



National Bank of Canada Legislative Covered Bond Programme

Monthly Investor Report

Calculation Date: 31 Dec 2025

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	Initial Amount	Translation Rate	C\$ Equivalent	Maturity Date	Extended Due for Payment Date	Coupon Rate	Rate Type	Maturity Type
CBL15	€500,000,000	1.4887	\$744,350,000	25 Mar 2028	25 Mar 2029	0.010%	Fixed	Soft
CBL16	€750,000,000	1.4860	\$1,114,500,000	29 Sep 2026	29 Sep 2027	0.010%	Fixed	Soft
CBL17	€1,000,000,000	1.4164	\$1,416,430,000	27 Jan 2027	27 Jan 2028	0.125%	Fixed	Soft
CBL 18	USD\$1,250,000,000	1.2479	\$1,559,862,500	6 Apr 2027	6 Apr 2028	2.900%	Fixed	Soft
CBL 20	£750,000,000	1.6125	\$1,209,375,000	5 May 2026	5 May 2027	SONIA +1.000%	Floating	Soft
CBL 21	CHF280,000,000	1.3680	\$383,037,200	3 Nov 2027	3 Nov 2028	1.958%	Fixed	Soft
CBL 22	€1,000,000,000	1.4679	\$1,467,885,000	25 Apr 2028	25 Apr 2029	3.500%	Fixed	Soft
CBL 23	€750,000,000	1.5024	\$1,126,785,000	18 Oct 2028	18 Oct 2029	2.750%	Fixed	Soft
			\$9,022,224,700					

Weighted Average Maturity of Outstanding Covered Bonds (months) 18.17

Weighted Average Remaining Term of Loans in Cover Pool (months) 20.32

Series Ratings

	Moody's	DBRS	Fitch Ratings
CBL15	Aaa	AAA	AAA
CBL16	Aaa	AAA	AAA
CBL17	Aaa	AAA	AAA
CBL 18	Aaa	AAA	AAA
CBL 20	Aaa	AAA	AAA
CBL 21	Aaa	AAA	AAA
CBL 22	Aaa	AAA	AAA
CBL 23	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.



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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	F2* or BBB+
Covered Bond Swap Provider (NBC)	P-2(cr)* or A3(cr)	R-2(mid)* or BBB	F2* 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

Asset Coverage Test

Outstanding Covered Bonds		\$9,022,224,700
A = Lesser of (i) LTV Adjusted True Balance and (ii) Asset Percentage Adjusted True Balance		\$15,448,577,681
B = Principal Receipts		\$0
C = Cash Capital Contributions		\$0
D = Substitute Assets		\$0
E = Reserve Fund Balance		\$0
Y = Contingent Collateral Amount		\$0
Z = Negative Carry Factor calculation		\$68,302,798
Total: A + B + C + D + E - Y - Z		\$15,380,274,882

Asset Coverage Test	PASS
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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	\$10,033,477,788
A = LTV Adjusted Loan Present Value	\$16,519,051,274
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	\$16,519,051,274
Total: A + B + C + D + E + F	\$16,519,051,274

Weighted average market rate used for discounting: 5.59%

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	\$9,842,475,758
Demand Loan	\$6,954,616,133
Total	\$16,797,091,891

Covered Bonds Outstanding vs OSFI Limit

Covered Bonds Currently Outstanding (CAD Equivalent):	
Issued under the Legislative Covered Bond Programme	\$9,022,224,700
Total	\$9,022,224,700

OSFI Covered Bond Ratio ⁽²⁾ :	1.71%
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 bond relative to total on-balance sheet assets. Total on-balance sheet assets as of October 31, 2025.

Cover Pool Summary Statistics

Previous Month Ending Balance	\$17,242,916,231
Current Balance	\$16,852,056,910
Number of Mortgage loans in Pool	114,149
Average Mortgage Size	\$147,632
Number of Properties	92,765
Number of Primary Borrowers	88,970
Weighted Average Indexed Authorized LTV	51.67%
Weighted Average Indexed Drawn LTV	45.78%
Weighted Average Original LTV	72.18%
Weighted Average Interest Rate	3.83%
Weighted Average Seasoning	31.59 months
Weighted Average Original Term	51.90 months
Weighted Average Remaining Term	20.32 months

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

<u>Aging Summary</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Current and less than 30 days past due	113,960	99.83%	\$16,826,358,964	99.85%
30 to 59 days past due	104	0.09%	\$15,798,153	0.09%
60 to 89 days past due	46	0.04%	\$4,710,583	0.03%
90 or more days past due	39	0.03%	\$5,189,210	0.03%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Provincial Distribution

<u>Province</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Alberta	1,661	1.46%	\$321,857,328	1.91%
British Columbia	1,613	1.41%	\$476,540,206	2.83%
Manitoba	258	0.23%	\$37,151,989	0.22%
New Brunswick	1,997	1.75%	\$176,080,033	1.04%
Ontario	16,543	14.49%	\$4,827,166,880	28.64%
Quebec	91,708	80.34%	\$10,960,936,710	65.04%
Saskatchewan	369	0.32%	\$52,323,765	0.31%
Other	0	0.00%	\$0	0.00%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Credit Score Distribution

<u>Credit Score</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Score Unavailable	142	0.12%	\$24,841,598	0.15%
599 and below	1,300	1.14%	\$215,501,116	1.28%
600 - 650	1,778	1.56%	\$290,358,175	1.72%
651 - 700	6,067	5.31%	\$999,960,942	5.93%
701 - 750	13,852	12.14%	\$2,300,855,433	13.65%
751 - 800	19,725	17.28%	\$3,199,032,657	18.98%
801 and above	71,285	62.45%	\$9,821,506,988	58.28%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Interest Rate Type Distribution

<u>Interest Rate Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Fixed	85,212	74.65%	\$11,103,386,003	65.89%
Variable	28,937	25.35%	\$5,748,670,907	34.11%
Total	114,149	100.00%	\$16,852,056,910	100.00%

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Cover Pool Occupancy Type Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	101,332	88.77%	\$13,999,842,956	83.08%
Non-Owner Occupied	12,817	11.23%	\$2,852,213,954	16.93%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Mortgage Asset Type Distribution

Asset Type	Number of Loans	Percentage	Principal Balance	Percentage
Conventional Mortgage	47,747	41.83%	\$9,380,106,691	55.66%
Amortizing Segment of All-in-One Product	66,402	58.17%	\$7,471,950,219	44.34%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Interest Rate Distribution

Interest Rate (%)	Number of Loans	Percentage	Principal Balance	Percentage
Less than 2.000	10,440	9.15%	\$1,802,079,239	10.69%
2.000 - 2.999	13,685	11.99%	\$1,667,021,163	9.89%
3.000 - 3.999	34,577	30.29%	\$6,644,603,500	39.43%
4.000 - 4.999	29,598	25.93%	\$3,778,727,056	22.42%
5.000 - 5.999	20,502	17.96%	\$2,479,228,222	14.71%
6.000 - 6.999	4,132	3.62%	\$360,605,074	2.14%
7.000 - 7.999	98	0.09%	\$7,160,378	0.04%
8.000 or Greater	1,117	0.98%	\$112,632,278	0.67%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Remaining Balance

Remaining Principal Balance (\$)	Number of Loans	Percentage	Principal Balance	Percentage
99,999 and below	55,626	48.73%	\$2,567,162,384	15.23%
100,000 - 149,999	18,521	16.23%	\$2,295,205,691	13.62%
150,000 - 199,999	12,636	11.07%	\$2,189,942,180	13.00%
200,000 - 249,999	8,123	7.12%	\$1,816,267,362	10.78%
250,000 - 299,999	5,413	4.74%	\$1,479,705,390	8.78%
300,000 - 349,999	3,683	3.23%	\$1,193,616,122	7.08%
350,000 - 399,999	2,594	2.27%	\$969,423,794	5.75%
400,000 - 449,999	1,921	1.68%	\$814,366,117	4.83%
450,000 - 499,999	1,387	1.22%	\$656,900,926	3.90%
500,000 - 549,999	1,094	0.96%	\$573,415,035	3.40%
550,000 - 599,999	753	0.66%	\$431,987,006	2.56%
600,000 - 649,999	600	0.53%	\$374,336,230	2.22%
650,000 - 699,999	399	0.35%	\$268,560,521	1.59%
700,000 - 749,999	346	0.30%	\$250,522,166	1.49%
750,000 - 799,999	277	0.24%	\$214,546,174	1.27%
800,000 - 849,999	215	0.19%	\$177,208,803	1.05%
850,000 - 899,999	146	0.13%	\$127,395,238	0.76%
900,000 - 949,999	99	0.09%	\$91,328,128	0.54%
950,000 - 999,999	79	0.07%	\$76,838,365	0.46%
1,000,000 and above	237	0.21%	\$283,329,279	1.68%
Total	114,149	100.00%	\$16,852,056,910	100.00%

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Cover Pool Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
5 or Less	20,315	17.80%	\$3,052,946,704	18.12%
6 - 11	24,779	21.71%	\$4,241,920,652	25.17%
12 - 23	30,285	26.53%	\$4,309,144,678	25.57%
24 - 35	15,875	13.91%	\$2,012,986,758	11.95%
36 - 47	6,734	5.90%	\$867,055,707	5.15%
48 - 59	15,124	13.25%	\$2,182,121,097	12.95%
60 - 71	1,004	0.88%	\$181,421,252	1.08%
72 - 83	26	0.02%	\$4,032,143	0.02%
84 or Greater	7	0.01%	\$427,920	0.00%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Single Family	88,999	77.97%	\$12,520,633,803	74.30%
Condominium	14,521	12.72%	\$2,451,610,580	14.55%
2-4 Family Units	10,629	9.31%	\$1,879,812,527	11.15%
Multiple	0	0.00%	\$0	0.00%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Indexed LTV - Authorized Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	8,803	7.71%	\$522,249,106	3.10%
20.01 - 25.00	4,842	4.24%	\$501,971,042	2.98%
25.01 - 30.00	7,253	6.35%	\$770,157,678	4.57%
30.01 - 35.00	11,772	10.31%	\$1,164,637,770	6.91%
35.01 - 40.00	13,759	12.05%	\$1,562,480,989	9.27%
40.01 - 45.00	13,057	11.44%	\$1,627,684,019	9.66%
45.01 - 50.00	10,194	8.93%	\$1,537,633,313	9.12%
50.01 - 55.00	9,945	8.71%	\$1,654,023,335	9.82%
55.01 - 60.00	10,122	8.87%	\$1,729,378,963	10.26%
60.01 - 65.00	9,073	7.95%	\$1,752,634,651	10.40%
65.01 - 70.00	6,786	5.94%	\$1,510,505,203	8.96%
70.01 - 75.00	4,208	3.69%	\$1,049,533,890	6.23%
75.01 - 80.00	3,036	2.66%	\$862,250,645	5.12%
Greater than 80.00	1,299	1.14%	\$606,916,305	3.60%
Total	114,149	100.00%	\$16,852,056,910	100.00%

Cover Pool Indexed LTV - Drawn Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	24,253	21.25%	\$1,382,589,371	8.20%
20.01 - 25.00	9,999	8.76%	\$1,002,245,070	5.95%
25.01 - 30.00	11,186	9.80%	\$1,274,892,506	7.57%
30.01 - 35.00	11,565	10.13%	\$1,491,909,273	8.85%
35.01 - 40.00	10,817	9.48%	\$1,587,987,990	9.42%
40.01 - 45.00	9,595	8.41%	\$1,564,645,240	9.28%
45.01 - 50.00	8,474	7.42%	\$1,489,902,186	8.84%
50.01 - 55.00	7,814	6.85%	\$1,537,126,983	9.12%
55.01 - 60.00	6,897	6.04%	\$1,425,006,843	8.46%
60.01 - 65.00	5,428	4.76%	\$1,312,008,859	7.79%
65.01 - 70.00	3,715	3.25%	\$1,028,530,924	6.10%
70.01 - 75.00	2,209	1.94%	\$726,926,083	4.31%
75.01 - 80.00	1,278	1.12%	\$547,292,624	3.25%
Greater than 80.00	919	0.81%	\$480,992,958	2.85%
Total	114,149	100.00%	\$16,852,056,910	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	\$12,601,228	\$56,336,119	\$1,665,866	\$8,256,577	\$264,235,412	\$1,034,570,939	\$3,271,444	\$0	\$1,380,937,584
20.01 - 25.00	\$10,858,653	\$42,808,176	\$1,387,884	\$9,241,183	\$207,979,148	\$725,763,328	\$3,266,171	\$0	\$1,001,304,541
25.01 - 30.00	\$14,301,455	\$45,291,131	\$1,161,133	\$11,204,618	\$243,793,739	\$950,847,530	\$7,492,474	\$0	\$1,274,092,080
30.01 - 35.00	\$21,983,036	\$38,873,059	\$3,171,071	\$11,819,888	\$274,234,768	\$1,132,415,119	\$8,611,073	\$0	\$1,491,108,012
35.01 - 40.00	\$34,959,734	\$48,483,863	\$2,743,453	\$12,959,564	\$300,105,609	\$1,183,817,122	\$3,615,200	\$0	\$1,586,684,545
40.01 - 45.00	\$47,321,934	\$32,582,199	\$4,594,198	\$13,802,715	\$316,783,050	\$1,144,429,698	\$3,116,758	\$0	\$1,562,630,551
45.01 - 50.00	\$48,815,951	\$30,301,300	\$4,832,246	\$18,664,255	\$297,151,181	\$1,083,419,263	\$2,897,312	\$0	\$1,486,081,509
50.01 - 55.00	\$48,395,063	\$30,247,916	\$2,456,214	\$20,040,048	\$351,488,992	\$1,079,236,727	\$2,332,543	\$0	\$1,534,197,504
55.01 - 60.00	\$32,966,178	\$28,916,954	\$5,824,976	\$16,478,032	\$339,242,541	\$996,267,077	\$4,087,863	\$0	\$1,423,783,620
60.01 - 65.00	\$27,158,094	\$30,716,525	\$3,643,617	\$17,969,057	\$406,399,921	\$818,238,595	\$4,651,925	\$0	\$1,308,777,733
65.01 - 70.00	\$12,916,289	\$31,872,311	\$4,411,207	\$13,659,717	\$388,149,474	\$572,904,849	\$3,049,835	\$0	\$1,026,963,681
70.01 - 75.00	\$3,262,591	\$32,926,975	\$556,750	\$14,586,294	\$497,306,697	\$173,639,210	\$3,254,192	\$0	\$725,532,711
75.01 - 80.00	\$4,327,676	\$23,244,821	\$703,374	\$4,727,475	\$459,133,278	\$50,058,068	\$2,676,975	\$0	\$544,871,667
Greater than 80.00	\$1,899,544	\$2,067,663	\$0	\$1,847,158	\$472,371,277	\$1,207,582	\$0	\$0	\$479,393,224
Total	\$321,767,424	\$474,669,012	\$37,151,989	\$175,256,579	\$4,818,375,087	\$10,946,815,107	\$52,323,765	\$0	\$16,826,358,964

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	\$53,381	\$696,756	\$0	\$0	\$750,136
20.01 - 25.00	\$0	\$0	\$0	\$0	\$191,620	\$260,886	\$0	\$0	\$452,506
25.01 - 30.00	\$0	\$388,790	\$0	\$124,679	\$0	\$36,978	\$0	\$0	\$550,448
30.01 - 35.00	\$0	\$0	\$0	\$0	\$0	\$452,505	\$0	\$0	\$452,505
35.01 - 40.00	\$0	\$0	\$0	\$0	\$789,043	\$372,822	\$0	\$0	\$1,161,865
40.01 - 45.00	\$0	\$775,654	\$0	\$85,493	\$332,332	\$468,250	\$0	\$0	\$1,661,729
45.01 - 50.00	\$0	\$0	\$0	\$0	\$470,150	\$1,876,514	\$0	\$0	\$2,346,664
50.01 - 55.00	\$0	\$0	\$0	\$0	\$583,566	\$915,108	\$0	\$0	\$1,498,674
55.01 - 60.00	\$0	\$0	\$0	\$0	\$0	\$267,586	\$0	\$0	\$267,586
60.01 - 65.00	\$0	\$0	\$0	\$0	\$612,133	\$1,057,467	\$0	\$0	\$1,669,600
65.01 - 70.00	\$0	\$0	\$0	\$331,059	\$0	\$1,236,184	\$0	\$0	\$1,567,243
70.01 - 75.00	\$0	\$0	\$0	\$0	\$400,923	\$0	\$0	\$0	\$400,923
75.01 - 80.00	\$0	\$0	\$0	\$0	\$1,684,054	\$736,903	\$0	\$0	\$2,420,957
Greater than 80.00	\$0	\$0	\$0	\$0	\$597,318	\$0	\$0	\$0	\$597,318
Total	\$0	\$1,164,444	\$0	\$541,231	\$5,714,519	\$8,377,959	\$0	\$0	\$15,798,153

National Bank of Canada Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 31 Dec 2025

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	\$13,786	\$93,295	\$412,929	\$0	\$0	\$520,010
20.01 - 25.00	\$0	\$0	\$0	\$0	\$0	\$116,264	\$0	\$0	\$116,264
25.01 - 30.00	\$0	\$0	\$0	\$0	\$0	\$110,182	\$0	\$0	\$110,182
30.01 - 35.00	\$0	\$0	\$0	\$0	\$0	\$28,558	\$0	\$0	\$28,558
35.01 - 40.00	\$0	\$0	\$0	\$0	\$0	\$141,579	\$0	\$0	\$141,579
40.01 - 45.00	\$0	\$0	\$0	\$0	\$0	\$292,217	\$0	\$0	\$292,217
45.01 - 50.00	\$89,904	\$0	\$0	\$0	\$200,532	\$236,623	\$0	\$0	\$527,059
50.01 - 55.00	\$0	\$0	\$0	\$50,772	\$0	\$811,107	\$0	\$0	\$861,879
55.01 - 60.00	\$0	\$0	\$0	\$0	\$0	\$682,958	\$0	\$0	\$682,958
60.01 - 65.00	\$0	\$0	\$0	\$0	\$0	\$567,950	\$0	\$0	\$567,950
65.01 - 70.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70.01 - 75.00	\$0	\$0	\$0	\$0	\$700,374	\$161,553	\$0	\$0	\$861,927
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	\$89,904	\$0	\$0	\$64,558	\$994,201	\$3,561,920	\$0	\$0	\$4,710,583

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	\$213,990	\$167,651	\$0	\$0	\$381,641
20.01 - 25.00	\$0	\$244,973	\$0	\$0	\$92,320	\$34,465	\$0	\$0	\$371,758
25.01 - 30.00	\$0	\$0	\$0	\$0	\$0	\$139,796	\$0	\$0	\$139,796
30.01 - 35.00	\$0	\$0	\$0	\$0	\$0	\$320,198	\$0	\$0	\$320,198
35.01 - 40.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40.01 - 45.00	\$0	\$0	\$0	\$0	\$0	\$60,743	\$0	\$0	\$60,743
45.01 - 50.00	\$0	\$0	\$0	\$0	\$423,084	\$523,869	\$0	\$0	\$946,954
50.01 - 55.00	\$0	\$0	\$0	\$217,665	\$351,261	\$0	\$0	\$0	\$568,926
55.01 - 60.00	\$0	\$0	\$0	\$0	\$0	\$272,679	\$0	\$0	\$272,679
60.01 - 65.00	\$0	\$461,777	\$0	\$0	\$0	\$531,799	\$0	\$0	\$993,575
65.01 - 70.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70.01 - 75.00	\$0	\$0	\$0	\$0	\$0	\$130,522	\$0	\$0	\$130,522
75.01 - 80.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greater than 80.00	\$0	\$0	\$0	\$0	\$1,002,417	\$0	\$0	\$0	\$1,002,417
Total	\$0	\$706,750	\$0	\$217,665	\$2,083,072	\$2,181,723	\$0	\$0	\$5,189,210

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	\$4,746,338	\$10,059,918	\$31,242,758	\$77,969,674	\$116,883,571	\$1,138,577,222	\$3,109,890	\$1,382,589,371
20.01 - 25.00	\$7,324,410	\$10,516,860	\$32,065,368	\$75,609,440	\$123,800,789	\$750,884,050	\$2,044,155	\$1,002,245,070
25.01 - 30.00	\$12,086,290	\$16,421,479	\$46,489,099	\$111,540,293	\$193,717,769	\$891,915,106	\$2,722,471	\$1,274,892,506
30.01 - 35.00	\$14,152,761	\$19,555,341	\$66,881,488	\$149,122,297	\$263,992,751	\$975,807,610	\$2,397,025	\$1,491,909,273
35.01 - 40.00	\$16,180,716	\$22,464,362	\$79,282,398	\$182,044,485	\$281,706,433	\$1,004,939,000	\$1,370,596	\$1,587,987,990
40.01 - 45.00	\$19,355,757	\$25,290,439	\$84,962,957	\$200,216,243	\$306,965,102	\$926,522,837	\$1,331,905	\$1,564,645,240
45.01 - 50.00	\$18,666,218	\$24,917,176	\$86,148,333	\$212,157,661	\$335,365,341	\$809,827,626	\$2,819,830	\$1,489,902,186
50.01 - 55.00	\$22,934,302	\$27,368,861	\$98,868,370	\$261,204,258	\$363,269,195	\$762,048,089	\$1,433,909	\$1,537,126,983
55.01 - 60.00	\$20,607,145	\$25,558,459	\$107,777,417	\$266,723,115	\$320,802,127	\$683,205,970	\$332,610	\$1,425,006,843
60.01 - 65.00	\$19,250,410	\$31,890,184	\$111,399,576	\$241,032,362	\$296,316,988	\$610,148,325	\$1,971,014	\$1,312,008,859
65.01 - 70.00	\$21,688,767	\$18,990,576	\$91,098,961	\$196,198,693	\$232,513,297	\$467,629,927	\$410,704	\$1,028,530,924
70.01 - 75.00	\$14,126,056	\$21,546,839	\$73,368,973	\$147,161,805	\$150,480,544	\$317,892,717	\$2,349,149	\$726,926,083
75.01 - 80.00	\$11,405,740	\$16,758,171	\$49,469,484	\$98,476,728	\$121,965,363	\$248,418,971	\$798,168	\$547,292,624
Greater than 80.00	\$12,976,204	\$19,019,512	\$40,905,760	\$81,398,381	\$91,253,388	\$233,689,539	\$1,750,174	\$480,992,958
Total	\$215,501,116	\$290,358,175	\$999,960,942	\$2,300,855,433	\$3,199,032,657	\$9,821,506,988	\$24,841,598	\$16,852,056,910



National Bank of Canada Legislative Covered Bond Programme

Monthly Investor Report

Calculation Date: 31 Dec 2025

Indexation 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-Indices™ (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 Index™ – 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 Index™ and the Teranet-National Bank Regional and Property Type Sub-Indices™ (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.

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