Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

This report contains information regarding the Fairstone 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 (and their Related Security) are added and removed from the Cover Pool from time to time and, accordingly, the characteristics and performance of the Loans (and their Related Security) in the Cover Pool will vary over time.

This material is for distribution only under such circumstances as may be permitted by applicable law. This material is published solely for informational purposes and this report does not constitute an invitation or recommendation to invest or otherwise deal in, or an offer to sell or the solicitation of an offer to buy or subscribe for, any security. Reliance should not be placed on the information herein when making any decision to buy, hold or sell any security or for any other purpose.

The information set forth below has been obtained and based upon sources believed by Fairstone Bank of Canada to be accurate, however, Fairstone Bank of Canada makes no representation or warranty, express or implied, in relation to the accuracy, completeness or reliability of the information contained herein. Past performance should not be taken as an indication or guarantee of future performance, and no representation or warranty, express or implied, is made regarding future performance. We assume no liability for any errors or any reliance you place on the information provided herein. For the glossary of definitions and terms used in the monthly reports, please view the Master Definitions and Construction Agreement in the Programme Documents section: https://www.fairstonebank.ca/covered-bonds/.

THESE COVERED BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY CANADA MORTGAGE AND HOUSING CORPORATION ("CMHC") NOR HAS CMHC PASSED UPON THE ACCURACY OR ADEQUACY OF THIS DISCLOSURE DOCUMENT. THESE COVERED BONDS ARE NOT INSURED OR GUARANTEED BY CMHC OR THE GOVERNMENT OF CANADA OR ANY OTHER AGENCY THEREOF.

In this report, currency amounts are stated in Canadian dollars ("$"), unless otherwise specified.

Programme Information

Series	Initial Principal Amount	Exchange Rate	C$ Equivalent	Final Maturity Date	Extended Due for Payment Date	Coupon Rate	Rate Type	ISIN	Covered Bond Swap Provider	DBRS	Moody's
			$0								

OSFI Covered Bond Ratio [1] :	0.00%
OSFI Covered Bond Ratio Limit:	5.50%
Weighted Average Maturity of Outstanding Covered Bonds (months)	0.00
Weighted Average Remaining Term of Loans in Cover Pool (months)	10.69

1. 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 are as at June 30th 2026.

Supplementary Information

Parties

Issuer	Fairstone Bank of Canada
Guarantor entity	FBOC Covered Bond (Legislative) Guarantor Limited Partnership
Seller, Servicer, Cash Manager	Fairstone Bank of Canada
Originators	Home Trust Company and Home Bank
Subservicer	Home Trust Company
Interest Rate Swap Provider	Royal Bank of Canada
Covered Bond Swap Provider	Royal Bank of Canada
Bond Trustee	Computershare Trust Company of Canada
Custodian & Titleholder	Computershare Trust Company of Canada
Asset Monitor	Ernst & Young LLP
Account Bank & GIC Provider	Bank of Montreal
Standby Account Bank & GIC Provider	Royal Bank of Canada
Paying Agent	The Bank of New York Mellon, London Branch

Fairstone Bank of Canada Ratings

	DBRS	Moody's
Senior Debt	BBB	Baa2
Short Term	R-2 (high)	P-2
Outlook	-	Stable

Applicable Ratings of Account Bank and GIC Provider

	DBRS	Moody's
Senior Debt	AA (low)	A2
Short Term	R-1 (high)	P-1
Deposit	AA	Aa2
Outlook	Stable	Stable

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Applicable Ratings of Standby Account and Standby GIC

	DBRS	Moody's
Senior Debt	AA	A1
Short Term	R-1 (high)	P-1
Deposit	AA (high)	Aa1
Outlook	Stable	Stable

Applicable Ratings of Swap Provider

	DBRS	Moody's
Senior Debt	AA	A1
Short Term	R-1 (high)	P-1
Outlook	Stable	Stable

Description of Ratings Triggers [1]

In respect of the below rating triggers in Parts A and B, where both a short-term and long-term rating are noted for (i) DBRS, both such triggers must be breached before the consequences apply and (ii) Moody's, only one of such triggers must be breached before the consequences apply.

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	DBRS	Moody's	At or Above Rating Triggers
Account Bank & GIC Provider (BMO)	R-1 (low) and A	P-1/A2	Yes
Standby Account Bank & Standby GIC Provider (RBC)	R-1 (low) and A	P-1/A2	Yes
Cash Manager (FBOC)	R-2 (middle) and BB(low)[2]	Ba3(cr)	Yes
Servicer (FBOC)	R-2 (middle) and BB(low)	Ba3	Yes
Interest Rate Swap Provider (RBC)	R-2 (middle) and BBB	P-3(cr) and Baa3(cr)	Yes
Covered Bond Swap Provider (RBC)	R-2 (middle) and BBB	P-3(cr) and Baa3(cr)	Yes
Registered Title Event (FBOC)[3]	BBB (low)	P-3 and Baa3	Yes

B. Specified Rating Related Action

i. The following actions are required if the rating of the Cash Manager falls below the stipulated rating:	DBRS	Moody's	At or Above Rating Triggers
(a) Amounts received by the Servicer are to be deposited directly to the GIC Account and not provided to the Cash Manager	R-2 (middle) and BBB(low)	P-2(cr) / Baa2(cr)	Yes
(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	R-2 (middle) and BBB(low)	P-2(cr) / Baa2(cr)	Yes
ii. The following actions are required if the rating of the Servicer falls below the stipulated rating:	**DBRS**	**Moody's**	**At or Above Rating Triggers**
(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	R-2 (middle) and BBB(low)	P-2(cr) / Baa2(cr)	Yes
iii. The following actions are required if the rating of the Issuer falls below the stipulated rating:	**DBRS**	**Moody's**	**At or Above Rating Triggers**
(a) Establishment of the Reserve Fund	R-1 (low) and A(low)	P-2(cr) / A3(cr)	No - Reserve Fund has been established
(b) Fund Pre-Maturity Liquidity Required Amount on Hard Bullet Covered Bonds	R-1 (low) and A(low)	P-1 / A2	N/A
iv. Each Swap Provider is required to transfer credit support or provide a guarantee of its obligations and may replace itself if the rating of such Swap Provider falls below the specified rating:	**DBRS**	**Moody's**	**At or Above Rating Triggers**
(a) Interest Rate Swap Provider	R-1 (low) and A	P-2(cr) and A3(cr)	Yes
(b) Covered Bond Swap Provider	R-1 (low) and A	P-2(cr) and A3(cr)	Yes
v. The following actions are required if the rating of the Subservicer falls below the stipulated rating:	**DBRS**		**At or Above Rating Triggers**
(a) Subservicer is required to remit any Collections to the Cash Manager, the Servicer or the GIC Account, as applicable, and no later than 2 business days from the Subservicer's receipt.	BBB (low)		Yes

1 Unless otherwise stated, DBRS and Moody's rating are in respect of unsecured, unguaranteed, and unsubordinated debt obligations unless "(cr)" is indicated for a Moody's rating, in which case, such rating is in respect of counterparty risk assessment.
2 Unless remedied within 30 days as provided for in the Cash Management Agreement.
3 Registered title for the Covered Bond Portfolio is currently in the name of Computershare Trust Company of Canada so these rating triggers for FBOC relate to other actions that would be required in respect of perfection of the Covered Bond Portfolio.

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Events of Default

Issuer Event of Default	No
Guarantor Event of Default	No

Asset Coverage Test

Outstanding Covered Bonds

A = Lesser of (i) LTV Adjusted Balance and		A(i):
(ii) Asset Percentage Adjusted Balance		A(ii):
B = Principal Receipts		Asset Percentage:
C = Cash Capital Contributions[1]		Maximum Asset Percentage:
D = Substitute Assets		
E = Reserve Fund Balance		
Y = Contingent Collateral Amount		
Z = Negative Carry Factor Calculation		
Total: A + B + C + D + E - Y - Z		

Asset Coverage Test

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

[1] Under the Guarantor Agreement, Cash Capital Contributions excludes cash in the Yield Supplement Fund

Regulatory OC Minimum Calculation

A = Lesser of (i) Cover Pool Collateral, and		A (i)
(ii) Cover Pool Collateral required to meet the Asset Coverage Test		A (ii)
B = C$ Equivalent of Outstanding Covered Bonds		
Level of Overcollateralization (A/B)		
Regulatory OC Minimum	105.00%	

Valuation Calculation

Trading Value of Covered Bonds	$0
A = LTV Adjusted Loan Present Value	$1,454,414,432
B = Principal Receipts	$5,338,088
C = Cash Capital Contributions	$100
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	**$1,459,752,620**
Effective Weighted Average Discount Rate on Performing Eligible Loans	6.13%

Amortization Test

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

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Intercompany Loan Balance

Guarantee Loan	$0
Demand Loan	$1,470,505,088
Total	$1,470,505,088

Demand Loan Repayment Event

(i) The Bank has been required to assign the Interest Rate Swap Agreement to a third party	No
(ii) A Notice to Pay has been served on the Guarantor	No
(iii) The Intercompany Loan has been terminated or the revolving commitment is not renewed	No

Cover Pool Losses

Period End	Write-off Amounts	Loss Percentage (Annualized)
September 29, 2026	$0	0.00%

Reserve Fund

	Amount
Reserve Fund Balance	$0

Guarantor Cover Pool Flow of Funds

Cash Inflows received by Guarantor	Current Month
Principal Receipts[1]	$5,338,088
Proceeds for Sale of Loans	$0
Draw on Intercompany Loan	$1,470,505,088
Revenue Receipts	$7,111,639
Swap Receipts	$4,248,244
Swap Breakage Fee	$0
Cash Capital Contribution	$100
Cash Outflows paid by Guarantor	
Swap Payment	($5,016,276)
Purchase of Loans	($1,470,505,088)
Intercompany Loan Interest	($1,128,059)
Intercompany Loan Repayment[1]	$0
Other Inflow/Outflows[2]	($12,430)
Net inflows/(outflows)	**$10,541,306**

[1] Includes Capitalized Interest on Loans. Amounts drawn by the Guarantor on the Intercompany Loan in respect of Capitalized Interest are included on a net basis in the Intercompany Loan principal.
[2] Amounts included are other inflows net of expenses incurred, such as legal fees, filing fees, and service charges

Yield Supplement Flow of Funds

Beginning Balance of Yield Supplement Ledger	$0
Deposit to Yield Supplement Ledger[1]	$0
Withdraw from Yield Supplement Ledger	$0
End Balance of the Yield Supplement Ledger	$0
Yield Supplement Required Amount[2]	$0
End Balance = Yield Supplement Required Amount in Compliance (Yes/No)	Yes

[1] Yield Supplement Ledger fund sources includes: Available Revenue Receipts, Cash Contributions, Cash (up to Voluntary Overcollateralization), and advances under the Intercompany Loan.
[2] The Interest Swap Calculation Agent is to prepare a Yield Supplement Schedule and calculate the Yield Supplement Required Amount as required by the Interest Rate Swap confirmations.

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Cover Pool Summary Statistics		
Previous Month Ending Balance	N/A	
Current Month Ending Balance	$1,458,846,703	
Number of Mortgage Loans in Pool	2,862	
Average Mortgage Loan Size	$509,730	
Number of Properties	2,862	
Number of Primary Borrowers	2,862	
Weighted Average Authorized LTV	63.26%	
Weighted Average Indexed Authorized LTV	64.43%	
Weighted Average Original LTV	63.26%	
Weighted Average Current LTV	61.54%	
Weighted Average Indexed Current LTV	62.63%	
Weighted Average Seasoning	12.36	months
Weighted Average Interest Rate	5.93%	
Weighted Average Original Term	23.05	months
Weighted Average Remaining Term	10.69	months

Note:
1. 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.
2. For Multiproduct Mortgage Loans, Current LTV is calculated based on all loans secured by the same property within the Cover Pool.
3. For Multiproduct Mortgage Loans, Authorized LTV is calculated based on loans which are drawn or available to be drawn, secured by the same property including those components held outside the Cover Pool.
4. Indexed LTV is calculated per the Indexation Methodology based on the most recent property appraisal value. Value as most recently determined or assessed in accordance with the underwriting policies, whether upon origination or renewal of the Eligible Loan or subsequently thereto.

Cover Pool Delinquency Distribution, including defaulted loans (as defined in Article 178 of Regulation (EU) 575/2013).

Aging Summary	Number of Loans	Percentage	Principal Balance	Percentage
Current and less than 30 days past due	2,862	100.00%	$1,458,846,703	100.00%
30 to 59 days past due	0	0.00%	$0	0.00%
60 to 89 days past due	0	0.00%	$0	0.00%
90 or more days past due	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Provincial Distribution

Province	Number of Loans	Percentage	Principal Balance	Percentage
Alberta	253	8.84%	$101,007,376	6.92%
British Columbia	315	11.01%	$223,613,754	15.33%
Ontario	1,761	61.53%	$933,678,707	64.00%
Quebec	533	18.62%	$200,546,866	13.75%
Other	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Mortgage Asset Type Distribution

Asset Type	Number of Loans	Percentage	Principal Balance	Percentage
Conventional Mortgage Loans, amortizing	2,862	100.00%	$1,458,846,703	100.00%
Multiproduct Mortgage Loans, amortizing	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Occupancy Type Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	2,170	75.82%	$1,115,203,590	76.44%
Non-Owner Occupied	692	24.18%	$343,643,113	23.56%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Interest Rate Type Distribution

Interest Rate Type	Number of Loans	Percentage	Principal Balance	Percentage
Fixed	2,862	100.00%	$1,458,846,703	100.00%
Adjustable	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Fairstone Bank

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Cover Pool Interest Rate Distribution

Interest Rate (%)	Number of Loans	Percentage	Principal Balance	Percentage
Less than 2.000	0	0.00%	$0	0.00%
2.000 - 2.999	0	0.00%	$0	0.00%
3.000 - 3.999	8	0.28%	$2,762,049	0.19%
4.000 - 4.999	81	2.83%	$43,490,601	2.98%
5.000 - 5.999	1,531	53.49%	$789,987,451	54.15%
6.000 - 6.999	1,117	39.03%	$566,482,041	38.83%
7.000 - 7.999	125	4.37%	$56,124,560	3.85%
8.000 or Greater	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
5 or Less	952	33.26%	$522,983,038	35.85%
6 - 11	708	24.74%	$352,640,811	24.17%
12 - 23	942	32.91%	$460,729,051	31.58%
24 - 35	256	8.94%	$120,171,486	8.24%
36 - 47	3	0.10%	$1,699,040	0.12%
48 - 59	1	0.03%	$623,277	0.04%
60 - 71	0	0.00%	$0	0.00%
72 or greater	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Remaining Balance

Remaining Principal Balance ($)	Number of Loans	Percentage	Principal Balance	Percentage
99,999 and below	4	0.14%	$391,234	0.03%
100,000 - 149,999	63	2.20%	$8,803,794	0.60%
150,000 - 199,999	128	4.47%	$23,253,567	1.59%
200,000 - 249,999	200	6.99%	$45,933,592	3.15%
250,000 - 299,999	280	9.78%	$77,448,041	5.31%
300,000 - 349,999	319	11.15%	$104,182,425	7.14%
350,000 - 399,999	312	10.90%	$116,868,144	8.01%
400,000 - 449,999	246	8.60%	$104,768,338	7.18%
450,000 - 499,999	240	8.39%	$113,887,653	7.81%
500,000 - 549,999	191	6.67%	$99,900,640	6.85%
550,000 - 599,999	152	5.31%	$87,654,846	6.01%
600,000 - 649,999	112	3.91%	$70,201,400	4.81%
650,000 - 699,999	116	4.05%	$78,276,840	5.37%
700,000 - 749,999	88	3.07%	$63,848,677	4.38%
750,000 - 799,999	73	2.55%	$56,619,084	3.88%
800,000 - 849,999	56	1.96%	$46,283,175	3.17%
850,000 - 899,999	44	1.54%	$38,419,197	2.63%
900,000 - 949,999	20	0.70%	$18,510,297	1.27%
950,000 - 999,999	32	1.12%	$31,167,052	2.14%
1,000,000 and above	186	6.50%	$272,428,705	18.67%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Detached Single Family	1,780	62.19%	$1,027,115,035	70.41%
High Rise Condominium	398	13.91%	$138,211,393	9.47%
Semi-detached	219	7.65%	$92,252,617	6.32%
Duplex	91	3.18%	$43,684,057	2.99%
Tri-plex	26	0.91%	$12,507,160	0.86%
Fourplex	19	0.66%	$12,281,189	0.84%
Townhouse (Freehold and Condominium)	329	11.50%	$132,795,253	9.10%
Other	0	0.00%	$0	0.00%
Total	2,862	100.00%	$1,458,846,703	100.00%

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Cover Pool Indexed Authorized LTV Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	18	0.63%	$3,527,328	0.24%
20.01 - 25.00	25	0.87%	$4,691,444	0.32%
25.01 - 30.00	33	1.15%	$6,487,334	0.44%
30.01 - 35.00	58	2.03%	$17,737,896	1.22%
35.01 - 40.00	90	3.14%	$27,198,512	1.86%
40.01 - 45.00	139	4.86%	$48,371,306	3.32%
45.01 - 50.00	188	6.57%	$70,785,843	4.85%
50.01 - 55.00	230	8.04%	$96,455,964	6.61%
55.01 - 60.00	322	11.25%	$146,640,155	10.05%
60.01 - 65.00	373	13.03%	$176,704,980	12.11%
65.01 - 70.00	553	19.32%	$315,596,648	21.63%
70.01 - 75.00	482	16.84%	$301,776,532	20.69%
75.01 - 80.00	327	11.43%	$225,516,906	15.46%
Greater than 80.00	24	0.84%	$17,355,855	1.19%
Total	2,862	100.00%	$1,458,846,703	100.00%

Cover Pool Indexed Current LTV Distribution

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	22	0.77%	$4,041,369	0.28%
20.01 - 25.00	28	0.98%	$5,521,322	0.38%
25.01 - 30.00	32	1.12%	$6,795,397	0.47%
30.01 - 35.00	78	2.73%	$24,135,043	1.65%
35.01 - 40.00	101	3.53%	$30,915,045	2.12%
40.01 - 45.00	155	5.42%	$55,216,238	3.78%
45.01 - 50.00	193	6.74%	$75,166,537	5.15%
50.01 - 55.00	268	9.36%	$115,435,666	7.91%
55.01 - 60.00	376	13.14%	$172,530,418	11.83%
60.01 - 65.00	427	14.92%	$224,871,403	15.41%
65.01 - 70.00	547	19.11%	$323,643,369	22.18%
70.01 - 75.00	411	14.36%	$263,208,106	18.04%
75.01 - 80.00	223	7.79%	$156,966,886	10.76%
Greater than 80.00	1	0.03%	$399,903	0.03%
Total	2,862	100.00%	$1,458,846,703	100.00%

Provincial Distribution by Indexed Current LTV and Aging Summary

Province	Indexed LTV (%)	Current and less than 30 days past due	30 to 59 days past due	60 to 89 days past due	90 or more days past due	Total
Alberta						
	20.00 and below	$0	$0	$0	$0	$0
	20.01 - 25.00	$0	$0	$0	$0	$0
	25.01 - 30.00	$0	$0	$0	$0	$0
	30.01 - 35.00	$1,331,772	$0	$0	$0	$1,331,772
	35.01 - 40.00	$2,419,593	$0	$0	$0	$2,419,593
	40.01 - 45.00	$2,583,917	$0	$0	$0	$2,583,917
	45.01 - 50.00	$5,685,447	$0	$0	$0	$5,685,447
	50.01 - 55.00	$7,444,684	$0	$0	$0	$7,444,684
	55.01 - 60.00	$14,479,554	$0	$0	$0	$14,479,554
	60.01 - 65.00	$16,036,642	$0	$0	$0	$16,036,642
	65.01 - 70.00	$20,758,848	$0	$0	$0	$20,758,848
	70.01 - 75.00	$23,526,709	$0	$0	$0	$23,526,709
	75.01 - 80.00	$6,740,209	$0	$0	$0	$6,740,209
	Greater than 80.00	$0	$0	$0	$0	$0
	Total	$101,007,376	$0	$0	$0	$101,007,376

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Province	Indexed LTV (%)	Current and less than 30 days past due	30 to 59 days past due	60 to 89 days past due	90 or more days past due	Total
British Columbia						
	20.00 and below	$929,005	$0	$0	$0	$929,005
	20.01 - 25.00	$821,669	$0	$0	$0	$821,669
	25.01 - 30.00	$0	$0	$0	$0	$0
	30.01 - 35.00	$1,869,191	$0	$0	$0	$1,869,191
	35.01 - 40.00	$6,505,714	$0	$0	$0	$6,505,714
	40.01 - 45.00	$6,888,219	$0	$0	$0	$6,888,219
	45.01 - 50.00	$7,666,679	$0	$0	$0	$7,666,679
	50.01 - 55.00	$13,240,830	$0	$0	$0	$13,240,830
	55.01 - 60.00	$23,315,818	$0	$0	$0	$23,315,818
	60.01 - 65.00	$32,417,060	$0	$0	$0	$32,417,060
	65.01 - 70.00	$49,611,915	$0	$0	$0	$49,611,915
	70.01 - 75.00	$50,388,905	$0	$0	$0	$50,388,905
	75.01 - 80.00	$29,558,849	$0	$0	$0	$29,558,849
	Greater than 80.00	$399,903	$0	$0	$0	$399,903
	Total	$223,613,754	$0	$0	$0	$223,613,754

Province	Indexed LTV (%)	Current and less than 30 days past due	30 to 59 days past due	60 to 89 days past due	90 or more days past due	Total
Ontario						
	20.00 and below	$2,153,630	$0	$0	$0	$2,153,630
	20.01 - 25.00	$3,469,861	$0	$0	$0	$3,469,861
	25.01 - 30.00	$4,980,688	$0	$0	$0	$4,980,688
	30.01 - 35.00	$16,971,563	$0	$0	$0	$16,971,563
	35.01 - 40.00	$17,435,527	$0	$0	$0	$17,435,527
	40.01 - 45.00	$35,322,972	$0	$0	$0	$35,322,972
	45.01 - 50.00	$43,862,773	$0	$0	$0	$43,862,773
	50.01 - 55.00	$68,761,178	$0	$0	$0	$68,761,178
	55.01 - 60.00	$98,099,758	$0	$0	$0	$98,099,758
	60.01 - 65.00	$139,208,423	$0	$0	$0	$139,208,423
	65.01 - 70.00	$213,724,163	$0	$0	$0	$213,724,163
	70.01 - 75.00	$171,478,767	$0	$0	$0	$171,478,767
	75.01 - 80.00	$118,209,406	$0	$0	$0	$118,209,406
	Greater than 80.00	$0	$0	$0	$0	$0
	Total	$933,678,707	$0	$0	$0	$933,678,707

Province	Indexed LTV (%)	Current and less than 30 days past due	30 to 59 days past due	60 to 89 days past due	90 or more days past due	Total
Quebec						
	20.00 and below	$958,734	$0	$0	$0	$958,734
	20.01 - 25.00	$1,229,793	$0	$0	$0	$1,229,793
	25.01 - 30.00	$1,814,708	$0	$0	$0	$1,814,708
	30.01 - 35.00	$3,962,517	$0	$0	$0	$3,962,517
	35.01 - 40.00	$4,554,211	$0	$0	$0	$4,554,211
	40.01 - 45.00	$10,421,129	$0	$0	$0	$10,421,129
	45.01 - 50.00	$17,951,639	$0	$0	$0	$17,951,639
	50.01 - 55.00	$25,988,975	$0	$0	$0	$25,988,975
	55.01 - 60.00	$36,635,289	$0	$0	$0	$36,635,289
	60.01 - 65.00	$37,209,280	$0	$0	$0	$37,209,280
	65.01 - 70.00	$39,548,443	$0	$0	$0	$39,548,443
	70.01 - 75.00	$17,813,726	$0	$0	$0	$17,813,726
	75.01 - 80.00	$2,458,422	$0	$0	$0	$2,458,422
	Greater than 80.00	$0	$0	$0	$0	$0
	Total	$200,546,866	$0	$0	$0	$200,546,866

Fairstone Bank of Canada
Legislative Covered Bond Programme
Monthly Investor Report

Calculation Date: 9/29/2026

Date of Report: 10/9/2026

Province	Indexed LTV (%)	Current and less than 30 days past due	30 to 59 days past due	60 to 89 days past due	90 or more days past due	Total
Other						
	20.00 and below	$0	$0	$0	$0	$0
	20.01 - 25.00	$0	$0	$0	$0	$0
	25.01 - 30.00	$0	$0	$0	$0	$0
	30.01 - 35.00	$0	$0	$0	$0	$0
	35.01 - 40.00	$0	$0	$0	$0	$0
	40.01 - 45.00	$0	$0	$0	$0	$0
	45.01 - 50.00	$0	$0	$0	$0	$0
	50.01 - 55.00	$0	$0	$0	$0	$0
	55.01 - 60.00	$0	$0	$0	$0	$0
	60.01 - 65.00	$0	$0	$0	$0	$0
	65.01 - 70.00	$0	$0	$0	$0	$0
	70.01 - 75.00	$0	$0	$0	$0	$0
	75.01 - 80.00	$0	$0	$0	$0	$0
	Greater than 80.00	$0	$0	$0	$0	$0
	Total	$0	$0	$0	$0	$0

Cover Pool Indexed Current LTV by Credit Bureau Score

Indexed LTV (%)	599 and below	600 - 650	651 - 700	701 - 750	751 - 800	801 and above	Total
20.00 and below	$1,332,140	$579,379	$735,908	$258,397	$246,115	$889,430	$4,041,369
20.01 - 25.00	$197,114	$1,315,062	$1,040,260	$1,356,579	$1,186,104	$426,203	$5,521,322
25.01 - 30.00	$432,255	$982,447	$1,777,842	$245,151	$1,642,266	$1,715,436	$6,795,397
30.01 - 35.00	$2,678,557	$3,651,093	$4,806,331	$6,022,159	$3,581,579	$3,395,325	$24,135,043
35.01 - 40.00	$3,309,284	$3,789,958	$6,857,939	$7,386,109	$3,336,132	$6,235,623	$30,915,045
40.01 - 45.00	$6,480,073	$5,825,730	$9,956,123	$11,178,229	$8,515,262	$13,260,820	$55,216,238
45.01 - 50.00	$6,958,855	$9,883,149	$19,925,509	$16,317,890	$11,112,585	$10,968,549	$75,166,537
50.01 - 55.00	$9,835,917	$16,094,306	$28,921,290	$18,853,873	$16,815,537	$24,914,743	$115,435,666
55.01 - 60.00	$15,298,176	$23,754,257	$40,279,537	$28,412,693	$29,896,935	$34,888,821	$172,530,418
60.01 - 65.00	$25,331,390	$31,507,147	$60,096,640	$35,332,122	$27,836,551	$44,767,554	$224,871,403
65.01 - 70.00	$31,027,496	$49,465,908	$72,026,163	$56,836,247	$47,914,532	$66,373,024	$323,643,369
70.01 - 75.00	$29,490,336	$42,869,473	$59,775,541	$45,964,925	$30,989,197	$54,118,633	$263,208,106
75.01 - 80.00	$21,929,409	$21,704,026	$30,332,329	$21,513,835	$29,984,562	$31,502,725	$156,966,886
Greater than 80.00	$0	$0	$0	$0	$399,903	$0	$399,903
Total	$154,301,001	$211,421,936	$336,531,411	$249,678,209	$213,457,259	$293,456,886	$1,458,846,703

Substitution Assets

Type	Ratings	Amount
N/A	N/A	N/A
Regulatory cap [1]	**$145,884,670**	

1. Per CMHC Covered Bond Programs Guide, "the value of a substitute Assets does not exceed 10 percent of the total value of the Covered Bond collateral"

Indexation Methodology

The Guarantor employs the methodology set out below to determine the indexed valuations for Properties relating to the Loans in the Covered Bond Portfolio (the "Indexation Methodology") for purposes of the Asset Coverage Test, the Amortization Test, the Valuation Calculation, in calculating the value of the covered bond collateral held as Contingent Collateral and for other purposes as may be required by the CMHC Covered Bond Guide (the "CMHC Guide") from time to time. As per the CMHC Guide and pursuant to the definition of Indexation Methodology in the Master Definitions and Construction Agreement, notice of any change in the Indexation Methodology must be provided to CMHC and will be reflected in the then-current Investor Report. 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.
To account for subsequent price developments, the Guarantor has chosen to adjust the original market values of the Properties securing the Loans in the Covered Bond Portfolio by using the Teranet - National Bank House Price IndexTM and the Census Metropolitan Area (CMA) House Price IndicesTM, available by subscription at www.housepriceindex.ca.
Each Index product is an independent representation of the rate of change of Canadian single-family home prices. The measurements are based on the property records of public land registries, grouped into individual areas such as Census Metropolitan Areas (CMAs), Forward Sortation Areas (FSAs), or clusters of FSAs. Sub-indices can be further segmented by property type (all types vs. single-detached homes vs. condominiums) in areas where this data is available. Each Index is estimated by tracking the observed or registered home prices over time. Properties with at least two sales are required in the calculations. Such a "sales pair" measures the increase or decrease of the property value in the period between the sales in a linear fashion. The fundamental assumption of the constant level quality of each property makes possible the index calculation but imposes difficulties in selecting (or filtering) those properties that satisfy it. This difficulty arises from the lack of information about the property, and only the amount of price fluctuations versus time may provide an indication of possible changes in the physical characteristics of the property or non-arms-length transactions. Such properties may not be included in the estimation process. For each Index, all properties that have been sold at least twice are considered in the calculation of the index; this is known as the repeat sales methodology. Properties that are affected by endogenous factors are not considered in the estimation. These factors may include: a) non-arms-length sale, b) change of type of property, for example after renovations, c) data error, and d) high turnover frequency (biannual or higher). In the repeat sales methodology, the averaging of price appreciation from different pairs of sales is done using an estimation process in which each pair is a separate observation.
Material risks associated with using the Indexation Methodology include, but are not limited to, the factual correctness of the Indices being relied upon, and, in the case of geographical areas not covered by the Sub-Indices, the risk that the HPI Indices may not accurately capture idiosyncratic factors affecting local housing markets.

For property valuation policies and method(s) used in respect of Eligible Loans, please refer to the sections in the Base Prospectus – General Underwriting Matters and Property Appraisal.

Please refer to the following sections in the Base Prospectus https://www.fairstonebank.ca/covered-bonds/.

Market Risks

The following risk factors:
1. Other Factors Which Are Material for the Purposes of Assessing the Risks Involved in an Investment in the Covered Bonds
2. Risks related to Fixed Rate Covered Bonds
3. Covered Bond issued at a substantial discount or premium

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

Interest Rate Swap Agreement
The 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 fixed rate Portfolio Assets 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 Guarantee Activation Event, the Covered Bond Swap Agreement. The interest rate swap confirmation is effective and cashflows are being exchanged pursuant thereto. Further details can be found in the interest rate swap confirmation https://www.fairstonebank.ca/covered-bonds/. The Interest Rate Swap Provider 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. The Guarantor has established the Yield Supplement Fund to be utilized by the Guarantor to make payments under the Interest Rate Swap Agreement. Further details can be found in the Base Prospectus https://www.fairstonebank.ca/covered-bonds/ 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 Event".

Covered Bond Swap Agreement
The Issuer and the Guarantor have entered into Covered Bond Swap Agreements, in each case, with the Covered Bond Swap Provider, that provide a hedge against currency and/or other risks (i) for the Issuer prior to the occurrence of a Covered Bond Guarantee Activation Event, in respect of amounts payable by the Issuer under the Covered Bonds and (ii) for the Guarantor, 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 Covered Bond Swap Agreement is in the form of (i) prior to the occurrence of a Covered Bond Guarantee Activation Event, the Issuer Swap Transaction entered into between the Issuer and the Covered Bond Swap Provider in respect of a Tranche or Series of Covered Bonds, and (ii) on and after the occurrence of a Covered Bond Guarantee Activation Event, in respect of a Tranche or Series of Covered Bonds, the Novated Transaction between the Guarantor and the Covered Bond Swap Provider, which is the Issuer Swap Transaction which is automatically novated by the Issuer to the Guarantor upon the occurrence of the Covered Bond Guarantee Activation Event. The Issuer Swap Transaction is effective immediately upon issuance of the related Tranche or Series of Covered Bonds and cashflows are being exchanged pursuant thereto. The Novated Transaction is contingent and will only become effective on the Covered Bond Guarantee Activation Event. 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.fairstonebank.ca/covered-bonds/. The Covered Bond Swap Provider may be required to post collateral to secure its obligations under the Novated Transaction 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.fairstonebank.ca/covered-bonds/ 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 Event".

Interest Rate Risk

The following 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 Fixed Rate Covered Bonds
3. Risks related to Floating Rate Covered Bonds
4. Financial Regulatory Reforms in Canada Could Have a Significant Impact on the Issuer or the Guarantor

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

Currency Risk

The following 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 in Canada Could have a Significant Impact on the Issuer or the Guarantor
4.Exchange rate risks and exchange controls

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

Credit Risk

The following risk factors:
1.Borrower and Counterparty Risk Exposure
2.Risks resulting from the Guarantor's Reliance on Swap Providers
3.Risks resulting from the Guarantor's Reliance on Service Providers
4.Risks resulting from default by Borrowers in paying amounts due on their Loans
5.Risks resulting from the changes to the Lending Criteria which may result in increased 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

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

Liquidity Risk

The following 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.Risks related to the maintenance of the Covered Bond Portfolio
5.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

Terms and Conditions of the Covered Bonds:
Condition 6. – Redemption and Purchase at Maturity

Credit Structure:
Reserve Fund

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 https://www.fairstonebank.ca/covered-bonds/: "Terms and Conditions of the Covered Bonds – Condition 6 – Redemption and Purchase at Maturity"

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 https://www.fairstonebank.ca/covered-bonds/ : "Terms and Conditions of the Covered Bonds – Condition 6. – Redemption and Purchase at Maturity"