryggingar hf., and Vátryggingarfélag Íslands hf. have been active in the financial market through their investment activities in Iceland. TM tryggingar hf., Sjóvá-Almennar tryggingar hf., and Vátryggingafélag Íslands hf. insurance companies are listed on Nasdaq Iceland. In March 2021, the commercial bank, Kvika banki hf. and TM hf., a parent company of TM tryggingar hf. and Lykill fjármögnun hf. merged into one entity, under the name and ID number of Kvika, after regulatory and shareholders approvals³⁶.

Financial market supervision and other relevant institutions in the financial markets

One stock exchange is operated in Iceland, Nasdaq Iceland hf., operating under Act. No. 110/2007 on Stock Exchanges. Nasdaq Iceland hf. is part of the Nasdaq Group and is licensed to operate a regulated market as well as a multilateral trading facility (MTF), the first in the North Iceland market. Both issuer rules and trading rules are largely harmonised with the sister exchanges run by Nasdaq Group in the Nordic countries (Stockholm, Helsinki and Copenhagen).

There are also two securities depositories, Nasdaq CSD Iceland (“**NCSD**”) and Verðbréfamíðstöð Íslands hf., Securities depositories are operated under Act No. 7/2020, on Securities Depositories Settlement and Electronic Registration of Rights of Securities (*Ice. lög um verðbréfamíðstöðvar, uppgjör og rafræna eignaskráningu fjármálagerninga*). NCSD has been the main central securities depository for the Icelandic securities market and as such it is a notary, a depository and a clearing house for settlement of securities in dematerialised form. NCSDI merged with Nasdaq CSD in May 2020, which operates in Latvia, Lithuania and Estonia and will simultaneously migrate to a common CSD IT platform with Nasdaq CSD.

As of 1 January 2020, the Financial Supervisory Authority (“**FSA**”) merged with the Central Bank, in accordance with Act no 92/2019 on Central Bank of Iceland. The aim is to create one supervisory authority for the financial market. The tasks carried out by the FSA will be carried out by a division of the Central Bank, which shall be referred to as the Financial Supervisory Authority of the Central Bank of Iceland (“**FSA**” or “**FSA-Iceland**”).

In 1999, the Bank Inspectorate of the Central Bank and the Insurance Supervisory Authority were merged into a new independent entity, the FSA. Icelandic financial markets are supervised by the FSA. Entities engaging in financial activities which are subject to licence are regulated by the FSA, including credit institutions, insurance companies and pension funds. The activities of the FSA are largely governed by Act No. 87/1998, on the Official Supervision of Financial Operations, and Act No. 99/1999, on the Payment of Cost Due to the Official Supervision of Financial Activities.

The European Banking Authority, European Insurance and Occupational Pensions Authority, European Securities and Markets Authority and European Systemic Risk Board have been given certain surveillance powers in Iceland, since the introduction of the act on the European Surveillance System in the Financial Markets on 9 May 2017,

³⁶ Source: Street Insider.com:
<https://www.streetinsider.com/Globe+Newswire/Kvika+banki+hf.%3A+Merger+of+Kvika%2C+TM+and+Lykill/18196232.html>

and the adoption of the European framework in Iceland for bank surveillance. The aforementioned framework aims to enhance stability and the health of the financial system through Act No. 24/2017 on the European Financial Markets Surveillance System, with the following:³⁷

- EU Regulation No. 1092/2010 of the European Parliament and of the Council dated 24 November 2010 on European Union macro-prudential oversight of the financial system and establishing a European Systemic Risk Board
- EU Regulation No. 1093/2010 of the European Parliament and of the Council dated 24 November 2010 establishing the European Banking Authority, amending Decision No. 716/2009/EC and repealing Commission Decision 2009/78/EC;
- EU Regulation No. 1094/2010 of the European Parliament and of the Council dated 24 November 2010 establishing the European Insurance and Occupational Pensions Authority, amending Decision No. 716/2009/EC and repealing Commission Decision 2009/79/EC; and
- EU Regulation No. 1095/2010 of the European Parliament and of the Council dated 24 November 2010 establishing the European Securities and Markets Authority, amending Decision No. 716/2009/EC and repealing Commission Decision No. 2009/77/EC³⁸.

The Central Bank is in charge of monetary policy implementation in Iceland and performs a wide range of functions to this end. The main objective of monetary policy is price stability. The activities of the Central Bank are largely governed by Act No. 92/2019, on the Central Bank, which took effect on 1 January 2020. The Central Bank promotes price stability, financial stability and sound and secure financial activities. The Central Bank undertakes such tasks as are consistent with its role as a central bank, such as maintaining international reserves and promoting safe, effective financial system including domestic and cross-border payment intermediation³⁹. The Central Bank imposes a reserve requirement on all the commercial and savings banks. The purpose of this limitation is to ensure that credit institutions have sufficient margin to the reserve requirement account to meet fluctuations in their liquidity positions. The Central Bank oversees surveillance of the rules on Foreign Exchange.

In accordance with the aforementioned merger of the FSA and the Central Bank, the Central Bank is now responsible for the tasks entrusted by law and governmental directives to the FSA and the financial supervision is now part of the Central Bank. The Central Bank shall therefore monitor supervised entities to ensure that their activities are in compliance with the law and with governmental directives, and that they are in other respects consistent with sound and appropriate business practices.

Bank Recovery and Resolution Directive

On 2 July 2014, Directive 2014/59/EU which provides an EU-wide framework for the recovery and resolution of credit institutions and investment firms (i.e. the **BRRD**) entered into force. The BRRD has been implemented into Icelandic law through Act 54/2018, amending the Act on Financial Undertaking, and Act No. 70/2020 on Recovery and Resolution of Credit Institutions. Additionally, a bill was submitted to the Icelandic Parliament on 3 March 2021 which is intended to implement Directive 2017/2399 of the European Parliament and of the Council of 12 December 2017 (amending the BRRD as regards the ranking of unsecured debt instruments in insolvency hierarchy), by amending Act No. 70/2020 on Recovery and Resolution of Credit Institutions (the ***Hierarchy of Claims Bill***).

³⁷ Source: Icelandic Parliament; <https://www.althingi.is/altext/stjt/2017.024.html>

³⁸ Source: Icelandic Parliament; <https://www.althingi.is/altext/stjt/2017.024.html>

³⁹ Source: The Central Bank of Iceland; <https://www.cb.is/about-the-bank/central-bank-of-iceland/>

The BRRD is designed to provide authorities with a credible set of tools to intervene sufficiently early and quickly in an unsound or failing institution so as to ensure the continuity of the institution's critical financial and economic functions, while minimising the impact of an institution's failure on the economy and financial system.

The BRRD contains four resolution tools and powers which may be used alone or in combination where an institution is considered as failing or likely to fail: (i) sale of business which enables resolution authorities to direct the sale of the firm or the whole or part of its business on commercial terms; (ii) bridge institution which enables resolution authorities to transfer all or part of the business of the firm to a "bridge institution" (an entity created for this purpose that is wholly or partially in public control); (iii) asset separation which enables resolution authorities to transfer assets to a bridge institution or one or more asset management vehicles to allow them to be managed with a view to maximising their value through eventual sale or orderly wind-down; and (iv) bail-in which gives resolution authorities the power to write down the claims of unsecured creditors of a failing institution (write-down may result in the reduction in value of such claims to zero) and to convert unsecured debt claims to equity or other instruments of ownership (the "general bail-in tool") (subject to certain parameters as to which liabilities would be eligible for the general bail-in tool), which equity or other instruments could also be subject to any future cancellation, transfer or dilution.

An institution will be considered as failing or likely to fail when: (i) it is, or is likely in the near future to be, in breach of its requirements for continuing authorisation; (ii) when its assets are, or are likely in the near future to be, less than its liabilities; (iii) when it is, or is likely in the near future to be, unable to pay its debts as they fall due; or (iv) when it requires extraordinary public financial support (except in limited circumstances). The powers currently set out in the BRRD will in certain circumstances, impact the rights of creditors. Holders of uncollateralised bonds, which are issued by the Issuer, may be subject to the application of the general bail-in tool which may result in such holders losing some or all of their investment.

In addition to the general bail-in tool, the BRRD allows for resolution authorities to have the further power to permanently write-down or convert into equity capital instruments or other instruments of ownership such as the subordinated notes, issued by the Issuer under its Euro Medium Term Note programme ("EMTN"). Any instruments issued to holders of subordinated notes upon any such conversion into equity may also be subject to any future cancellation, transfer or dilution.

Any application of the general bail-in tool under the BRRD shall follow the hierarchy of claims in normal insolvency proceedings. Accordingly, the impact of such application on holders of the Covered Bonds will depend on their ranking in accordance with such hierarchy, including any priority given to other creditors such as depositors. See further section *"The implementation of the BRRD in Iceland provides for a range of actions to be taken in relation to relevant entity considered to be at risk of failing. Should the Issuer enter into resolution this could, in certain limited circumstances, ultimately entail the bail-in of any Covered Bonds."*

Under the BRRD, resolution authorities must set a minimum level of own funds and other eligible liabilities ("MREL")⁴⁰ for each bank (and/or group) based on criteria including systemic importance. Eligible liabilities may be senior or subordinated provided they have a remaining maturity of at least one year and must be able to be written-down or converted into equity upon application of the general bail-in tool.

In addition, following the publication on 7 June 2019 in the Official Journal of the EU of (i) the Directive (EU) 2019/879 of the European Parliament and of the Council dated 20 May 2019 amending the BRRD (the "**BRRD II**") as regards the loss-absorbing and recapitalisation capacity of credit institutions and investment firms and Directive 98/26/EC and (ii) the Regulation (EU) 2019/877, of the European Parliament and of the Council dated 20 May 2019, amending the Single Resolution Mechanism Regulation, as regards the loss-absorbing and recapitalisation capacity of credit institutions and investment firms, a comprehensive legislative package has been produced which intends to reduce risks in the banking sector and the financial system, reinforce bank's ability to

⁴⁰ Minimum Requirement for own funds and Eligible Liabilities (MREL)

withstand potential shocks and strengthen the banking union from 28 December 2020. It is currently unclear how and when BRRD II will be implemented in Iceland and when this will affect the Issuer.

The recession in 2008 and the restructuring of the financial sector

In the fourth quarter of 2008, the Icelandic economy entered into a severe recession after a five-year period of robust but unsustainable economic growth. This was a major economic and political event that involved the collapse of Iceland's three large cross-border banks, LBI, Glitnir Bank hf. and Kaupthing Bank hf. On 6 October 2008, the parliament of Iceland passed Act No. 125/2008, the so-called Emergency Act, authorising the FSA to take control of financial undertakings in extraordinary financial and/or operational difficulties. On the basis of the Emergency Act, the FSA intervened in the operations of all aforementioned banks. Aiming to prevent a general collapse of the Icelandic economy, three new state-owned banks were established, and these banks took over the domestic activities of the three Old Banks. The collapsed banks went into special resolution regimes on the basis of the Emergency Act. The path forward for the receivership-held banks was dictated to be a secretion of all domestic assets into new surviving public-owned domestic versions of the banks, while leaving the foreign operations of the banks to go into receivership and liquidation. In April 2009, "winding up committees" were appointed to process creditor claims. Later in 2009, the Icelandic government invested approximately USD 1.1 billion in the equity and an additional USD 0.44 billion in subordinated debt of the three new banks, NBI hf. (now Landsbankinn), New Glitnir hf. (now Íslandsbanki) and New Kaupthing hf. (now Arion Bank).

The period 2005-2008 saw significant capital inflow into Iceland. The loss of confidence following the collapse of the financial sector threatened to trigger large capital outflows which could have led to further depreciation of the krona and higher inflation. Since private sector balance sheets were, at the time, characterised by both high leverage and a large proportion of foreign-denominated and inflation-indexed debt, it was considered that this could trigger a wave of defaults, with adverse macroeconomic implications.

Capital controls

On 28 November 2008, the Icelandic Parliament passed Act No. 134/2008 amending the Foreign Exchange Act, No. 87/1992 (the "**Foreign Exchange Act**"), granting the Central Bank powers to intervene in the currency market with the view of stabilising the foreign exchange rate of the ISK, in response to the financial crisis. For this purpose, the Central Bank issued Rules No. 1082/2008 on Foreign Exchange imposing stringent capital controls on cross-border movement of capital and related foreign exchange transactions. Rules No. 1082/2008, on Foreign Exchange were codified with the adoption of Act No. 127/2011 in 2011, amending the Foreign Exchange Act. The Foreign Exchange Act and rules on foreign exchange have been reviewed and amended several times since then. The Foreign Exchange Act was further supplemented by Rules No. 200/2017 on Foreign Exchange ("**Rules on Foreign Exchange**"), which came into force in March 2017 and were amended in June 2017 with Rules No. 568/2017, and in April 2019 by Rules No. 311/2019. The Rules on Foreign Exchange, as amended, largely removed the restrictions on foreign exchange transactions and cross border movement of foreign domestic and foreign currency.

Since the most recent amendments to the aforementioned Rules on Foreign Exchange in 2017 and 2019, restrictions are still in place on the following: (i) derivatives trading for purposes other than hedging and (ii) foreign exchange transactions carried out between residents and non-residents without the intermediation of a financial undertaking. Offshore krona assets as defined in Act No. 37/2016 on the treatment of krona-denominated assets subject to special restrictions are still subject to special restrictions that have been largely removed by Temporary Provision I of Act No. 37/2016 and Rules on the treatment of krona denominated assets subject to special restrictions No. 224/2019. Temporary Provision III of the Foreign Exchange Act and Rules on special reserve requirement No. 490/2016 introduced a capital inflow management measure, to temper inflows of foreign currency and to affect the composition of such inflows. The special reserve ratio may range up to 75 per cent and may range up to five years. The special reserve ratio was first set at 40 per cent. in June 2016, reduced to 20 per cent. in November 2018 and further reduced to 0 per cent. in March 2019. The rules on special reserve requirement for new foreign currency inflow, have been amended several times and the current rules are Rules No. 223/2019.

A new bill on Foreign Exchange (the “**New Foreign Exchange Bill**”) was submitted to the Icelandic Parliament in February 2021 which entails a comprehensive revision of the Foreign Exchange Act, Act No. 37/2016 and other related regulatory acts. The New Foreign Exchange Bill does not introduce fundamental changes to the current law in this area but the aim is to simplify and clarify the foreign exchange legal environment. Notwithstanding the foregoing, no assurance can be given as to if, and when the proposed bill will pass as law.

The requirements obliging financial undertakings and other parties engaging in capital transactions to notify the Central Bank of capital movements remain. However, various foreign exchange transactions and capital transfers that have previously been subject to confirmation by the Central Bank are currently only subject to a disclosure requirement.

Rules on special reserve requirements for new foreign currency inflows - Capital inflow restrictions

In June 2016, the Central Bank published its Rules on Special Reserve Requirements for New Foreign Currency Inflows, No. 490/2016, in accordance with Temporary Provision III of the Foreign Exchange Act, no. 87/1992, as amended, (the “**Foreign Exchange Act**”). The rules were replaced in March 2019 with Rules on Special Requirements for New Foreign Currency Inflows, No. 223/2019 (the “**Special Reserve Requirement Rules**”). The main purpose of the Temporary Provision III is to provide the Central Bank with a policy instrument, generally referred to as a capital flow management measure, to temper inflows of foreign currency and to affect the composition of such inflows, into the domestic bond market and high-yielding deposits and to strengthen the monetary policy transmission mechanism. It is therefore intended to reduce the risk that could accompany excessive capital inflows under the current regulatory framework for foreign exchange, support other aspects of domestic economic policy, and contribute to macroeconomic and financial stability.

The Special Reserve Requirement Rules contain provisions on the implementation of special reserve requirements for new foreign currency inflows, including the special reserve base, holding period, special reserve ratio, settlement currency, and interest rates on deposit institutions’ capital flow accounts with the Central Bank. The rules implement special reserve requirements in relation to some investments using inflows of foreign currency. The investments are: (i) new investment and reinvestment in bonds or bills electronically issued in ISK, or deposits of such reinvested funds to ISK deposit accounts, bearing annual interest of 3 per cent. or more; (ii) ISK deposits from listed transactions; (iii) new investments and reinvestment of new investment in unit share certificates of funds that (a) invest in bonds or bills electronically issued in ISK or ISK deposits from such investment, bearing annual interest of 3 per cent. or more and (b) constitute 10 per cent. or more of the fund’s assets; (iv) new investments and reinvestment of such new investment in the equity of a company that is established for the purpose of investing, directly or indirectly, in bonds or bills electronically issued in domestic currency or that is established for the purpose of investing, directly or indirectly, in ISK deposits, bearing annual interest of 3 per cent. or more; and (v) loans granted to resident entities that are used for investments in ISK, for the benefit of the lender, in bonds or bills electronically issued in ISK or ISK deposits from such investment, bearing annual interest of 3 per cent. or more. See further „*The Icelandic Economy – Capital Controls*.“

If an investment is subject to special reserve requirement, the investor is obliged to deposit a specific portion (currently 0 per cent⁴¹), in a reserve account for a certain holding period⁴². Deposit institutions are required to deposit the special reserve amount that they hold in special reserve accounts to a capital flow account with the Central Bank of Iceland which bears 0 per cent. interest. The settlement currency for capital flow accounts shall be the Icelandic krona.

⁴¹ The Temporary Provision III of the Foreign Exchange Act states that the special reserve ratio may range up to 75 per cent. The special reserve ratio was first set at 40 per cent. in June 2016. The ratio was reduced to 20 per cent. in November 2018 and to 0 per cent. in March 2019.

⁴² The special reserve requirement can also be satisfied via repo transactions with Central Bank certificates of deposit

Investors who are in any doubt as to their position or would like to know more should consult their professional advisers.

DESCRIPTION OF THE ISSUER

OVERVIEW

The Issuer is a leading Icelandic financial institution, offering a full range of financial services in the Icelandic financial service sector with a total of 36 branches and outlets across the country. The Issuer was established on 7 October 2008 as a limited liability company, but the history of its predecessor, Landsbanki Íslands hf. (“LBI”) dates back to 1886.

The Issuer has been granted an operating licence to act as a commercial Issuer operates pursuant to the provisions of the Act on Financial Undertakings, No. 161/2002, and it operates pursuant to the provisions of the Act on Financial Undertaking, the Act on Public Limited Companies, No. 2/1995 and the Act on the Authority for Treasury Disbursements due to Unusual Financial Market Circumstances etc. No. 125/2008. The Issuer is supervised by the FSA.

The Issuer is registered with the Register of Enterprises in Iceland with registration number 471008-0280. The Issuer’s registered office is located at Austurstræti 11, 155 Reykjavík, Iceland and its telephone number is: +354 410 4000. The Legal Entity Identifier (“LEI”) of the Issuer is 549300TLZPT6JELDWM92.

In April 2020, the international rating agency S&P lowered the long-term rating of the Issuer to BBB/A-2, with a stable outlook. The previous rating was from July 2019, where S&P affirmed the long-term and short-term rating of the Issuer as BBB+/A-2 but revised its outlook from “stable” to “negative outlook”.

For the year ended 31 December 2020, the Group’s net interest income was ISK 38.07 billion compared to ISK 39.67 billion in 2019. Its total net operating income was ISK 38.25 billion compared to ISK 51.52 billion in 2019 and profit for the year ended 31 December 2020 was ISK 10.52 billion compared to ISK 18.24 billion in 2019. As at 31 December 2020, the Group’s total assets were ISK 1,564 billion compared to ISK 1,426 billion, at 31 December 2019. Further information can be found in the 2020 Financial Statements, which is incorporated by reference into this Base Prospectus.

Save for the impact of the COVID-19 pandemic referred to in the sections headed “*The Icelandic Economy*”, “*The Issuer is vulnerable to a range of economic risks that face the Icelandic banking system*”, “*The COVID-19 pandemic could have a material adverse effect on the Issuer’s business, results of operations and financial position*” and in the 2020 Financial Statements of the Issuer on page 17, page 19 and page 50 of this Base Prospectus respectively, and in particular, the impact that COVID-19 may have had on the value of the Issuer’s loans to customers, which cannot be reliably estimated at this time, there has been no significant change in the financial position or financial performance of the Group since 31 December 2020.

Save for the impact of the COVID-19 pandemic referred to in the sections headed “*The Icelandic Economy*”, “*The Issuer is vulnerable to a range of economic risks that face the Icelandic banking system*”, “*The COVID-19 pandemic could have a material adverse effect on the Issuer’s business, results of operations and financial position*” and in the 2020 Financial Statements of the Issuer on page 17, page 19 and page 50 of this Base Prospectus respectively, and in particular, the impact that COVID-19 may have had on the value of the Issuer’s loans to customers, which cannot be reliably estimated at this time, there has been no material adverse change in the prospects of the Issuer since 31 December 2020.

HISTORICAL BACKGROUND

LBI was a public limited liability company (hf.) but changed to a private limited liability company (ehf.) in 2016. LBI the Issuer’s predecessor, was established by the Icelandic Parliament on 1 July 1886. In establishing LBI, the Icelandic Parliament hoped to boost monetary transactions and encourage the country’s nascent industries. LBI’s first decades of operation were restricted by its limited financial capacity and it was little more than a building society.

Following the turn of the 20th century, however, Icelandic society progressed and prospered as industrialisation finally made inroads, and LBI grew and developed in parallel to the nation. In the 1920s, LBI became Iceland's largest bank and was made responsible for issuing Iceland's bank bonds. The issuance of bank bonds was transferred to the then newly established Central Bank of Iceland in 1961 and LBI continued to develop as a commercial bank, expanding its branch network in the ensuing decades.

Liberalisation of financial services in Iceland, beginning in 1986, opened up new opportunities which LBI managed to take advantage of, despite some economic adversity. In 1997, LBI was incorporated as a limited liability company, and the ensuing privatisation was concluded in 2003. From 2003 to 2008, LBI operated as a private Issuer with substantial international activities in addition to its traditional Icelandic operations.

Following the continuous deterioration of the financial markets and the collapse of the Icelandic banking system, the FSA took control of LBI on 7 October 2008. The Issuer, wholly owned by the Icelandic State, was established around the domestic deposits and the majority of the Icelandic assets of the old Issuer. All liabilities and assets not transferred to the Issuer were retained in LBI and a Resolution Committee was appointed to supersede the board of directors of LBI.

SHAREHOLDERS, SHARE CAPITAL AND DIVIDEND POLICY

As at 31 December 2020, the Issuer had 881 shareholders. The ISFI manages 23,567,013,778 (98.2 per cent.) shares and the corresponding voting rights on behalf of the largest shareholder, the Icelandic State Treasury. The ISFI manages its holdings in the Issuer in accordance with its publicly available ownership policy. The second largest shareholder is the Issuer, which holds 375,460,240 (1.56 per cent.) of its own shares after acquisition by the Issuer of its own shares under its buy-back programme initiated in December 2018.

	Shares as of 31 December 2020	% of the Issuer's share capital
Icelandic State Treasury	23,567,013,778	98.20%
Landsbankinn's own shares	375,460,240	1.56%
Other shareholders	57,525,982	0.24'
Total shares	24,000,000,000	100%

The Issuer is not directly or indirectly owned or controlled by others, other than those listed above. The Issuer is not aware of any arrangements, the operation of which may at a subsequent date result in a change in control of the Issuer.

According to the Icelandic State Ownership Strategy for Financial Services, published by the Finance Ministry in 2020, it is the intention of the ISFI to retain substantial equity stake in the Issuer for the long term to contribute, among other things, to financial system stability. No decision on the equity stake sale will be made until the ISFI has sold all its shares in Íslandsbanki.⁴³

⁴³Source: "The Icelandic State's ownership strategy for Financial Services" published in February 2020 by the Ministries of Finance and Economic Affairs: http://www.bankasysla.is/files/EigandastefnaRikisins2020_02_loka_968608008.pdf

The Icelandic Parliament has authorised a sale of all of the Icelandic State Treasury’s shares in the Issuer which are in excess of 70 per cent. of the Issuer’s total share capital – see also “*Risk Factors - The Icelandic State Treasury is the largest shareholder of the Issuer. This may affect the Issuer and its business*”.

Share capital

The Issuer’s total share capital is ISK 24,000,000,000 of which 23,624,539,760 shares are outstanding. Each share has a nominal value of one ISK and the owner is entitled to one vote at shareholders’ meetings.

The Issuer’s AGM held 25 March 2021, authorised the Bank, in accordance with Article 55 of the Act on Public Limited Companies, No. 2/1995, to acquire its own shares, up to 10 per cent. of the nominal value. The minimum and maximum amounts the Issuer is authorised to pay for each share shall be equivalent to its book value, i.e. ratio of shareholder equity to share capital, as disclosed in the most recent annual or interim financial statements published before the purchase of own shares takes place. This authorisation is valid until the 2022 AGM of the Bank’s. Disposition of own shares purchased by the Bank is based on this authorisation is subject to approval by a shareholders’ meeting

Dividend policy

Landsbankinn’s current dividend policy provides that the Issuer aims to pay regular dividends to shareholders amounting in general to at least 50 per cent. of the previous year’s profit. To achieve the Issuer’s target capital ratio, special dividend payments may also be made to optimise its capital structure. In determining the amount of dividend payments, the Issuer’s continued strong financial position shall be ensured. Regard shall be had for risk in the Issuer’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.

The Issuer’s AGM held on 22 April 2020, approved the motion of the Board of Directors to pay no dividend for the operating year 2019 in the light of the economic uncertainty caused by the COVID-19 pandemic and in line with directions from the Central Bank of Iceland.

The Issuer’s AGM held on 25 March 2021 approved a motion to pay dividends to shareholders amounting to ISK 0.19 per share or around ISK 4,489 million, which is equivalent to 42.7 per cent. of the Issuer’s overall profit for the financial year ended 2021. Payment of the dividend was made on 31 March 2021. The capital requirement of the Group will be reduced by an amount equivalent to the dividend payment and the Issuer’s capital ratio, in accordance with the Act on Financial Undertakings, will decrease by 0.4 percentage points. The intended dividend proposal is in accordance with the maximum benchmark for dividend payments set by the Central Bank’s Financial Supervision Committee on 13 January 2021.

ORGANISATIONAL STRUCTURE

The Issuer is the parent company of a group and its principal subsidiaries include the following as at the date of this Base Prospectus (the **Group**):

Principal subsidiaries	Principal area of activity	Ownership interest
Eignarhaldsfélag Landsbankans ehf.	Holding company	100%
Landsbréf hf.	Management company for mutual funds	100%
Hömlur ehf.*	Holding company	100%

*Hömlur ehf. is a parent of a number of subsidiaries, which are neither individually nor combined significant in the context of the Group’s business.

STRATEGY

Landsbankinn has formed a new strategy that sets the agenda until the end of 2030, with milestones to hit by the end of the 2022 and end of the 2025 financial year.

Value: Trust

Vision: Landsbankinn, an ever-smarter bank

Strategic focal points

The strategy is focused on the changes both individual and corporate finances are undergoing. It is founded on the idea of mutual trust and a personal approach to banking. The strategy is supported by three pillars, each of which promotes principles linked to different aspects of the Issuer's operation; customers, infrastructure, and human resources.

Satisfied customers

The first pillar is about customer satisfaction. Under this pillar, the principles will be to simplify customers' lives and show initiative. The Issuer will do this by developing simple solutions that are accessible around the clock and by utilising data to provide customers with personal and professional advice.

Continuous development

The second pillar is about on-going advancement. It refers to the fact that the Issuer operates in an ever transforming environment and must respond by introducing effective ways to adapt and succeed. The Issuer wants to advance with ever-smarter operation, utilising the Issuer's data better in order to offer tailored services. The Issuer aims to have operations that are sound and secure, with a special emphasis on information security. The Issuer also aim to lead the way towards a sustainable future.

Passion for success

The third pillar is all about achievement for customers and the Issuer's employees. The Issuer share in it's customers' success is driven by enthusiasm for results. It is the intention of the Issuer to develop the workplace of tomorrow, a diverse and flexible place of employment that fosters cooperation and the development of ideas into solutions.

Business

The organisational chart below illustrates the Issuer's principal operating and support functions as at the date of this Base Prospectus:



The Issuer has three reporting segments: Personal Banking, Corporate Banking and Asset Management & Capital Markets.

Personal Banking

The Personal Banking division (“**Personal Banking**”) comprises three departments: the Branch Network, the Customer Service Centre and Business Solutions. Business Solutions run product development, product management, campaigning, sales and collections for the retail part of the Issuer.

Personal Banking provides general and specialised banking services to individuals. Service for small and medium sized enterprise (“SME”) in rural areas is catered for via the bank’s vast branch network around the country.

The Issuer operates 36 branches and outlets around Iceland. Its distribution channel strategy is to ensure the provision of personal, economical and value-added banking services to its customers.

Emphasis is placed on providing customers with a diverse range of products. Each branch offers general services and personal advice to individuals. In rural areas, branches provide further service and advice to SMEs. Various self-service options are available throughout the country. In addition, the Issuer’s customers have access to financial services through its Customer Service Centre, online banking system and mobile solutions.

Among the Issuer’s customers are around 130,000 individuals and around 11,000 SMEs. Its market share is around 37 per cent. with respect to individuals, and 41 per cent. with respect to SMEs around the country, according to a survey conducted by Gallup in 2020.

Corporate Banking

Corporate Banking (“**Corporate Banking**”) provides comprehensive financial services to large, small and medium sized corporate clients and municipalities, as well as tailored services to meet customer specific needs. Corporate Banking also handles corporate and SMEs’ services in the capital region through a SMEs’ Center. Corporate Banking holds a strong position among the largest companies and institutions in Iceland. The market share in Corporate Banking, according to an annual survey conducted by Gallup in 2020, is stable at around 36 per cent.

Corporate Banking comprises six business units and four support units. The business units are split based on sector segmentation; one unit manages relations with contractors, real estate companies, travel service companies and municipalities; the second unit manages relations with industrial companies and companies in trade and service; the third unit manages relations with the Issuer's larger customers in fisheries and agriculture; the fourth unit manages relations with around 7,000 SMEs in the capital region. In addition, the fifth business unit focuses on fleet-, machinery and equipment financing and leasing and finally the sixth unit is a corporate finance unit that provides advisory services to companies and investors and is focused on services in relation to mergers and acquisitions, purchase and sale of companies and advice on project financing. The unit also advises on and coordinates public offerings and listings on stock exchanges, as well as providing services to companies listed on a stock exchange.

Corporate Banking has four support units: Business Support, Credit Assessment, Corporate Debt Restructuring and Legal Services.

Business Support is a support unit designed to assist the business units by providing in-depth data analysis and business development solutions.

Credit Assessment is responsible for the preparation of credit rating reports and supervising business cases, which are submitted for credit decisions.

Corporate Debt Restructuring analyses and manages problematic assets in the corporate loan portfolio such as cash flow, debt service capacity, collaterals and asset valuation. The team also manages negotiations with all stakeholders (shareholders, liquidators, etc.).

Legal Services, which sits within Corporate Banking, provides legal advice regarding corporate lending and restructuring and is responsible for drafting more complex loan contracts and collateral agreements.

Markets

Asset Management and Capital Markets provides brokerage services in securities, foreign currencies and derivatives, sale of securities issues, money market lending and advisory services. The division provides a range of wealth and asset management products and services for individuals, corporations and institutional investors. Landsbréf hf. a subsidiary of the Issuer, is included in Asset Management and Capital Markets. The division comprises two departments: Asset Management and Capital Markets. The Asset Management and Capital Markets division has one support unit: Business Solutions.

Asset Management offers comprehensive asset management services, including advice in selecting appropriate savings options, and development and management of asset portfolios. The customers of Asset Management are diverse and include individuals, pension funds, institutions, municipalities and companies. Part of the product offering provided by Asset Management is securities and investment funds run by Landsbréf hf. In addition, Asset Management has two pension funds under full management, which involves the asset management of securities portfolios, supervising the funds' accounting, registration of pension rights and pension payments.

Asset Management's services also entail the management of asset portfolios by Private Banking Services along with customised management for companies, pension funds, insurance companies, municipalities and charities. Private Banking Services are customised to meet the needs of the Issuer's wealthiest customers. Activities involve the management of customers' asset portfolios in addition to general accounting services. Customers can choose between active management of an asset portfolio where the advisers of Private Banking Services manage the assets in accordance with a predetermined investment strategy, or advice on management where the customer manages its own portfolio with the assistance of an adviser.

Capital Markets handles market transactions in financial instruments, such as bonds, equities, derivatives and foreign currencies for professional clients. Capital Markets also handles the issue and sale of corporate, municipal and national government bonds.

Capital Markets incorporates Fund & Pension Advisory Services, which provide the Issuer's customers with advice and services in matters relating to savings, investments and pensions. The department's main customers are general investors involved in securities trading and individuals and companies in relation to pension issues.

Business Solutions is a support unit designed to assist the business units by providing business development.

Support divisions

The Issuer has three support divisions: Risk Management, Finance and Operations & IT.

Risk Management

The role of the Risk Management division is to assess and control the Issuer's credit risk, to assess market risk, liquidity risk and operational risk, and to monitor these risk factors in the Issuer's operations. The Risk Management division is responsible for the maintenance and analysis of the Issuer's risk assessment systems. Subsidiaries of the Issuer have their own risk management functions and the Risk Management Division receives information on exposures from the subsidiaries and collates them into Group exposures. The Risk Management Division is also responsible for comprehensive risk reporting on risk positions to various internal departments and committees and supervisory authorities.

As of December 2020, the Risk Management Division was comprised of seven departments.

- The Credit Management Department reviews, and confirms or vetos, credit decisions made by the Issuer's business units when credit applications exceed the business units' limits. Confirmation by Credit Management implies that Credit Management has reviewed the credit application and has not exercised its veto rights. Credit applications exceeding the confirmation limits of the Risk Management Division are referred to the Bank's Credit Committee. The department also oversees regular updates of the Issuer's credit policies and other rules related to the credit process.
- The Credit Risk Department is responsible for measuring and monitoring credit risk as well as for providing the Issuer with systems and processes to measure, monitor and control credit risk in credit and policy decisions. Credit Risk is further responsible for analysis and reporting on credit risk, economic capital and impairment. Credit Risk is also responsible for setting rules and procedures regarding credit risk, such as procedures for impairment measurement, credit mitigation and forbearance.
- The Market Risk Department is responsible for measuring, monitoring and reporting on market risk, liquidity risk and interest rate risk in the Issuer's banking book along with limit monitoring and reporting. The department develops and maintains the Issuer's market risk models and maintains the Issuer's Market Risk Policy and Liquidity Risk Policy, as well as implementing processes to measure and monitor market risk and liquidity risk. Market Risk is also responsible for monitoring all derivatives trading the Issuer enters into, both for hedging and trading purposes, as well as FX balance monitoring for the Issuer.
- The Operational Risk Department is responsible for ensuring that the Issuer's operational risk is monitored and that the Issuer implements and maintains an effective operational risk management framework. The department assists managers with operational risk assessment incidents related to normal operations and operational loss incidents analysis, and oversees business continuity plans. The Issuer's policy and rules on operational risk are the responsibility of the department. The department is partly responsible for the security system of the online banking platform. The Operational Risk Department heads the work on the Issuer's certification under the ISO 27001 standard for information security.
- The Risk Manager for Pension Funds is responsible for development and implementation of risk policy and risk governance, execution of risk assessment and correspondence with regulators such as the Central Bank and its financial supervisory function. The Risk Manager also makes sure that monitoring of regulatory compliance is carried out, reviews calculations and results and performs tolerance interval monitoring. The Risk Manager has direct access to the boards of the pension funds and also reports to their managing directors.

- The Internal Modelling Department is responsible for providing the Issuer with Internal Rating Based (“**IRB**”) and Economic Capital (“**EC**”) models and related processes to estimate credit risk and link the risk to equity, as well as for providing support during the implementation of those models and processes. The department is also responsible for the development of models for pre-approved limits.
- The Risk Solutions Department develops and operates external solutions, as well as maintaining the development and reporting environments used by the Risk Management Division. The department is also responsible for monitoring and maintaining periodic executions of code by the Division and reporting to supervisory parties. The department has also been responsible for the implementation of the Basel Committee on Banking Supervision for the effective risk data aggregation and risk reporting standard, or Banking Supervision standard number 239 (“**BCBS 239**”).

Finance and Operations

Finance and Operations is a division that incorporates both support and profit functions. The division comprises six departments: Treasury, Accounting & Financial Reporting (“**A&FR**”), Transaction Services, Loan Administration, Operations and Market Making.

Treasury is responsible for the Issuer’s funding, liquidity management and market making in money markets. Treasury manages the Issuer’s exchange rate, interest rate and inflation risks, within limits that are set by the Board of Directors. In addition, Treasury handles investor relations, dealings with the Central Bank and communications with domestic and overseas financial institutions, as well as rating agencies. Treasury is also responsible for the Issuer’s internal and external interest rate pricing.

A&FR is responsible for financial accounting and budgeting within the Issuer. The Department handles the compilation and communication of management information; monthly, quarterly and annual financial statements; and budgeting and rolling financial forecasts. A&FR is further responsible for carrying out earnings measurements, analysis, and has a control function within the Issuer.

Transaction Services provides services to the income divisions of the Issuer and to the Issuer’s customers. The main activities include international payments, clearing and settlement of securities and foreign exchange transactions, accounting and settlement for fund and back-office functions for pension savings.

Loan Administration manages all loans for the Issuer and third-party owned loans, including documentation and payments information disclosure and amendments to loans. The department is also responsible for appendices and inventory of active loans and the final processing of settled documents for permanent archiving. The department includes a dedicated unit which handles import and export documentary, standby letters of credit, guarantees, documentary collections and domestic guarantees.

The Operations division comprises two departments: Properties and Appropriated Assets. The Properties department oversees the Issuer’s internal operations and facilities, i.e. the operation and maintenance of all its properties, including sales or purchases. The Properties department is also responsible for employees’ working facilities, purchase of equipment for the Issuer’s operations, internal security and relations with external security facilities and custodial operations.

Appropriated Assets is responsible for selling and renting out real estate assets which the Issuer has acquired through foreclosure or as a part of debt restructuring. In addition, the Appropriated Assets department sells vehicles, equipment and other items that the Issuer has acquired through foreclosure.

Market Making acts as a market maker for a number of listed securities, as well as the ISK on the interbank market. The role of a market maker is to promote normal price formation and liquidity in the market by submitting offers to buy or sell the asset to which the market making agreement applies at any time, for its own account within a maximum price spread.

Information Technology

The Information Technology (“IT”) division is responsible for developing, operating and advising on the Issuer’s information systems and solutions. The IT division comprises six departments: Architecture, Application Management and Software Development, Information Intelligence, IT Service, Operations, and Web Development.

The Architecture department comprises several units which are responsible for several different tasks such as providing process improvement, procurement, strategic planning and project management, data and software architecture and physical document storage supervision.

The Application Management and Software Development department comprises eight different domain units. The department oversees all business software, both internally developed and third-party software.

The Information Intelligence department is the driving force behind the use of information for decision-making and improved customer service. This department is responsible for the data warehouse, business intelligence reports and data analytics.

The IT Service department comprises two units: the Help desk unit, which provides first and second level service to internal users and the Information Technology Infrastructure Library process management unit.

The Operations department comprises several different units: operations, system administration, database administration, hardware support, software distribution, net, phone, access control, batch processing and security as well as hardware such as data centres, telephone systems, ATMs, etc.

The Web Development department designs, maintains and develops all front-end web solutions that clients use such as the mobile app, online banking and the Issuer’s webpages.

Other divisions

The CEO’s Office, Human Resources, Marketing & Communication, Legal Services, Economic Research Department and Compliance all report directly to the CEO.

The CEO’s Office works closely with the CEO to assist her with her duties. Its primary responsibilities are arranging meetings for the Issuer’s senior management and Board of Directors and following-up on the implementation of decisions.

The Economic Research Department monitors financial markets and economic trends of relevance to the Issuer and its clients. It follows the development in the domestic and global economy and on most import markets. It publishes research reports on all major domestic macro-developments as well as foreign-exchange and fixed income markets.

Human Resources (“HR”) is responsible for all employee-related issues, such as salary and benefits, recruitment, training and job development.

The Marketing & Communication Department is responsible for formulating and implementing the Issuer’s marketing strategy and planning. It is also responsible for internal and external communication.

Legal Services handle legal aspects of the Issuer’s operations. It, inter alia, provides the Issuer with legal advice, manages litigation, represents the Issuer in courts, prepares cases reviewed by the Complaints Committee on Transactions with Financial Undertakings, reviews and confirms standardised documents relating to the Issuer’s operations, and prepares correspondence with regulators, in particular the FSA and the Icelandic Competition Authority.

Compliance is an independent management unit placed directly under the CEO in the Issuer’s organisational chart, operating in accordance with the letter of appointment from the Board of Directors. Compliance is part of the Issuer’s second level control and is responsible for monitoring laws and actions against money laundering and financing of terrorist activities, and laws on securities trading and laws on data protection. Compliance also

monitors the efficiency of the Issuer's policy on compliance with laws, regulations and internal rules, and is responsible for consulting and instructing management on the effects of changes to the legal environment on the Issuer's operations, measures to prevent conflicts of interest and actions necessary to ensure that the Issuer operates in accordance with proper and sound business practices, with an aim of strengthening the credibility of and confidence in financial markets. The Data Protection Officer works independently from Compliance, in accordance with the letter of appointment from the Board of Directors.

Internal Audit

The internal audit function is a part of the Issuer's organisational structure and constitutes one aspect of its internal oversight system. The role of the internal audit function is to provide independent and objective assurance and advice, which is intended to add value and improve the Issuer's operations.

The internal audit function evaluates the functionality of the Issuer's governance, risk management and internal controls, and thus supports the Issuer in achieving its goals. The internal audit function covers all of the Issuer's business units, including its subsidiaries, and pension funds managed and operated by the Issuer.

The internal audit activity is accountable both administratively and functionally to the Board of Directors. The Board of Directors employs the chief audit executive, who annually confirms to the board the organisational independence of the internal audit activity. According to an external quality assessment, conducted in January 2019, and a self-assessment based on The Internal Audit Ambition Model in the year 2020, the internal audit activity of the Issuer generally conforms to the Standards, Definition of Internal Auditing and Code of Ethics, issued by the Institute of Internal Auditors.

LOAN PORTFOLIO

The table below sets out details of the Group's loans and advances to financial institutions, as at 31 December 2020 and 31 December 2019, classified by type of loan.

	2020	2019
Bank accounts with financial institutions	15,141	26,438
Money market loans	32,210	20,379
Other loans	723	1,113
Allowance for impairment	(1)	(1)
Total	48,073	47,929

The table below sets out details of the Issuer's loans and advances to customers at amortised cost, as at 31 December 2020 and 31 December 2019.

	31.12.2020			31.12.2019		
	Gross carrying amount	Allowance for impairment	Carrying amount	Gross carrying amount	Allowance for impairment	Carrying amount
Public entities	4,169	(41)	4,128	4,170	(35)	4,135
Individuals	593,984	(2,307)	591,677	470,096	(2,151)	467,945
Mortgage lending	519,470	(1,221)	518,249	392,753	(848)	391,905
Other	74,514	(1,086)	73,428	77,343	(1,303)	76,040
Corporates	683,233	(22,127)	661,106	666,122	(12,697)	653,425
Total	1.281,386	(24,475)	1,256,911	1.140,388	(14,883)	1,125,505

The following tables show the Group's maximum credit risk exposure at 31 December 2020, and 31 December 2019. For on-balance sheet assets, the exposures set out below are based on net carrying amounts as reported in the consolidated statement of financial position. Off-balance sheet amounts, in the tables below, are the maximum amounts the Group might have to pay for guarantees, loan commitments in their full amount, and undrawn overdraft and credit card facilities.

The Issuer continues to use the ISAT 08 industrial classification of economic activities but has altered its own classification to include a special category for tourism, which was previously included under services. The category services, other than tourism, is subsumed under IT and telecommunications.

	Corporates													Max- imum exposure	Carrying amount	
	Financial instituti ons	Public entities *	Individua ls	Fisheries	Real estate companie s	Construc tion companie s	Travel industry	Services, ITC **	Retail	Manufac tur-ing and energy	Holding companie s	Agri- culture	Other			
As at 31 December 2020																
Cash and balances with Central Bank	-	67,604	-	-	-	-	-	-	-	-	-	-	-	-	67,604	67,604
Bonds and debt instruments	26	79,204	-	-	-	-	-	1,412	-	4,560	22	-	-	-	85,224	119,330
Equities and equity instruments	1	-	-	41	-	-	1	1,655	1	49	16,286	-	-	-	18,034	26,808
Derivative instruments	3,000	-	-	15	2	134	-	-	71	-	5	-	75	3,302	3,303	
Loans and advances to financial institutions	48,073	-	-	-	-	-	-	-	-	-	-	-	-	-	48,073	48,073
Loans and advances to customers	-	4,128	592,216	179,713	129,462	82,345	95,996	67,352	53,590	30,231	31,849	6,544	-	1,273,426	1,273,426	
Other assets	15,864	26	65	-	2,430	-	1	4,129	-	-	24	-	1,375	23,914	25,633	
Total on-balance sheet exposure	66,964	150,962	592,281	179,769	131,894	82,480	95,997	74,548	53,662	34,840	48,186	6,544	1,450	1,519,577	1,564,177	
Off-balance sheet exposure and	139	6,953	32,240	18,294	14,836	43,786	16,948	17,495	20,504	14,223	2,539	292	38	188,287		
Undrawn loan commitments	138	44	645	7,188	1,461	4,395	2,762	2,716	2,640	1,379	665	1	35	24,069		
Undrawn overdraft/credit card facilities	-	-	-	9,028	11,633	36,740	12,642	5,821	12,651	9,510	1,513	17	-	99,555		
Undrawn overdraft/credit card facilities	1	6,909	31,595	2,078	1,742	2,651	1,544	8,958	5,213	3,334	361	274	3	64,663		
Maximum exposure to credit risk	67,103	157,915	624,521	198,063	146,730	126,266	112,945	92,043	74,166	49,063	50,725	6,836	1,488	1,707,864		
Percentage of maximum exposure to credit risk	3.9%	9.2%	36.6%	11.6%	8.6%	7.4%	6.6%	5.4%	4.3%	2.9%	3.0%	0.4%	0.1%	100%		

* Public entities consist of central government, state-owned enterprises, Central Bank and municipalities.

** ITC consists of corporations in the information, technology and communication industry sectors.

	Corporates													Maximu m exposure	Carrying amount	
	Financial instituti ons	Public entities *	Individua ls	Fisheries	Real estate companie s	Construc tion companie s	Travel industry	Services, ITC **	Retail	Manufac tur-ing and energy	Holding companie s	Agri- culture	Other			
As at 31 December 2019																
Cash and balances with Central Bank	-	69,824	-	-	-	-	-	-	-	-	-	-	-	-	69,824	69,824
Bonds and debt instruments	132	86,633	-	-	59	-	-	28	18	-	-	-	617	87,487	115,262	
Equities and equity instruments	1	-	-	32	-	-	-	1,449	1	-	15,508	49	399	17,439	30,019	
Derivative instruments	2,202	-	9	-	12	-	-	-	5	-	363	-	103	2,694	2,694	
Loans and advances to financial institutions	47,929	-	-	-	-	-	-	-	-	-	-	-	-	47,929	47,929	
Loans and advances to customers	0	4,135	467,945	151,336	136,000	98,536	96,665	69,604	60,525	23,836	26,154	5,447	1	1,140,184	1,140,184	
Other assets	11,120	26	76	-	2,342	22	-	3,453	2	4	30	-	1,045	18,120	20,416	
Total on-balance sheet exposure	61,384	160,618	468,030	151,368	138,413	98,558	96,665	74,534	60,551	23,840	42,055	5,496	2,165	1,383,677	1,426,328	
Off-balance sheet exposure and	3,598	5,051	33,553	16,594	11,059	53,174	7,278	13,051	19,691	18,404	1,655	327	42	183,477		
Undrawn loan commitments	306	168	775	6,999	1,364	4,105	2,121	3,613	2,855	558	1,026	42	35	23,967		
Undrawn overdraft/credit card facilities	-	-	-	7,495	8,163	46,655	3,447	3,743	11,655	13,982	328	10	-	95,478		
Undrawn overdraft/credit card facilities	3,292	4,883	32,778	2,100	1,532	2,414	1,710	5,695	5,181	3,864	301	275	7	64,032		
Maximum exposure to credit risk	64,982	165,669	501,583	167,962	149,472	151,732	103,943	87,585	80,242	42,244	43,710	5,823	2,207	1,567,154		
Percentage of maximum exposure to credit risk	4.1%	10.6%	32.0%	10.7%	9.6%	9.7%	6.6%	5.6%	5.1%	2.7%	2.8%	0.4%	0.1%	100.0%		

* Public entities consist of central government, state-owned enterprises, Central Bank and municipalities.

** ITC consists of corporations in the information, technology and communication industry sectors.

The table for year-end 2020 and year-end 2019 shows both gross carrying amount and ECL, by industry sectors, and the three stage criteria under IFRS 9.

	Stage 1			Stage 2		Stage 3			Fair Value	Carrying amount
	Gross carrying amount	Gross carrying amount	12-month ECL	Gross carrying amount	Lifetime ECL	Gross carrying amount	Lifetime ECL	Allowance for impairment		
As at 31 December 2020										
Financial institutions	48,074	48,074	(1)	-	-	-	-	(1)	-	48,073
Public entities	4,169	4,026	(39)	143	(2)	-	-	(41)	-	4,128
Individuals	594,523	549,450	(415)	40,417	(1,022)	4,117	(870)	(2,307)	539	592,216
Mortgages	519,470	487,781	(242)	28,954	(701)	2,735	(278)	(1,221)	-	518,249
Other	75,053	61,669	(173)	11,463	(321)	1,382	(592)	(1,086)	539	73,967
Corporates	699,209	535,653	(3,378)	112,012	(5,612)	35,568	(13,137)	(22,127)	15,976	677,082
Fisheries	180,949	172,356	(678)	4,665	(153)	1,098	(405)	(1,236)	2,830	179,713
Real estate companies	132,797	114,269	(788)	12,456	(646)	5,550	(1,901)	(3,335)	522	129,462
Construction companies	84,827	67,399	(717)	14,014	(678)	3,302	(1,087)	(2,482)	112	82,345
Travel industry	104,503	29,677	(479)	59,843	(3,624)	14,957	(4,404)	(8,507)	26	95,996
Services, IT and communications	69,591	51,639	(302)	7,011	(198)	3,462	(1,739)	(2,239)	7,479	67,352
Retail	54,990	46,893	(207)	4,440	(116)	1,910	(1,077)	(1,400)	1,747	53,590
Manufacturing and energy	32,771	24,995	(45)	2,857	(67)	4,919	(2,428)	(2,540)	-	30,231
Holding companies	32,093	22,966	(147)	5,860	(93)	7	(4)	(244)	3,260	31,849
Agriculture	6,688	5,459	(15)	866	(37)	363	(92)	(144)	-	6,544
Other	-	-	-	-	-	-	-	-	-	0
Total	1,345,975	1,137,203	(3,833)	152,572	(6,636)	39,685	(14,007)	(24,476)	16,515	1,321,499

Loans and advances by stage allocation (continued)

	Stage 1			Stage 2		Stage 3			Fair Value	Carrying amount
	Gross carrying amount	Gross carrying amount	12-month ECL	Gross carrying amount	Lifetime ECL	Gross carrying amount	Lifetime ECL	Allowance for impairment		
As at 31 December 2019										
Financial institutions	47,930	47,929	(1)	1	-	-	-	(1)	-	47,929
Public entities	4,170	4,058	(34)	112	(1)	-	-	(35)	-	4,135
Individuals	470,096	429,012	(370)	35,587	(584)	5,497	(1,197)	(2,151)	-	467,945
Mortgages	392,753	364,991	(171)	24,492	(329)	3,270	(348)	(848)	-	391,905
Other	77,343	64,021	(199)	11,095	(255)	2,227	(849)	(1,303)	-	76,040
Corporates	680,801	572,853	(1,986)	64,759	(1,393)	28,510	(9,318)	(12,697)	14,679	668,104
Fisheries	151,792	143,576	(236)	4,959	(85)	598	(135)	(456)	2,659	151,336
Real estate companies	138,174	120,626	(497)	12,606	(346)	4,942	(1,331)	(2,174)	-	136,000
Construction companies	100,213	78,562	(548)	19,208	(302)	2,443	(827)	(1,677)	-	98,536
Travel industry	99,971	77,768	(287)	10,859	(373)	9,547	(2,646)	(3,306)	1,798	96,665
Services, IT and communications	71,203	54,686	(178)	4,949	(65)	3,530	(1,356)	(1,599)	8,038	69,604
Retail	61,473	52,413	(101)	4,870	(133)	2,006	(715)	(949)	2,184	60,525
Manufacturing and energy	26,151	16,332	(23)	4,815	(68)	5,004	(2,224)	(2,315)	-	23,836
Holding companies	26,284	24,277	(105)	1,928	(15)	78	(9)	(129)	-	26,154
Agriculture	5,539	4,613	(11)	564	(6)	362	(75)	(92)	-	5,447
Other	1	-	-	1	-	-	-	-	-	1
Total	1,202,997	1,053,852	(2,391)	100,459	(1,978)	34,007	(10,515)	(14,884)	14,679	1,188,113

The table below shows the gross carrying amount of loans and advances to financial institutions and customers by past due status as at 31 December 2020 and 31 December 2019.

As at 31 December 2020	Gross carrying amount						Allowance for impairment	Carrying amount
	Days past due							
	Not past due	1-5	6-30	31-60	61-90	over 90		
Financial institutions	48,074	-	-	-	-	-	(1)	48,073
Public entities	4,169	-	-	-	-	-	(41)	4,128
<i>Individuals</i>	585,132	2,038	1,216	2,758	1,530	1,849	(2,307)	592,216
Mortgages	514,190	-	880	2,201	1,232	967	(1,221)	518,249
Other	70,942	2,038	336	557	298	882	(1,086)	73,967
<i>Corporates</i>	670,335	3,757	4,428	1,575	3,361	15,753	(22,127)	677,082
Fisheries	180,482	61	360	19	10	17	(1,236)	179,713
Real estate companies	129,662	144	788	624	308	1,271	(3,335)	129,462
Construction companies	80,973	126	2,234	128	37	1,329	(2,482)	82,345
Travel industry	93,261	124	699	374	2,334	7,711	(8,507)	95,996
Services, IT & communications	66,774	1,932	79	160	56	590	(2,239)	67,352
Retail	53,494	194	174	238	584	306	(1,400)	53,590
Manufacturing and energy	27,949	280	11	-	31	4,500	(2,540)	30,231
Holding companies	31,262	811	3	13	-	4	(244)	31,849
Agriculture	6,478	85	80	19	1	25	(144)	6,544
Other	-	-	-	-	-	-	-	0
Total	1,307,710	5,795	5,644	4,333	4,891	17,602	(24,476)	1,321,499

As at 31 December 2019	Gross carrying amount						Allowance for impairment	Carrying amount
	Days past due							
	Not past due	1-5	6-30	31-60	61-90	over 90		
Financial institutions	47,930	-	-	-	-	-	(1)	47,929
Public entities	4,120	50	-	-	-	-	(35)	4,135
<i>Individuals</i>	457,047	2,662	2,344	4,175	1,134	2,734	(2,151)	467,945
Mortgages	385,776	-	1,593	3,126	824	1,434	(848)	391,905
Other	71,271	2,662	751	1,049	310	1,300	(1,303)	76,040
<i>Corporations</i>	652,881	4,413	5,195	4,269	2,504	11,539	(12,697)	668,104
Fisheries	151,055	234	83	65	4	351	(456)	151,336
Real estate companies	131,356	172	2,850	1,856	401	1,539	(2,174)	136,000
Construction companies	98,426	293	214	427	90	763	(1,677)	98,536
Travel industry	90,500	2,151	1,201	1,626	1,409	3,084	(3,306)	96,665
Services, IT and communications	68,976	581	318	115	476	737	(1,599)	69,604
Retail	59,672	684	467	67	72	512	(949)	60,525
Manufacturing and energy	21,262	250	49	90	34	4,466	(2,315)	23,836
Holding companies	26,242	9	9	17	3	3	(129)	26,154
Agriculture	5,392	38	4	6	15	84	(92)	5,447
Other	-	1	-	-	-	-	-	1
Total	1,161,978	7,125	7,539	8,444	3,638	14,273	(14,884)	1,188,113

The table below shows large exposures as at 31 December 2020 and 31 December 2019, after credit mitigation. As at 31 December 2020, four customer groups were rated as large exposures in accordance with the rules on large exposures. Customers are rated as large exposures if their total obligations, or those of financially or administrative connected parties, exceed 10 per cent. of the Group's eligible capital. According to these rules, no exposure, after credit risk mitigation, may exceed 25 per cent. of the eligible capital.

As at 31 December 2020	Number of large exposures	Large exposures
Large exposures between 10% and 20% of the Group's eligible capital	3	104,514
Large exposures between 0% and 10% of the Group's eligible capital	1	7,134
Total	4	111,648
Total ratio of large exposures to eligible capital		40%
As at 31 December 2019		
Large exposures between 10% and 20% of the Group's eligible capital	3	100,057
Large exposures between 0% and 10% of the Group's eligible capital	2	-
Total	5	100,057
Total ratio of large exposures to eligible capital		38%

Further information on the aforementioned tables is disclosed in the notes in the 2020 Financial Statements, which is incorporated by reference to this Base Prospectus.

FUNDING

The Issuer is predominantly funded by three main sources: deposits from customers, market funding and equity.

Deposits from customers

The largest part of the Issuer's funding is in the form of deposits from customers which amounted to ISK 793 billion at year-end 2020, mostly non-indexed and on demand. Deposits from customers increased by ISK 86 billion during the year 2020. Inflation-linked deposits amounted to ISK 126 billion at year end 2020, increasing by ISK 5 billion since the previous year.

EMTN issuance and other unsecured loans

The size of the Issuer's EMTN programme is EUR 2 billion and was increased in size from EUR 1.5 billion during the year 2017. The inaugural issuance under the programme was made in Autumn 2015 with continued issuance on a regular basis to date.

In February 2020, the Issuer issued a 4.25-year bond for EUR 300 million against a buy-back of bonds maturing in March 2021 for EUR 300 million. In October, the Issuer issued 3-year bonds for SEK 500 million and NOK 500 million.

In November bonds in the amount of SEK 2,600 million and NOK 300 million matured and the remaining outstanding principal was paid in full on the maturity date.

At year-end 2020 bond issuance in foreign currency amounted to ISK 212 billion, increasing by ISK 2 billion during the year. Other unsecured loans in foreign currency amounted to ISK 19 billion at the same time.

Covered bonds

The size of the programme for Covered Bond issuance is ISK 250 billion and was increased from ISK 200 billion in 2020. The Covered Bond issuance is primarily intended to fund the Issuer's mortgage portfolio and to mitigate

interest rate risk. Regular auctions of covered bonds were held in 2020 where previously issued bonds were tapped and two new bond series issued, one non-indexed series, LBANK CB 25, and one inflation linked, LBANK CBI 26. No covered bond series matured in 2020. Agreements with market makers in the secondary market for covered bonds were renewed in the year. At year-end outstanding covered bonds issuance amounted to ISK 189 billion, increasing by ISK 49 billion during the year 2020.

Commercial paper

No commercial paper auctions were held in 2020 under the ISK 50 billion debt issuance programme. Two series of commercial paper matured in 2020, in a total amount of ISK 3,640 million. There was no outstanding issuance of commercial paper at year-end 2020.

Subordinated bond issuance

Subordinated bond issuance under the Issuer's debt issuance programme amounted to ISK 5.5 billion at year-end and subordinated issuance under the Issuer's EMTN programme amounted to EUR 100 million at the same time. Both bond issues count as tier 2 capital and amounted to ISK 21.4 billion at year-end 2020, lowering by ISK 2.3 million from previous year.

Equity

The Issuer's equity amounted to ISK 258 billion at year-end 2020, increasing by ISK 11 billion over the course of the year. The Issuer paid no dividends to its shareholders in 2020. At-year end 2020 the Issuer's total capital ratio was 25.1 per cent.

Credit rating

The Issuer's credit has been rated by the international rating agency S&P Global Ratings from beginning of 2014. In April 2020 the Issuer's credit rating was lowered to BBB/A-2 with stable outlook.

Further information on the funding of the Issuer is disclosed in the notes in the 2020 Financial Statements, which are incorporated by reference to this Base Prospectus.

RISK MANAGEMENT FRAMEWORK

Risk is inherent in the Group's activities and is managed through a process of on-going identification, measurement, management and monitoring, subject to risk limits and other controls. Risk identification involves finding the origins and structures of possible risk factors in the Group's operations and undertakings. Risk measurement entails measuring the identified risks for management and monitoring purposes. Finally, risk controls and limits promote compliance with rules and procedures, as well as adherence with the Group's risk appetite.

The objective of the Group's risk policies and procedures is to ensure that the risks in its operations are detected, measured, monitored and effectively managed. Exposure to risks is managed to ensure that it will remain within limits and the risk appetite adopted by the Group will comply with regulatory requirements. To limit and manage fluctuations that might affect the Group's equity, liquidity and performance, the Group has adopted policies regarding the risk structure of its asset portfolio which are covered in more detail under each risk type.

Risk policy is implemented through the risk appetite, goal setting, business strategy, internal policies and limits that comply with the regulatory framework of the financial markets.

The Board of Directors of the Issuer has overall responsibility for the establishment and oversight of the Group's risk management framework, risk appetite and setting risk limits. The CEO is responsible for the effective implementation of the framework and risk appetite through the corporate governance structure and committees. The CEO is a Chairman of the Executive Board, the Risk & Finance Committee, the Credit Committee and the Project Committee.

The Credit Committee covers credit risk, including individual credit decisions, credit limits for customers and credit risk policy. The Risk & Finance Committee primarily covers market risk, liquidity risk and legal risk. The Risk & Finance Committee monitors the Group's overall risk position, is responsible for enforcing the Group's risk appetite and risk limits, and reviews and approves changes to risk models before presentation to the Board of Directors. The Executive Board serves as a forum for discussion about business opportunities and challenges, approves funding for larger projects, and serves as a decision-making platform on matters that do not fall under the remit of other committees. The Operational Risk Committee is a forum for discussion and decisions on operational risk issues and review of the effective implementation of the operational risk framework. The Project Committee selects, prioritises, oversees and supports the Group's bigger projects and digital transformation projects.

Risk appetite defines the type and extent of risk that management is willing to take to meet the Issuer's business objectives. The Group has set itself objectives regarding financial position, asset quality, exposures and sustainable long-term profitability. In pursuit of its goals, the Group only takes on risks that it understands, and can measure, evaluate and manage. The Group's risk appetite is reviewed and revised at least annually.

The material risks which the Group is exposed to and that arise from financial instruments are credit risk, liquidity risk, market risk and operational risk.

Credit Risk

Credit risk is mainly managed through the credit process and the Issuer's credit risk models which include probability of default ("PD"), loss given default ("LGD") and exposure at default ("EAD"). These models are used for various purposes, such as in provisioning, calculating economic capital ("EC") and management reporting.

Credit risk identification

Credit risk is defined as the risk of loss if customers fail to fulfil contractual obligations and the estimated value of pledged collateral does not cover existing claims.

The Group's activities may give rise to risk at the time of settlement of transactions and trades. Settlement risk is the risk of loss due to the failure of an entity to honour its obligations to deliver cash, securities or other assets as contractually agreed. Settlement risk is deemed immaterial in the Group's operations.

Credit risk is the greatest single risk faced by the Group and arises principally from loans and advances to customers and from investments in debt securities and also from commitments, guarantees and documentary credits, counterparty credit risk in derivatives contracts and the aforementioned settlement risk.

Credit risk assessment

Credit risk is measured in three main dimensions: PD, LGD and EAD. To measure PD, the Group has developed an internal rating system, including a number of internally developed rating models. The objectives of the rating system are to provide a meaningful assessment of obligor characteristics; a meaningful differentiation of credit quality; and accurate and consistent quantitative estimates of default risk, i.e. PD. Internal ratings and associated PD are essential in the risk management and decision-making process, and in the credit approval and corporate governance functions.

The rating system has an obligor rating scale which reflects exclusively quantification of the risk of obligor default, or credit quality. The obligor rating scale has 10 rating grades for non-defaulted obligors going from '1' to '10', where '10' indicates the highest credit quality, and the grade '0' is used for defaulted obligors. The rating assignment is supported by rating models, where information such as industry classification, financial accounts and payment behaviour is taken into account.

The rating assignment and approval is an integrated part of the credit approval process and assignment shall be updated at least annually, or when material information on the obligor or exposure becomes available, whichever is earlier.

The Issuer's estimation and validation process includes quality controls to assess the performance of models, procedures and systems, and is designed to ensure the accuracy of the parameters through adjustments where necessary.

The rating models are validated annually, both quantitatively and qualitatively. The quantitative validation includes statistical tests of the models' discriminatory power, i.e. the models' ability to distinguish default risk, and absolute accuracy, including the ability to predict default levels.

The PD parameters are re-estimated and validated annually by a quantitative and qualitative assessment. The quantitative assessment includes statistical tests to ensure that the estimates remain valid when new data is added. PD estimates are based on observed default frequency in available internal data and adjusted to long term default frequencies through an add-on. The adjustment for the length of internal data available is embedded in the margin of conservatism which also includes an add-on to compensate for statistical uncertainty in the estimation.

LGD is measured using an internal LGD model for the purpose of EC calculations and provisioning. The internal LGD model takes into account more types of collateral and is more sensitive to the collateralisation level than model defined in the Basel framework, and is calibrated to historical loss data.

Exposure at default ("**EAD**") is an estimate of the amount outstanding (drawn amounts plus likely future drawdowns of yet undrawn lines) in case the borrower defaults. The Group uses the standard approach for estimating risk exposure amount ("**REA**") and EC, but uses internal models for provisioning.

Credit risk management

The Issuer's credit risk management objective is to ensure compliance with the Group's credit policy, which entails that the only risks taken are the ones that the Issuer understands, can evaluate, measure and manage.

The Group's credit risk management is based on active monitoring by the Board of Directors, the CEO, the Risk & Finance Committee, the Credit Committee, the credit departments within the Risk Management Division and the business units. The Group manages credit risk according to its risk appetite statement and credit policy approved by the Board of Directors, as well as detailed credit policies approved by the CEO. The risk appetite and credit policy include limits on large exposures to individual borrowers or groups of borrowers, concentration of risk and exposure to certain industries. The CEO ensures that the risk policy is reflected in the Group's internal framework of regulations and guidelines. The Issuer's Managing Directors are responsible for ensuring that the Issuer's business units execute the risk policy appropriately and the CEO is responsible for the oversight of the process as a whole.

Incremental credit authorisation levels are defined based on size of units, types of customers and lending experience of credit officers. The Group has also set industry policies that describe its appetite to provide credit to specific industries. Credit decisions exceeding authorisation levels of business units are subject to confirmation by Credit Management, a department within Risk Management. The Corporate Banking Credit Committee has authorisation levels exceeding that of individual business unit managers and meets regularly to make credit decisions. Credit Management has veto powers over the decisions of the Corporate Banking Credit Committee. Credit decisions exceeding the signing limits of the Corporate Banking Credit Committee are subject to approval by the Issuer's Credit Committee. Credit decisions exceeding the limits of the Credit Committee are subject to approval by the Board of Directors, which holds the highest credit authorisation within the Issuer.

Credit risk mitigation

Mitigating risk in the credit portfolio is a key element of the Group's credit policy as well as being an inherent part of the credit-decision process. Securing loans with collateral is the main method of mitigating credit risk whereas for some loan products, collateral is required by legislation, as in the mortgage finance market, or is standard market practice.

The most important types of collateral are real estate, vessels and financial assets (shares or bonds).

The amount and type of collateral required depends on an assessment of the credit risk associated with the counterparty. Valuation parameters and the acceptability of different types of collateral are defined in the Group's credit policy. Credit extended by the Group may be secured on residential or commercial properties, land, listed and unlisted securities, transport vessels, fishing vessels together with their non-transferable fishing quotas, etc. The Group also secures its loans by means of receivables, inventory and operating assets, such as machinery and equipment. Residential mortgages involve the underlying residential property. Less stringent requirements are set for securing short-term personal loans, such as overdrafts and credit card borrowings.

The Group regularly assesses the market value of received collateral. The Group estimates the value as the market value less a haircut. A haircut in this context is a discount factor which represents a conservative estimate of the costs to sell in a forced sale. Costs to sell include maintenance costs during the period the asset is held for sale, external fees and loss in value. For listed securities, haircuts are calculated with an internal model based on variables, such as price volatility and marketability.

The Group monitors the market value of mark-to-market collateral and may require additional collateral in accordance with the underlying loan agreements.

In order to further limit the credit risk arising from financial instruments, the Group enters into netting agreements, under which the Group is able to set off all contracts covered by the netting agreement against the debt in cases of default. The arrangements generally include all market transactions between the Issuer and the customer.

Generally, collateral is not held over loans and advances to financial institutions, nor is it usually held against bonds and debt instruments.

The Group includes all collateral to which a value is assigned in accordance with its internal procedures. Guarantees are included if they imply lower risk weights than the original exposure. In addition, collateral is volatility-adjusted (by means of a haircut) in order to take price volatility and the expected costs of repossession and sale of the pledge into account.

Derivative financial instruments and securities financing

In order to mitigate credit risk arising from derivatives and securities financing transactions, the Group chooses the counterparties for derivatives and margin trading based on stringent requirements. The Group also enters into standard International Swaps and Derivatives Association (“**ISDA**”) master netting agreements and similar general netting agreements with financial counterparties. Collateral and margin requirements are in place for all derivative contracts the Group enters into. Collateral management and monitoring is performed daily and derivative contracts with clients are usually fully hedged.

The Group's supervision system monitors both derivatives exposure and collateral value and calculates an intraday credit equivalent value for each derivative. It also issues margin calls and manages netting agreements.

In the case of derivatives, amounts due to and from the Group are offset when the Group has a legally enforceable right to set off a recognised amount and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously. External ratings are used where applicable to assist in managing the credit risk exposure of bonds. Otherwise, the Group uses fair value estimates based on available information and the Group's own estimates.

Credit risk control and monitoring

The Group has set limits for large exposures as well as policies for exposure ratio for different portfolios to control the credit risk in the Group's credit portfolio and ensure risk diversification. The credit risk decision process is controlled with limits set in the Group's Credit rules approved by the Board of Directors. The rules set the limit

for each credit decision party within the Group where the credit approval authority is based on the underlying credit risk measured by exposure size, credit rating and colour classification code.

The credit risk monitoring process is based on regular reporting, monitoring systems and other manual monitoring. There is increased monitoring for significant exposures and for customers with indications of financial difficulties. One of the integral part of the credit risk monitoring process is the Early Warning System.

The Group monitors exposures to identify signs of weakness in customer earnings and liquidity, or other issues that could increase the Group's credit risk, as soon as possible. To monitor customers, the Group uses an Early Warning System, which is supplemental to ratings and classifies credit exposures to four credit risk groups (green, yellow, orange and red). The colour classification is as follows:

- Green: the customer is considered as performing without signs of repayment problems;
- Yellow: the customer shows indication of deteriorating financial strength, which could lead to financial difficulties;
- Orange: the customer is or has been in financial difficulties or default; and
- Red: the customer is in default and in legal collection and/or restructuring.

The Credit Risk Department within Risk Management is together with the business units responsible for the colour classification of customers.

Impairment process

As of 1 January 2018, the Group implemented the three-stage expected credit loss model under IFRS 9. Allowance is calculated as the 12-month expected credit loss or the lifetime expected credit loss. Expected credit losses depend on whether the credit risk has increased significantly since initial recognition. If the credit risk has not increased significantly, the loss allowance equals the expected credit losses resulting from loss events that are possible within the next 12 months (Stage 1). If the credit risk has increased significantly, the allowance measured equals the lifetime expected credit losses (Stage 2 and 3). When determining whether the credit risk on a financial instrument has increased significantly since initial recognition, the Group will consider reasonable and supportable information that is relevant and available without undue cost and effort, including both quantitative and qualitative information.

The ECL is calculated for all loans as a function of PD, EAD and LGD, and is discounted using the effective interest rate (“EIR”) and incorporates forward-looking information. The forward-looking information reflects the expectations of the Valuation Team and the Issuer's Economic Research department and involves the creation of scenarios of relevant economic variables, including an assessment of the probability for each scenario.

Staging and ECL estimation for individually significant loans is done manually on a quarterly basis. When assessing individually significant loans manually, the Group considers reasonable and supportable information that is relevant and available without undue cost and effort, including both quantitative and qualitative information and analysis based on the Group's historical experience, expert credit assessment and forward-looking information. Only Stage 3 loans are manually estimated for ECL.

The Group recognises loss allowances for ECL on the following financial instruments that are not measured at fair value through (i) profit or loss (“FVTPL”):

- Cash and balances with Central Bank,
- Bonds and debt instruments,
- Loans and advances to financial institutions
- Loans and advances to customers
- Off-balance sheet exposures:
 - Financial guarantees and underwriting commitments
 - Undrawn loan commitments and

- Undrawn overdraft/credit card facilities.

When measuring ECL, the Group uses a forward-looking model in compliance with IFRS 9. This requires considerable judgement over how changes in economic factors affect ECL. ECL reflects the present value of cash shortfalls due to possible default events either over the following twelve months or over the expected lifetime of a financial instrument, depending on credit deterioration from inception.

The Credit Risk Department is responsible for assessing impairment on loans and receivables and a Valuation Team, comprised of the CEO, the managing directors of Finance, Risk Management, Corporate Banking and Personal Banking, reviews and approves the assessment.

In general, all impairment charges are loan-specific based on the aforementioned ECL models. If needed, the Valuation Team can assess and issue additional general impairment charges on the loan portfolio as a whole or parts of it.

Total allowance for impairment was ISK 25.3 billion, at year-end 2020, compared to ISK 15.2 billion at end of year 2019. Allowances thus increased during 2020. The increase in ECL is primarily due to increases in PD values, both point-in-time and lifetime PD, due to deteriorating credit quality of a part of the corporates loan portfolio and less favourable economic scenarios. These changes lead to increased ECL as well as increased transfers from stage 1 to stage 2. Finally, there is also an increase in ECL in stage 3, primarily in the travel industry, both due to new defaults and an increase in ECL for previously defaulted customers. Details on the development of ECL during the year can be found in note 67 in the Issuer's annual financial statement for 2020. Further information can be found in the year-end 2020 Financial Statements, which are incorporated by reference into this Base Prospectus.

Liquidity Risk

Liquidity risk is identified as one of the Group's key risk factors. Accordingly, great emphasis is put on liquidity risk management within the Issuer, which is both reflected in the risk appetite of the Group as well as in internal liquidity management policies and rules.

A liquidity policy for the Group is in place and is formulated by the Risk and Finance Committee. The objective of the liquidity management policy is to ensure that sufficient liquid assets and funding capacity are available to meet financial obligations and sustain withdrawals of confidence sensitive deposits in a timely manner and at a reasonable cost, even in times of stress.

The policy aims to ensure that the Group does that by maintaining an adequate level of unencumbered, high-quality liquid assets that can be converted into cash, even in times of stress. The Group has also implemented stringent stress tests that have a realistic basis in the Issuer's operating environment to further measure the Issuer's ability to withstand different and adverse scenarios of stressed operating environments.

The Group's liquidity risk is managed centrally by Treasury and is monitored by the Market Risk department. This allows management to monitor and manage liquidity risk throughout the Group. The Risk & Finance Committee monitors the Group's liquidity risk, while the Internal Audit assesses whether the liquidity management process is designed properly and operating effectively.

The Group monitors intraday liquidity risk, short-term 30-day liquidity risk, liquidity risk for one year horizon and risk arising from mismatches of longer-term assets and liabilities.

The Group's liquidity management process includes:

- projecting expected cash flows in a maturity profile rather than relying merely on contractual maturities and monitoring balance sheet liquidity;
- monitoring and managing the maturity profile of liabilities and off-balance sheet commitments;
- monitoring the concentration of liquidity risk in order to avoid undue reliance on large financing counterparties projecting cash flows arising from future business; and

- maintaining liquidity and contingency plans which outline measures to take in the event of difficulties arising from a liquidity crisis.

The liquidity management policy is built on international standards on liquidity risk measurements developed by the Basel Committee on Banking Supervision e.g. the liquidity coverage ratio (“LCR”) and net stable funding ratio (“NSFR”) and it also applies measurements that best suit the operating environment of the Issuer.

Various stress tests have been constructed to try to efficiently model how different scenarios affect the Group’s liquidity position and liquidity risk. The stress tests are based on the Group’s balance sheet mixture as well as taking the Group’s current operating environment into account. The Group’s own subjective views, historical trends and expert opinion are key factors in constructing the stress tests. The Group also performs other internal stress tests that may vary from time to time.

The Group complies with the liquidity Rules set by the Central Bank No. 266/2017. The liquidity rules are based on the liquidity requirements set forth in the CRD IV/CRR framework, which was fully implemented in Iceland in 2017 (Regulation No. 233/2017). Rules No. 266/2017 requires the Group to maintain a LCR minimum of 100 per cent. Total, 100 per cent. for foreign currencies and 30 per cent. for ISK. Rules No. 1032/2014 sets requirements for a minimum of 100 per cent. NSFR in foreign currencies. As mentioned above, the Group also complies with Rules No. 1032/2014 on funding set by the Central Bank including the guidelines No. 2/2010 from the FSA on best practice for managing liquidity in banking organisation. The guidelines further promote sound management and supervision of liquidity within the Group which is reflected in the Group’s risk appetite and internal processes and policies. The Group submits regular reports on its liquidity position to the Central Bank and the FSA.

The table below sets out the Issuer’s LCR as at 31 December 2020 and 31 December 2019 respectively:

	LCR – Total	LCR – FX	NSFR – FX
As at 31 December 2020	154%	424%	123%
As at 31 December 2019	161%	769%	143%

Market Risk

Market risk is the risk that changes in market prices will adversely impact the fair value or future cash flows of financial instruments. Market risk arises from open positions in currency, equities and interest rate products, all of which are exposed to general and specific market movements and changing volatility levels in market rates and prices, for instance in interest rates, inflation, foreign exchange rates and equity prices. The majority of the Group’s exposures that entail market risk consist of equities, equity derivatives bonds, fixed income products and open currency positions.

The Board of Directors is responsible for determining the Group’s overall risk appetite, including market risk. The CEO of the Issuer appoints the Risk & Finance Committee, which is responsible for developing detailed market risk management policies and setting market risk limits. Treasury and the Market Making department within Markets are responsible for managing market-related positions under the supervision of the Market Risk unit within Risk Management. The objective of market risk management is to identify, locate and monitor market risk exposures and analyse and report to appropriate parties. Together, the risk appetite of the Group and the market risk policies set the overall limits that govern market risk management within the Group.

Market risk monitoring and reporting is governed by the Risk & Finance Committee and implemented by the Market Risk department.

The aim of the market risk management process is to quickly detect and correct deficiencies in compliance with policies, processes and procedures. The Group monitors early indicators that can provide warning of an increased

risk of future losses. Market risk indicators need to be concise, reported in a timely manner, give clear signals, highlight portfolio risk concentrations and reflect current risk positions. The risk reports show the Group's total risk in addition to summarising risk concentration in different business units and asset classes, as well as across other attributes such as currencies, interest rates and counterparties. Market risks arising from trading and non-trading activities are measured, monitored and reported on a daily, weekly and monthly basis, and the detailed limits set by the Risk & Finance Committee are monitored by Market Risk.

Interest rate risk

Interest rate risk is managed principally by monitoring interest rate gaps. Interest rate risk is managed centrally within the Group by the Treasury of the Issuer and is monitored by the Market Risk Department.

Sensitivity analysis for trading portfolios

The management of market risk in the trading book is supplemented by monitoring sensitivity of the trading portfolios to various scenarios in equity prices and interest rates.

Sensitivity analysis for non-trading portfolios

The management of interest rate risk is supplemented by monitoring the sensitivity of financial assets and liabilities to various interest rate scenarios. The Group employs a monthly stress test of the interest rate risk in the Group's banking book by measuring the impact on profit of shifting the interest rate curves for every currency. The magnitudes of the shifts are based on guidelines from the European Banking Authority and the FSA, taking historical interest rate volatility into account.

CPI indexation risk (all portfolios)

To mitigate the Group's imbalance in its CPI-indexed assets and liabilities, the Issuer offers non-CPI-indexed loans and CPI-indexed deposits. CPI indexation risk is managed centrally by the Treasury of the Issuer and is monitored by the Market Risk Department.

Management of the Group's CPI indexation risk is supplemented by monitoring the sensitivity of the Issuer's overall position in CPI-indexed financial assets and liabilities net on-balance sheet to various inflation/deflation scenarios.

Currency risk (all portfolios)

The Issuer complies with the Rules No. 784/2018 on Foreign Exchange Balances, as set by the Central Bank. The rules stipulate that an institution's foreign exchange balance (whether long or short) must always be within 10 per cent. of the Issuer's capital base, in each currency and for all currencies combined. Furthermore, the Issuer's total foreign exchange balance (whether long or short) shall not exceed ISK 25 billion. The Group submits daily and monthly reports to the Central Bank with information on its foreign exchange balance.

Operational risk management

Whereas the executive managing director of each division is responsible for that division's operational risk, the daily management of operational risk is in the hands of general managers of each department. The Issuer establishes, maintains and co-ordinates its operational risk management framework at a group level. This framework complies with the Basel Committee's 2011 publication "Principles for the Sound Management of Operational Risk". The Issuer ensures that operational risk management stays consistent throughout the Issuer by upholding a system of prevention and control that entails detailed procedures, permanent supervision and insurance policies, together with active monitoring by the Internal Audit Department. By managing operational risk in this manner, the Issuer intends to ensure that all the Issuer's business units are kept aware of any operational risks, that a robust monitoring system remains in place and that controls are implemented efficiently and effectively.

In an operational context, the Issuer activated the relevant business continuity plans due to the COVID-19 pandemic. The continuity plan for a pandemic scenario was activated in order to safeguard business continuity

and continue providing services to customers in response to the COVID-19 pandemic. In this way, the functionality of both the headquarters of the Issuer and the network of commercial branches and digital channels has been maintained. The current situations led to an increase in the use of alternatives to physical presence in banking transactions, such as the Issuer’s website and applications. The Issuer has been able to continue its operations using remote working at scale with the Issuer’s information technology and communications infrastructure supporting this remote work aided through prior testing of the relevant business continuity plans.

Capital Adequacy

The Group’s capital management policies and practices ensure that the Group has sufficient capital to cover the risk associated with its activities on a consolidated basis. The capital management framework of the Group comprises four interdependent areas: capital assessment, risk appetite/capital target, capital planning and reporting/monitoring. The Group regularly monitors and assesses its risk profile in key business areas on a consolidated basis and for the most important risk types. Risk appetite sets out the level of risk the Group is willing to take in pursuit of its business objectives.

The Group’s capital requirements are defined in Icelandic law and regulations, on the one hand, and by the FSA, on the other. The requirements are based on the European legal framework for capital requirements (CRD IV and CRR) implementing the Basel III capital framework. The regulatory minimum capital requirement under Pillar I of the Basel framework is 8 per cent. of Risk Exposure Amount (“**REA**”) for credit risk, market risk and operational risk. In conformity with Pillar II R requirements of the Basel framework, the Group annually assesses its own capital needs through the internal capital adequacy assessment process (“**ICAAP**”). The ICAAP results are subsequently reviewed by the FSA in the Supervisory Review and Evaluation Process (“**SREP**”). The Group’s minimum capital requirement, as determined by the FSA, is the sum of Pillar I and Pillar II-R requirements.

In addition to the minimum capital requirement, the Group is required by law to maintain certain capital buffers determined by the FSA, which may, depending on the situation, be based on recommendations from the FSC⁴⁴. The FSC has defined the Group as a systematically important financial institution in Iceland.

One of the measures taken by the Central Bank in March 2020 to deal with the expected impact of the COVID-19 pandemic was to lower the Countercyclical capital buffer to zero, resulting in lower combined buffer requirements and total capital requirements. The Group’s Total Capital Requirement is reduced from 20.5 per cent. to 18.8 per cent. as a result of this reduction of the countercyclical capital buffer.

The Group’s most recent capital requirements, as determined by the FSA, are as follows (as a percentage of REA):

	CET1	Tier 1	Total
Pillar I	4.5%	6.0%	8.0%
Pillar II R	1.9%	2.6%	3.4%
Minimum requirement under Pillar I and Pillar II-R	6.4%	8.6%	11.4%
Systemic risk buffer	2.88%	2.88%	2.88%
Capital buffer for systematically important institutions	2.00%	2.00%	2.00%
Countercyclical capital buffer	0.00%	0.00%	0.00%
Capital conservation buffer	2.50%	2.50%	2.50%
Combined buffer requirement	7.38%	7.38%	7.38%

⁴⁴ The Icelandic Financial Stability Council

Total Capital Requirement	13.8%	16.0%	18.8%
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- The combined buffer requirement (“**CBR**”) shall be met in full with Common Equity Tier 1 (“**CET1**”) capital
- Tier 1 capital is the sum of CET1 capital and Additional Tier 1 capital
- Total capital is the sum of Tier 1 capital and Tier 2 capital

The Group’s capital target is based on the current regulatory capital requirement of 13.8% CET1 and 18.8% total capital ratio. In addition, the Group defines a management buffer for the purpose of targeting and managing its capital position comfortably above the overall regulatory capital requirement. Determination of the management buffer is based on various current and forward-looking factors such as the economic and funding outlook, competitive issues, risk profile and business plan. The Group also aims to be in the highest category for risk-adjusted capital ratio, as determined and measured by the relevant credit rating agencies.

As at 31 December 2020, the Group’s total capital ratio was 25.1%, compared to 25.8% as at 31 December 2019. As at 31 December 2020, the Group’s total CET 1 ratio was 23.2%, compared to 23.9% as at 31 December 2019. Further information can be found in note 47 in the 2020 Financial Statements.

LITIGATION

The Issuer and its subsidiaries are from time-to-time party to litigation cases, which arise due to the nature of its business. The Issuer has formal controls and policies for managing legal claims. Once professional advice has been obtained and estimations on any possible amount have been made, the Issuer takes the necessary steps to mitigate any adverse effects which the claims may have on its financial standing. Below is a description of pending or threatened proceedings against the Issuer which may have a significant effect on the Issuer’s financial position or profitability if not ruled in favour of the Issuer.

In April 2020, a former owner of a payment card company brought a case against the Issuer and other financial undertakings claiming tort liability in the amount of around ISK 923 million, plus interest, due to an alleged breach of competition rules in the determination of payment card interchange fees. This is the fifth case that has been brought before the courts for this purpose, but all previous cases have been dismissed. The Issuer claims the case should again be dismissed and rejects all claims of the plaintiff. In November 2020 the District Court of Reykjavik (the “**District Court**”) dismissed this new case on grounds of insufficient substantiation. The plaintiff has appealed the decision to the Appeal Court, Landsréttur.

In September 2018, the Icelandic Bankers’ Pension Fund commenced litigation against the Issuer, the Icelandic Central Bank, the Icelandic State and certain companies and associations. The Pension Fund demands that an agreement on the settlement of obligations of the then participating companies from 1997 be amended such that, firstly, the defendants shall pay a total of around ISK 5,600 million to the Pension Fund, out of which the Issuer shall pay around ISK 4,100 million, and, secondly, that the defendants shall guarantee the obligations of the Pension Fund’s Rate Department (Hlutfallsdeild) which are higher than its assets at any time. On 24 April 2019 the District Court decided to dismiss all claims against the Issuer due to procedural reasons. On 6 June 2019 the Appeal Court invalidated the decision of the District Court and ordered the case to be brought again before the District Court for substantive resolution. In November 2020 the District Court approved requests for the appointment of an assessor to evaluate certain actuarial issues regarding the case. The case has been postponed until 28 January 2021 and as at the date of this Base Prospectus the case remains unchanged.

In March 2019, an Irish company commenced litigation before a German court claiming payment in the amount of around EUR 3,9 million (around ISK 610 million) plus interest due to alleged damages that the Irish company maintains that the Issuer caused the company in connection with the insolvency of a German company. The Irish company maintains that loans provided by Landsbanki Íslands in 2005 to a group of companies including the

German company and in 2014 by the Issuer to the German company caused the insolvency of the German company, and that the Issuer, in order to strengthen the position of the Issuer, opposed the representatives of the German company to file for bankruptcy in 2013. The Irish company maintains that the Issuer thereby caused other lenders of the German company, including the Irish company, to suffer damages. At the end of December 2020, the Issuer, the Irish company and the trustee on behalf of the bankruptcy estate signed an agreement providing for a settlement between the parties in all disputes concerning the bankruptcy estate. The settlement provides, inter alia, that the Irish company withdraws and cancels the subpoena. It is expected that the subpoena will be formally cancelled during the first half 2021. In 2018, the Issuer made allowance for expected losses relating to the loans. The settlement will not involve further losses of the Issuer.

In January 2017, the Issuer commenced proceedings before the District Court against BPS ehf., Eignarhaldsfélagið Borgun slf., Borgun hf. and the then CEO of Borgun hf. The Issuer considers the defendants to have been in possession of information about the shareholding of Borgun in Visa Europe Ltd. at the time when the Issuer sold its 31.2 per cent shareholding in Borgun hf. that they failed to disclose to the Issuer. The Issuer demands acknowledgement of the defendants' liability for losses incurred by the Issuer on these grounds. The defendants have submitted their written defences, responding to the substance of the Issuer's pleadings. At the request of the Issuer, the District Court ruled on 10 September 2018 on the appointment of assessors to evaluate certain issues regarding Borgun's Annual Accounts. The assessors delivered their assessment on 22 October 2019. The assessors conclude, inter alia, that information on the existence of an option to buy and sell holdings of Borgun in Visa Europe Ltd to Visa Inc., the terms of the option and possible payments to Borgun based on the option had been of relevance for the drawing up, presentation and therefore the audit of the Annual Accounts of Borgun for the year 2013. Borgun should have provided information in its Annual Accounts for 2013 on its holding in Visa Europe Ltd. and that Borgun was a principal member of Visa Europe Ltd. Borgun should have informed about the option in the Annual Accounts for 2013 in accordance with the provisions of the international financial reporting standard IFRS 7 and informed about the uncertainty relating to the option in the Report of the Board of Directors in accordance with the Act on Annual Accounts No. 3/2006. Moreover, the assessors conclude that the Annual Accounts of Borgun for the year 2013 did not fulfil all requirements of the Act on Annual Accounts and of international financial reporting standards as approved by the European Union at the time. At a hearing on 24 January 2020, Borgun and another defendant presented a request for the appointment of new assessors to review the assessment. On 29 June 2020 the District Court appointed re-assessors. The case has been postponed until the report has been completed.

COMPETITION

The Icelandic competitive landscape is comprised of four commercial banks, four savings banks, and four credit undertakings. The financials market also includes nine investment firms, one securities brokerage and nine management companies of undertakings for collective investment in transferable securities ("UCITS")⁴⁵. In addition, the HCA, a fully state-owned mortgage lender, offers financing for residential housing in Iceland (see "*Financial Markets in Iceland - Market participants*"). There is substantial competition for the types of banking and other products and services the Issuer provides. Such competition is affected by various factors such as, consumer demand, technological changes, new entrants, regulatory actions and impact of consolidation.

The Issuer's main competitors are the other large commercial banks in Iceland, Íslandsbanki, Arion Bank, Kvika Bank, Icelandic pension funds and the HCA. With the recovery of the Icelandic economy, demand for new lending and other financial products has increased. The Issuer is subject to considerable regulatory scrutiny that can hinder competitiveness, in particular vis-à-vis Fintech firms, which are not subject to the same regulatory burden. Within the next couple of years, Iceland is expected to implement PSD2, which enables banks' customers, both consumers and businesses, to use third party providers to manage their finances. Banks, however are obligated to provide these third-party providers access to their customers' accounts through open application program interface

⁴⁵ Source: Central Bank of Iceland -Financial Supervision: <https://en.fme.is/supervision/supervised-entities/>

(“**API**”), which enables third-parties to build financial service on top of banks’ data and infrastructure. It is likely that this will introduce increased competition. An emerging source of competition for the Issuer comes from smaller specialised institutions, such as Fintech companies and shadow banking, where online solutions may have greater impact on the market.

The Icelandic pension funds have also become more active competitors in recent years after they started increasing their mortgage lending to the public. The pension funds also provide competition for deposits, as a proportion of an individual’s savings (proportion of persons’ salary and contribution from employers) are held in pension funds rather than in bank deposits, since it is required to do so by law.⁴⁶ Furthermore, foreign banks are creating competition in the Icelandic corporate market with loan offerings to larger companies. If merger activity among smaller financial institutions manages to produce larger, better capitalised companies that are able to offer a wider array of products and services at more competitive prices, competition may intensify even further in the coming years.

The Issuer will continue to offer a full range of specialised financial services to individuals, corporate entities and institutions, as well as work on further product developments to meet consumer demands and face increased competition from domestic competitors, as well as foreign banks potentially seeking to establish operations in Iceland.

The AGM of the Issuer held on 14 April 2016 entrusted the Board of Directors to add to its protocols provisions on the competitive independence of the Issuer towards other state- owned commercial banks.

⁴⁶ Private pension savings

ADMINISTRATIVE, MANAGEMENT, AND SUPERVISORY BODIES

As at the date of this Base Prospectus, the Senior Management and Directors of the Bank, their functions and their principal outside activities (if any) are as follows:

Name	Function	Principal Outside Activities
Senior Management		
Ms. Lilja Björk Einarsdóttir	CEO	Member of the executive board and the board of SA Confederation of Icelandic Enterprise. Board member of Icelandic Financial Services Association, Háskólasjóður Eimskipafélags Íslands and Viðskiptaráð (e. The Iceland Chamber of Commerce).
Mr. Arinbjörn Ólafsson	Managing Director of Information Technology (“IT”)	Board member of Flygildi ehf., Aðgerðarannsóknafélag Íslands, Motus ehf. and Greiðslumiðlun Íslands ehf.
Mr. Árni Þór Þorbjörnsson	Managing Director of Corporate Banking	Board member of Motus ehf. And Greiðslumiðlun Íslands ehf.
Mr. Helgi Teitur Helgason	Managing Director of Personal Banking	N/A
Ms. Hrefna Ösp Sigfinnsdóttir	Managing Director of Asset Management and Capital Markets and leads the division Community on behalf of the banks Directors	N/A
Mr. Hreiðar Bjarnason	Managing Director of Finance (“CFO”) and deputy CEO	N/A
Ms. Perla Ösp Ásgeirsdóttir	Managing Director of Risk Management, CRO	N/A
Board of Directors		
Ms. Helga Björk Eiríksdóttir	Chairman	General Manager and Board Member of Integrum ehf. Board Member of Budz Boot Camp ehf. General Manager and Alternate Board Member of Förli ehf.
Ms. Berglind Svavarsdóttir	Board Member	Attorney and partner at Reykjavík Law Firm. Chairman of the Board of Icelandic Bar Association. Owner and board member of Lögfræðiþjónusta BS slf.

Name	Function	Principal Outside Activities
Ms. Elín Jónsdóttir	Board Member	Director of the Faculty of Law at Bifröst University (<i>Ice. Háskólinn á Bifröst</i>). Chairman of the Board of Arnrún íbúðafélags hses.
Mr. Guðbrandur Sigurðsson	Board Member	CEO of Borgarplast hf. Board member of Málmsteypa Þorgríms Jónssonar ehf. Director of the board of Reykjavík Creamery ehf. and Talnakönnun hf. General Manager and Board member of Nýland ehf. and Nýgildi slf.
Ms. Guðrún Ó. Blöndal	Board Member	CEO of Nasdaq CSD from 2013-2018. Board Member of Eimskipafélag Íslands hf.
Mr. Helgi Friðjón Arnarson	Board Member	Board member of Maurholt ehf.
Mr. Thorvaldur Jacobsen	Board Member	Executive Vice President of System Operations and IT at Landsnet. Alternate Board member of Sunnuvegur 13 ehf.
Ms. Sigríður Olgeirsdóttir	Alternate	Division manager at Valka ehf. Board member of Opin kerfi hf. and OK hýsing ehf.
Mr. Sigurður Jón Björnsson	Alternate	CFO at the Housing Financing Fund “HCA” from 2011-2017.

The business address of each of the Senior Management and Directors above is Austurstræti 11, 155 Reykjavík, Iceland.

There are no potential conflicts of interests between any duties of the Senior Management and Directors above and their private interests and/or other duties, other than a potential conflict arising out of one of the following:

- board member, Ms. Guðrún Ó Blöndal is a board member of listed company Eimskipafélag Íslands hf. She will have to recede from the board of directors meeting if any issues relating to the aforementioned company is on the agenda.
- alternates to the Board of Directors, Mr. Sigurður Jón Björnsson, being the brother of one of the heads of a business unit in Corporate Banking, Mr. Davíð Björnsson.

Undirritunarsíða

f.h. Landsbankans hf.
Lilja Björk Einarsdóttir

f.h. Landsbankans hf.
Hreiðar Bjarnason