



## National Bank of Canada Legislative Covered Bond Programme

### Monthly Investor Report

Calculation Date: 28 Nov 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) 19.25

Weighted Average Remaining Term of Loans in Cover Pool (months) 19.98

#### 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.

National Bank of Canada Ratings

	<u>Standard &amp; Poor's</u>	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch Ratings</u>
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)

	<u>Moody's (Deposit Rating)</u>	<u>DBRS (Debt Ratings)</u>	<u>Fitch Ratings (Issuer Default Rating)</u>
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)

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
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:

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
(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:

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
(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:

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
(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:

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
(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.

	<u>Moody's</u>	<u>DBRS</u>	<u>Fitch</u>
(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

<b>Outstanding Covered Bonds</b>		<b>\$9,022,224,700</b>
A = Lesser of (i) LTV Adjusted True Balance and (ii) Asset Percentage Adjusted True Balance	\$15,808,329,125	A(i): \$17,221,242,121 A(ii): \$15,808,329,125
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: 103.00%
Y = Contingent Collateral Amount	\$0	Level of Overcollateralization <sup>1</sup> : 109.09%
Z = Negative Carry Factor calculation	\$72,381,338	
<b>Total: A + B + C + D + E - Y - Z</b>	<b>\$15,735,947,787</b>	

<b>Asset Coverage Test</b>	<b>PASS</b>
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Note: Due to rounding, numbers presented may not add up precisely to the totals provided.

<sup>1</sup> 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

<b>Trading Value of Covered Bonds</b>	<b>\$10,105,856,002</b>
A = LTV Adjusted Loan Present Value	\$16,897,140,696
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
<b>Present Value Adjusted Aggregate Asset Amount</b>	<b>\$16,897,140,696</b>
<b>Total: A + B + C + D + E + F</b>	<b>\$16,897,140,696</b>

Weighted average market rate used for discounting: 5.62%

### 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	\$9,842,605,446
Demand Loan	\$7,347,570,271
<b>Total</b>	<b>\$17,190,175,717</b>

### Covered Bonds Outstanding vs OSFI Limit

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

OSFI Covered Bond Ratio <sup>(2)</sup> :	1.71%
OSFI Covered Bond Ratio Limit:	5.50%

<sup>(2)</sup> 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	\$17,584,923,064
Current Balance	\$17,242,916,231
Number of Mortgage loans in Pool	116,409
Average Mortgage Size	\$148,124
Number of Properties	94,480
Number of Primary Borrowers	90,581
Weighted Average Indexed Authorized LTV	51.68%
Weighted Average Indexed Drawn LTV	45.84%
Weighted Average Original LTV	72.20%
Weighted Average Interest Rate	3.79%
Weighted Average Seasoning	32.05 months
Weighted Average Original Term	52.02 months
Weighted Average Remaining Term	19.98 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	116,268	99.88%	\$17,224,862,929	99.90%
30 to 59 days past due	72	0.06%	\$7,594,087	0.04%
60 to 89 days past due	42	0.04%	\$6,724,146	0.04%
90 or more days past due	27	0.02%	\$3,735,069	0.02%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Provincial Distribution**

<u>Province</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Alberta	1,693	1.45%	\$329,693,753	1.91%
British Columbia	1,638	1.41%	\$487,381,698	2.83%
Manitoba	270	0.23%	\$38,402,220	0.22%
New Brunswick	2,042	1.75%	\$180,703,648	1.05%
Ontario	16,816	14.45%	\$4,917,304,061	28.52%
Quebec	93,571	80.38%	\$11,235,833,981	65.16%
Saskatchewan	379	0.33%	\$53,596,870	0.31%
Other	0	0.00%	\$0	0.00%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**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	126	0.11%	\$22,310,332	0.13%
599 and below	1,275	1.10%	\$210,492,191	1.22%
600 - 650	1,899	1.63%	\$313,934,171	1.82%
651 - 700	6,300	5.41%	\$1,030,157,121	5.97%
701 - 750	14,549	12.50%	\$2,434,518,084	14.12%
751 - 800	20,457	17.57%	\$3,324,504,250	19.28%
801 and above	71,803	61.68%	\$9,907,000,082	57.46%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**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	87,670	75.31%	\$11,528,273,380	66.86%
Variable	28,739	24.69%	\$5,714,642,851	33.14%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Occupancy Type Distribution**

<b>Occupancy Type</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
Owner Occupied	103,387	88.81%	\$14,340,585,024	83.17%
Non-Owner Occupied	13,022	11.19%	\$2,902,331,207	16.83%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Mortgage Asset Type Distribution**

<b>Asset Type</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
Conventional Mortgage	48,746	41.87%	\$9,600,691,120	55.68%
Amortizing Segment of All-in-One Product	67,663	58.13%	\$7,642,225,111	44.32%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Interest Rate Distribution**

<b>Interest Rate (%)</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
Less than 2.000	12,828	11.02%	\$2,178,346,918	12.63%
2.000 - 2.999	14,379	12.35%	\$1,758,914,493	10.20%
3.000 - 3.999	33,618	28.88%	\$6,465,598,188	37.50%
4.000 - 4.999	28,888	24.82%	\$3,758,626,927	21.80%
5.000 - 5.999	21,213	18.22%	\$2,587,487,571	15.01%
6.000 - 6.999	4,239	3.64%	\$370,506,333	2.15%
7.000 - 7.999	136	0.12%	\$10,875,738	0.06%
8.000 or Greater	1,108	0.95%	\$112,560,063	0.65%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Remaining Balance**

<b>Remaining Principal Balance (\$)</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
99,999 and below	56,599	48.62%	\$2,616,018,177	15.17%
100,000 - 149,999	18,774	16.13%	\$2,327,258,846	13.50%
150,000 - 199,999	12,986	11.16%	\$2,249,808,997	13.05%
200,000 - 249,999	8,285	7.12%	\$1,852,835,602	10.75%
250,000 - 299,999	5,555	4.77%	\$1,518,429,928	8.81%
300,000 - 349,999	3,793	3.26%	\$1,228,495,382	7.12%
350,000 - 399,999	2,651	2.28%	\$990,549,122	5.74%
400,000 - 449,999	1,998	1.72%	\$847,367,276	4.91%
450,000 - 499,999	1,419	1.22%	\$672,274,710	3.90%
500,000 - 549,999	1,123	0.96%	\$588,741,783	3.41%
550,000 - 599,999	771	0.66%	\$442,299,815	2.57%
600,000 - 649,999	625	0.54%	\$390,236,082	2.26%
650,000 - 699,999	396	0.34%	\$266,685,903	1.55%
700,000 - 749,999	357	0.31%	\$258,551,011	1.50%
750,000 - 799,999	287	0.25%	\$222,394,745	1.29%
800,000 - 849,999	216	0.19%	\$178,157,253	1.03%
850,000 - 899,999	152	0.13%	\$132,782,044	0.77%
900,000 - 949,999	98	0.08%	\$90,523,559	0.53%
950,000 - 999,999	77	0.07%	\$74,849,113	0.43%
1,000,000 and above	247	0.21%	\$294,656,884	1.71%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Months to Maturity Distribution**

<b>Months to Maturity</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
5 or Less	19,072	16.38%	\$2,824,538,949	16.38%
6 - 11	26,617	22.87%	\$4,604,900,877	26.71%
12 - 23	32,261	27.71%	\$4,642,358,836	26.92%
24 - 35	16,340	14.04%	\$2,082,879,949	12.08%
36 - 47	6,189	5.32%	\$783,978,953	4.55%
48 - 59	14,617	12.56%	\$2,085,392,072	12.09%
60 - 71	1,282	1.10%	\$214,530,184	1.24%
72 - 83	25	0.02%	\$3,964,543	0.02%
84 or Greater	6	0.01%	\$371,868	0.00%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Property Type Distribution**

<b>Property Type</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
Single Family	90,793	77.99%	\$12,815,229,629	74.32%
Condominium	14,763	12.68%	\$2,499,831,575	14.50%
2-4 Family Units	10,853	9.32%	\$1,927,855,027	11.18%
Multiple	0	0.00%	\$0	0.00%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Indexed LTV - Authorized Distribution**

<b>Indexed LTV (%)</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
20.00 and below	8,891	7.64%	\$526,435,385	3.05%
20.01 - 25.00	4,903	4.21%	\$508,249,253	2.95%
25.01 - 30.00	7,392	6.35%	\$783,539,131	4.54%
30.01 - 35.00	11,969	10.28%	\$1,187,912,046	6.89%
35.01 - 40.00	14,046	12.07%	\$1,599,260,713	9.27%
40.01 - 45.00	13,404	11.51%	\$1,677,262,827	9.73%
45.01 - 50.00	10,518	9.04%	\$1,590,333,568	9.22%
50.01 - 55.00	10,141	8.71%	\$1,690,290,896	9.80%
55.01 - 60.00	10,335	8.88%	\$1,772,544,097	10.28%
60.01 - 65.00	9,294	7.98%	\$1,795,973,910	10.42%
65.01 - 70.00	6,943	5.96%	\$1,559,429,605	9.04%
70.01 - 75.00	4,285	3.68%	\$1,067,923,871	6.19%
75.01 - 80.00	2,948	2.53%	\$856,666,013	4.97%
Greater than 80.00	1,340	1.15%	\$627,094,917	3.64%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Cover Pool Indexed LTV - Drawn Distribution**

<b>Indexed LTV (%)</b>	<b>Number of Loans</b>	<b>Percentage</b>	<b>Principal Balance</b>	<b>Percentage</b>
20.00 and below	24,539	21.08%	\$1,396,849,021	8.10%
20.01 - 25.00	10,081	8.66%	\$1,014,251,995	5.88%
25.01 - 30.00	11,395	9.79%	\$1,297,969,328	7.53%
30.01 - 35.00	11,830	10.16%	\$1,525,939,770	8.85%
35.01 - 40.00	11,106	9.54%	\$1,629,399,457	9.45%
40.01 - 45.00	9,907	8.51%	\$1,617,254,850	9.38%
45.01 - 50.00	8,674	7.45%	\$1,535,258,152	8.90%
50.01 - 55.00	8,005	6.88%	\$1,567,061,789	9.09%
55.01 - 60.00	7,019	6.03%	\$1,460,363,899	8.47%
60.01 - 65.00	5,596	4.81%	\$1,349,348,749	7.83%
65.01 - 70.00	3,790	3.26%	\$1,059,794,610	6.15%
70.01 - 75.00	2,242	1.93%	\$735,916,051	4.27%
75.01 - 80.00	1,285	1.10%	\$556,409,436	3.23%
Greater than 80.00	940	0.81%	\$497,099,125	2.88%
<b>Total</b>	<b>116,409</b>	<b>100.00%</b>	<b>\$17,242,916,231</b>	<b>100.00%</b>

**Provincial Distribution by Indexed LTV - Drawn and Aging Summary**
Current and less than 30 days past due

<b>Indexed LTV (%)</b>	<b>Alberta</b>	<b>British Columbia</b>	<b>Manitoba</b>	<b>New Brunswick</b>	<b>Ontario</b>	<b>Quebec</b>	<b>Saskatchewan</b>	<b>Other</b>	<b>Total</b>
20.00 and below	\$12,878,663	\$55,726,382	\$1,613,104	\$8,535,223	\$266,426,778	\$1,047,096,000	\$3,403,833	\$0	\$1,395,679,984
20.01 - 25.00	\$10,609,240	\$44,853,850	\$1,600,399	\$9,319,268	\$211,330,036	\$732,353,525	\$3,296,140	\$0	\$1,013,362,459
25.01 - 30.00	\$15,068,923	\$45,043,394	\$1,977,911	\$11,371,908	\$246,140,154	\$969,617,401	\$7,514,484	\$0	\$1,296,734,174
30.01 - 35.00	\$21,924,036	\$40,694,773	\$2,936,331	\$11,274,291	\$280,194,663	\$1,158,747,679	\$9,059,778	\$0	\$1,524,831,552
35.01 - 40.00	\$36,169,039	\$48,645,424	\$2,835,696	\$13,687,864	\$297,849,977	\$1,226,707,189	\$3,064,824	\$0	\$1,628,960,013
40.01 - 45.00	\$47,488,140	\$38,320,395	\$4,784,744	\$13,604,930	\$325,401,638	\$1,182,857,864	\$3,355,297	\$0	\$1,615,813,008
45.01 - 50.00	\$50,887,754	\$30,288,697	\$4,665,336	\$19,355,670	\$310,972,194	\$1,114,347,198	\$2,929,754	\$0	\$1,533,446,604
50.01 - 55.00	\$47,157,492	\$28,993,118	\$2,688,123	\$21,237,691	\$356,186,125	\$1,106,606,652	\$2,265,324	\$0	\$1,565,134,525
55.01 - 60.00	\$36,540,336	\$30,919,272	\$5,011,240	\$16,586,063	\$348,548,260	\$1,018,677,606	\$3,602,116	\$0	\$1,459,884,893
60.01 - 65.00	\$28,074,742	\$30,233,910	\$4,486,472	\$18,135,177	\$412,021,702	\$848,392,993	\$6,029,925	\$0	\$1,347,374,921
65.01 - 70.00	\$12,839,968	\$33,984,331	\$4,732,780	\$15,346,965	\$395,692,939	\$593,032,750	\$3,066,000	\$0	\$1,058,695,733
70.01 - 75.00	\$3,455,791	\$34,398,290	\$365,736	\$14,575,263	\$502,019,257	\$176,299,168	\$3,271,431	\$0	\$734,384,936
75.01 - 80.00	\$4,341,907	\$21,071,055	\$704,348	\$6,038,226	\$468,281,621	\$51,288,300	\$2,737,964	\$0	\$554,463,420
Greater than 80.00	\$1,909,455	\$3,394,708	\$0	\$1,337,160	\$488,243,769	\$1,211,616	\$0	\$0	\$496,096,708
<b>Total</b>	<b>\$329,345,487</b>	<b>\$486,567,599</b>	<b>\$38,402,220</b>	<b>\$180,405,697</b>	<b>\$4,909,309,114</b>	<b>\$11,227,235,942</b>	<b>\$53,596,870</b>	<b>\$0</b>	<b>\$17,224,862,929</b>

30 to 59 days past due

<b>Indexed LTV (%)</b>	<b>Alberta</b>	<b>British Columbia</b>	<b>Manitoba</b>	<b>New Brunswick</b>	<b>Ontario</b>	<b>Quebec</b>	<b>Saskatchewan</b>	<b>Other</b>	<b>Total</b>
20.00 and below	\$0	\$107,349	\$0	\$13,786	\$213,990	\$299,303	\$0	\$0	\$634,427
20.01 - 25.00	\$0	\$0	\$0	\$0	\$0	\$377,805	\$0	\$0	\$377,805
25.01 - 30.00	\$0	\$0	\$0	\$0	\$0	\$425,401	\$0	\$0	\$425,401
30.01 - 35.00	\$0	\$0	\$0	\$85,291	\$86,404	\$259,531	\$0	\$0	\$431,226
35.01 - 40.00	\$0	\$0	\$0	\$0	\$0	\$322,394	\$0	\$0	\$322,394
40.01 - 45.00	\$258,121	\$0	\$0	\$0	\$610,318	\$259,467	\$0	\$0	\$1,127,905
45.01 - 50.00	\$0	\$0	\$0	\$0	\$249,774	\$656,942	\$0	\$0	\$906,716
50.01 - 55.00	\$0	\$0	\$0	\$0	\$95,692	\$1,026,679	\$0	\$0	\$1,122,371
55.01 - 60.00	\$0	\$0	\$0	\$0	\$226,449	\$174,703	\$0	\$0	\$401,153
60.01 - 65.00	\$0	\$0	\$0	\$0	\$0	\$278,744	\$0	\$0	\$278,744
65.01 - 70.00	\$0	\$0	\$0	\$0	\$0	\$320,483	\$0	\$0	\$320,483
70.01 - 75.00	\$0	\$0	\$0	\$0	\$402,083	\$161,713	\$0	\$0	\$563,796
75.01 - 80.00	\$0	\$0	\$0	\$0	\$681,665	\$0	\$0	\$0	\$681,665
Greater than 80.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$258,121</b>	<b>\$107,349</b>	<b>\$0</b>	<b>\$99,077</b>	<b>\$2,566,374</b>	<b>\$4,563,166</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,594,087</b>



### National Bank of Canada Legislative Covered Bond Programme

#### Monthly Investor Report

Calculation Date: 28 Nov 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	\$0	\$76,649	\$452,028	\$0	\$0	\$528,677
20.01 - 25.00	\$0	\$244,973	\$0	\$0	\$92,848	\$0	\$0	\$0	\$337,821
25.01 - 30.00	\$0	\$0	\$0	\$0	\$0	\$139,796	\$0	\$0	\$139,796
30.01 - 35.00	\$0	\$0	\$0	\$0	\$0	\$480,803	\$0	\$0	\$480,803
35.01 - 40.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40.01 - 45.00	\$0	\$0	\$0	\$0	\$0	\$187,310	\$0	\$0	\$187,310
45.01 - 50.00	\$90,145	\$0	\$0	\$0	\$424,243	\$147,806	\$0	\$0	\$662,194
50.01 - 55.00	\$0	\$0	\$0	\$0	\$351,261	\$74,432	\$0	\$0	\$425,693
55.01 - 60.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60.01 - 65.00	\$0	\$461,777	\$0	\$0	\$0	\$1,233,307	\$0	\$0	\$1,695,083
65.01 - 70.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
70.01 - 75.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
75.01 - 80.00	\$0	\$0	\$0	\$0	\$1,264,351	\$0	\$0	\$0	\$1,264,351
Greater than 80.00	\$0	\$0	\$0	\$0	\$1,002,417	\$0	\$0	\$0	\$1,002,417
<b>Total</b>	<b>\$90,145</b>	<b>\$706,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,211,769</b>	<b>\$2,715,482</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,724,146</b>

##### 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	\$5,933	\$0	\$0	\$0	\$5,933
20.01 - 25.00	\$0	\$0	\$0	\$0	\$108,284	\$65,627	\$0	\$0	\$173,911
25.01 - 30.00	\$0	\$0	\$0	\$0	\$579,232	\$90,724	\$0	\$0	\$669,956
30.01 - 35.00	\$0	\$0	\$0	\$107,217	\$0	\$88,972	\$0	\$0	\$196,189
35.01 - 40.00	\$0	\$0	\$0	\$0	\$0	\$117,049	\$0	\$0	\$117,049
40.01 - 45.00	\$0	\$0	\$0	\$0	\$0	\$126,627	\$0	\$0	\$126,627
45.01 - 50.00	\$0	\$0	\$0	\$0	\$0	\$242,638	\$0	\$0	\$242,638
50.01 - 55.00	\$0	\$0	\$0	\$0	\$0	\$379,200	\$0	\$0	\$379,200
55.01 - 60.00	\$0	\$0	\$0	\$0	\$0	\$77,853	\$0	\$0	\$77,853
60.01 - 65.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
65.01 - 70.00	\$0	\$0	\$0	\$0	\$778,394	\$0	\$0	\$0	\$778,394
70.01 - 75.00	\$0	\$0	\$0	\$91,657	\$744,960	\$130,702	\$0	\$0	\$967,319
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
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$198,874</b>	<b>\$2,216,804</b>	<b>\$1,319,392</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,735,069</b>

##### Cover Pool Indexed LTV - Drawn by Credit Bureau Score

##### Indexed LTV (%)

	<b>599 and below</b>	<b>600 - 650</b>	<b>651 - 700</b>	<b>701 - 750</b>	<b>751 - 800</b>	<b>801 and above</b>	<b>Score Unavailable</b>	<b>Total</b>
20.00 and below	\$5,140,606	\$8,447,943	\$32,113,166	\$84,863,657	\$120,156,667	\$1,143,134,334	\$2,992,648	\$1,396,849,021
20.01 - 25.00	\$8,425,954	\$10,625,593	\$33,805,461	\$78,802,896	\$127,399,704	\$753,428,901	\$1,763,487	\$1,014,251,995
25.01 - 30.00	\$9,980,573	\$14,648,390	\$49,294,262	\$120,573,070	\$195,965,530	\$904,766,809	\$2,740,694	\$1,297,969,328
30.01 - 35.00	\$14,162,305	\$23,100,661	\$68,635,264	\$159,729,609	\$271,930,536	\$987,094,681	\$1,286,714	\$1,525,939,770
35.01 - 40.00	\$14,443,065	\$22,764,417	\$81,105,691	\$194,435,682	\$298,415,957	\$1,017,140,901	\$1,093,743	\$1,629,399,457
40.01 - 45.00	\$18,104,765	\$28,404,370	\$91,183,453	\$203,305,285	\$318,612,613	\$955,702,440	\$1,941,925	\$1,617,254,850
45.01 - 50.00	\$18,947,226	\$28,155,501	\$88,201,528	\$233,833,484	\$355,050,014	\$809,725,218	\$1,345,181	\$1,535,258,152
50.01 - 55.00	\$20,772,765	\$31,706,365	\$102,083,670	\$271,338,822	\$370,212,144	\$768,820,034	\$2,127,988	\$1,567,061,789
55.01 - 60.00	\$22,571,206	\$27,204,489	\$109,240,151	\$286,272,305	\$320,905,194	\$693,534,952	\$635,603	\$1,460,363,899
60.01 - 65.00	\$20,057,726	\$38,885,673	\$106,697,609	\$267,726,287	\$297,406,712	\$617,280,761	\$1,293,981	\$1,349,348,749
65.01 - 70.00	\$17,737,623	\$27,486,439	\$94,940,998	\$191,614,937	\$249,523,748	\$477,767,263	\$723,601	\$1,059,794,610
70.01 - 75.00	\$15,124,780	\$19,157,262	\$77,383,227	\$153,105,357	\$156,366,156	\$312,886,804	\$1,892,466	\$735,916,051
75.01 - 80.00	\$10,123,380	\$18,792,506	\$47,270,694	\$105,601,884	\$132,455,943	\$240,831,823	\$1,333,206	\$556,409,436
Greater than 80.00	\$14,900,217	\$14,554,562	\$48,201,949	\$83,314,810	\$110,103,335	\$224,885,159	\$1,139,093	\$497,099,125
<b>Total</b>	<b>\$210,492,191</b>	<b>\$313,934,171</b>	<b>\$1,030,157,121</b>	<b>\$2,434,518,084</b>	<b>\$3,324,504,250</b>	<b>\$9,907,000,082</b>	<b>\$22,310,332</b>	<b>\$17,242,916,231</b>



## National Bank of Canada Legislative Covered Bond Programme

### Monthly Investor Report

Calculation Date: 28 Nov 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](http://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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