

2014 Second Quarter Residential Mortgages Disclosure

2014 年度第四季度房屋按揭贷款信息披露

BOCC definition of insured residential mortgage loans

Borrowers who wish to purchase a house with a minimum down payment of at least 20% of the purchase price do not require insurance (Conventional Mortgage). For any mortgages with a down payment that is less than 20% (High Ratio Mortgages) need to obtain mortgage insurance from Canada Mortgage and Housing Corporation (CMHC), Genworth Financial Canada or Canada Guaranty Mortgage Insurance. The purpose of the mortgage insurance is to compensate the financial institutions in case of borrower default and banks must adhere to the underwriting criteria of the insurer.

Bank of China (Canada) only offers uninsured mortgages to our mortgagees based on the purchase price of the property or its appraised value, whichever is lower. Based on our criteria, all borrowers of our Bank are required to pay at least 20% down payment from their own source of funds. Therefore, these borrowers are not required to take mortgage insurance; as a result, the Bank's residential portfolio is 100% uninsured.

中国银行（加拿大）对须购买保险的按揭贷款定义

对首付款支付比例超过购房价格 20%的借款人是不需要购买贷款保险的（标准按揭产品）。对首付比例低于 20%的高贷款比按揭业务需要向有关保险公司购买按揭贷款保险，如 Canada Mortgage and Housing Corporation (CMHC), Genworth Financial Canada 或 Canada Guaranty Mortgage Insurance。购买保险的目的是在借款人发生违约时，在符合保险人赔付条件的情况下，金融机构可以获得违约赔偿。

中国银行（加拿大）只提供无保险的按揭业务，根据房屋购买价格和评估价格，孰低确认房产价值。按照我行要求，所有借款人都要使用其自有资金支付不低于房产价值 20%的首付款。因此，借款人无需购买按揭保险，我行的按揭业务 100% 为无保险按揭。

Potential impact in the event of an economic downturn

In the event of economic downturn, the residential loans, including Home Equity Line of Credit (HELOC), impact on the Bank is low as the Bank doesn't offer insured high ratio mortgage and Loan to Value coverage provides good support in the event of a downturn. Based on our Bank's regular stress testing, the collateral coverage described provides solid coverage and any losses can be absorbed by our current capital held.

经济下行的影响

由于我行不提供须购买保险的高贷款率按揭业务，贷款估值比保障程度较高，即使在经济下行阶段，住房按揭贷款包括房屋抵押获得的个人贷款额度（HELOC）业务对我行的影响较小。根据我行定期压力测试的结果，现有押品可以有效覆盖资产业务，现有资本可以有效吸收资产业务产生的损失。

Residential Mortgages and Secured Lines of Credit Portfolio 房屋按揭贷款及房屋抵押贷款情况报告			
	Outstanding Mortgages Amount 房屋按揭贷款余额	Outstanding HELOC HELOC 余额	Percentage of Uninsured Mortgages 无担保按揭占比
Total: 合计	166,984,881.41	5,664,996.59	100%

Geographic Report on Residential Mortgages 住房按揭贷款地区分布报告			Geographic Report on HELOC HELOC 地区分布报告	
Province 省份	Outstanding of Residential Mortgages 住房按揭贷款余额	Percentage of Total Outstanding % 余额占比	Outstanding HELOC HELOC 余额	Percentage of Total Outstanding % 余额占比
Ontario 安大略省	127,622,736.69	76.43%	4,600,380.53	81.21%
Alberta 阿尔伯塔省	8,759,521.38	5.25%	0.00	0.00%
B.C 哥伦比亚省	30,602,623.34	18.33%	1,064,616.06	18.79%
Quebec 魁北克省	0.00	0.00%	0.00	0.00%
Total: 合计	166,984,881.41	100.00%	5,664,996.59	100.00%

Mortgages by Amortization 住房按揭贷款分期分布报告	
Amortization Period 分期范围	Percentage of Residential Mortgages
	住房按揭贷款占比
0-9 years 0-9 年	3.04%
10-19 years 10-19 年	13.37%
20-24 years 20-24 年	28.88%
25-29 years 25-29 年	54.41%
30-34 years 30-34 年	0.30%
Total: 合计	100.00%

New residential mortgages and secured Lines of Credit 新发放住房按揭贷款及住房抵押贷款报告				
Province 省份	Outstanding balance of new residential mortgages 新发放住房按揭贷款余额	Average LTV 平 均抵押率	Outstanding balance of new HELOC 新发放 HELOC 余额	Average LTV Ranges 平均抵押率
Ontario 安大略省	6,557,614.58	62.66%	366,325.00	34.56%
Alberta 阿尔伯塔省	2,344,137.65	64.79%	0.00	0.00%
B.C 哥伦比亚省	21,701,345.22	55.56%	0.00	0.00%
Quebec 魁北克省	0.00	0.00%	0.00	0.00%
Total: 合计	30,603,097.45		366,325.00	

Note 1: Bank of China (Canada) offers Uninsured Residential Mortgage only
注 1: 中国银行 (加拿大) 仅提供无保险住房按揭贷款产品

Note 2: Bank of China (Canada) not involved in foreign mortgage operation
注 2: 中国银行 (加拿大) 不介入境外按揭贷款业务

Name of Program	Total	Residential Mortgage Portfolio as of Dec 31, 2014
Existing Permanent Residence Program (EPR)	16,720,360.03	
New to Canada (NTC)	7,930,095.97	
Student Visa (SV)	3,777,357.71	
Work Permit	3,365,466.32	
Self-Employed (BSELF,SELF,PSELF)	11,595,863.47	
Grand Total	43,389,143.50	\$ 166,984,881.41
Percentage of Total	25.98%	
Q-4 2014 Non-conforming residential mortgage is 25.98%.		