National Bank of Canada Legislative Covered Bond Programme
Monthly Investor Report
Calculation Date: 30 Oct 2026

This report contains information regarding the National Bank of Canada Legislative Covered Bond Programme's Cover Pool as of the indicated Calculation Date. The composition of the Cover Pool will change as Loans are added and removed from the Cover Pool from time to time and, accordingly, the characteristics and performance of the Loans will vary over time.

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Programme Information

Series	ISIN	Initial Amount	Translation Rate	C$ Equivalent	Maturity Date	Extended Due for Payment Date	Coupon Rate	Rate Type	Maturity Type
CBL15	XS2324405203	€500,000,000	1.4887	$744,350,000	25 Mar 2028	25 Mar 2029	0.010%	Fixed	Soft
CBL17	XS2436160936	€1,000,000,000	1.4164	$1,416,430,000	27 Jan 2027	27 Jan 2028	0.125%	Fixed	Soft
CBL 18	USC60191BF63	USD$1,250,000,000	1.2479	$1,559,862,500	6 Apr 2027	6 Apr 2028	2.900%	Fixed	Soft
CBL 21	CH1221150480	CHF280,000,000	1.3680	$383,037,200	3 Nov 2027	3 Nov 2028	1.958%	Fixed	Soft
CBL 22	XS2615559130	€1,000,000,000	1.4679	$1,467,885,000	25 Apr 2028	25 Apr 2029	3.500%	Fixed	Soft
CBL 23	XS2920588618	€750,000,000	1.5024	$1,126,785,000	18 Oct 2028	18 Oct 2029	2.750%	Fixed	Soft
CBL 24	XS3275405309	€1,000,000,000	1.6175	$1,617,500,000	20 Jan 2031	20 Jan 2032	2.750%	Fixed	Soft
CBL 25	USC60191BH20	USD$1,250,000,000	1.37902	$1,723,775,000	15 Sep 2029	15 Sep 2030	4.694%	Fixed	Soft
				$10,039,624,700					

Weighted Average Maturity of Outstanding Covered Bonds (months)	22.30
Weighted Average Remaining Term of Loans in Cover Pool (months)	27.11

Series Ratings	Moody's	DBRS	Fitch Ratings
CBL15	Aaa	AAA	AAA
CBL17	Aaa	AAA	AAA
CBL 18	Aaa	AAA	AAA
CBL 21	Aaa	AAA	AAA
CBL 22	Aaa	AAA	AAA
CBL 23	Aaa	AAA	AAA
CBL 24	Aaa	AAA	AAA
CBL 25	Aaa	AAA	AAA

Supplementary Information

Parties

Issuer	National Bank of Canada (NBC)
Guarantor Entity	NBC Covered Bond (Legislative) Guarantor Limited Partnership
Servicer & Cash Manager	National Bank of Canada
Swap Provider	National Bank of Canada
Covered Bond Trustee & Custodian	Computershare Trust Company of Canada
Asset Monitor	Deloitte LLP
Account Bank & GIC Provider	National Bank of Canada
Standby Account Bank & GIC Provider	Royal Bank of Canada (RBC)
Paying Agents	The Bank of New York Mellon (Luxembourg) S.A. & UBS AG.

National Bank of Canada Ratings

	Standard & Poor's	Moody's	DBRS	Fitch Ratings
Long Term Senior Debt	A+	Aa2	AA	AA
Short Term Senior Debt	A-1	P-1	R-1 H	F1+
Outlook	Stable	Stable	Stable	Stable
Other Ratings	N/A	Counterparty Risk Assessment long term / short term Aa2(cr) / P-1 (cr) Deposit Rating long term / short term Aa2 / P-1	N/A	Issuer Default Rating long term / short term A+ / F1

Applicable Ratings of Standby Account Bank & GIC Provider (RBC)

	Moody's (Deposit Rating)	DBRS (Debt Ratings)	Fitch Ratings (Issuer Default Rating)
Long Term	Aa1	AA (high)	AA+
Short Term	P-1	R-1 H	F1+

Description of Ratings Triggers

A. Party Replacement

If the rating(s) of the Party falls below the level stipulated below, such party is required to be replaced or in the case of the Swap Provider
(i) transfer credit support and
(ii) replace itself or obtain a guarantee for its obligations.

Role (Current Party)	Moody's	DBRS	Fitch
Account Bank & GIC Provider (NBC)	P-1*	R-1(low)* or A	F1* or A
Standby Account Bank & GIC Provider (RBC)	P-1*	R-1(low)* or A	F1* or A
Cash Manager (NBC)	P-2(cr)*	BBB (low)	F2*
Servicer (NBC)	Baa3	BBB (low)	F2*
Interest Rate Swap Provider (NBC)	P-2(cr)* or A3(cr)	R-2(mid)* or BBB	F3* or BBB-
Covered Bond Swap Provider (NBC)	P-2(cr)* or A3(cr)	R-2(mid)* or BBB	F3* or BBB-
Title Holder on Mortgages (NBC)	Baa1	BBB (low)	BBB-

B. Specified Rating Related Action

i. The following actions are required if the rating of the Cash Manager (NBC) falls below the stipulated rating:

	Moody's	DBRS	Fitch
(a) Amounts received by the Servicer are to be deposited directly to the GIC Account and not provided to the Cash Manager	P-1*	BBB(low)	F1* or A
(b) Amounts held by the Cash Manager belonging to the Guarantor are to be deposited to the Transaction Account or the GIC account, as applicable, within 5 business days	P-1*	BBB(low)	F1* or A

ii. The following actions are required if the rating of the Servicer (NBC) falls below the stipulated rating:

	Moody's	DBRS	Fitch
(a) Servicer is required to transfer amounts belonging to the Guarantor to the Cash Manager or the GIC Account, as applicable, within 2 business days	P-1(cr)*	BBB(low)	F1* or A

iii. The following actions are required if the rating of the Issuer (NBC) falls below the stipulated rating:

	Moody's	DBRS	Fitch
(a) Repayment of the Demand Loan	N/A	N/A	F2* or BBB+
(b) Establishment of the Reserve Fund	P-1(cr)*	R-1(low)* or A(low)	F1* or A
(c) Fund Pre-Maturity Liquidity Required Amount on Hard Bullet Covered Bonds	P-1*	6 months: A(high) 12 months: A(low)	F1+*

iv. The following actions are required if the rating of the Issuer (NBC) falls below the stipulated rating:

	Moody's	DBRS	Fitch
(a) The Interest Rate Swap and the Covered Bond Swap will become effective except as otherwise provided in the Covered Bond Swaps Agreements	Baa1	BBB(high)	BBB+

v. Each Swap Provider is required to transfer credit support, replace itself or obtain a guarantee of its obligations if the rating of such Swap Provider falls below the specified rating.

	Moody's	DBRS	Fitch
(a) Interest Rate Swap Provider	P-1(cr)* or A2(cr)(1)	R-1(low)* or A	F1* or A
(b) Covered Bond Swap Provider	P-1(cr)* or A2(cr)(1)	R-1(low)* or A	F1* or A

*Short Term rating
(1)) In the case of the Interest Swap Provider, if the applicable swap provider or its credit support provider does not have a short-term counterparty risk assessment rating assigned by Moody's, the long-term counterparty risk assessment trigger is A1(cr).).

Events of Default

Issuer Event of Default	No
Guarantor Event of Default	No

Guarantor Cover Flow of Funds

	30 Oct 2026	29 Sep 2026
Cash inflows received by the guarantor		
Principal Receipts	$386,126,087.00	$376,893,719.00
Proceeds from Sale of Loans	$31,360,697.00	$33,220,570.00
Draw on Intercompany Loan	$0.00	$0.00
Revenue Receipts	$86,965,320.00	$81,625,521.00
Swap Receipts	$0.00	$0.00
Swap Breakage Fee	$0.00	$0.00
Cash Capital Contribution	$0.00	$0.00
Cash outflows paid by the guarantor		
Swap Payment	$0.00	$0.00
Purchase of Loans	$0.00	$0.00
Intercompany Loan Interest	($83,821,389.67)[1]	($75,948,926.18)[2]
Intercompany Loan Repayment	($418,623,587.00)[1]	($413,814,491.00)[2]
Profit Distribution to Partners	$0.00	$0.00
Net Inflow(Outflow)	$2,007,127.33	$1,976,392.82

(1) Cash settlement to occur on November 17, 2026
(2) Cash settlement occurred on October 19, 2026

Asset Coverage Test

Outstanding Covered Bonds	**$10,039,624,700**		
A = Lesser of (i) LTV Adjusted True Balance and	$21,337,354,755	A(i):	$23,223,279,995
(ii) Asset Percentage Adjusted True Balance		A(ii):	$21,337,354,755
B = Principal Receipts	$0	Asset Percentage:	91.70%
C = Cash Capital Contributions	$0	Maximum Asset Percentage:	93.00%
D = Substitute Assets	$0		
E = Reserve Fund Balance	$0	Regulatory OC Minimum:	105.00%
Y = Contingent Collateral Amount	$0	Level of Overcollateralization[1]:	109.09%
Z = Negative Carry Factor calculation	$93,283,267		
Total: A + B + C + D + E - Y- Z	**$21,244,071,489**		
Asset Coverage Test	**PASS**		

Note: Due to rounding, numbers presented may not add up precisely to the totals provided.

[1] Per Section 4.3.8 of the CMHC Guide, (A) the lesser of (i) the total amount of cover pool collateral and (ii) the amount of cover pool collateral required to collateralize the covered bonds outstanding and ensure the Asset Coverage Test is met, divided by (B) the Canadian dollar equivalent of the principal amount of covered bonds outstanding under the registered covered bond program.

Valuation Calculation

Trading Value of Covered Bonds	$10,548,352,474
A = LTV Adjusted Loan Present Value	$22,616,149,562
B = Principal Receipts	$0
C = Cash Capital Contributions	$0
D = Trading Value of Substitute Assets	$0
E = Reserve Fund Balance	$0
F = Trading Value of Swap Collateral	$0
Present Value Adjusted Aggregate Asset Amount	
Total: A + B + C + D + E + F	**$22,616,149,562**
Weighted average market rate used for discounting:	5.53%

Amortization Test

Event of Default on the part of the registered Issuer?	No
Do any Covered Bonds remain outstanding?	Yes
Amortization Test Required?	No
Amortization Test	N/A

Intercompany Loan Balance

Guarantee Loan	$10,952,327,858
Demand Loan	$12,260,847,901
Total	$23,213,175,759

Covered Bonds Outstanding vs OSFI Limit

Covered Bonds Currently Outstanding (CAD Equivalent):	
Issued under the Legislative Covered Bond Programme	$10,039,624,700
Total	**$10,039,624,700**
OSFI Covered Bond Ratio[2]	1.72%
OSFI Covered Bond Ratio Limit:	5.50%

[2] Per OSFI's letter dated May 23, 2019, the OSFI Covered Bond Ratio refers to total assets pledged for covered bonds relative to total on-balance sheet assets. Total on-balance sheet assets as at July 31, 2026.

Cover Pool Summary Statistics

Previous Month Ending Balance	$23,692,177,410	
Current Balance	$23,274,690,626	
Number of Mortgage loans in Pool	141,687	
Average Mortgage Size	$164,268	
Number of Properties	114,866	
Number of Primary Borrowers	110,478	
Weighted Average Indexed Authorized LTV[(1)]	55.93%	
Weighted Average Indexed Drawn LTV[(1)(2)]	50.30%	
Weighted Average Unindexed Drawn LTV[(1)(2)]	58.59%	
Weighted Average Original LTV[(1)(3)]	71.43%	
Weighted Average Interest Rate	4.12%	
Weighted Average Seasoning	23.08	months
Weighted Average Original Term	50.19	months
Weighted Average Remaining Term	27.11	months

(1) For All-in-One Loans, the Weighted Average LTVs are calculated based on loans which are drawn or available to be drawn secured by the same property including those loans held outside the Cover Pool.

(2) Indexed at the time (and in the manner and with the frequency) required by section 4.6 of the CMHC Guide.

(3) Determined on the basis of the most recent assessment or appraisal of value (whether upon origination, refinancing or renewal of eligible loans or subsequent thereto.)

Note: Due to rounding, numbers presented in the following distribution tables may not add up precisely to the totals provided and percentages may not precisely reflect the absolute figures.

Cover Pool Delinquency Distribution

Aging Summary	Number of Loans	Percentage	Principal Balance	Percentage
Current and less than 30 days past due	141,528	99.89%	$23,249,799,183	99.89%
30 to 59 days past due	90	0.06%	$15,915,953	0.07%
60 to 89 days past due	30	0.02%	$2,940,013	0.01%
90 or more days past due	39	0.03%	$6,035,478	0.03%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Provincial Distribution

Province	Number of Loans	Percentage	Principal Balance	Percentage
Alberta	1,839	1.30%	$402,950,712	1.73%
British Columbia	1,660	1.17%	$509,617,232	2.19%
Manitoba	312	0.22%	$51,323,316	0.22%
New Brunswick	2,730	1.93%	$277,767,101	1.19%
Ontario	17,856	12.60%	$5,392,236,324	23.17%
Quebec	116,886	82.50%	$16,578,149,569	71.23%
Saskatchewan	404	0.29%	$62,646,372	0.27%
Other	0	0.00%	$0	0.00%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Credit Score Distribution

Credit Score	Number of Loans	Percentage	Principal Balance	Percentage
Score Unavailable	136	0.10%	$23,822,739	0.10%
599 and below	1,567	1.11%	$272,500,176	1.17%
600 - 650	2,420	1.71%	$437,858,911	1.88%
651 - 700	8,127	5.74%	$1,420,990,086	6.11%
701 - 750	17,890	12.63%	$3,263,743,625	14.02%
751 - 800	25,693	18.13%	$4,598,405,793	19.76%
801 and above	85,854	60.59%	$13,257,369,296	56.96%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Occupancy Type Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	127,852	90.24%	$20,091,645,045	86.32%
Non-Owner Occupied	13,835	9.76%	$3,183,045,582	13.68%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Interest Rate Type Distribution

Interest Rate Type	Number of Loans	Percentage	Principal Balance	Percentage
Fixed	105,009	74.11%	$15,657,767,388	67.27%
Variable	36,678	25.89%	$7,616,923,238	32.73%
Total	141,687	100.00%	$23,274,690,626	100.00%

Mortgage Asset Type Distribution

Asset Type	Number of Loans	Percentage	Principal Balance	Percentage
Conventional Mortgage	63,724	44.98%	$13,484,853,617	57.94%
Amortizing Segment of All-in-One Product	77,963	55.02%	$9,789,837,009	42.06%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Interest Rate Distribution

Interest Rate (%)	Number of Loans	Percentage	Principal Balance	Percentage
Less than 2.000	388	0.27%	$95,347,086	0.41%
2.000 - 2.999	6,322	4.46%	$879,751,353	3.78%
3.000 - 3.999	51,642	36.45%	$10,647,900,956	45.75%
4.000 - 4.999	58,911	41.58%	$8,460,910,965	36.35%
5.000 - 5.999	20,048	14.15%	$2,757,707,099	11.85%
6.000 - 6.999	3,072	2.17%	$297,677,019	1.28%
7.000 - 7.999	53	0.04%	$2,965,999	0.01%
8.000 or Greater	1,251	0.88%	$132,430,150	0.57%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Remaining Balance

Remaining Principal Balance ($)	Number of Loans	Percentage	Principal Balance	Percentage
99,999 and below	61,649	43.51%	$2,893,746,367	12.43%
100,000 - 149,999	22,145	15.63%	$2,751,969,379	11.82%
150,000 - 199,999	16,713	11.80%	$2,904,338,747	12.48%
200,000 - 249,999	11,844	8.36%	$2,652,007,971	11.39%
250,000 - 299,999	8,273	5.84%	$2,263,293,143	9.72%
300,000 - 349,999	5,711	4.03%	$1,848,309,005	7.94%
350,000 - 399,999	4,052	2.86%	$1,515,003,041	6.51%
400,000 - 449,999	2,993	2.11%	$1,268,775,342	5.45%
450,000 - 499,999	2,159	1.52%	$1,021,675,854	4.39%
500,000 - 549,999	1,614	1.14%	$844,249,018	3.63%
550,000 - 599,999	1,136	0.80%	$651,739,363	2.80%
600,000 - 649,999	866	0.61%	$539,730,144	2.32%
650,000 - 699,999	596	0.42%	$401,794,617	1.73%
700,000 - 749,999	491	0.35%	$355,433,907	1.53%
750,000 - 799,999	392	0.28%	$303,550,150	1.30%
800,000 - 849,999	280	0.20%	$230,799,463	0.99%
850,000 - 899,999	190	0.13%	$165,786,169	0.71%
900,000 - 949,999	119	0.08%	$109,889,928	0.47%
950,000 - 999,999	109	0.08%	$105,830,677	0.45%
1,000,000 and above	355	0.25%	$446,768,342	1.92%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
5 or Less	16,361	11.55%	$2,484,192,573	10.67%
6 - 11	25,371	17.91%	$4,080,783,198	17.53%
12 - 23	29,152	20.57%	$4,528,558,616	19.46%
24 - 35	24,478	17.28%	$3,807,114,015	16.36%
36 - 47	28,442	20.07%	$5,164,432,844	22.19%
48 - 59	16,602	11.72%	$2,976,595,768	12.79%
60 - 71	1,264	0.89%	$231,157,122	0.99%
72 - 83	9	0.01%	$979,766	0.00%
84 or Greater	8	0.01%	$876,725	0.00%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Single Family	111,884	78.97%	$17,724,977,736	76.16%
Condominium	16,738	11.81%	$2,958,347,548	12.71%
2-4 Family Units	13,065	9.22%	$2,591,365,342	11.13%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Indexed LTV - Authorized Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	9,179	6.48%	$549,605,089	2.36%
20.01 - 25.00	5,335	3.77%	$539,907,312	2.32%
25.01 - 30.00	7,916	5.59%	$818,263,182	3.52%
30.01 - 35.00	12,880	9.09%	$1,268,227,657	5.45%
35.01 - 40.00	13,822	9.76%	$1,539,679,915	6.62%
40.01 - 45.00	12,387	8.74%	$1,653,740,144	7.11%
45.01 - 50.00	11,491	8.11%	$1,744,970,263	7.50%
50.01 - 55.00	13,022	9.19%	$2,130,182,671	9.15%
55.01 - 60.00	13,451	9.49%	$2,391,287,405	10.27%
60.01 - 65.00	12,677	8.95%	$2,577,652,085	11.07%
65.01 - 70.00	11,434	8.07%	$2,660,453,647	11.43%
70.01 - 75.00	8,900	6.28%	$2,386,722,312	10.25%
75.01 - 80.00	5,931	4.19%	$1,698,490,051	7.30%
Greater than 80.00	3,262	2.30%	$1,315,508,894	5.65%
Total	141,687	100.00%	$23,274,690,626	100.00%

Cover Pool Indexed LTV - Drawn Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	24,731	17.45%	$1,429,386,488	6.14%
20.01 - 25.00	10,766	7.60%	$1,072,345,547	4.61%
25.01 - 30.00	11,857	8.37%	$1,372,504,049	5.90%
30.01 - 35.00	12,469	8.80%	$1,632,983,818	7.02%
35.01 - 40.00	11,837	8.35%	$1,721,191,345	7.40%
40.01 - 45.00	11,283	7.96%	$1,847,003,247	7.94%
45.01 - 50.00	11,019	7.78%	$1,926,568,002	8.28%
50.01 - 55.00	11,079	7.82%	$2,128,212,019	9.14%
55.01 - 60.00	9,977	7.04%	$2,123,155,827	9.12%
60.01 - 65.00	8,861	6.25%	$2,160,131,411	9.28%
65.01 - 70.00	7,216	5.09%	$1,999,129,220	8.59%
70.01 - 75.00	5,691	4.02%	$1,812,858,453	7.79%
75.01 - 80.00	2,892	2.04%	$1,069,418,554	4.59%
Greater than 80.00	2,009	1.42%	$979,802,646	4.21%
Total	141,687	100.00%	$23,274,690,626	100.00%

Provincial Distribution by Indexed LTV - Drawn and Aging Summary

Current and less than 30 days past due

Indexed LTV (%)	Alberta	British Columbia	Manitoba	New Brunswick	Ontario	Quebec	Saskatchewan	Other	Total
20.00 and below	$13,224,654	$46,205,690	$2,043,006	$8,435,207	$220,417,115	$1,135,110,322	$2,867,203	$0	$1,428,303,196
20.01 - 25.00	$9,901,199	$29,496,775	$1,424,672	$8,176,503	$185,026,331	$832,946,459	$3,869,764	$0	$1,070,841,702
25.01 - 30.00	$14,895,821	$39,723,320	$2,103,554	$11,593,371	$218,880,680	$1,078,914,178	$5,490,914	$0	$1,371,601,839
30.01 - 35.00	$22,864,386	$35,864,921	$1,874,526	$11,770,454	$243,926,036	$1,307,253,127	$7,855,302	$0	$1,631,408,753
35.01 - 40.00	$29,717,328	$39,160,613	$2,801,180	$16,426,424	$271,296,930	$1,357,060,164	$3,540,992	$0	$1,720,003,629
40.01 - 45.00	$45,356,752	$43,739,076	$7,668,648	$17,410,087	$310,221,713	$1,415,455,203	$5,163,609	$0	$1,845,015,088
45.01 - 50.00	$42,953,627	$28,140,938	$3,358,797	$23,135,063	$315,594,555	$1,506,553,661	$4,010,011	$0	$1,923,746,653
50.01 - 55.00	$46,040,295	$25,244,067	$2,265,916	$24,564,709	$357,375,027	$1,668,501,976	$2,879,229	$0	$2,126,871,220
55.01 - 60.00	$38,183,202	$32,417,215	$5,443,948	$24,256,070	$383,660,501	$1,633,460,649	$3,904,840	$0	$2,121,326,426
60.01 - 65.00	$34,842,539	$34,625,145	$6,516,133	$28,253,212	$403,229,378	$1,644,463,321	$4,092,679	$0	$2,156,022,407
65.01 - 70.00	$30,279,132	$37,909,006	$6,699,505	$25,474,931	$441,148,502	$1,451,991,336	$4,212,864	$0	$1,997,715,276
70.01 - 75.00	$26,841,600	$44,754,797	$5,907,575	$30,350,370	$553,478,965	$1,145,154,179	$5,956,258	$0	$1,812,443,744
75.01 - 80.00	$29,894,347	$38,441,894	$2,348,589	$32,788,065	$583,414,719	$376,221,768	$4,889,161	$0	$1,067,998,543
Greater than 80.00	$17,519,638	$32,281,522	$592,796	$14,701,343	$896,390,221	$11,101,640	$3,913,546	$0	$976,500,706
Total	$402,514,520	$508,004,980	$51,048,846	$277,335,808	$5,384,060,675	$16,564,187,983	$62,646,372	$0	$23,249,799,183

30 to 59 days past due

Indexed LTV (%)	Alberta	British Columbia	Manitoba	New Brunswick	Ontario	Quebec	Saskatchewan	Other	Total
20.00 and below	$0	$0	$0	$0	$188,516	$521,392	$0	$0	$709,907
20.01 - 25.00	$0	$307,236	$0	$0	$0	$542,702	$0	$0	$849,938
25.01 - 30.00	$0	$0	$0	$0	$0	$155,571	$0	$0	$155,571
30.01 - 35.00	$0	$0	$0	$120,513	$0	$811,022	$0	$0	$931,534
35.01 - 40.00	$0	$0	$0	$0	$112,639	$770,362	$0	$0	$883,001
40.01 - 45.00	$0	$0	$0	$0	$284,226	$933,916	$0	$0	$1,218,142
45.01 - 50.00	$324,196	$0	$0	$0	$443,870	$509,319	$0	$0	$1,277,385
50.01 - 55.00	$0	$0	$0	$0	$0	$875,687	$0	$0	$875,687
55.01 - 60.00	$0	$0	$0	$0	$292,608	$1,185,359	$0	$0	$1,477,967
60.01 - 65.00	$0	$0	$274,470	$0	$422,045	$1,355,901	$0	$0	$2,052,417
65.01 - 70.00	$0	$0	$0	$0	$0	$598,218	$0	$0	$598,218
70.01 - 75.00	$0	$0	$0	$0	$0	$414,708	$0	$0	$414,708
75.01 - 80.00	$0	$0	$0	$0	$943,990	$225,547	$0	$0	$1,169,537
Greater than 80.00	$0	$1,305,017	$0	$0	$1,996,924	$0	$0	$0	$3,301,940
Total	$324,196	$1,612,252	$274,470	$120,513	$4,684,818	$8,899,704	$0	$0	$15,915,953

60 to 89 days past due

Indexed LTV (%)	Alberta	British Columbia	Manitoba	New Brunswick	Ontario	Quebec	Saskatchewan	Other	Total
20.00 and below	$0	$0	$0	$0	$0	$162,035	$0	$0	$162,035
20.01 - 25.00	$0	$0	$0	$0	$156,947	$143,423	$0	$0	$300,369
25.01 - 30.00	$0	$0	$0	$0	$0	$230,320	$0	$0	$230,320
30.01 - 35.00	$0	$0	$0	$0	$0	$463,924	$0	$0	$463,924
35.01 - 40.00	$111,997	$0	$0	$0	$0	$55,480	$0	$0	$167,477
40.01 - 45.00	$0	$0	$0	$0	$0	$317,724	$0	$0	$317,724
45.01 - 50.00	$0	$0	$0	$0	$413,856	$180,826	$0	$0	$594,682
50.01 - 55.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
55.01 - 60.00	$0	$0	$0	$0	$0	$351,434	$0	$0	$351,434
60.01 - 65.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
65.01 - 70.00	$0	$0	$0	$60,307	$0	$291,741	$0	$0	$352,048
70.01 - 75.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
75.01 - 80.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
Greater than 80.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total	$111,997	$0	$0	$60,307	$570,803	$2,196,906	$0	$0	$2,940,013

90 or more days past due

Indexed LTV (%)	Alberta	British Columbia	Manitoba	New Brunswick	Ontario	Quebec	Saskatchewan	Other	Total
20.00 and below	$0	$0	$0	$0	$3,270	$208,079	$0	$0	$211,349
20.01 - 25.00	$0	$0	$0	$0	$0	$353,538	$0	$0	$353,538
25.01 - 30.00	$0	$0	$0	$0	$351,049	$165,270	$0	$0	$516,319
30.01 - 35.00	$0	$0	$0	$0	$112,623	$66,983	$0	$0	$179,607
35.01 - 40.00	$0	$0	$0	$0	$0	$137,238	$0	$0	$137,238
40.01 - 45.00	$0	$0	$0	$0	$0	$452,294	$0	$0	$452,294
45.01 - 50.00	$0	$0	$0	$0	$794,692	$154,590	$0	$0	$949,282
50.01 - 55.00	$0	$0	$0	$0	$0	$465,112	$0	$0	$465,112
55.01 - 60.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
60.01 - 65.00	$0	$0	$0	$0	$1,507,181	$549,406	$0	$0	$2,056,587
65.01 - 70.00	$0	$0	$0	$0	$151,212	$312,466	$0	$0	$463,678
70.01 - 75.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
75.01 - 80.00	$0	$0	$0	$250,474	$0	$0	$0	$0	$250,474
Greater than 80.00	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$250,474	$2,920,028	$2,864,976	$0	$0	$6,035,478

Cover Pool Indexed LTV - Drawn by Credit Bureau Score

Indexed LTV (%)

	599 and below	600 - 650	651 - 700	701 - 750	751 - 800	801 and above	Score Unavailable	Total
20.00 and below	$5,182,961	$10,532,062	$29,985,830	$69,797,980	$111,875,553	$1,199,393,644	$2,618,457	$1,429,386,488
20.01 - 25.00	$7,443,134	$13,378,720	$32,816,803	$73,735,500	$127,005,586	$816,424,988	$1,540,817	$1,072,345,547
25.01 - 30.00	$12,443,896	$16,613,879	$43,950,358	$106,939,017	$206,599,358	$984,166,193	$1,791,346	$1,372,504,049
30.01 - 35.00	$13,792,339	$19,032,644	$70,390,894	$146,029,745	$287,646,653	$1,093,807,015	$2,284,527	$1,632,983,818
35.01 - 40.00	$15,860,639	$28,159,223	$73,774,118	$180,863,433	$322,707,068	$1,097,723,672	$2,103,192	$1,721,191,345
40.01 - 45.00	$16,777,607	$26,812,107	$104,695,841	$235,667,555	$372,033,760	$1,089,533,572	$1,482,805	$1,847,003,247
45.01 - 50.00	$20,922,917	$32,930,452	$109,143,068	$272,069,914	$445,605,160	$1,044,321,917	$1,574,574	$1,926,568,002
50.01 - 55.00	$25,130,179	$42,818,252	$129,467,379	$346,182,132	$493,768,918	$1,089,041,082	$1,804,077	$2,128,212,019
55.01 - 60.00	$25,275,412	$44,818,037	$163,557,523	$372,338,535	$501,638,124	$1,013,945,910	$1,582,287	$2,123,155,827
60.01 - 65.00	$24,185,204	$47,378,866	$153,874,821	$377,196,844	$496,494,791	$1,059,469,801	$1,531,083	$2,160,131,411
65.01 - 70.00	$26,267,891	$52,671,989	$164,228,725	$382,683,655	$438,480,156	$933,829,987	$966,818	$1,999,129,220
70.01 - 75.00	$28,484,468	$40,247,448	$152,742,862	$336,428,680	$393,926,565	$859,244,496	$1,783,934	$1,812,858,453
75.01 - 80.00	$23,571,256	$29,294,239	$99,638,288	$204,422,194	$214,152,275	$497,518,229	$822,074	$1,069,418,554
Greater than 80.00	$27,162,272	$33,170,993	$92,723,579	$159,388,440	$186,471,825	$478,948,789	$1,936,749	$979,802,646
Total	$272,500,176	$437,858,911	$1,420,990,086	$3,263,743,625	$4,598,405,793	$13,257,369,296	$23,822,739	$23,274,690,626

Indexation and Valuation Methodology

As of the date of this Investor Report, the Guarantor uses the methodology described below (which methodology is, as of the date hereof, the "Indexation Methodology"), to establish the market value of residential properties securing loans included in the Covered Bond Portfolio on a quarterly basis for purposes of the Asset Coverage Test, the Amortization Test, the Valuation Calculation and for other purposes as may be required by the CMHC Guide from time to time. Changes to the Indexation Methodology may only be made (i) upon notice to CMHC and satisfaction of any other conditions specified by CMHC in relation thereto, (ii) if such change constitutes a material change, subject to satisfaction of the Rating Agency Condition, and (iii) if such change is materially prejudicial to the Covered Bondholders, subject to the consent of the Bond Trustee. The Indexation Methodology must at all times comply with the requirements of the CMHC Guide.

The primary index used by the Guarantor to determine the market value of a Property is the Teranet-National Bank Regional and Property Type Sub-IndicesTM (the “RPT Sub-Indices”). The RPT Sub-Indices are estimated by tracking the observed or registered home prices over time based on property records of public land registries and grouped based on the first three digits of the Property’s postal code. A Property must have been sold at least twice in order to be included in the calculation of the RPT Sub-Indices. In areas where sufficient data is available, the RPT Sub-Indices may be further subdivided by property type (all types, single-family homes and condominiums), which offers another layer of valuation granularity without compromising the statistical estimation error terms. To the extent necessary, the Teranet-National Bank House Price IndexTM – Composite 11 Index (the “HPI – Composite 11”) will be used for indexation purposes where the RPT Sub-Indices are not available. The HPI – Composite 11 combines the metropolitan areas of Victoria, Vancouver, Calgary, Edmonton, Winnipeg, Hamilton, Toronto, Ottawa, Montréal, Québec and Halifax to form a national composite index. At this time, New Brunswick and Saskatchewan are the only areas relevant to the Covered Bond Portfolio for which the RPT Sub-Indices are not available. For regions where the RPT Sub-Indices are not subdivided by property type, the Guarantor will use the all types sub-index. The RPT Sub-Indices and the HPI – Composite 11 are available by subscription at www.housepriceindex.ca. This website and its contents do not form part of this Investor Report.

For each Property in the Covered Bond Portfolio, the indexed valuation for a quarter will be determined by multiplying the Original Market Value (as defined in the CMHC Guide) for such Property by the percentage change since the valuation date in the price level for the sub-index in which such Property is located and, if available, also based on the property type.

Material risks associated with using the Indexation Methodology include, but are not limited to, the following: the accuracy, adequacy, timeliness and completeness of the indices being relied upon; the consistency in underlying methodology of such indices; the continued availability of the home sale price data provided to Teranet; in the case of Properties outside of the regions covered by the RPT Sub-Indices, the risk that the HPI – Composite 11 may not accurately capture unique factors affecting local housing markets; and in the case of Properties located within the regions where the RPT Sub-Indices are not subdivided by property type, the risk that the all-types sub-index may not account for differences in property value changes based on property type.

National Bank of Canada (in its capacity as a licensor of the Index (as defined below), the “NBC Licensor”) has, jointly with Teranet Inc. (“Teranet” and collectively with the NBC Licensor and their third party licensors the “Licensors”), developed a methodology and algorithm to create a residential house price index. The National Bank of Canada Legislative Covered Bond Programme (the “Programme”) is not endorsed, sold or promoted by the Licensors. None of the Licensors make any representation or warranty, express or implied, to the parties to the Programme or any member of the public regarding the advisability or recommendation of investing in the Programme particularly or concerning the results to be obtained from the Teranet-National Bank House Price IndexTM and the Teranet-National Bank Regional and Property Type Sub-IndicesTM (the “Index”) and its ability to track the performance of the residential real estate and housing markets or concerning the extent to which the capital value or income return of the Programme matches or will match the performance of the Index or the levels at which Index may stand at a particular date. The Licensors’ only relationship to National Bank of Canada as licensee (in such capacity, “NBC”) is the licensing of certain trademarks and trade names of the Licensors without regards to NBC or the Programme. The Licensors have no obligation to take the needs of NBC or the parties to the Programme into consideration in determining, composing or calculating the Index. None of the Licensors is responsible for and none has participated in determining the pricing, quantities or timing of the execution of the Programme by the parties thereto or the assessment or method of settlement calculation therefor. The Licensors have no obligation or liability in connection with the administration, marketing or trading of the Programme.

None of the Licensors or any of their affiliates guarantees the adequacy, accuracy, timeliness or completeness of the Index or any data included therein, or any communications related thereto. None of the Licensors or any of their affiliates shall be subject to any damages or liabilities for any errors, omissions or delays of the dissemination of the Index. None of the Licensors or any of their affiliates makes express or implied warranties, and each of them expressly disclaims all warranties or merchantability or fitness for a particular purpose or use with respect to the Index or any data included therein. Without limiting any of the foregoing, in no event whatsoever shall the Licensors or any of their affiliates be liable for any direct, special, incidental, punitive or consequential damages, including but not limited to loss of profits, trading losses, lost time or goodwill, even if they have been advised of the possibility of such damages, whether in contract, tort, strict liability or otherwise. The Teranet-National Bank House Price IndexTM and the Teranet-National Bank Regional and Property Type Sub-IndicesTM are trademarks of Teranet and the NBC Licensor, and have been licensed for use by NBC.

For property valuation policies and method(s) used in respect of Eligible Loans,please refer to the following sections Loan Origination and Lending Criteria – Valuation and Appraisals, in the Base Prospectus: https://www.nbc.ca/content/dam/bnc/a-propos-de-nous/relations-investisseurs/fonds-propres-et-dette/2026/lcb-first-supplementary-prospectus-4-september-2026.pdf

Market Risk

Covered Bonds may have no established trading market when issued, and one may never develop. If a market does develop, it may not be liquid and may be sensitive to changes in financial markets. 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 liquid secondary market. This is particularly the case for Covered Bonds that are especially sensitive to interest rate, credit, currency or market risks or are not admitted for trading on the Main Market or another established securities exchange. See also the risk factors under sub-category “Factors which are material for the purpose of assessing risks related to a particular issue of covered bonds” in the Base Prospectus. These types of Covered Bonds generally would have a more limited secondary market and more price volatility than conventional debt securities. Illiquidity may have a severely adverse effect on the market value of Covered Bonds.Please also refer to the following sections in the Base Prospectus

Summary of the Principal Documents – Interest Rate Swap Agreement
Summary of the Principal Documents – Covered Bond Swap Agreement

Risk Factors
1. Risks related to Fixed Rate Covered Bonds
2. Covered Bond issued at a substantial discount or premium

Interest Rate Risk

The Interest Rate Swap Agreement provides a hedge against possible variances in the rates of interest payable to the Guarantor on the Portfolio Assets (which may, for instance, include variable rates of interest or fixed rates of interest) following the Interest Rate Swap Effective Date, and the amount (if any) payable in respect of its obligations under the Intercompany Loan and, following the Covered Bond Swap Effective Date, the Covered Bond Swap Agreement. Further details can be found in the Base Prospectus **in the section entitled “Summary of the Principal Documents – Interest Rate Swap Agreement”.**
The Covered Bond Swap Agreement provides a hedge against currency and/or other risks arising, following the occurrence of the Covered Bond Swap Effective Date, in respect of amounts received by the Guarantor under the Interest Rate Swap Agreement and amounts payable in respect of its obligations under the Covered Bond Guarantee.

The Issuer, in its capacity as Interest Rate Swap Provider, and the Guarantor have entered into an Interest Rate Swap Agreement that provides the Guarantor with a hedge against possible variances in the rates of interest payable to the Guarantor on the Portfolio Assets (which may, for instance, include variable rates of interest or fixed rates of interest) following the Interest Rate Swap Effective Date, and the amount (if any) payable in respect of its obligations under the Intercompany Loan and, following the Covered Bond Swap Effective Date, the Covered Bond Swap Agreement. The interest rate swap confirmation is not yet effective and cashflows are not being exchanged pursuant thereto. The obligations under the interest rate swap confirmation are contingent and will only become effective on the Interest Rate Swap Effective Date. Further details can be found in the interest rate swap confirmation https://www.nbc.ca/content/dam/bnc/a-propos-de-nous/relations-investisseurs/fonds-propres-et-dette/irsc.pdf . The Issuer may be required to post collateral to secure its obligations under the Interest Rate Swap Agreement upon the activation of rating triggers. These rating triggers have not been activated and no collateral has been posted yet. Further details can be found in the Base Prospectus https://www.nbc.ca/content/dam/bnc/a-propos-de-nous/relations-investisseurs/fonds-propres-etdette/2025/lcb-first-supplementary-prospectus-4-september-2025.pdf in the section entitled “Summary of the Principal Documents – Interest Rate Swap Agreement” with the downgrade rating triggers described within that section under “Interest Rate Swap Early Termination Events”.

The Issuer, in its capacity as Covered Bond Swap Provider, and the Guarantor have entered into Covered Bond Swap Agreements that provide the Guarantor with a hedge against currency and/or other risks arising, following the occurrence of the Covered Bond Swap Effective Date, in respect of amounts received by the Guarantor under the Interest Rate Swap Agreement and amounts payable in respect of its obligations under the Covered Bond Guarantee. The parties have entered into a separate swap confirmation for each outstanding Series of Covered Bonds. The obligations under the covered bond swap confirmations are contingent and will only become effective on the Covered Bond Swap Effective Date. Further details can be found in the covered bond swap confirmation in respect of a trade, which will be available once posted on the Issuer’s covered bond website following completion of the trade https://www.nbc.ca/about-us/investors/capital-debt/legislative-covered-bonds.html#accordion-8e5e1c6f8a-item-e5ba97020b None of these confirmations is effective and cashflows are not being exchanged pursuant thereto. The issuer may be required to post collateral to secure its obligations under the Covered Bond Swap Agreements upon activation of rating triggers. These ratings triggers have not been activated and no collateral has been posted yet. Further details can be found in the Base Prospectus https://www.nbc.ca/content/dam/bnc/a-propos-de-nous/relations-investisseurs/fonds-propres-et-dette/2025/lcb-first-supplementary-prospectus-4-september-2025.pdf in the section entitled “Summary of the Principal Documents - Covered Bond Swap Agreement” with the downgrade rating triggers described within that section under “Covered Bond Swap Early Termination Events

Please also refer to the following sections in the Base Prospectus:
Summary of the Principal Documents – Interest Rate Swap Agreement
Summary of the Principal Documents – Covered Bond Swap Agreement

Risk Factors

1. Risks related to variance between market value of the Covered Bond Portfolio and market value of the obligations guaranteed under the Covered Bond Guarantee
2. Risks related to Floating Rate Covered Bonds
3. Risks related to Fixed Rate Covered Bonds
4. Financial Regulatory Reforms Could have a significant impact on the Issuer and the Guarantor

Currency Risk

Please refer to the following sections in the Base Prospectus :

Summary of the Principal Documents – Interest Rate Swap Agreement
Summary of the Principal Documents – Covered Bond Swap Agreement

Risk Factors

1. Risks Resulting from the Guarantor’s Reliance on Swap Providers
2. Risks related to variance between market value of the Covered Bond Portfolio and market value of the obligations guaranteed under the Covered Bond Guarantee
3. Financial Regulatory Reforms Could have a significant impact on the Issuer and the Guarantor
4. Exchange rate risks and exchange controls

Credit Risk

Please refer to the following sections in the Base Prospectus :

Summary of the Principal Documents – Mortgage Sale Agreement
Summary of the Principal Documents – Guarantor Agreement
Summary of the Principal Documents – Covered Bond Swap Agreement
Summary of the Principal Documents – Interest Rate Swap Agreement

Risk Factors

1. Borrower and Counterparty risk exposure
2. Risks resulting from the Guarantor's Reliance on Third Parties
3. Risks resulting from the Guarantor's Reliance on Swap Providers
4. Risks resulting from the default by Borrowers in paying amounts due on their Loans
5. Risks resulting from changes to the Lending Criteria which may result in in creased Borrower Defaults
6. Sole Obligors of the Covered Bonds are the Issuer and, after a Covered Bond Guarantee Activation Event, the Guarantor
7. Bankruptcy or Insolvency risk

Liquidity Risk

Please refer to the following sections in the Base Prospectus :

Terms and Conditions of the Covered Bonds – Condition 6.01 – Redemption and Purchase
Credit Structure – Reserve Fund

Risk Factors

1. The Guarantor has finite resources available to meet its obligations under the Covered Bond Guarantee
2. Risks resulting from the differences in timings of obligations of the Guarantor and the Covered Bond Swap Provider under the Covered Bond Swap Agreement
3. Withholding on payments under the Covered Bond Guarantee
4. Risk factors in the section entitled "3. Factors which are material for the purposes of assessing the risks relating to the Covered Bond Portfolio – Risks related to the constitution and maintenance of the Covered Bond Portfolio changes from time to time"
5. Risk factors in the section entitled "3. Factors which are material for the purposes of assessing the risks relating to the Covered Bond Portfolio – Risks related to the realizable value of the Covered Bond Portfolio"
6. Risks resulting from a lack of notice and registration of the sale, transfer and assignment of the Loans and their Related Security in the Covered Bond Portfolio on the relevant Transfer Dates
7. Extendable obligations under the Covered Bond Guarantee

Maturity Structure

Covered bonds can be issued on any term with soft bullet maturities (extendable for an additional year from contractual maturity date). Issuers must prescribe ratings triggers for (a) establishment of a cash reserve fund sufficient to satisfy interest and Guarantor's senior payment obligations for a period prescribed by the issuer and (b) pre-maturity tests designed to ensure covered bond collateral includes cash to satisfy all principal payments under hard bullet bonds maturing during a prescribed period and all senior payment obligations during that prescribed period. Following an issuer event of default, the Guarantor will be required to perform a monthly amortization test to confirm that value of covered bond collateral is at least equal to the outstanding principal amount of covered bonds.

Please refer to the following sections in the Base Prospectus :

Terms and Conditions of the Covered Bonds – Condition 6.01 – Redemption and Purchase

Extension Triggers and Extended Due Dates

All outstanding Series are soft bullets. An Extended Due for Payment Date twelve months after the Final Maturity Date has been specified in the Final Terms of each such Series. The Coupon Rate specified in this report in respect of each Series applies until the Final Maturity Date of that Series following which the floating rate of interest specified in the Final Terms of each Series is payable monthly in arrears for the interest period from and including the Final Maturity Date to but excluding the Extended Due for Payment Date. This means that, if the Issuer fails to pay the Final Redemption Amount of a series of Covered Bonds on the Final Maturity Date (subject to applicable grace periods) and the Guarantor has insufficient moneys available in accordance with the Priorities of Payments to pay in full the Guaranteed Amounts corresponding to the Final Redemption Amount, then payment of the unpaid amount pursuant to the Covered Bond Guarantee will be automatically deferred and will be due and payable on the Extended Due for Payment Date specified in the applicable Final Terms. To the extent it has available funds, the Guarantor will be required to make partial payments of amounts remaining unpaid on each Interest Payment Date up to and including the Extended Due for Payment Date.
Please refer to the following section in the Base Prospectus:

Terms and Conditions of the Covered Bonds – Condition 6.01 – Redemption and Purchase