



Supplementary Financial Information

Fourth Quarter 2018

February 21, 2019

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Notes to Users

Use of the document

The supplemental financial information contained in this package has been provided to improve readers' understanding of the financial position and performance of Home Capital Group Inc. (the Company). This information should be used in conjunction with the Company's 2018 Annual and Fourth Quarter Consolidated Financial Report.

Accounting framework

The financial information in this document is in Canadian dollars and is based on the audited consolidated financial statements for the year ended December 31, 2018, presented in compliance with International Financial Reporting Standards (IFRS or GAAP) unless otherwise noted.

Comparative consolidated financial statements

Certain comparative audited consolidated financial statement amounts have been reclassified from statements previously presented to conform to the presentation of the 2018 audited consolidated financial statements. In particular, loan balances previously presented net of individual allowances have been reclassified to a gross presentation.

Capital management

The Company's subsidiary, Home Trust Company, is subject to the regulatory capital requirements stipulated by the Office of the Superintendent of Financial Institutions Canada (OSFI). These requirements are consistent with international standards (Basel II and Basel III) set by the Bank for International Settlements.

Home Trust Company follows the Basel II Standardized Approach for calculating credit risk and the Basic Indicator Approach for operational risk.

Financial Highlights

(000s, except Per Share and Percentage Amounts)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	Fiscal
OPERATING RESULTS¹												
Net Income (Loss)	\$ 35,811	\$ 32,600	\$ 29,606	\$ 34,586	\$ 30,619	\$ 29,983	\$ (111,116)	\$ 58,041	\$ 132,603	\$ 7,527	\$ 352,400	\$ 302,930
Net Interest Income (Loss)	90,324	89,847	84,129	88,100	91,718	88,762	(3,407)	125,857	418,852	291,311	418,852	291,311
Total Revenue	108,376	105,086	101,625	103,765	109,455	95,407	(61,293)	147,742	418,852	291,311	418,852	291,311
Diluted Earnings (Loss) per Share	\$ 0.46	\$ 0.41	\$ 0.37	\$ 0.43	\$ 0.38	\$ 0.37	\$ (1.73)	\$ 0.90	\$ 1.66	\$ 0.10	\$ 1.66	\$ 0.10
Return on Shareholders' Equity (annualized)	8.1%	6.9%	6.4%	7.6%	6.8%	6.8%	-25.9%	14.0%	7.7%	0.4%	7.7%	0.4%
Return on Average Assets (annualized)	0.8%	0.7%	0.7%	0.8%	0.7%	0.6%	-2.2%	1.1%	0.7%	0.0%	0.7%	0.0%
Net Interest Margin (TEB) ²	1.99%	2.03%	1.91%	2.02%	2.02%	1.85%	-0.07%	2.44%	1.99%	1.55%	1.99%	1.55%
Provision as a Percentage of Gross Uninsured Loans (annualized)	0.12%	0.13%	0.22%	0.20%	0.12%	-0.14%	0.07%	0.16%	0.16%	0.07%	0.16%	0.07%
Provision as a Percentage of Gross Loans (annualized)	0.10%	0.10%	0.17%	0.16%	0.09%	-0.11%	0.05%	0.13%	0.13%	0.05%	0.13%	0.05%
Efficiency Ratio (TEB) ²	51.3%	52.9%	54.5%	49.5%	59.8%	62.7%	-138.9%	43.4%	52.0%	94.0%	52.0%	94.0%
BALANCE SHEET HIGHLIGHTS¹												
Total Assets	\$ 18,141,689	\$ 17,882,017	\$ 17,935,799	\$ 17,458,034	\$ 17,591,143	\$ 18,856,294	\$ 20,077,150	\$ 20,993,385	\$ 18,141,689	\$ 17,591,143	\$ 18,141,689	\$ 17,591,143
Total Assets Under Administration ³	24,680,225	24,657,402	25,001,732	24,776,803	25,040,182	26,659,330	28,292,436	29,583,545	24,680,225	25,040,182	24,680,225	25,040,182
Total Loans ⁴	16,394,738	16,042,702	15,447,928	15,222,310	15,069,636	15,435,374	17,652,962	18,578,969	16,394,738	15,069,636	16,394,738	15,069,636
Total Loans Under Administration ^{3,4}	22,933,274	22,818,087	22,513,861	22,541,079	22,518,675	23,238,410	25,868,248	27,169,129	22,933,274	22,518,675	22,933,274	22,518,675
Liquid Assets	1,287,933	1,376,156	1,816,720	1,454,313	1,654,718	2,657,055	1,737,417	2,098,192	1,287,933	1,654,718	1,287,933	1,654,718
Deposits	12,977,090	12,361,030	12,496,704	12,084,408	12,170,454	13,358,618	13,104,606	16,249,611	12,977,090	12,170,454	12,977,090	12,170,454
Standby Credit Facility	-	-	-	-	-	-	1,396,959	-	-	-	-	-
Shareholders' Equity	1,640,610	1,911,352	1,877,731	1,849,067	1,813,505	1,781,741	1,751,087	1,680,898	1,640,610	1,813,505	1,640,610	1,813,505
FINANCIAL STRENGTH¹												
Capital Measures⁵												
Risk-Weighted Assets	\$ 7,245,855	\$ 7,029,842	\$ 6,879,863	\$ 6,604,744	\$ 6,532,130	\$ 6,890,938	\$ 8,328,024	\$ 9,086,886	\$ 7,245,855	\$ 6,532,130	\$ 7,245,855	\$ 6,532,130
Common Equity Tier 1 Capital Ratio	18.94%	23.27%	23.21%	23.64%	23.17%	21.25%	17.06%	16.34%	18.94%	23.17%	18.94%	23.17%
Tier 1 Capital Ratio	18.93%	23.27%	23.21%	23.64%	23.17%	21.25%	17.06%	16.34%	18.93%	23.17%	18.93%	23.17%
Total Capital Ratio	19.38%	23.74%	23.67%	24.12%	23.68%	21.74%	17.54%	16.77%	19.38%	23.68%	19.38%	23.68%
Leverage Ratio	7.54%	9.20%	8.96%	9.02%	8.70%	7.89%	7.19%	7.29%	7.54%	8.70%	7.54%	8.70%
Credit Quality												
Net Non-Performing Loans as a Percentage of Gross Loans	0.47%	0.34%	0.34%	0.29%	0.30%	0.28%	0.23%	0.24%	0.47%	0.30%	0.47%	0.30%
Allowance as a Percentage of Gross Non-Performing Loans	54.0%	71.0%	71.0%	78.1%	79.5%	82.6%	100.5%	91.8%	54.0%	79.5%	54.0%	79.5%
Share Information												
Book Value per Common Share	\$ 26.43	\$ 23.82	\$ 23.40	\$ 23.04	\$ 22.60	\$ 22.20	\$ 21.82	\$ 26.18	\$ 26.43	\$ 22.60	\$ 26.43	\$ 22.60
Common Share Price – Close	\$ 14.40	\$ 15.00	\$ 15.01	\$ 13.56	\$ 17.31	\$ 13.89	\$ 16.99	\$ 26.03	\$ 14.40	\$ 17.31	\$ 14.40	\$ 17.31
Dividend paid during the period ended	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0.26	\$ -	\$ 0.26	\$ -	\$ 0.26
Market Capitalization	\$ 893,736	\$ 1,203,690	\$ 1,204,492	\$ 1,088,136	\$ 1,389,058	\$ 1,114,617	\$ 1,363,380	\$ 1,671,230	\$ 893,736	\$ 1,389,058	\$ 893,736	\$ 1,389,058
Number of Common Shares Outstanding	62,065	80,246	80,246	80,246	80,246	80,246	80,246	64,204	62,065	80,246	62,065	80,246
Payout Ratio	-	-	-	-	-	-	-	28.9%	-	260.0%	-	260.0%

¹ The amounts pertaining to 2018 have been prepared in accordance with IFRS 9 *Financial Instruments* (IFRS 9); prior period amounts have not been restated and have been prepared in accordance with IAS 39 *Financial Instruments: Recognition and Measurement* (IAS 39). Please see Note 2 to the audited consolidated financial statements included in the Company's 2018 Annual and Fourth Quarter Consolidated Financial Report for further information.

² See definition of Taxable Equivalent Basis (TEB) under Non-GAAP Measures section of this supplementary financial information package.

³ Total assets and loans under administration include both on and off-balance sheet amounts.

⁴ Total loans include loans held for sale and are presented gross of allowance for credit losses, for all periods presented.

⁵ These figures relate to the Company's operating subsidiary, Home Trust Company.

Consolidated Statements of Income (Loss)

(000s, except per share amounts)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Net Interest Income (Loss) Non-Securitized Assets										
Interest from loans ¹	\$ 171,139	\$ 161,754	\$ 156,543	\$ 154,934	\$ 158,938	\$ 167,159	\$ 192,394	\$ 192,435	\$ 644,370	\$ 710,926
Dividends from securities	344	318	307	286	278	253	300	2,286	1,255	3,117
Other interest	7,105	6,217	6,933	4,480	6,417	4,303	1,627	2,920	24,735	15,267
	178,588	168,289	163,783	159,700	165,633	171,715	194,321	197,641	670,360	729,310
Interest on deposits and other	88,869	80,740	76,520	68,367	70,330	75,430	71,673	77,252	314,496	294,685
Interest and fees on line of credit facilities	3,653	1,605	6,045	6,007	6,215	11,368	130,630	-	17,310	148,213
Net interest income (loss) non-securitized assets	86,066	85,944	81,218	85,326	89,088	84,917	(7,982)	120,389	338,554	286,412
Net Interest Income Securitized Loans and Assets										
Interest income from securitized loans and assets ¹	24,776	24,337	23,365	22,059	22,563	23,130	22,678	21,558	94,537	89,929
Interest expense on securitization liabilities	20,518	20,434	20,454	19,285	19,933	19,285	18,103	16,090	80,691	73,411
Net interest income securitized loans and assets	4,258	3,903	2,911	2,774	2,630	3,845	4,575	5,468	13,846	16,518
Total Net Interest Income (Loss)	90,324	89,847	84,129	88,100	91,718	88,762	(3,407)	125,857	352,400	302,930
Provision for credit losses ¹	3,932	3,990	6,487	5,968	3,434	(4,257)	2,420	5,919	20,377	7,516
	86,392	85,857	77,642	82,132	88,284	93,019	(5,827)	119,938	332,023	295,414
Non-Interest Income (Loss)										
Fees and other income	12,529	11,768	11,468	12,041	16,346	18,087	17,168	16,331	47,806	67,932
Securitization income	2,657	3,129	2,063	2,691	1,695	2,525	1,877	6,432	10,540	12,529
Gain on sale of PSIGate	-	-	-	950	-	-	-	-	950	-
Net realized and unrealized gains (losses) on securities and loans	1,669	800	1,998	1,000	-	(13,155)	(76,912)	(3)	5,467	(90,070)
Net realized and unrealized gains (losses) on derivatives	1,197	(458)	1,967	(1,017)	(304)	(812)	(19)	(875)	1,689	(2,010)
	18,052	15,239	17,496	15,665	17,737	6,645	(57,886)	21,885	66,452	(11,619)
	104,444	101,096	95,138	97,797	106,021	99,664	(63,713)	141,823	398,475	283,795
Non-Interest Expenses										
Salaries and benefits	20,529	20,941	19,225	16,229	17,063	22,610	29,303	29,619	76,924	98,595
Premises	2,595	2,611	2,560	2,402	3,478	3,283	3,365	3,752	10,168	13,878
Other operating expenses	32,534	32,050	33,641	32,756	44,949	34,031	52,333	31,094	130,981	162,407
	55,658	55,602	55,426	51,387	65,490	59,924	85,001	64,465	218,073	274,880
Income (Loss) Before Income Taxes	48,786	45,494	39,712	46,410	40,531	39,740	(148,714)	77,358	180,402	8,915
Income taxes										
Current	15,021	11,546	9,113	7,423	8,160	5,839	(39,616)	23,142	43,103	(2,475)
Deferred	(2,046)	1,348	993	4,401	1,752	3,918	2,018	(3,825)	4,696	3,863
	12,975	12,894	10,106	11,824	9,912	9,757	(37,598)	19,317	47,799	1,388
NET INCOME (LOSS)	\$ 35,811	\$ 32,600	\$ 29,606	\$ 34,586	\$ 30,619	\$ 29,983	\$ (111,116)	\$ 58,041	\$ 132,603	\$ 7,527
NET INCOME (LOSS) PER COMMON SHARE										
Basic	\$ 0.46	\$ 0.41	\$ 0.37	\$ 0.43	\$ 0.38	\$ 0.37	\$ (1.73)	\$ 0.90	\$ 1.66	\$ 0.10
Diluted	\$ 0.46	\$ 0.41	\$ 0.37	\$ 0.43	\$ 0.38	\$ 0.37	\$ (1.73)	\$ 0.90	\$ 1.66	\$ 0.10
AVERAGE NUMBER OF COMMON SHARES OUTSTANDING										
Basic	78,270	80,246	80,246	80,246	80,246	80,246	64,378	64,263	79,748	72,349
Diluted	78,270	80,246	80,246	80,246	80,286	80,246	64,378	64,294	79,748	72,358
Total number of outstanding common shares	62,065	80,246	80,246	80,246	80,246	80,246	80,246	64,204	62,065	80,246
Book value per common share	\$ 26.43	\$ 23.82	\$ 23.40	\$ 23.04	\$ 22.60	\$ 22.20	\$ 21.82	\$ 26.18	\$ 26.43	\$ 22.60

¹ The amounts pertaining to 2018 have been prepared in accordance with IFRS 9; prior period amounts have not been restated and have been prepared in accordance with IAS 39. Please see Note 2 to the audited consolidated financial statements included in the Company's 2018 Annual and Fourth Quarter Consolidated Financial Report for further information.

Net Interest Margin

	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Net interest margin non-securitized interest-earning assets (non-TEB)	2.32%	2.42%	2.29%	2.45%	2.46%	2.21%	(0.19)%	2.74%	2.37%	1.79%
Net interest margin non-securitized interest-earning assets (TEB)	2.33%	2.42%	2.29%	2.45%	2.46%	2.21%	(0.19)%	2.76%	2.37%	1.80%
Net interest margin CMHC-sponsored securitized assets	0.54%	0.48%	0.34%	0.32%	0.30%	0.43%	0.50%	0.75%	0.42%	0.48%
Net interest margin bank-sponsored securitization conduit assets	1.48%	1.64%	1.62%	1.10%	0.99%	1.17%	1.63%	1.58%	1.43%	1.37%
Total net interest margin (non-TEB)	1.98%	2.03%	1.91%	2.02%	2.02%	1.85%	(0.07)%	2.42%	1.99%	1.54%
Total net interest margin (TEB)	1.99%	2.03%	1.91%	2.02%	2.02%	1.85%	(0.07)%	2.44%	1.99%	1.55%
Spread of non-securitized loans over deposits and credit facilities	2.28%	2.40%	2.36%	2.60%	2.84%	2.62%	(0.41)%	2.93%	2.41%	1.96%

Net Interest Income (Loss) by Product and Average Rate

(000s, except %)	2018		2018		2018		2018		2017		2017		2017		2017		2018		2017	
	Q4		Q3		Q2		Q1		Q4		Q3		Q2		Q1		Fiscal		Fiscal	
	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹	Income/ Expense	Average Rate ¹
Assets																				
Cash resources and securities	\$ 7,449	1.95%	\$ 6,535	1.74%	\$ 7,240	1.61%	\$ 4,766	1.12%	\$ 6,695	1.12%	\$ 4,556	0.75%	\$ 1,927	0.62%	\$ 5,206	1.19%	\$ 25,990	1.59%	\$ 18,384	0.94%
Traditional single-family residential mortgages	125,953	4.87%	119,458	4.81%	116,999	4.80%	115,202	4.75%	118,850	4.84%	126,101	4.77%	135,919	4.65%	133,692	4.61%	477,612	4.81%	514,562	4.71%
Accelerator single-family residential mortgages	4,496	3.39%	4,211	3.36%	3,749	2.99%	3,653	2.99%	3,442	3.72%	2,763	3.98%	2,437	2.55%	5,332	2.21%	16,109	3.19%	13,974	2.81%
Residential commercial mortgages ²	3,486	4.67%	3,220	5.01%	2,534	4.59%	2,287	3.70%	1,881	4.98%	2,063	5.98%	4,609	5.16%	4,620	4.18%	11,527	4.50%	13,173	4.84%
Non-residential commercial mortgages	21,504	6.15%	19,573	6.00%	18,346	6.00%	16,400	5.96%	16,257	6.25%	18,777	6.12%	32,631	6.11%	29,756	5.76%	75,823	6.03%	97,421	6.03%
Credit card loans and lines of credit	8,505	8.62%	8,274	8.79%	7,916	8.75%	7,725	8.82%	8,021	9.03%	8,327	8.99%	8,699	8.92%	8,281	8.79%	32,420	8.74%	33,328	8.93%
Other consumer retail loans	7,195	8.81%	7,018	8.10%	6,999	8.04%	9,667	11.11%	10,487	11.39%	9,128	10.11%	8,099	7.98%	10,754	11.12%	30,879	9.02%	38,468	10.11%
Total non-securitized loans	171,139	5.15%	161,754	5.08%	156,543	5.04%	154,934	5.07%	158,938	5.25%	167,159	5.16%	192,394	5.01%	192,435	4.86%	644,370	5.09%	710,926	5.05%
Taxable equivalent adjustment	125	-	115	-	111	-	104	-	100	-	91	-	109	-	825	-	455	-	1,125	-
Total non-securitized assets	178,713	4.82%	168,404	4.73%	163,894	4.61%	159,804	4.59%	165,733	4.57%	171,806	4.47%	194,430	4.68%	198,466	4.51%	670,815	4.69%	730,435	4.56%
CMHC-sponsored securitized single-family residential mortgages	18,851	3.10%	17,331	2.87%	15,848	2.76%	13,653	2.45%	13,891	2.40%	13,718	2.27%	13,702	2.38%	10,742	2.36%	65,683	2.80%	52,053	2.35%
CMHC-sponsored securitized multi-unit residential mortgages	5,014	4.47%	6,080	4.74%	6,219	4.66%	6,853	5.06%	7,115	5.04%	7,718	5.31%	7,004	4.74%	8,945	5.87%	24,166	4.75%	30,782	5.25%
Assets pledged as collateral for CMHC-sponsored securitization	377	1.76%	188	1.53%	412	1.22%	573	1.07%	343	1.20%	122	0.68%	23	0.47%	455	1.56%	1,550	1.28%	943	1.17%
Total CMHC-sponsored securitized residential mortgages	24,242	3.27%	23,599	3.17%	22,479	3.03%	21,079	2.82%	21,349	2.85%	21,558	2.81%	20,729	2.85%	20,142	3.17%	91,399	3.07%	83,778	2.91%
Bank-sponsored securitization conduit assets	534	3.29%	738	3.48%	886	3.40%	980	3.09%	1,214	2.98%	1,572	3.26%	1,949	3.45%	1,416	3.08%	3,138	3.29%	6,151	3.22%
Other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Assets	\$ 203,489	4.47%	\$ 192,741	4.36%	\$ 187,259	4.24%	\$ 181,863	4.17%	\$ 188,296	4.15%	\$ 194,936	4.06%	\$ 217,108	4.29%	\$ 220,024	4.23%	\$ 765,352	4.31%	\$ 820,364	4.19%
Liabilities and Shareholders' Equity																				
Deposits and credit facilities	\$ 92,522	2.87%	\$ 82,345	2.68%	\$ 82,565	2.68%	\$ 74,374	2.47%	\$ 76,545	2.41%	\$ 86,798	2.54%	\$ 202,303	5.42%	\$ 77,252	1.93%	\$ 331,806	2.68%	\$ 442,898	3.09%
CMHC-sponsored securitization liabilities	20,225	2.71%	20,045	2.69%	19,991	2.68%	18,654	2.48%	19,121	2.51%	18,277	2.37%	17,073	2.34%	15,401	2.42%	78,915	2.64%	69,872	2.41%
Bank-sponsored securitization conduit liabilities	293	1.99%	389	2.08%	463	1.91%	631	2.05%	812	2.04%	1,008	2.16%	1,030	1.83%	689	1.51%	1,776	2.01%	3,539	1.88%
Other liabilities and shareholders' equity	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Liabilities and Shareholders' Equity	\$ 113,040	2.48%	\$ 102,779	2.33%	\$ 103,019	2.33%	\$ 93,659	2.15%	\$ 96,478	2.13%	\$ 106,083	2.21%	\$ 220,406	4.36%	\$ 93,342	1.79%	\$ 412,497	2.32%	\$ 516,309	2.64%
Net Interest Income (Loss) (TEB)	\$ 90,449		\$ 89,962		\$ 84,240		\$ 88,204		\$ 91,818		\$ 88,853		\$ (3,298)		\$ 126,682		\$ 352,855		\$ 304,055	
Tax Equivalent Adjustment	(125)		(115)		(111)		(104)		(100)		(91)		(109)		(825)		(455)		(1,125)	
Net Interest Income (Loss) per Financial Statements	\$ 90,324		\$ 89,847		\$ 84,129		\$ 88,100		\$ 91,718		\$ 88,762		\$ (3,407)		\$ 125,857		\$ 352,400		\$ 302,930	

¹ The average is calculated with reference to opening and closing monthly asset and liability and shareholder equity balances.

² Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Average Balance Sheets for Selected Items¹

(000s)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	
Assets												
Cash resources and securities	\$ 1,528,295	\$ 1,503,335	\$ 1,793,539	\$ 1,700,578	\$ 2,384,574	\$ 2,441,025	\$ 1,239,548	\$ 1,745,794	\$ 1,631,437	\$ 1,952,735		
Traditional single-family residential mortgages	10,343,253	9,941,500	9,757,575	9,691,952	9,822,752	10,574,162	11,695,156	11,608,282	9,933,571	10,925,088		
Accelerator single-family residential mortgages	530,705	501,127	501,565	488,530	369,792	277,532	381,984	963,003	505,482	498,078		
Residential commercial mortgages ²	298,563	256,884	220,809	247,377	151,175	138,053	357,016	441,872	255,908	272,029		
Non-residential commercial mortgages	1,398,672	1,305,492	1,222,329	1,101,504	1,040,128	1,227,408	2,135,247	2,064,604	1,256,999	1,616,847		
Credit card loans and lines of credit	394,669	376,364	361,983	350,495	355,479	370,669	389,946	376,652	370,878	373,186		
Other consumer retail loans	326,693	346,482	348,022	347,948	368,327	361,297	405,937	386,791	342,286	380,588		
Total non-securitized loans	13,292,555	12,727,849	12,412,283	12,227,806	12,107,653	12,949,121	15,365,286	15,841,204	12,665,124	14,065,816		
Taxable equivalent adjustment	-	-	-	-	-	-	-	-	-	-		
Total on non-securitized assets	14,820,850	14,231,184	14,205,822	13,928,384	14,492,227	15,390,146	16,604,834	17,586,998	14,296,561	16,018,551		
CMHC-sponsored securitized single-family residential mortgages	2,431,802	2,414,497	2,294,919	2,229,992	2,319,691	2,413,189	2,301,996	1,817,991	2,342,802	2,213,217		
CMHC-sponsored securitized multi-unit residential mortgages	448,311	513,138	533,309	542,178	564,349	581,426	590,515	609,061	509,234	586,338		
Assets pledged as collateral for CMHC-sponsored securitization	85,526	49,307	135,563	213,400	113,968	71,450	19,675	116,713	120,949	80,452		
Total CMHC-sponsored securitized residential mortgages	2,965,639	2,976,942	2,963,791	2,985,570	2,998,008	3,066,065	2,912,186	2,543,765	2,972,985	2,880,007		
Bank-sponsored securitization conduit assets	64,936	84,933	104,278	127,009	162,780	192,640	225,679	183,609	95,289	191,177		
Other assets	377,824	382,949	391,154	404,833	493,436	534,538	478,477	487,769	389,190	498,554		
Total Assets	\$ 18,229,249	\$ 17,676,008	\$ 17,665,045	\$ 17,445,796	\$ 18,146,451	\$ 19,183,389	\$ 20,221,176	\$ 20,802,141	\$ 17,754,025	\$ 19,588,289		
Liabilities and Shareholders' Equity												
Deposits and credit facilities	\$ 12,882,521	\$ 12,307,745	\$ 12,308,823	\$ 12,062,211	\$ 12,683,897	\$ 13,652,078	\$ 14,919,184	\$ 16,034,871	\$ 12,390,325	\$ 14,322,507		
CMHC-sponsored securitization liabilities	2,980,364	2,985,532	2,979,182	3,006,115	3,043,728	3,080,084	2,917,781	2,548,254	2,987,798	2,897,462		
Bank-sponsored securitization conduit liabilities	58,979	74,952	96,908	123,244	159,406	187,056	225,406	182,131	88,521	188,500		
Other liabilities and shareholders' equity	2,307,385	2,307,779	2,280,132	2,254,226	2,259,420	2,264,171	2,158,805	2,036,885	2,287,381	2,179,820		
Total Liabilities and Shareholders' Equity	\$ 18,229,249	\$ 17,676,008	\$ 17,665,045	\$ 17,445,796	\$ 18,146,451	\$ 19,183,389	\$ 20,221,176	\$ 20,802,141	\$ 17,754,025	\$ 19,588,289		

¹ The average is calculated with reference to opening and closing monthly asset and liability and shareholders' equity balances.

² Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Consolidated Balance Sheets

(000s)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	Fiscal
ASSETS												
Cash and Cash Equivalents	\$ 665,947	\$ 784,967	\$ 1,375,850	\$ 1,013,945	\$ 1,336,138	\$ 2,337,760	\$ 1,682,982	\$ 1,251,190	\$ 665,947	\$ 1,336,138	\$ 665,947	\$ 1,336,138
Securities	386,333	392,873	392,632	332,899	332,468	331,544	31,495	549,456	386,333	332,468	386,333	332,468
Loans Held for Sale	130,351	65,202	6,788	75,748	165,947	40,320	-	40,721	130,351	165,947	130,351	165,947
Loans												
Securitized mortgages	2,800,623	3,059,002	3,075,283	2,873,343	2,993,250	3,133,906	3,257,104	2,647,014	2,800,623	2,993,250	2,800,623	2,993,250
Non-securitized mortgages and loans	13,463,764	12,918,498	12,365,857	12,273,219	11,910,439	12,261,148	14,395,858	15,891,234	13,463,764	11,910,439	13,463,764	11,910,439
Allowance for credit losses ¹	16,264,387	15,977,500	15,441,140	15,146,562	14,903,689	15,395,054	17,652,962	18,538,248	16,264,387	14,903,689	16,264,387	14,903,689
	(51,691)	(52,969)	(49,806)	(45,140)	(38,775)	(39,287)	(44,911)	(44,556)	(51,691)	(38,775)	(51,691)	(38,775)
	16,212,696	15,924,531	15,391,334	15,101,422	14,864,914	15,355,767	17,608,051	18,493,692	16,212,696	14,864,914	16,212,696	14,864,914
Other												
Restricted assets	309,205	300,330	300,757	504,113	437,011	289,870	216,596	140,325	309,205	437,011	309,205	437,011
Derivative assets	8,925	2,014	2,836	4,069	7,325	10,177	21,804	33,480	8,925	7,325	8,925	7,325
Other assets	338,987	318,887	368,433	325,040	336,770	365,685	384,676	347,477	338,987	336,770	338,987	336,770
Deferred tax assets	3,489	2,446	2,860	3,107	9,577	15,873	19,510	18,048	3,489	9,577	3,489	9,577
Goodwill and intangible assets	85,756	90,767	94,309	97,691	100,993	109,298	112,036	118,996	85,756	100,993	85,756	100,993
	746,362	714,444	769,195	934,020	891,676	790,903	754,622	658,326	746,362	891,676	746,362	891,676
	\$ 18,141,689	\$ 17,882,017	\$ 17,935,799	\$ 17,458,034	\$ 17,591,143	\$ 18,856,294	\$ 20,077,150	\$ 20,993,385	\$ 18,141,689	\$ 17,591,143	\$ 18,141,689	\$ 17,591,143
LIABILITIES AND SHAREHOLDERS' EQUITY												
Liabilities												
Deposits	\$ 12,977,090	\$ 12,361,030	\$ 12,496,704	\$ 12,084,408	\$ 12,170,454	\$ 13,358,618	\$ 13,104,606	\$ 16,249,611	\$ 12,977,090	\$ 12,170,454	\$ 12,977,090	\$ 12,170,454
Standby credit facility	-	-	-	-	-	-	1,396,959	-	-	-	-	-
Securitization Liabilities												
CMHC-sponsored mortgage-backed security liabilities	1,573,216	1,569,414	1,556,312	1,550,183	1,562,152	1,606,818	1,649,637	922,377	1,573,216	1,562,152	1,573,216	1,562,152
CMHC-sponsored Canada Mortgage Bond liabilities	1,239,331	1,471,222	1,471,172	1,473,472	1,473,318	1,473,350	1,474,001	1,474,539	1,239,331	1,473,318	1,239,331	1,473,318
Bank-sponsored securitization conduit liabilities	46,779	68,280	85,984	106,192	142,279	174,511	203,991	250,129	46,779	142,279	46,779	142,279
	2,859,326	3,108,916	3,113,468	3,129,847	3,177,749	3,254,679	3,327,629	2,647,045	2,859,326	3,177,749	2,859,326	3,177,749
Other												
Credit facilities	261,506	99,811	-	-	-	-	-	-	261,506	-	261,506	-
Derivative liabilities	35,975	57,275	44,672	43,759	38,728	31,192	11,322	2,871	35,975	38,728	35,975	38,728
Other liabilities	338,344	313,792	374,317	322,792	360,477	395,291	450,925	379,367	338,344	360,477	338,344	360,477
Deferred tax liabilities	28,838	29,841	28,907	28,161	30,230	34,773	34,622	33,593	28,838	30,230	28,838	30,230
	664,663	500,719	447,896	394,712	429,435	461,256	496,869	415,831	664,663	429,435	664,663	429,435
	16,501,079	15,970,665	16,058,068	15,608,967	15,777,638	17,074,553	18,326,063	19,312,487	16,501,079	15,777,638	16,501,079	15,777,638
Shareholders' Equity												
Capital stock	178,782	231,156	231,156	231,156	231,156	231,156	231,618	85,194	178,782	231,156	178,782	231,156
Contributed surplus	4,583	4,857	4,707	4,568	4,978	5,096	4,922	4,725	4,583	4,978	4,583	4,978
Retained earnings	1,467,730	1,680,057	1,647,457	1,617,851	1,583,265	1,552,646	1,522,663	1,633,813	1,467,730	1,583,265	1,467,730	1,583,265
Accumulated other comprehensive loss	(10,485)	(4,718)	(5,589)	(4,508)	(5,894)	(7,157)	(8,116)	(42,834)	(10,485)	(5,894)	(10,485)	(5,894)
	1,640,610	1,911,352	1,877,731	1,849,067	1,813,505	1,781,741	1,751,087	1,680,898	1,640,610	1,813,505	1,640,610	1,813,505
	\$ 18,141,689	\$ 17,882,017	\$ 17,935,799	\$ 17,458,034	\$ 17,591,143	\$ 18,856,294	\$ 20,077,150	\$ 20,993,385	\$ 18,141,689	\$ 17,591,143	\$ 18,141,689	\$ 17,591,143

¹ The allowance for credit losses pertaining to 2018 represent expected credit losses and has been prepared in accordance with IFRS 9. The allowance for credit losses as at December 31, 2017 and prior dates represent the total of individual and collective allowances on loan principal as prepared in accordance with the incurred loss model under IAS 39. Note 2 to the audited consolidated financial statements included in the Company's 2018 Annual and Fourth Quarter Consolidated Financial Report for further information.

Gross Loans by Geographic Region and Type

(000s)	2018 Q4	2018 Q3	2018 Q2	2018 Q1	2017 Q4	2017 Q3	2017 Q2	2017 Q1	2018 Fiscal	2017 Fiscal
Securitized mortgages										
Securitized single-family residential mortgages										
British Columbia	\$ 207,915	\$ 216,997	\$ 226,905	\$ 212,687	\$ 228,024	\$ 243,686	\$ 261,798	\$ 209,613	\$ 207,915	\$ 228,024
Alberta	406,894	383,789	356,066	274,484	278,110	278,181	277,196	224,164	406,894	278,110
Ontario	1,517,977	1,602,535	1,647,222	1,588,437	1,666,337	1,776,505	1,865,323	1,415,168	1,517,977	1,666,337
Quebec	93,869	94,650	93,941	81,959	84,977	89,518	89,797	65,753	93,869	84,977
Other	263,316	251,584	228,750	177,538	177,760	175,379	175,599	134,376	263,316	177,760
Total securitized single-family residential mortgages	2,489,971	2,549,555	2,552,884	2,335,105	2,435,208	2,563,269	2,669,713	2,049,074	2,489,971	2,435,208
Securitized multi-unit residential mortgages										
British Columbia	65,326	83,601	84,029	84,448	84,860	85,277	85,682	86,085	65,326	84,860
Alberta	14,723	43,877	44,165	44,448	44,728	45,009	45,282	45,554	14,723	44,728
Ontario	159,923	210,412	213,149	225,632	227,686	238,250	253,013	261,599	159,923	227,686
Quebec	18,399	18,958	27,611	29,430	45,664	46,168	46,672	47,155	18,399	45,664
Other	52,281	152,599	153,445	154,280	155,104	155,933	156,742	157,547	52,281	155,104
Total securitized multi-unit residential mortgages	310,652	509,447	522,399	538,238	558,042	570,637	587,391	597,940	310,652	558,042
Total securitized mortgages	\$ 2,800,623	\$ 3,059,002	\$ 3,075,283	\$ 2,873,343	\$ 2,993,250	\$ 3,133,906	\$ 3,257,104	\$ 2,647,014	\$ 2,800,623	\$ 2,993,250
Non-securitized mortgages										
Single-family residential mortgages										
British Columbia	\$ 843,931	\$ 753,263	\$ 649,157	\$ 588,489	\$ 525,998	\$ 554,951	\$ 613,600	\$ 678,108	\$ 843,931	\$ 525,998
Alberta	381,115	380,537	359,372	395,815	366,665	359,233	362,962	409,512	381,115	366,665
Ontario	9,241,649	8,913,676	8,694,347	8,786,383	8,688,139	9,045,243	9,912,291	11,019,882	9,241,649	8,688,139
Quebec	293,473	275,954	255,632	251,872	251,529	262,082	286,885	317,458	293,473	251,529
Other	308,420	278,928	249,912	241,952	204,920	179,620	172,717	196,516	308,420	204,920
Total single-family residential mortgages	11,068,588	10,602,358	10,208,420	10,264,511	10,037,251	10,401,129	11,348,455	12,621,476	11,068,588	10,037,251
Residential commercial mortgages ¹										
British Columbia	43,688	35,967	42,033	20,060	9,819	9,751	14,314	20,437	43,688	9,819
Alberta	7,307	7,338	5,499	3,491	1,924	3,789	6,889	21,195	7,307	1,924
Ontario	158,799	144,467	122,343	99,005	96,817	83,033	211,051	256,125	158,799	96,817
Quebec	6,653	6,233	5,509	6,842	3,037	3,039	22,723	21,037	6,653	3,037
Other	2,948	71	2,174	2,234	2,760	75	9,100	12,751	2,948	2,760
Total residential commercial mortgages	219,395	194,076	177,558	131,632	114,357	99,687	264,077	331,545	219,395	114,357
Non-residential commercial mortgages										
British Columbia	98,889	101,253	85,161	45,719	18,853	3,783	93,554	101,406	98,889	18,853
Alberta	45,751	46,002	45,954	45,880	10,888	13,631	41,814	54,809	45,751	10,888
Ontario	1,266,194	1,202,124	1,093,565	1,048,638	989,223	997,587	1,796,954	1,946,717	1,266,194	989,223
Quebec	35,692	37,320	34,382	30,233	24,190	15,738	41,702	34,492	35,692	24,190
Other	5,180	5,471	4,963	2,464	2,449	2,510	8,028	19,589	5,180	2,449
Total non-residential commercial mortgages	1,451,706	1,392,170	1,264,025	1,172,934	1,045,603	1,033,249	1,982,052	2,157,013	1,451,706	1,045,603
Credit card loans and lines of credit										
British Columbia	13,475	12,160	9,549	6,881	6,221	6,524	6,812	7,131	13,475	6,221
Alberta	16,932	17,039	16,856	16,702	17,263	17,733	18,703	19,208	16,932	17,263
Ontario	366,214	347,962	335,013	323,530	321,390	333,398	351,077	352,467	366,214	321,390
Quebec	1,836	1,776	1,633	1,497	1,515	1,565	1,439	1,387	1,836	1,515
Other	6,594	6,442	5,997	5,597	5,673	5,827	6,278	6,438	6,594	5,673
Total credit card loans and lines of credit	405,051	385,379	369,048	354,207	352,062	365,047	384,309	386,631	405,051	352,062
Other consumer retail loans										
British Columbia	1,600	1,549	1,701	1,911	1,950	2,094	1,661	1,094	1,600	1,950
Alberta	10,688	11,160	11,111	11,079	11,543	17,035	22,751	22,066	10,688	11,543
Ontario	288,556	312,451	314,868	317,953	330,323	330,368	383,418	365,519	288,556	330,323
Quebec	132	35	152	163	198	218	109	-	132	198
Other	18,048	19,320	18,974	18,829	17,152	12,321	9,025	5,875	18,048	17,152
Total other consumer retail loans	319,024	344,515	346,806	349,935	361,166	362,036	416,964	394,554	319,024	361,166
Total non-securitized mortgages and loans	13,463,764	12,918,498	12,365,857	12,273,219	11,910,439	12,261,148	14,395,857	15,891,219	13,463,764	11,910,439
Total loans	16,264,387	15,977,500	15,441,140	15,146,562	14,903,689	15,395,054	17,652,961	18,538,233	16,264,387	14,903,689
Total loans held for sale	130,351	65,202	6,788	75,748	165,947	40,320	-	40,721	130,351	165,947
Total on-balance sheet loans	\$ 16,394,738	\$ 16,042,702	\$ 15,447,928	\$ 15,222,310	\$ 15,069,636	\$ 15,435,374	\$ 17,652,961	\$ 18,578,954	\$ 16,394,738	\$ 15,069,636
Off-balance sheet loans										
Single-family residential mortgages	\$ 2,700,339	\$ 2,977,550	\$ 3,359,239	\$ 3,691,130	\$ 3,972,249	\$ 4,328,439	\$ 4,759,070	\$ 5,163,935	\$ 2,700,339	\$ 3,972,249
Multi-unit residential mortgages	3,838,197	3,797,835	3,706,694	3,627,639	3,476,790	3,474,597	3,456,216	3,426,225	3,838,197	3,476,790
Total off-balance sheet loans	6,538,536	6,775,385	7,065,933	7,318,769	7,449,039	7,803,036	8,215,286	8,590,160	6,538,536	7,449,039
Total loans under administration	\$ 22,933,274	\$ 22,818,087	\$ 22,513,861	\$ 22,541,079	\$ 22,518,675	\$ 23,238,410	\$ 25,868,247	\$ 27,169,114	\$ 22,933,274	\$ 22,518,675

¹ Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Gross Loans by Geographic Region (excluding held for sale and off-balance sheet loans)

(000s)	2018		2018		2018		2018		2017		2017		2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	Fiscal	Fiscal	Fiscal		
British Columbia	\$ 1,274,824	\$ 1,204,790	\$ 1,098,535	\$ 960,195	\$ 875,725	\$ 906,066	\$ 1,045,848	\$ 1,103,874	\$ 1,274,824	\$ 875,725						
Alberta	883,410	889,742	839,023	791,899	731,121	734,611	801,336	796,508	883,410	731,121						
Ontario	12,999,312	12,733,627	12,420,507	12,389,578	12,319,915	12,804,384	14,848,350	15,617,477	12,999,312	12,319,915						
Quebec	450,054	434,926	418,860	401,996	411,110	418,328	526,004	487,282	450,054	411,110						
Other	656,787	714,415	664,215	602,894	565,818	531,665	431,423	533,092	656,787	565,818						
Total loans	\$ 16,264,387	\$ 15,977,500	\$ 15,441,140	\$ 15,146,562	\$ 14,903,689	\$ 15,395,054	\$ 17,652,961	\$ 18,538,233	\$ 16,264,387	\$ 14,903,689						

Allowance for Credit Losses by Product - Under IAS 39

(000s)	2018 Q4	2018 Q3	2018 Q2	2018 Q1	2017 Q4	2017 Q3	2017 Q2	2017 Q1	2018 Fiscal	2017 Fiscal
Total individual allowance¹										
Single-family residential mortgages	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ 2,745	\$ 2,968	\$ 2,309	\$ 3,252	\$ N/A	\$ 2,745
Residential commercial mortgages ²	N/A	N/A	N/A	N/A	-	26	24	21	N/A	-
Non-residential commercial mortgages	N/A	N/A	N/A	N/A	3,228	658	489	196	N/A	3,228
Credit card loans and lines of credit	N/A	N/A	N/A	N/A	457	3,260	3,141	3,020	N/A	457
Other consumer retail loans	N/A	N/A	N/A	N/A	283	313	272	526	N/A	283
Total individual allowance	N/A	N/A	N/A	N/A	6,713	7,225	6,235	7,015	N/A	6,713
Collective allowance¹										
Single-family residential mortgages	N/A	N/A	N/A	N/A	20,340	23,032	23,032	23,032	N/A	20,340
Residential commercial mortgages ²	N/A	N/A	N/A	N/A	327	327	327	327	N/A	327
Non-residential commercial mortgages	N/A	N/A	N/A	N/A	6,000	6,000	12,500	11,500	N/A	6,000
Credit card loans and lines of credit	N/A	N/A	N/A	N/A	3,096	3,904	3,904	3,904	N/A	3,096
Other consumer retail loans	N/A	N/A	N/A	N/A	3,800	300	300	300	N/A	3,800
Total collective allowance	N/A	N/A	N/A	N/A	33,563	33,563	40,063	39,063	N/A	33,563
Total allowances	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ 40,276	\$ 40,788	\$ 46,298	\$ 46,078	\$ N/A	\$ 40,276

¹ There were no individual or collective allowances on securitized mortgages

² Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Mortgage Originations

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Single-family residential mortgages										
Traditional	\$ 1,112,080	\$ 959,117	\$ 875,855	\$ 810,633	\$ 537,412	\$ 202,672	\$ 756,009	\$ 1,564,725	\$ 3,757,685	\$ 3,060,818
Accelerator	47,971	56,881	73,484	59,057	28,635	21,292	84,201	147,645	237,393	281,773
Residential commercial mortgages										
Multi-unit uninsured residential mortgages	48,333	22,750	44,131	16,254	17,568	-	9,281	45,005	131,468	71,854
Multi-unit insured residential mortgages	189,276	176,436	65,794	84,627	177,224	99,054	73,730	249,835	516,133	599,843
Other ¹	-	8,410	19,500	3,998	-	-	6,815	-	31,908	6,815
Non-residential commercial mortgages										
Store and apartments	16,531	14,149	15,928	22,088	1,870	-	11,866	31,763	68,696	45,499
Commercial	199,973	198,050	135,516	162,571	109,343	62,047	176,191	306,666	696,110	654,247
Total mortgage originations	\$ 1,614,164	\$ 1,435,793	\$ 1,230,208	\$ 1,159,228	\$ 872,052	\$ 385,065	\$ 1,118,093	\$ 2,345,639	\$ 5,439,393	\$ 4,720,849

¹ Other residential commercial mortgages include mortgages such as builders' inventory.

Mortgage Continuity

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Single-family residential mortgages										
Balance at the beginning of the period	\$ 13,151,913	\$ 12,761,304	\$ 12,599,616	\$ 12,472,459	\$ 12,964,398	\$ 14,018,168	\$ 14,670,565	\$ 14,330,599	\$ 12,472,459	\$ 14,330,599
Originations	1,160,051	1,015,998	949,339	869,690	566,047	223,964	840,210	1,712,370	3,995,078	3,342,591
Renewal of mortgages previously derecognized ¹	129,778	193,501	152,822	134,436	136,408	149,440	138,625	122,705	610,537	547,178
Scheduled payments and prepayments ²	(82,356)	(81,738)	(80,406)	(76,564)	(81,316)	(84,277)	(86,552)	(84,465)	(321,064)	(336,610)
Discharges	(806,596)	(740,240)	(862,627)	(803,509)	(1,126,355)	(1,324,943)	(1,271,510)	(1,127,144)	(3,212,972)	(4,849,952)
Capitalization and amortization of fees and other	5,769	3,088	2,560	3,104	13,277	219	25,936	4,958	14,521	44,390
Sales of mortgages and residual interests	-	-	-	-	-	(18,173)	(299,106)	(288,458)	-	(605,737)
Balance at the end of the period	\$ 13,558,559	\$ 13,151,913	\$ 12,761,304	\$ 12,599,616	\$ 12,472,459	\$ 12,964,398	\$ 14,018,168	\$ 14,670,565	\$ 13,558,559	\$ 12,472,459
Residential commercial mortgages										
Balance at the beginning of the period	\$ 768,725	\$ 706,745	\$ 745,618	\$ 838,346	\$ 710,644	\$ 851,468	\$ 970,118	\$ 1,003,299	\$ 838,346	\$ 1,003,299
Originations	237,609	207,596	129,425	104,879	194,792	99,054	89,826	294,840	679,509	678,512
Renewal of mortgages previously derecognized ¹	29,247	-	29,609	-	10,922	-	7,900	377	58,856	19,199
Scheduled payments and prepayments ²	(5,090)	(4,808)	(4,930)	(5,219)	(5,816)	(4,923)	(4,206)	(5,881)	(20,047)	(20,826)
Discharges	(177,092)	(22,426)	(29,234)	(17,607)	(20,740)	(52,994)	(53,847)	(35,195)	(246,359)	(162,776)
Capitalization and amortization of fees and other	2,124	(378)	(294)	(684)	413	(776)	(317)	(597)	768	(1,277)
Sales of mortgages and residual interests	(195,125)	(118,004)	(163,449)	(174,097)	(51,869)	(181,185)	(158,006)	(286,725)	(650,675)	(677,785)
Balance at the end of the period	\$ 660,398	\$ 768,725	\$ 706,745	\$ 745,618	\$ 838,346	\$ 710,644	\$ 851,468	\$ 970,118	\$ 660,398	\$ 838,346
Non-residential commercial mortgages										
Balance at the beginning of the period	\$ 1,392,170	\$ 1,264,025	\$ 1,172,934	\$ 1,045,603	\$ 1,033,249	\$ 1,982,052	\$ 2,157,101	\$ 1,954,850	\$ 1,045,603	\$ 1,954,850
Originations	216,504	212,199	151,444	184,659	111,213	62,047	188,057	338,429	764,806	699,746
Renewal of mortgages previously derecognized ¹	-	-	-	-	-	-	-	-	-	-
Scheduled payments and prepayments ²	(14,198)	(19,843)	(5,639)	(4,952)	(7,193)	(8,829)	(16,976)	(27,785)	(44,632)	(60,783)
Discharges	(144,067)	(65,291)	(55,889)	(54,264)	(94,242)	(145,516)	(195,800)	(106,048)	(319,511)	(541,606)
Capitalization and amortization of fees and other	1,297	1,080	1,175	1,888	2,576	6,340	(5,093)	(2,345)	5,440	1,478
Sales of mortgages and residual interests	-	-	-	-	-	(862,845)	(145,237)	-	-	(1,008,082)
Balance at the end of the period	\$ 1,451,706	\$ 1,392,170	\$ 1,264,025	\$ 1,172,934	\$ 1,045,603	\$ 1,033,249	\$ 1,982,052	\$ 2,157,101	\$ 1,451,706	\$ 1,045,603
Total Mortgage Lending	\$ 15,670,663	\$ 15,312,808	\$ 14,732,074	\$ 14,518,168	\$ 14,356,408	\$ 14,708,291	\$ 16,851,688	\$ 17,797,784	\$ 15,670,663	\$ 14,356,408

¹ Represents renewals of mortgages that were previously derecognized and included in the off-balance sheet portfolio. Upon renewal, the mortgages are recognized on the balance sheet.

² Includes regularly scheduled principal payments and unscheduled partial payments.

Consumer Lending Continuity

(000s)	2018 Q4	2018 Q3	2018 Q2	2018 Q1	2017 Q4	2017 Q3	2017 Q2	2017 Q1	2018 Fiscal	2017 Fiscal
Credit Card Loans and Lines of Credit										
Balance at the beginning of the period	\$ 385,379	\$ 369,048	\$ 354,207	\$ 352,062	\$ 365,047	\$ 384,310	\$ 386,630	\$ 370,458	\$ 352,062	\$ 370,458
Advances and draw-downs	107,042	99,095	78,845	49,789	50,135	50,378	64,236	53,628	334,771	218,377
Repayments	(97,814)	(94,354)	(73,393)	(58,295)	(70,708)	(79,534)	(74,113)	(50,389)	(323,856)	(274,744)
Capitalization of interest and fees, portfolio sales and other	10,444	11,590	9,389	10,651	7,588	9,893	7,557	12,933	42,074	37,971
Balance at the end of the period	\$ 405,051	\$ 385,379	\$ 369,048	\$ 354,207	\$ 352,062	\$ 365,047	\$ 384,310	\$ 386,630	\$ 405,051	\$ 352,062
Authorized limit on new credit card and line of credit issuances	\$ 76,488	\$ 79,351	\$ 135,870	\$ 70,801	\$ 23,574	\$ 13,050	\$ 37,073	\$ 55,200	\$ 362,510	\$ 128,897
Other Consumer Retail Loans										
Balance at the beginning of the period	\$ 344,515	\$ 346,806	\$ 349,935	\$ 361,166	\$ 362,036	\$ 416,964	\$ 394,555	\$ 379,312	\$ 361,166	\$ 379,312
Advances and draw-downs	19,357	29,441	26,802	40,133	53,742	52,079	52,675	39,466	115,733	197,962
Repayments	(59,260)	(48,606)	(38,269)	(64,728)	(68,962)	(120,925)	(45,132)	(35,405)	(210,863)	(270,424)
Capitalization of interest and fees, portfolio sales and other	14,412	16,874	8,338	13,364	14,350	13,918	14,866	11,182	52,988	54,316
Balance at the end of the period	\$ 319,024	\$ 344,515	\$ 346,806	\$ 349,935	\$ 361,166	\$ 362,036	\$ 416,964	\$ 394,555	\$ 319,024	\$ 361,166
Total Consumer Lending	\$ 724,075	\$ 729,894	\$ 715,854	\$ 704,142	\$ 713,228	\$ 727,083	\$ 801,274	\$ 781,185	\$ 724,075	\$ 713,228

Securitization Income

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q1	Fiscal	Fiscal
Net gain on sale of mortgages and residual interest ¹	\$ 1,370	\$ 866	\$ 1,075	\$ 1,322	\$ 163	\$ 434	\$ 360	\$ 4,738	\$ 4,738	\$ 4,633	\$ 5,695
Net change in unrealized gain or loss on hedging activities	(140)	783	(437)	(198)	(137)	349	(346)	(113)	(113)	8	(247)
Servicing income	1,427	1,480	1,425	1,567	1,669	1,742	1,863	1,807	1,807	5,899	7,081
Total securitization income	\$ 2,657	\$ 3,129	\$ 2,063	\$ 2,691	\$ 1,695	\$ 2,525	\$ 1,877	\$ 6,432	\$ 6,432	\$ 10,540	\$ 12,529

¹ Gain on sale of mortgages or residual interest are net of hedging impact.

Securitization Sales and Activities

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Q1	Fiscal	Fiscal
Single-Family Residential MBS											
Carrying value of underlying mortgages derecognized	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288,458	\$ 288,458	\$ -	\$ 288,458
Net gains on sale of mortgages or residual interest ¹	-	-	-	-	-	-	-	2,084	2,084	-	2,084
Retained interest recorded	-	-	-	-	-	-	-	-	-	-	-
Servicing liability recorded	-	-	-	-	-	-	-	-	-	-	-
Multi-Unit Residential MBS											
Carrying value of underlying mortgages derecognized	\$ 195,125	\$ 118,004	\$ 163,449	\$ 174,097	\$ 51,869	\$ 58,905	\$ 113,314	\$ 286,725	\$ 286,725	\$ 650,675	\$ 510,813
Net gains on sale of mortgages or residual interest ¹	1,370	866	1,075	1,322	163	434	360	2,654	2,654	4,633	3,611
Retained interest recorded	6,882	4,790	6,199	7,110	2,730	2,349	5,483	10,253	10,253	24,981	20,815
Servicing liability recorded	1,393	1,095	1,041	1,479	444	480	1,114	2,905	2,905	5,008	4,943
Total MBS											
Carrying value of underlying mortgages derecognized	\$ 195,125	\$ 118,004	\$ 163,449	\$ 174,097	\$ 51,869	\$ 58,905	\$ 113,314	\$ 575,183	\$ 575,183	\$ 650,675	\$ 799,271
Net gains on sale of mortgages or residual interest ¹	1,370	866	1,075	1,322	163	434	360	4,738	4,738	4,633	5,695
Retained interest recorded	6,882	4,790	6,199	7,110	2,730	2,349	5,483	10,253	10,253	24,981	20,815
Servicing liability recorded	1,393	1,095	1,041	1,479	444	480	1,114	2,905	2,905	5,008	4,943

¹ Gain on sale of mortgages or residual interest are net of hedging impact.

Deposits, Standby Credit Facility and Securitization Liabilities

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Deposits payable on demand										
High-interest savings accounts	\$ 147,183	\$ 137,714	\$ 136,914	\$ 132,707	\$ 138,948	\$ 175,637	\$ 114,346	\$ 1,904,967	\$ 147,183	\$ 138,948
Oaken savings account	194,218	189,677	197,911	231,808	229,511	179,052	154,056	361,664	194,218	229,511
Other deposits payable on demand	95,645	92,273	76,231	111,523	170,905	86,319	104,510	110,769	95,645	170,905
	437,046	419,664	411,056	476,038	539,364	441,008	372,912	2,377,400	437,046	539,364
Deposits payable on fixed dates										
Brokered GICs ¹	10,053,280	9,269,967	9,551,196	9,340,402	9,350,235	10,466,410	10,558,640	11,650,130	10,053,280	9,350,235
Oaken GICs ¹	2,486,764	2,371,361	2,234,245	1,967,682	1,805,332	1,975,357	1,695,454	1,417,612	2,486,764	1,805,332
Institutional deposit notes	-	300,038	300,207	300,286	475,523	475,843	477,600	804,469	-	475,523
	12,540,044	11,941,366	12,085,648	11,608,370	11,631,090	12,917,610	12,731,694	13,872,211	12,540,044	11,631,090
Total deposits	\$ 12,977,090	\$ 12,361,030	\$ 12,496,704	\$ 12,084,408	\$ 12,170,454	\$ 13,358,618	\$ 13,104,606	\$ 16,249,611	\$ 12,977,090	\$ 12,170,454
Standby credit facility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,396,959	\$ -	\$ -	\$ -
Securitization liabilities										
CMHC-sponsored mortgage-backed security liabilities	\$ 1,573,216	\$ 1,569,414	\$ 1,556,312	\$ 1,550,183	\$ 1,562,152	\$ 1,606,818	\$ 1,649,637	\$ 922,377	\$ 1,573,216	\$ 1,562,152
CMHC-sponsored Canada Mortgage Bond liabilities	1,239,331	1,471,222	1,471,172	1,473,472	1,473,318	1,473,350	1,474,001	1,474,539	1,239,331	1,473,318
Bank-sponsored securitization conduit liabilities	46,779	68,280	85,984	106,192	142,279	174,511	203,991	250,129	46,779	142,279
Total securitization liabilities	\$ 2,859,326	\$ 3,108,916	\$ 3,113,468	\$ 3,129,847	\$ 3,177,749	\$ 3,254,679	\$ 3,327,629	\$ 2,647,045	\$ 2,859,326	\$ 3,177,749

¹ Included in Brokered and Oaken GICs presented above as payable on fixed dates are cashable GICs that have reached the required number of days to be payable on demand. In the absence of such demand, the GICs have a remaining contractual term to maturity of within one year.

Other Assets

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Restricted assets										
Restricted cash	\$ 262,215	\$ 241,136	\$ 275,502	\$ 259,377	\$ 254,134	\$ 184,663	\$ 159,808	\$ 140,325	\$ 262,215	\$ 254,134
Acceptable securities assigned as replacement assets	46,990	59,194	25,255	244,736	182,877	105,207	56,788	-	46,990	182,877
Total restricted assets	309,205	300,330	300,757	504,113	437,011	289,870	216,596	140,325	309,205	437,011
Derivative assets	8,925	2,014	2,836	4,069	7,325	10,177	21,804	33,480	8,925	7,325
Other assets										
Accrued interest receivable	55,469	53,921	51,979	51,561	49,651	51,036	58,627	60,755	55,469	49,651
Prepaid CMB coupon	2,895	2,226	2,720	2,388	3,644	2,371	3,038	2,395	2,895	3,644
Securitization receivable and retained interest	162,256	155,688	207,751	172,483	182,930	188,894	207,068	225,410	162,256	182,930
Capital assets	8,665	8,957	9,192	9,593	10,431	11,154	11,459	11,946	8,665	10,431
Income taxes recoverable	37,282	21,983	22,507	18,496	13,340	15,002	51,861	18,217	37,282	13,340
Other prepaid assets and deferred items	72,420	76,112	74,284	70,519	76,774	97,228	52,623	28,754	72,420	76,774
Total other assets	338,987	318,887	368,433	325,040	336,770	365,685	384,676	347,477	338,987	336,770
Deferred tax assets	3,489	2,446	2,860	3,107	9,577	15,873	19,510	18,048	3,489	9,577
Goodwill and intangible assets										
Goodwill	2,324	2,324	2,324	2,324	2,324	2,324	2,324	6,752	2,324	2,324
Intangibles	83,432	88,443	91,985	95,367	98,669	109,712	109,712	112,244	83,432	98,669
Total goodwill and intangible assets	85,756	90,767	94,309	97,691	100,993	109,298	112,036	118,996	85,756	100,993
	\$ 746,362	\$ 714,444	\$ 769,195	\$ 934,020	\$ 891,676	\$ 790,903	\$ 754,622	\$ 658,326	\$ 746,362	\$ 891,676

Other Liabilities

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Credit facilities	\$ 261,506	\$ 99,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,506	\$ -
Derivative liabilities	35,975	57,275	44,672	43,759	38,728	31,192	11,322	2,871	35,975	38,728
Other liabilities										
Accrued interest payable on deposits	155,112	121,660	122,354	138,289	125,965	121,519	114,308	143,504	155,112	125,965
Accrued interest payable on securitization liabilities	7,808	7,290	8,007	6,834	7,923	6,934	7,358	6,366	7,808	7,923
Securitization servicing liability	21,178	21,031	21,124	21,258	20,924	21,638	22,352	22,425	21,178	20,924
Other, including accounts payable and accrued liabilities	154,246	163,811	222,832	156,411	205,665	245,200	306,907	207,072	154,246	205,665
Total other liabilities	338,344	313,792	374,317	322,792	360,477	395,291	450,925	379,367	338,344	360,477
Deferred tax liabilities	28,838	29,841	28,907	28,161	30,230	34,773	34,622	33,593	28,838	30,230
	\$ 664,663	\$ 500,719	\$ 447,896	\$ 394,712	\$ 429,435	\$ 461,256	\$ 496,869	\$ 415,831	\$ 664,663	\$ 429,435

Gross Amount of Impaired Loans by Product

(000s)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal		
Single-family residential mortgages ¹	\$ 58,393	\$ 48,293	\$ 43,738	\$ 36,962	\$ 31,836	\$ 37,978	\$ 33,623	\$ 37,000	\$ 58,393	\$ 31,836		
Commercial mortgages ¹	32,722	21,771	21,760	17,198	16,489	6,858	7,622	8,370	32,722	16,489		
Credit card loans and lines of credit	4,043	4,056	4,074	3,161	2,038	4,230	4,561	4,315	4,043	2,038		
Other consumer retail loans	515	460	544	504	276	304	264	508	515	276		
Gross impaired loans	\$ 95,673	\$ 74,580	\$ 70,116	\$ 57,825	\$ 50,639	\$ 49,370	\$ 46,070	\$ 50,193	\$ 95,673	\$ 50,639		

Net Amount of Impaired Loans by Product

(000s)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal		
Single-family residential mortgages ¹	\$ 51,293	\$ 41,627	\$ 37,966	\$ 31,318	\$ 30,107	\$ 36,118	\$ 32,321	\$ 35,123	\$ 51,293	\$ 30,107		
Commercial mortgages ¹	22,912	10,438	11,352	10,758	13,739	6,558	7,481	8,282	22,912	13,739		
Credit card loans and lines of credit	2,362	2,590	2,386	1,855	1,581	970	1,420	1,295	2,362	1,581		
Other consumer retail loans	86	69	81	100	-	-	-	-	86	-		
Net impaired loans	\$ 76,653	\$ 54,724	\$ 51,785	\$ 44,031	\$ 45,427	\$ 43,646	\$ 41,222	\$ 44,700	\$ 76,653	\$ 45,427		

¹ Single-family and commercial mortgages include both securitized and non-securitized mortgages. Commercial mortgages included both non-residential commercial mortgages and residential commercial mortgages. Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Change in Allowance - Under IAS 39

(000s)	2018	2018	2018	2018	2017	2017	2017	2017	2018	2017
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal
Individual allowances										
Allowance on loan principal										
Balance at the beginning of the period	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ 5,724	\$ 4,848	\$ 5,493	\$ 3,201	\$ N/A	\$ 3,201
Provision for credit losses	N/A	N/A	N/A	N/A	3,434	2,129	1,555	3,848	N/A	10,966
Write-offs	N/A	N/A	N/A	N/A	(4,350)	(1,529)	(2,453)	(1,727)	N/A	(10,059)
Recoveries	N/A	N/A	N/A	N/A	404	276	253	171	N/A	1,104
	N/A	N/A	N/A	N/A	5,212	5,724	4,848	5,493	N/A	5,212
Allowance on accrued interest receivable										
Balance at the beginning of the period	N/A	N/A	N/A	N/A	1,501	1,387	1,522	1,451	N/A	1,451
Provision for credit losses	N/A	N/A	N/A	N/A	-	114	(135)	71	N/A	50
	N/A	N/A	N/A	N/A	1,501	1,501	1,387	1,522	N/A	1,501
Total individual allowance	N/A	N/A	N/A	N/A	6,713	7,225	6,235	7,015	N/A	6,713
Collective allowance										
Balance at the beginning of the period	N/A	N/A	N/A	N/A	33,563	40,063	39,063	37,063	N/A	37,063
Provision for credit losses	N/A	N/A	N/A	N/A	-	(6,500)	1,000	2,000	N/A	(3,500)
	N/A	N/A	N/A	N/A	33,563	33,563	40,063	39,063	N/A	33,563
Total allowance	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ 40,276	\$ 40,788	\$ 46,298	\$ 46,078	\$ N/A	\$ 40,276
Total provision	\$ N/A	\$ N/A	\$ N/A	\$ N/A	\$ 3,434	\$ (4,257)	\$ 2,420	\$ 5,919	\$ N/A	\$ 7,516

Provision for Credit Losses and Net Write-Offs as a Percent of Gross Loans on an Annualized Basis - Under IFRS 9

(000s, except %)	2018		2018		2018		2018		2018	
	Q4		Q3		Q2		Q1		Fiscal	
	Amount	% of Gross Loans	Amount	% of Gross Loans	Amount	% of Gross Loans	Amount	% of Gross Loans	Amount	% of Gross Loans
Provision										
Single-family residential mortgages	\$ (1,010)	(0.03)%	\$ 1,392	0.04%	\$ 167	0.01%	\$ 4,931	0.16%	\$ 5,480	0.04%
Commercial mortgages ¹	4,122	0.83%	1,882	0.36%	4,669	0.95%	(281)	(0.06)%	10,392	0.52%
Credit card loans and lines of credit	775	0.77%	462	0.48%	777	0.84%	94	0.11%	2,108	0.52%
Other consumer retail loans	45	0.06%	254	0.29%	874	1.01%	1,224	1.40%	2,397	0.75%
Total provision	\$ 3,932	0.10%	\$ 3,990	0.10%	\$ 6,487	0.17%	\$ 5,968	0.16%	\$ 20,377	0.13%
Net Write-Offs										
Single-family residential mortgages	\$ 308	0.01%	\$ 109	0.00%	\$ 1,012	0.03%	\$ 445	0.01%	\$ 1,874	0.01%
Commercial mortgages ¹	4,161	0.84%	-	-	2	0.00%	(29)	(0.01)%	4,134	0.21%
Credit card loans and lines of credit	611	0.60%	554	0.58%	671	0.73%	553	0.62%	2,389	0.59%
Other consumer retail loans	130	0.16%	164	0.19%	136	0.16%	135	0.15%	565	0.18%
Net write-offs	\$ 5,210	0.13%	\$ 827	0.02%	\$ 1,821	0.05%	\$ 1,104	0.03%	\$ 8,962	0.06%

¹ Commercial mortgages included both non-residential and residential commercial mortgages. Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Provision for Credit Losses and Net Write-Offs as a Percent of Gross Loans on an Annualized Basis - Under IAS 39

(000s, except %)	2018		2018		2018		2018		2017		2017		2017		2018		2017			
	Q4		Q3		Q2		Q1		Q4		Q3		Q2		Fiscal		Fiscal			
	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹	Amount	% of Gross Loans ¹		
Provision²																				
Single-family residential mortgages	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ 266	0.01%	\$ 1,165	0.04%	\$ 329	0.01%	\$ 131	0.00%	\$ N/A	N/A	\$ 1,891	0.02%
Residential commercial mortgages ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(9)	(0.03)%	6	0.02%	(2)	(0.00)%	21	0.03%	N/A	N/A	16	0.01%
Non-residential commercial mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,584	0.99%	202	0.08%	341	0.07%	69	0.01%	N/A	N/A	3,196	0.31%
Credit card loans and lines of credit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	485	0.55%	756	0.83%	773	0.80%	3,373	3.49%	N/A	N/A	5,387	1.53%
Other consumer retail loans	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	108	0.12%	114	0.13%	(21)	(0.02)%	325	0.33%	N/A	N/A	526	0.15%
Securitized single-family residential mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-	-	-	N/A	N/A	-	-
Securitized multi-unit residential mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-	-	-	N/A	N/A	-	-
Total individual provision	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,434	0.09%	2,243	0.06%	1,420	0.03%	3,919	0.08%	N/A	N/A	11,016	0.07%
Total collective provision	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	(6,500)	(0.17)%	1,000	0.02%	2,000	0.04%	N/A	N/A	(3,500)	(0.02)%
Total provision	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ 3,434	0.09%	\$ (4,257)	(0.11)%	\$ 2,420	0.05%	\$ 5,919	0.13%	\$ N/A	N/A	\$ 7,516	0.05%
Net Write-Offs²																				
Single-family residential mortgages	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ 489	0.02%	\$ 506	0.02%	\$ 1,272	0.04%	\$ 200	0.01%	\$ N/A	N/A	\$ 2,467	0.02%
Residential commercial mortgages ³	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	17	0.06%	4	0.02%	(5)	(0.01)%	-	-	N/A	N/A	16	0.01%
Non-residential commercial mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	14	0.01%	33	0.01%	48	0.01%	1	0.00%	N/A	N/A	96	0.01%
Credit card loans and lines of credit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3,288	3.74%	637	0.70%	652	0.68%	1,133	1.17%	N/A	N/A	5,710	1.62%
Other consumer retail loans	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	138	0.15%	73	0.08%	233	0.22%	222	0.23%	N/A	N/A	666	0.18%
Securitized single-family residential mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-	-	-	N/A	N/A	-	-
Securitized multi-unit residential mortgages	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	-	-	-	-	-	-	-	N/A	N/A	-	-
Net write-offs	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ N/A	N/A	\$ 3,946	0.11%	\$ 1,253	0.03%	\$ 2,200	0.05%	\$ 1,556	0.03%	\$ N/A	N/A	\$ 8,955	0.06%

¹ Gross loans used in the calculation of total Company ratio includes securitized on-balance sheet loans.

² There were no individual provisions, allowances or net write-offs on securitized mortgages.

³ Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Past Due Loans that are not Impaired - Under IAS 39

(000s)	1 to 30 Days		31 to 60 Days		61 to 90 Days		Over 90 Days		Total	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Securitized single-family residential mortgages ¹	\$ N/A	\$ 7,826	\$ N/A	\$ 824	\$ N/A	\$ 172	\$ N/A	\$ -	\$ N/A	\$ 8,822
Securitized multi-unit residential mortgages	N/A	-	N/A	-	N/A	-	N/A	-	N/A	-
Single-family residential mortgages	N/A	130,553	N/A	27,561	N/A	5,932	N/A	3,138	N/A	167,184
Residential commercial mortgages ²	N/A	833	N/A	-	N/A	823	N/A	-	N/A	1,656
Non-residential commercial mortgages	N/A	9,812	N/A	2,023	N/A	-	N/A	-	N/A	11,835
Credit card loans and lines of credit	N/A	2,361	N/A	1,051	N/A	883	N/A	253	N/A	4,548
Other consumer retail loans	N/A	236	N/A	40	N/A	119	N/A	-	N/A	395
	\$ N/A	\$ 151,621	\$ N/A	\$ 31,499	\$ N/A	\$ 7,929	\$ N/A	\$ 3,391	\$ N/A	\$ 194,440

¹ Securitized single-family residential mortgages include both CMHC-sponsored securitized insured mortgages and bank-sponsored securitization conduit uninsured mortgages.

² Residential commercial mortgages include non-securitized multi-unit residential mortgages and commercial mortgages secured by residential property types.

Credit Risk: Mortgage Portfolio On Balance Sheet

(000s, except %)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	Fiscal
Total mortgage portfolio balance (gross of allowance for credit losses)	\$ 15,540,312	\$ 15,247,606	\$ 14,725,286	\$ 14,442,420	\$ 14,190,461	\$ 14,667,971	\$ 16,851,688	\$ 17,757,063	\$ 15,540,312	\$ 14,190,461		
Percentage of residential mortgages	90.7%	90.9%	91.4%	91.9%	92.6%	93.0%	88.2%	87.9%	90.7%	92.6%		
Percentage of non-residential mortgages	9.3%	9.1%	8.6%	8.1%	7.4%	7.0%	11.8%	12.1%	9.3%	7.4%		
Percentage of mortgage portfolio insured ¹	21.7%	23.4%	23.7%	23.9%	24.0%	23.1%	20.2%	18.8%	21.7%	24.0%		
Percentage of mortgages current	99.0%	98.9%	98.6%	98.9%	99.4%	98.6%	98.5%	98.9%	99.0%	99.4%		
Percentage of total mortgages over 90 days or more past due	0.39%	0.38%	0.33%	0.29%	0.27%	0.32%	0.23%	0.27%	0.39%	0.27%		

¹ Insured loans are loans insured against default by CMHC or another approved insurer either individually at origination or by portfolio.

Single-Family Residential Loans by Province (gross of allowance for credit losses)

(000s, except %)										As at December 31, 2018
		Insured Residential Mortgages ¹	Percentage of Total for Province		Uninsured Residential Mortgages	Percentage of Total for Province	Equityline Visa ²	Percentage of Total for Province		Total
British Columbia	\$	246,999	23.3%	\$	804,847	76.1%	6,507	0.6%	\$	1,058,353
Alberta		528,233	66.3%		259,776	32.6%	8,859	1.1%		796,868
Ontario		1,794,870	16.2%		8,964,756	80.8%	336,066	3.0%		11,095,692
Quebec		127,308	32.8%		260,034	67.0%	935	0.2%		388,277
Other		358,777	62.5%		212,959	37.1%	2,457	0.4%		574,193
	\$	3,056,187	22.0%	\$	10,502,372	75.4%	354,824	2.6%	\$	13,913,383

(000s, except %)										As at September 30, 2018
		Insured Residential Mortgages ¹	Percentage of Total for Province		Uninsured Residential Mortgages	Percentage of Total for Province	Equityline Visa ²	Percentage of Total for Province		Total
British Columbia	\$	254,352	26.1%	\$	715,908	73.3%	5,733	0.6%	\$	975,993
Alberta		510,275	66.0%		254,051	32.8%	8,932	1.2%		773,258
Ontario		1,815,341	16.8%		8,700,870	80.3%	318,816	2.9%		10,835,027
Quebec		127,788	34.4%		242,816	65.3%	1,082	0.3%		371,686
Other		339,003	63.6%		191,509	36.0%	2,257	0.4%		532,769
	\$	3,046,759	22.6%	\$	10,105,154	74.9%	336,820	2.5%	\$	13,488,733

(000s, except %)										As at December 31, 2017
		Insured Residential Mortgages ¹	Percentage of Total for Province		Uninsured Residential Mortgages	Percentage of Total for Province	Equityline Visa ²	Percentage of Total for Province		Total
British Columbia	\$	255,452	33.8%	\$	498,570	65.9%	2,390	0.3%	\$	756,412
Alberta		387,436	59.2%		257,339	39.4%	9,057	1.4%		653,832
Ontario		1,834,007	17.2%		8,520,469	80.0%	294,622	2.8%		10,649,098
Quebec		113,804	33.7%		222,702	66.0%	1,058	0.3%		337,564
Other		242,158	63.0%		140,522	36.5%	1,803	0.5%		384,483
	\$	2,832,857	22.2%	\$	9,639,602	75.4%	308,930	2.4%	\$	12,781,389

¹ See definition of insured mortgages under the Glossary of this Supplemental Financial Information Package.

² Equityline Visa is an uninsured product.

**Insured and Uninsured Single-Family Residential Mortgages by Effective Remaining Amortization Period
(gross of allowance for credit losses)**

(000s, except %)						As at December 31, 2018	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 1,333,431	\$ 2,666,307	\$ 9,547,074	\$ 10,501	\$ 1,246	\$ 13,558,559	
Percentage of total	9.8%	19.7%	70.4%	0.1%	0.0%	100.0%	

(000s, except %)						As at September 30, 2018	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 1,256,949	\$ 2,631,066	\$ 9,247,809	\$ 14,838	\$ 1,251	\$ 13,151,913	
Percentage of total	9.6%	20.0%	70.3%	0.1%	0.0%	100.0%	

(000s, except %)						As at December 31, 2017	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 882,444	\$ 2,460,171	\$ 9,092,962	\$ 35,597	\$ 1,285	\$ 12,472,459	
Percentage of total	7.1%	19.7%	72.9%	0.3%	0.0%	100.0%	

**Insured and Uninsured Single-Family Residential Mortgages by Contractual Remaining Amortization Period
(gross of allowance for credit losses)**

(000s, except %)						As at December 31, 2018	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 934,393	\$ 2,536,068	\$ 10,075,119	\$ 11,445	\$ 1,534	\$ 13,558,559	
Percentage of total	6.9%	18.7%	74.3%	0.1%	0.0%	100.0%	

(000s, except %)						As at September 30, 2018	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 860,381	\$ 2,468,274	\$ 9,806,726	\$ 14,864	\$ 1,668	\$ 13,151,913	
Percentage of total	6.5%	18.8%	74.6%	0.1%	0.0%	100.0%	

(000s, except %)						As at December 31, 2017	
	≤ 20 Years	>20 and ≤ 25 Years	>25 and ≤ 30 Years	>30 and ≤ 35 Years	> 35 Years	Total	
Balance outstanding	\$ 585,444	\$ 2,232,885	\$ 9,618,516	\$ 33,950	\$ 1,664	\$ 12,472,459	
Percentage of total	4.7%	17.9%	77.1%	0.3%	0.0%	100.0%	

Weighted-Average Loan to Value Ratios for Uninsured Single-Family Residential Mortgages Originated During the Period

	For the three months ended						For the year ended			
	December 31 2018		September 30 2018		December 31 2017		December 31 2018		December 31 2017	
	Uninsured Residential Mortgages ¹	Equityline / Visa ¹	Uninsured Residential Mortgages ¹	Equityline / Visa ¹	Uninsured Residential Mortgages ¹	Equityline / Visa ¹	Uninsured Residential Mortgages ¹	Equityline / Visa ¹	Uninsured Residential Mortgages ¹	Equityline / Visa ¹
	LTV	LTV	LTV	LTV	LTV	LTV	LTV	LTV	LTV	LTV
British Columbia	66.3%	63.6%	64.2%	61.5%	63.2%	51.0%	64.2%	60.8%	63.0%	47.1%
Alberta	69.3%	69.2%	69.4%	60.9%	65.7%	74.0%	69.6%	63.3%	68.8%	56.3%
Ontario	70.3%	61.4%	70.0%	62.1%	69.7%	57.3%	69.8%	61.2%	70.9%	56.6%
Quebec	69.9%	70.3%	69.7%	66.4%	69.4%	N/A	70.8%	68.4%	69.2%	24.5%
Other	71.6%	43.7%	71.1%	69.1%	69.3%	49.6%	70.7%	50.2%	69.6%	58.6%
Total	69.9%	61.5%	69.2%	62.1%	69.2%	57.2%	69.2%	61.1%	70.3%	56.5%

¹ Weighted-average LTV is calculated by dividing the sum of the products of LTVs and loan balances by the sum of the loan balances. LTV's are calculated using appraised values at the time of origination. N/A indicates not applicable as there were no originations during the quarter for the particular province.

Weighted-Average Loan to Value Ratios for Uninsured Residential Mortgages

	As at			As at		
	December 31			December 31		
	2018			2017		
	Weighted-Average Current LTV ¹	Percentage of Total Value of Outstanding Mortgages with Current LTV less than or Equal to		Weighted-Average Current LTV ¹	Percentage of Total Value of Outstanding Mortgages with Current LTV less than or Equal to	
		75%	65%		75%	65%
British Columbia	55.9%	95.1%	72.2%	49.6%	99.5%	90.0%
Alberta	64.1%	83.1%	51.7%	63.9%	84.9%	51.3%
Ontario	58.9%	84.6%	63.9%	55.2%	96.2%	74.2%
Quebec	61.0%	91.3%	62.4%	61.4%	94.8%	60.9%
Other	65.0%	75.7%	43.9%	61.7%	87.7%	53.9%
Total	59.0%	85.3%	63.8%	55.3%	95.9%	73.8%

¹ Weighted-average LTV is calculated by dividing the sum of the products of LTVs and loan balances by the sum of the loan balances.

Basel III Regulatory Capital (Based only on Home Trust Company consolidated financial position)

(000s, except %)	2018				2017				2018		2017	
	Q4	Q3	Q2	Q1	Q4	Q3	Q2	Q1	Fiscal	Fiscal	Fiscal	
All in Basis												
Common Equity Tier 1 capital (CET 1)												
Capital stock	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	\$ 38,497	
Contributed surplus	951	951	951	951	951	951	951	951	951	951	951	
Retained earnings	1,437,629	1,701,477	1,668,456	1,638,245	1,604,357	1,572,711	1,541,070	1,645,623	1,437,629	1,604,357	1,604,357	
Accumulated other comprehensive loss	(10,485)	(4,718)	(5,566)	(4,416)	(5,897)	(7,210)	(8,190)	(42,833)	(10,485)	(5,897)	(5,897)	
Cash flow hedge reserves	1,606	1,199	1,646	1,224	1,189	1,399	1,269	1,304	1,606	1,189	1,189	
Regulatory deductions from CET 1 ¹	(96,295)	(101,687)	(107,031)	(113,103)	(125,768)	(141,925)	(153,043)	(158,747)	(96,295)	(125,768)	(125,768)	
Total CET 1 capital	1,371,903	1,635,719	1,596,953	1,561,398	1,513,329	1,464,423	1,420,554	1,484,795	1,371,903	1,513,329	1,513,329	
Additional Tier 1 capital	-	-	-	-	-	-	-	-	-	-	-	
Total Tier 1 capital	1,371,903	1,635,719	1,596,953	1,561,398	1,513,329	1,464,423	1,420,554	1,484,795	1,371,903	1,513,329	1,513,329	
Tier 2 capital												
Allowance for credit losses ²	32,671	33,113	31,475	31,346	33,563	33,563	40,063	39,063	32,671	33,563	33,563	
Total Tier 2 capital	32,671	33,113	31,475	31,346	33,563	33,563	40,063	39,063	32,671	33,563	33,563	
Total regulatory capital	\$ 1,404,574	\$ 1,668,832	\$ 1,628,428	\$ 1,592,744	\$ 1,546,892	\$ 1,497,986	\$ 1,460,617	\$ 1,523,858	\$ 1,404,574	\$ 1,546,892	\$ 1,546,892	
Risk-weighted assets for												
Credit risk	\$ 6,405,092	\$ 6,162,092	\$ 5,988,000	\$ 5,684,769	\$ 5,590,092	\$ 5,927,838	\$ 7,348,049	\$ 8,028,436	\$ 6,405,092	\$ 5,590,092	\$ 5,590,092	
Operational risk	840,763	867,750	891,863	919,975	942,038	963,100	979,975	1,058,450	840,763	942,038	942,038	
Total risk-weighted assets	\$ 7,245,855	\$ 7,029,842	\$ 6,879,863	\$ 6,604,744	\$ 6,532,130	\$ 6,890,938	\$ 8,328,024	\$ 9,086,886	\$ 7,245,855	\$ 6,532,130	\$ 6,532,130	
Regulatory capital to risk-weighted assets												
CET 1 ratio	18.94%	23.27%	23.21%	23.64%	23.17%	21.25%	17.06%	16.34%	18.94%	23.17%	23.17%	
Tier 1 capital ratio	18.93%	23.27%	23.21%	23.64%	23.17%	21.25%	17.06%	16.34%	18.93%	23.17%	23.17%	
Total regulatory capital ratio	19.38%	23.74%	23.67%	24.12%	23.68%	21.74%	17.54%	16.77%	19.38%	23.68%	23.68%	
National regulatory minimum												
CET 1 ratio	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	
Tier 1 capital ratio	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	8.50%	
Total regulatory capital ratio	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	10.50%	
Leverage ratio	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	
Risk-weighted assets as a percentage of total assets	40.0%	39.7%	38.7%	38.2%	37.6%	37.0%	42.0%	43.4%	40.0%	37.6%	37.6%	
Leverage Ratio	7.54%	9.20%	8.96%	9.02%	8.70%	7.89%	7.19%	7.29%	7.54%	8.70%	8.70%	

¹ Regulatory deductions include intangible assets, net of deferred taxes, unrealized mortgage securitization gains, net of deferred taxes and deferred tax assets related to loss carryforwards from Home Bank.

² The Company is allowed to include eligible allowances for credit losses up to a prescribed percentage of 1.25% of total credit risk-weighted assets, inclusive of total CVA before transitional phase-in adjustments, in Tier 2 capital.

Non-GAAP Measures

The Company uses a number of financial measures to assess its performance. Some of these measures are not calculated in accordance with GAAP, are not defined by GAAP, and do not have standardized meanings that would ensure consistency and comparability between companies using these measures. The non-GAAP measures used are defined as follows:

Allowance as a Percentage of Non-Performing Gross Loans

Allowance as a percentage of gross loans is calculated as the total allowance divided by the gross on-balance sheet non-performing loans outstanding, which includes all on-balance sheet loans except for loans held for sale.

Common Equity Tier 1, Tier 1 and Total Capital Ratios

The capital ratios provided are those of the Company's wholly owned subsidiary Home Trust Company. The calculations are in accordance with guidelines issued by OSFI.

Dividend Payout Ratio

Dividend payout ratio is a measure of the proportion of a Company's earnings that is paid to shareholders in the form of dividends. The Company calculates its dividend payout ratio as the amount of dividends per share as a percentage of diluted earnings per share.

Efficiency Ratio

Management uses the efficiency ratio as a measure of the Company's efficiency in generating revenue. This ratio represents non-interest expenses as a percentage of total revenue, net of interest expense. The Company looks at the ratio on a taxable equivalent basis and will include this adjustment in arriving at the efficiency ratio, on a taxable equivalent basis. A lower ratio indicates better efficiency.

Leverage Ratio

The Leverage ratio provided is that of the Company's wholly owned subsidiary Home Trust Company. The calculations are in accordance with guidelines issued by OSFI. The Leverage ratio is defined as the Capital Measure divided by the Exposure Measure, with the ratio expressed as a percentage. The Capital Measure is the all-in Tier 1 capital of Home Trust. The Exposure Measure consists of on-balance sheet, derivative, securities financing transactions and off-balance sheet exposures.

Liquid Assets

Liquid assets are unencumbered high quality assets for which there is a broad and active secondary market available to the Company to sell these assets without incurring a substantial discount. Liquid assets are a dependable source of cash used by the Company when it experiences short-term funding shortfalls.

Market Capitalization

Market capitalization is calculated as the closing price of the Company's common shares multiplied by the number of common shares of the Company outstanding.

Net Interest Margin (Non-TEB)

Net interest margin is a measure of profitability of assets. Net interest margin (non-TEB) is calculated by taking net interest income divided by average total assets.

Net Interest Margin (TEB)

Net interest margin is a measure of profitability of assets. Net interest margin (TEB) is calculated by taking net interest income, on a taxable equivalent basis, divided by average total assets.

Net Non-Performing Loans as a Percentage of Gross Loans (NPL Ratio)

The NPL ratio is calculated as the total net non-performing loans divided by the gross on-balance sheet loans, which includes all on-balance sheet loans except for loans held for sale.

Provision as a Percentage of Gross Loans (PCL Ratio)

The PCL ratio is calculated as the total provision expense divided by the gross on-balance sheet loans outstanding, which includes all on-balance sheet loans except for loans held for sale.

Provision as a Percentage of Gross Uninsured Loans

The provision as a percentage of gross uninsured loans ratio is calculated as the total provision expense divided by the gross on-balance sheet uninsured loans outstanding.

Return on Average Assets (ROA)

Return on average assets is a profitability measure that presents the annualized net income as a percentage of the average total assets for the period deployed to earn the income.

Return on Shareholders' Equity (ROE)

ROE calculated on an annualized basis and is defined as net income available to common shareholders as a percentage of average common shareholders' equity.

Risk-Weighted Assets (RWA)

The risk-weighted assets reported are those of the Company's wholly owned subsidiary Home Trust Company. The calculations are in accordance with guidelines issued by OSFI.

Taxable Equivalent Basis (TEB)

Most banks and trust companies analyze and discuss their financial results on a taxable equivalent basis (TEB) to provide uniform measurement and comparison of net interest income. Net interest income (as presented in the consolidated statements of income) includes tax-exempt income principally from preferred and common equity securities. The adjustment to TEB used increases income and the provision for income taxes to what they would have been had the income from tax-exempt securities been taxed at the statutory tax rate. TEB adjustments of \$0.5 million for 2018 (\$1.1 million – 2017) increased interest income as used in the calculation of net interest margin.

Total Assets under Administration (AUA)

Total assets under administration refers to all on-balance sheet assets plus all off-balance sheet loans that qualify for derecognition under IFRS.

Total Loans under Administration (LUA)

Total loans under administration refers to all on-balance sheet loans plus all off-balance sheet loans that qualify for derecognition under IFRS.

Total Revenue

Total revenue is a measure of the revenue, net of interest expense, earned by the Company before non-interest expenses, provision for credit losses and income taxes. Total revenue is the sum of interest and dividend income, net of interest expense, and non-interest income.

Glossary of Terms

Assets or Loans under Administration refer to assets or loans administered by a financial institution that are beneficially owned by clients and therefore not reported on the balance sheet of the administering financial institution, plus all assets or loans beneficially owned by the Company and carried on the balance sheets.

Basis Point is one-hundredth of a percentage point.

Canada Deposit Insurance Corporation (CDIC) is a Canadian federal Crown corporation created to protect qualifying deposits made with member financial institutions in case of their failure.

Derivatives are a contract between two parties, which requires little or no initial investment and where payments between the parties are dependent upon the movements in price of an underlying instrument, index or financial rate. Examples of derivatives include swaps, options, forward rate agreements and futures. The notional amount of the derivative is the contract amount used as a reference point to calculate the payments to be exchanged between the two parties, and the notional amount itself is generally not exchanged by the parties.

Forwards used by the Company are contractual agreements to either buy or sell a specified amount of an interest-rate-sensitive financial instrument or security at a specific price and date in the future. Forwards are customized contracts transacted in the over-the-counter market.

Hedging is a risk management technique used by the Company to neutralize, manage or offset interest rate, equity, or credit exposures arising from normal banking activities.

Impaired or Non-performing Loans are loans for which there is no longer reasonable assurance of the timely collection of principal or interest.

Insured Loans are loans insured against default by CMHC or another approved insurer either individually at origination or by portfolio. The Company's insured lending includes single-family homes and multi-unit residential properties.

Net Interest Income is comprised of earnings on assets, such as loans and securities, including interest and dividend income, less interest expense paid on liabilities, such as deposits.

Notional Amount refers to the principal used to calculate interest and other payments under derivative contracts. The principal does not change hands under the terms of a derivative contract.

Office of the Superintendent of Financial Institutions Canada (OSFI) is the government agency responsible for regulation and supervision of banks, insurance companies, trust companies, loan companies and pension plans in Canada.

Securitization is the practice of selling pools of contractual debts, such as residential or commercial mortgages, to third parties.

Swaps are contractual agreements between two parties to exchange a series of cash flows. The Company uses interest rate swaps and total return swaps. An interest rate swap is an agreement where counterparties generally exchange fixed-rate and floating-rate interest payments based on a notional value in a single currency. A total return swap is an agreement in which one party makes payments based on a set rate, either fixed or variable, while the other party makes payments based on the return of an underlying asset, which includes both the income it generates and any capital gains.

Acronyms

ALCO – Asset/Liability Committee

AOCI – Accumulated Other Comprehensive Income

CDIC – Canada Deposit Insurance Corporation

CMB – Canada Mortgage Bond

CMHC – Canada Mortgage and Housing Corporation

COSO – Committee of Sponsoring Organizations of the Treadway Commission

CVA - Credit Valuation Adjustment

ERM – Enterprise Risk Management

GAAP – Generally Accepted Accounting Principles

GIC – Guaranteed Investment Certificate

HELOC – Home Equity Line of Credit

IASB – International Accounting Standards Board

IFRS – International Financial Reporting Standards

LTV – Loan to Value (ratio expressed as a percentage)

MBS – Mortgage-Backed Security

MD&A – Management's Discussion and Analysis

N/A - Not Applicable for the respective period

NCCF – Net Cumulative Cash Flow

NHA – National Housing Act

OCI – Other Comprehensive Income

OSFI – Office of the Superintendent of Financial Institutions Canada

TEB – Taxable Equivalent Basis

TLCA – *Trust and Loan Companies Act* (Canada)