

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
CBL2	€1,000,000,000	1.5363	\$1,536,300,000	25 Mar 2021	25 Mar 2022	1.500%	Fixed	Soft
CBL3	€1,000,000,000	1.3869	\$1,386,900,000	26 Jan 2022	26 Jan 2023	0.500%	Fixed	Soft
CBL5	£100,000,000	1.7100	\$171,000,000	27 Sep 2021	27 Sep 2022	3 month £ Libor +0.370%	Floating	Soft
CBL5 (Tranche 2)	£70,000,000	1.6400	\$114,800,000	27 Sep 2021	27 Sep 2022	3 month £ Libor +0.370%	Floating	Soft
CBL5 (Tranche 3)	£80,000,000	1.6460	\$131,680,000	27 Sep 2021	27 Sep 2022	3 month £ Libor +0.370%	Floating	Soft
CBL6	€750,000,000	1.4618	\$1,096,350,000	29 Sep 2023	29 Sep 2024	0.000%	Fixed	Soft
CBL7	€750,000,000	1.5998	\$1,199,812,500	13 Mar 2025	13 Mar 2026	0.750%	Fixed	Soft
CBL8	€750,000,000	1.5410	\$1,155,772,500	24 Jul 2023	24 Jul 2024	0.250%	Fixed	Soft
CBL9	USD\$270,000,000	1.3321	\$359,667,000	14 Dec 2020	14 Dec 2021	3 month USD Libor +0.180%	Floating	Soft
			<u>\$7,152,282,000</u>					

Weighted Average Maturity of Outstanding Covered Bonds (months)	46.08
Weighted Average Remaining Term of Loans in Cover Pool (months)	26.84

Series Ratings

	Moody's	DBRS	Fitch Ratings
CBL2	Aaa	AAA	AAA
CBL3	Aaa	AAA	AAA
CBL5	Aaa	AAA	AAA
CBL5 (Tranche 2)	Aaa	AAA	AAA
CBL5 (Tranche 3)	Aaa	AAA	AAA
CBL6	Aaa	AAA	AAA
CBL7	Aaa	AAA	AAA
CBL8	Aaa	AAA	AAA
CBL9	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 Agent	The Bank of New York Mellon (Luxembourg) S.A.

National Bank of Canada Ratings

	Standard & Poor's	Moody's	DBRS	Fitch Ratings
Long Term Senior Debt	A	Aa3	AA (low)	A+
Short Term Senior Debt	A-1	P-1	R-1 M	F1
Outlook	Stable	Stable	Stable	Stable
Other Ratings	N/A	Counterparty Risk Assessment long term / short term Aa3(cr) / P-1 (cr) Deposit Rating long term / short term Aa3 / 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	Aa2	AA	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(mid)* 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, or, in the case of the Covered Bond Swap Provider prior to CBL7 only, if the applicable swap provider or its credit support provider does not have a short-term rating assigned by Moody's, the long term unsecured rating trigger is A1(cr).

Events of Default

Issuer Event of Default	No
Guarantor Event of Default	No

Asset Coverage Test

Outstanding Covered Bonds	\$7,152,282,000	
A = Lesser of (i) LTV Adjusted True Balance and (ii) Asset Percentage Adjusted True Balance	\$11,442,550,041	A(i): \$12,475,788,606 A(ii): \$11,442,550,041
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 ¹ : 109.16%
Z = Negative Carry Factor calculation	\$137,325,384	
Total: A + B + C + D + E - Y - Z	\$11,305,224,657	

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	\$7,551,301,091
A = LTV Adjusted Loan Present Value	\$12,170,544,729
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	\$12,170,544,729

Weighted average market rate used for discounting: 4.17%

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	\$7,807,516,882
Demand Loan	\$4,867,298,366
Total	\$12,674,815,248

Covered Bonds Outstanding vs OSFI Limit

Covered Bonds Currently Outstanding (CAD Equivalent):	
Issued under the Legislative Covered Bond Programme	\$7,152,282,000
Total	\$7,152,282,000
OSFI Maximum (CAD Equivalent):	\$10,557,255,400

Cover Pool Summary Statistics

Previous Month Ending Balance	\$12,676,543,972
Current Balance	\$12,480,086,957
Number of Mortgage loans in Pool	101,929
Average Mortgage Size	\$122,439
Number of Properties	80,815
Number of Primary Borrowers	77,957
Weighted Average Indexed Authorized LTV	59.93%
Weighted Average Indexed Drawn LTV	52.76%
Weighted Average Original LTV	72.24%
Weighted Average Interest Rate	2.97%
Weighted Average Seasoning	27.30 months
Weighted Average Original Term	54.13 months
Weighted Average Remaining Term	26.84 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
Aging Summary

	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Current and less than 30 days past due	101,804	99.88%	\$12,466,494,028	99.89%
30 to 59 days past due	71	0.07%	\$8,666,892	0.07%
60 to 89 days past due	29	0.03%	\$3,083,400	0.02%
90 or more days past due	25	0.02%	\$1,842,637	0.01%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Provincial Distribution

<u>Province</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
British Columbia	2,392	2.35%	\$666,489,364	5.34%
Prairies	3,937	3.86%	\$751,795,206	6.02%
Ontario	15,491	15.20%	\$3,284,336,987	26.32%
Quebec	78,156	76.68%	\$7,619,570,636	61.05%
Atlantic	1,953	1.92%	\$157,894,763	1.27%
Other	0	0.00%	\$0	0.00%
Total	101,929	100.00%	\$12,480,086,957	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	1,682	1.65%	\$248,688,696	1.99%
599 and below	1,196	1.17%	\$130,125,741	1.04%
600 - 650	2,587	2.54%	\$336,949,933	2.70%
651 - 700	9,567	9.39%	\$1,286,877,881	10.31%
701 - 750	31,490	30.89%	\$4,119,581,980	33.01%
751 - 800	43,070	42.25%	\$5,019,724,047	40.22%
801 and above	12,337	12.10%	\$1,338,138,679	10.72%
Total	101,929	100.00%	\$12,480,086,957	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	79,945	78.43%	\$9,148,109,861	73.30%
Variable	21,984	21.57%	\$3,331,977,096	26.70%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Occupancy Type Distribution

<u>Occupancy Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Owner Occupied	88,723	87.04%	\$10,337,424,195	82.83%
Non-Owner Occupied	13,206	12.96%	\$2,142,662,762	17.17%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Mortgage Asset Type Distribution

<u>Asset Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Conventional Mortgage	43,798	42.97%	\$6,338,957,973	50.79%
Amortizing Segment of All-in-One Product	58,131	57.03%	\$6,141,128,984	49.21%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Interest Rate Distribution

<u>Interest Rate (%)</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Less than 2.000	207	0.20%	\$31,945,160	0.26%
2.000 - 2.999	57,691	56.60%	\$6,906,028,810	55.34%
3.000 - 3.999	42,327	41.53%	\$5,358,210,033	42.93%
4.000 - 4.999	1,095	1.07%	\$126,732,188	1.02%
5.000 - 5.999	106	0.10%	\$12,727,459	0.10%
6.000 - 6.999	31	0.03%	\$2,911,433	0.02%
7.000 - 7.999	472	0.46%	\$41,531,874	0.33%
8.000 or Greater	0	0.00%	\$0	0.00%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Remaining Balance

<u>Remaining Principal Balance (\$)</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
99,999 and below	55,627	54.57%	\$2,670,419,843	21.40%
100,000 - 149,999	17,733	17.40%	\$2,187,532,837	17.53%
150,000 - 199,999	11,698	11.48%	\$2,025,785,963	16.23%
200,000 - 249,999	6,387	6.27%	\$1,424,526,300	11.41%
250,000 - 299,999	3,684	3.61%	\$1,004,431,951	8.05%
300,000 - 349,999	2,197	2.16%	\$709,145,577	5.68%
350,000 - 399,999	1,409	1.38%	\$524,672,886	4.20%
400,000 - 449,999	828	0.81%	\$350,465,581	2.81%
450,000 - 499,999	584	0.57%	\$275,852,408	2.21%
500,000 - 549,999	384	0.38%	\$201,369,267	1.61%
550,000 - 599,999	268	0.26%	\$153,729,124	1.23%
600,000 - 649,999	192	0.19%	\$119,761,827	0.96%
650,000 - 699,999	162	0.16%	\$109,015,852	0.87%
700,000 - 749,999	135	0.13%	\$97,743,064	0.78%
750,000 - 799,999	128	0.13%	\$99,195,172	0.79%
800,000 - 849,999	98	0.10%	\$80,898,550	0.65%
850,000 - 899,999	96	0.09%	\$83,788,728	0.67%
900,000 - 949,999	101	0.10%	\$93,806,550	0.75%
950,000 - 999,999	60	0.06%	\$57,840,361	0.46%
1,000,000 and above	158	0.16%	\$210,105,115	1.68%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Months to Maturity Distribution

<u>Months to Maturity</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
5 or Less	9,137	8.96%	\$1,006,665,519	8.07%
6 - 11	13,751	13.49%	\$1,687,588,010	13.52%
12 - 23	27,365	26.85%	\$3,083,805,771	24.71%
24 - 35	22,080	21.66%	\$2,822,941,367	22.62%
36 - 47	17,053	16.73%	\$2,400,157,784	19.23%
48 - 59	11,611	11.39%	\$1,367,796,545	10.96%
60 - 71	840	0.82%	\$99,079,944	0.79%
72 - 83	31	0.03%	\$4,477,255	0.04%
84 or Greater	61	0.06%	\$7,574,762	0.06%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Property Type Distribution

<u>Property Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Single Family	79,892	78.38%	\$9,535,347,881	76.40%
Condominium	11,724	11.50%	\$1,492,509,898	11.96%
2-4 Family Units	10,313	10.12%	\$1,452,229,178	11.64%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Indexed LTV - Authorized Distribution

<u>Indexed LTV (%)</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
20.00 and below	2,849	2.80%	\$125,779,033	1.01%
20.01 - 25.00	1,690	1.66%	\$133,658,407	1.07%
25.01 - 30.00	2,458	2.41%	\$222,652,003	1.78%
30.01 - 35.00	3,251	3.19%	\$372,958,322	2.99%
35.01 - 40.00	4,587	4.50%	\$577,919,452	4.63%
40.01 - 45.00	5,841	5.73%	\$797,639,456	6.39%
45.01 - 50.00	6,668	6.54%	\$930,172,300	7.45%
50.01 - 55.00	7,634	7.49%	\$1,038,760,998	8.32%
55.01 - 60.00	9,408	9.23%	\$1,257,625,426	10.08%
60.01 - 65.00	11,139	10.93%	\$1,463,015,877	11.72%
65.01 - 70.00	12,434	12.20%	\$1,646,737,594	13.19%
70.01 - 75.00	16,668	16.35%	\$2,003,400,164	16.05%
75.01 - 80.00	14,128	13.86%	\$1,549,962,515	12.42%
Greater than 80.00	3,174	3.11%	\$359,805,410	2.88%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Cover Pool Indexed LTV - Drawn Distribution

<u>Indexed LTV (%)</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
20.00 and below	9,424	9.25%	\$469,949,352	3.77%
20.01 - 25.00	4,378	4.30%	\$369,488,152	2.96%
25.01 - 30.00	5,003	4.91%	\$476,389,840	3.82%
30.01 - 35.00	5,940	5.83%	\$647,141,808	5.19%
35.01 - 40.00	6,936	6.80%	\$829,686,603	6.65%
40.01 - 45.00	8,093	7.94%	\$1,059,693,338	8.49%
45.01 - 50.00	8,465	8.30%	\$1,131,578,799	9.07%
50.01 - 55.00	9,220	9.05%	\$1,236,549,164	9.91%
55.01 - 60.00	9,995	9.81%	\$1,364,189,645	10.93%
60.01 - 65.00	10,760	10.56%	\$1,497,345,827	12.00%
65.01 - 70.00	10,442	10.24%	\$1,513,349,442	12.13%
70.01 - 75.00	8,954	8.78%	\$1,270,960,574	10.18%
75.01 - 80.00	3,734	3.66%	\$513,672,222	4.12%
Greater than 80.00	585	0.57%	\$100,092,191	0.80%
Total	101,929	100.00%	\$12,480,086,957	100.00%

Provincial Distribution by Indexed LTV - Drawn and Aging Summary

Current and less than 30 days past due

<u>Indexed LTV (%)</u>	<u>British Columbia</u>	<u>Prairies</u>	<u>Ontario</u>	<u>Quebec</u>	<u>Atlantic</u>	<u>Other</u>	<u>Total</u>
20.00 and below	\$57,363,903	\$10,145,578	\$172,339,880	\$225,373,849	\$4,723,414	\$0	\$469,946,625
20.01 - 25.00	\$49,500,145	\$11,243,003	\$144,082,452	\$160,868,895	\$3,793,657	\$0	\$369,488,152
25.01 - 30.00	\$41,006,191	\$13,910,968	\$195,132,858	\$220,426,232	\$5,379,343	\$0	\$475,855,592
30.01 - 35.00	\$74,847,577	\$15,542,780	\$256,713,937	\$292,648,237	\$6,944,369	\$0	\$646,696,899
35.01 - 40.00	\$70,332,485	\$16,897,929	\$346,777,615	\$381,871,082	\$12,303,367	\$0	\$828,182,478
40.01 - 45.00	\$92,401,617	\$35,625,689	\$435,135,958	\$472,794,780	\$22,593,128	\$0	\$1,058,551,172
45.01 - 50.00	\$70,578,836	\$48,044,123	\$407,251,363	\$572,921,586	\$31,771,563	\$0	\$1,130,567,471
50.01 - 55.00	\$71,752,376	\$57,640,638	\$345,206,949	\$728,556,834	\$31,940,093	\$0	\$1,235,096,890
55.01 - 60.00	\$67,985,593	\$64,189,429	\$318,321,382	\$900,244,593	\$11,709,676	\$0	\$1,362,450,673
60.01 - 65.00	\$47,762,393	\$83,117,428	\$264,061,178	\$1,089,639,159	\$10,974,400	\$0	\$1,495,554,558
65.01 - 70.00	\$14,226,846	\$117,365,682	\$217,877,012	\$1,151,832,486	\$10,474,552	\$0	\$1,511,776,577
70.01 - 75.00	\$4,863,766	\$143,902,254	\$98,835,106	\$1,018,038,037	\$3,837,041	\$0	\$1,269,476,204
75.01 - 80.00	\$3,172,223	\$91,989,779	\$50,300,543	\$366,727,459	\$568,541	\$0	\$512,758,545
Greater than 80.00	\$213,804	\$40,443,874	\$29,770,616	\$29,663,897	\$0	\$0	\$100,092,191
Total	\$666,007,756	\$750,059,153	\$3,281,806,848	\$7,611,607,124	\$157,013,146	\$0	\$12,466,494,028

30 to 59 days past due

<u>Indexed LTV (%)</u>	<u>British Columbia</u>	<u>Prairies</u>	<u>Ontario</u>	<u>Quebec</u>	<u>Atlantic</u>	<u>Other</u>	<u>Total</u>
20.00 and below	\$0	\$0	\$0	\$2,727	\$0	\$0	\$2,727
20.01 - 25.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25.01 - 30.00	\$0	\$0	\$107,393	\$157,429	\$0	\$0	\$264,822
30.01 - 35.00	\$0	\$0	\$0	\$50,359	\$0	\$0	\$50,359
35.01 - 40.00	\$0	\$619,985	\$259,596	\$138,937	\$0	\$0	\$1,018,517
40.01 - 45.00	\$0	\$0	\$696,757	\$166,689	\$0	\$0	\$863,445
45.01 - 50.00	\$0	\$297,717	\$298,352	\$17,128	\$123,036	\$0	\$736,232
50.01 - 55.00	\$234,633	\$0	\$440,820	\$0	\$199,121	\$0	\$874,574
55.01 - 60.00	\$0	\$152,835	\$243,848	\$494,436	\$0	\$0	\$891,118
60.01 - 65.00	\$0	\$0	\$164,549	\$1,169,611	\$0	\$0	\$1,334,159
65.01 - 70.00	\$0	\$0	\$0	\$1,256,699	\$111,139	\$0	\$1,367,838
70.01 - 75.00	\$0	\$0	\$0	\$758,526	\$0	\$0	\$758,526
75.01 - 80.00	\$0	\$0	\$0	\$504,576	\$0	\$0	\$504,576
Greater than 80.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$234,633	\$1,070,537	\$2,211,313	\$4,717,114	\$433,295	\$0	\$8,666,892



National Bank of Canada Legislative Covered Bond Programme
Monthly Investor Report
 Calculation Date: 31 Dec 2018

60 to 89 days past due

<u>Indexed LTV (%)</u>	<u>British Columbia</u>	<u>Prairies</u>	<u>Ontario</u>	<u>Quebec</u>	<u>Atlantic</u>	<u>Other</u>	<u>Total</u>
20.00 and below	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20.01 - 25.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25.01 - 30.00	\$0	\$0	\$190,562	\$0	\$0	\$0	\$190,562
30.01 - 35.00	\$246,974	\$0	\$0	\$0	\$0	\$0	\$246,974
35.01 - 40.00	\$0	\$0	\$0	\$192,321	\$257,886	\$0	\$450,207
40.01 - 45.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
45.01 - 50.00	\$0	\$0	\$0	\$88,008	\$70,686	\$0	\$158,694
50.01 - 55.00	\$0	\$0	\$128,264	\$230,169	\$0	\$0	\$358,433
55.01 - 60.00	\$0	\$0	\$0	\$435,498	\$0	\$0	\$435,498
60.01 - 65.00	\$0	\$0	\$0	\$435,624	\$0	\$0	\$435,624
65.01 - 70.00	\$0	\$0	\$0	\$99,088	\$0	\$0	\$99,088
70.01 - 75.00	\$0	\$665,516	\$0	\$0	\$0	\$0	\$665,516
75.01 - 80.00	\$0	\$0	\$0	\$42,803	\$0	\$0	\$42,803
Greater than 80.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$246,974	\$665,516	\$318,826	\$1,523,511	\$328,572	\$0	\$3,083,400

90 or more days past due

<u>Indexed LTV (%)</u>	<u>British Columbia</u>	<u>Prairies</u>	<u>Ontario</u>	<u>Quebec</u>	<u>Atlantic</u>	<u>Other</u>	<u>Total</u>
20.00 and below	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20.01 - 25.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25.01 - 30.00	\$0	\$0	\$0	\$78,864	\$0	\$0	\$78,864
30.01 - 35.00	\$0	\$0	\$0	\$147,576	\$0	\$0	\$147,576
35.01 - 40.00	\$0	\$0	\$0	\$35,401	\$0	\$0	\$35,401
40.01 - 45.00	\$0	\$0	\$0	\$158,971	\$119,750	\$0	\$278,721
45.01 - 50.00	\$0	\$0	\$0	\$116,402	\$0	\$0	\$116,402
50.01 - 55.00	\$0	\$0	\$0	\$219,268	\$0	\$0	\$219,268
55.01 - 60.00	\$0	\$0	\$0	\$412,356	\$0	\$0	\$412,356
60.01 - 65.00	\$0	\$0	\$0	\$21,485	\$0	\$0	\$21,485
65.01 - 70.00	\$0	\$0	\$0	\$105,939	\$0	\$0	\$105,939
70.01 - 75.00	\$0	\$0	\$0	\$60,328	\$0	\$0	\$60,328
75.01 - 80.00	\$0	\$0	\$0	\$366,297	\$0	\$0	\$366,297
Greater than 80.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$0	\$0	\$1,722,888	\$119,750	\$0	\$1,842,637

Cover Pool Indexed LTV - Drawn by Credit Bureau Score

<u>Indexed LTV (%)</u>	<u>599 and below</u>	<u>600 - 650</u>	<u>651 - 700</u>	<u>701 - 750</u>	<u>751 - 800</u>	<u>801 and above</u>	<u>Score Unavailable</u>	<u>Total</u>
20.00 and below	\$1,329,400	\$3,482,440	\$17,967,636	\$57,888,024	\$272,861,112	\$105,975,385	\$10,445,354	\$469,949,352
20.01 - 25.00	\$1,193,639	\$6,609,779	\$15,909,339	\$67,938,220	\$212,846,226	\$55,402,541	\$9,588,409	\$369,488,152
25.01 - 30.00	\$2,948,892	\$8,247,248	\$32,610,767	\$101,181,382	\$252,897,546	\$63,065,091	\$15,438,915	\$476,389,840
30.01 - 35.00	\$4,133,126	\$9,919,631	\$49,909,464	\$155,445,616	\$327,468,536	\$81,294,084	\$18,971,350	\$647,141,808
35.01 - 40.00	\$6,618,558	\$18,310,850	\$58,643,269	\$218,703,605	\$390,746,805	\$113,352,661	\$23,310,856	\$829,686,603
40.01 - 45.00	\$10,388,278	\$25,621,604	\$91,495,565	\$300,012,368	\$489,522,226	\$121,289,196	\$21,364,101	\$1,059,693,338
45.01 - 50.00	\$11,855,582	\$30,345,654	\$101,038,864	\$340,809,737	\$503,382,768	\$119,106,303	\$25,039,890	\$1,131,578,799
50.01 - 55.00	\$13,299,514	\$35,439,083	\$117,874,893	\$403,824,900	\$505,528,344	\$132,214,334	\$28,368,096	\$1,236,549,164
55.01 - 60.00	\$15,824,178	\$40,837,254	\$145,867,978	\$465,865,932	\$537,370,385	\$134,508,995	\$23,914,923	\$1,364,189,645
60.01 - 65.00	\$21,184,714	\$47,968,640	\$159,768,202	\$563,321,562	\$532,286,424	\$148,008,972	\$24,807,312	\$1,497,345,827
65.01 - 70.00	\$17,586,314	\$45,301,401	\$193,505,208	\$635,863,547	\$479,618,671	\$122,180,494	\$19,293,808	\$1,513,349,442
70.01 - 75.00	\$16,155,269	\$38,917,260	\$183,703,463	\$542,748,278	\$369,452,825	\$99,492,577	\$20,490,902	\$1,270,960,574
75.01 - 80.00	\$5,687,012	\$19,948,483	\$101,179,934	\$224,851,782	\$122,739,633	\$32,763,881	\$6,501,498	\$513,672,222
Greater than 80.00	\$1,921,266	\$6,000,605	\$17,403,299	\$41,127,026	\$23,002,547	\$9,484,165	\$1,153,283	\$100,092,191
Total	\$130,125,741	\$336,949,933	\$1,286,877,881	\$4,119,581,980	\$5,019,724,047	\$1,338,138,679	\$248,688,696	\$12,480,086,957

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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