



PEOPLES BANK

PUBLIC DISCLOSURES
(RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES)
As at September 30 2024

Disclosure Policy

This document represents the Office of the Superintendent of Financial Institutions (“OSFI”) B-20 Residential Mortgage Underwriting Practices and Procedures Guideline disclosures for Peoples Bank of Canada (“PBC”). These disclosures are made to allow market participants greater transparency, clarity and public confidence in PBC’s residential mortgage underwriting operations.

These disclosures are published under the Regulatory Disclosures section of PBC’s website and shall be made on a quarterly basis.

This report is subject to internal review but has not been audited by PBC’s external auditors.

Specific Disclosure relating to Mortgages

For residential mortgages, a combination of lending policy criteria, lending guidelines, and underwriting are utilized in the credit application approval process. The primary factors considered are affordability, credit and employment history, nature of income, quality of the collateral, and Loan-to-Value (“LTV”) of the residential property. For purposes of these disclosures, a “residential mortgage” means any loan to an individual that is secured by residential property (one to four-unit dwellings). PBC does not presently offer home equity lines of credit. The LTV Ratio is an evaluation of the amount of collateral value that can be used to support the loan.

An analysis of the amount and percentage of the total residential mortgage loans that are insured versus uninsured, grouped by geographic concentration, are set out in the table below. For purposes of this section, the term “insured” means those residential mortgages which are insured by CMHC against borrower default (depicts actual numbers).

As at September 30 2024

Type/Province	Uninsured		Insured		Total
	Remaining Principal	Uninsured %	Remaining Principal	Insured %	
British Columbia	59,726,535	21.00%	6,256,323	12.59%	65,982,858
Alberta	11,165,589	3.93%	18,643,118	37.53%	29,808,708
Ontario	213,530,235	75.08%	20,787,588	41.84%	234,317,824
Quebec	0	0.00%	97,357	0.20%	97,357
Manitoba	0	0.00%	1,591,523	3.20%	1,591,523
Saskatchewan	0	0.00%	1,389,874	2.80%	1,389,874
Prince Edward Island	0	0.00%	0	0.00%	0
Newfoundland and Labrador	0	0.00%	619,109	1.25%	619,109
Nova Scotia	0	0.00%	294,361	0.59%	294,361
New Brunswick	0	0.00%	0	0.00%	0
Total	284,422,360	100.00%	49,679,255	100.00%	334,101,614

The following table provides the percentage of residential mortgages categorized by amortization period.

Amortization	As at September 30 2024	
	Remaining Principal	%
Interest only	0	0.00%
Under 20 years	8,908,726	2.67%
20 to <25 years	8,183,489	2.45%
25 to <30 years	50,785,938	15.20%
30 to <35 years	266,223,461	79.68%
35 years and greater	0	0.00%
Total	334,101,614	100.00%

The table below shows the average LTV Ratio for total newly originated uninsured residential mortgages at the end of Q3 grouped by geographic location.

LTV Ratio	Q3 2024	
	Principal Amount	Average LVR %
British Columbia	0	0.00%
Ontario	0	0.00%
Alberta	0	0.00%
Total	0	

In the event of an economic downturn, the potential impact on the company's residential mortgages is deemed to be low as the uninsured portfolio is conservatively underwritten, limited to select markets and has an average LTV of 62.12%. The residential mortgage portfolio is well secured and operating well below the maximum LTV limit of 80%.

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