

Residential Mortgage Disclosure

December 31, 2021

December 31, 2021 Residential Mortgage Disclosure

In accordance with the *Office of the Superintendent of Financial Institutions Canada (OSFI) Guideline B20 – Residential Mortgage Underwriting Practices and Procedures* issued June 2012, additional disclosure is provided regarding the company's residential mortgage exposure.

The company is limited to providing residential real estate loans of no more than 80% of the collateral value. Lending at a higher loan-to-value (LTV) is permitted but requires default insurance. This insurance is contractual coverage of the eligible facilities that protects the company's real estate secured lending portfolio against potential losses caused by borrower default. It is provided by either government backed entities or other approved private mortgage insurers.

On an annual basis the company performs a stress test to determine the impact of a significant decline in house prices on the residential mortgage portfolio. Due to the high percentage of insured residential mortgages held on the balance sheet and the increase in house prices since initial underwriting, there is very little impact to the company's capital position from this stress event.

Residential mortgages and home equity lines of credit (insured vs. uninsured) ⁽¹⁾

The following table presents amounts of insured and uninsured residential mortgages and home equity lines of credit (HELOCs), by geographic regions.

(Thousands of Canadian dollars, except percentage amounts)

	December 31, 2021											
	Residential Mortgages				HELOCs				Total			
	Insured ⁽²⁾		Uninsured		Insured ⁽²⁾		Uninsured		Insured ⁽²⁾		Uninsured	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Province⁽³⁾												
Atlantic	271,951	6.51	13,376	0.44	-	-	5,184	2.07	271,951	6.51	18,560	0.57
Quebec	7,187	0.17	-	-	-	-	-	-	7,187	0.17	-	-
Ontario	1,689,566	40.43	2,413,832	80.11	-	-	138,014	55.06	1,689,566	40.42	2,551,846	78.18
Prairies & Territories	1,641,982	39.29	184,924	6.14	-	-	30,887	12.32	1,641,982	39.29	215,811	6.61
British Columbia	568,455	13.60	401,131	13.31	376	100.00	76,562	30.55	568,831	13.61	477,693	14.64
Total	4,179,141	100	3,013,263	100	376	100	250,647	100	4,179,517	100	3,263,910	100

(1) This table was prepared based on the disclosure requirements contained in OSFI's B-20 Guideline. All reverse mortgages secured by residential property are considered to be HELOC.

(2) Default insurance is contractual coverage of eligible facilities whereby the company's exposure to real estate secured lending is protected against potential shortfalls caused by borrower default. This insurance is provided by either government backed or other private mortgage default insurers.

(3) The province represents the location of the property in Canada. There are no foreign operations.

Residential mortgages portfolio by amortization period

The following table provides a summary of the company's residential mortgages by remaining amortization period based on the contractual terms of the mortgage agreement. The table below does not reflect the additional payments which may be made during the term of the mortgage.

(Thousands of Canadian dollars, except percentage amounts)

	December 31, 2021	
	Total ⁽¹⁾	
	\$	%
Amortization period		
≤25 years	5,044,326	67.76
>25 years ≤30 years	2,370,437	31.85
>30 years ≤35 years	28,664	0.39
>35 years ≤40 years	-	-
>40 years	-	-
Total	7,443,427	100

(1) There are no foreign operations.

Uninsured average loan-to-value ratio: newly originated and acquired

The following table provides a summary of the company's average LTV ratio for newly originated and acquired uninsured residential mortgages and HELOCs by geographic regions.

	Three months ending December 31, 2021		
	Residential Mortgages %	HELOCs %	Total %
Canada ⁽¹⁾			
Atlantic	66.59	34.35	55.43
British Columbia	66.14	33.06	55.56
Prairies & Territories	69.87	32.48	59.70
Quebec	-	-	-
Ontario	65.30	35.95	57.80
Total	65.86	32.96	57.52

(1) The province represents the location of the property in Canada. There are no foreign operations.