

2019 Forth Quarter Residential Mortgages Disclosure

2019 年度四季度房屋按揭贷款信息披露

BOCC definition of uninsured residential mortgage loans

For any mortgages with a down payment of at least 20% of the purchase price do not need to obtain mortgage insurance from Canada Mortgage and Housing Corporation (CMHC), Genworth Financial Canada or Canada Guaranty Mortgage Insurance.

Bank of China (Canada) only offers uninsured mortgages and Home Equity Line of Credit (HELOC) 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）对提供无保险的按揭贷款定义

对首付比例不低于购房价格 20%的按揭业务不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。

中国银行（加拿大）只提供无保险的按揭业务和房屋抵押获得的个人贷款额度（HELOC），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, 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 (In C\$'000)	Outstanding HELOC HELOC 余额 (In C\$'000)	Percentage of Uninsured Mortgages 无保险按揭占比
Total: 合计	\$1,105,524	\$18,194	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 (In C\$'000)	Percentage of Total Outstanding % 余额占比	Outstanding HELOC HELOC 余额 (In C\$'000)	Percentage of Total Outstanding % 余额占比
Ontario 安大略省	\$931,603	84.27%	\$11,328	62.26%
Alberta 阿尔伯塔省	\$3,512	0.32%	\$0	0.00%
B.C 哥伦比亚省	\$170,409	15.41%	\$6,866	37.74%
Quebec 魁北克省	\$0	0.00%	\$0	0.00%
Total: 合计	\$1,105,524	100.00%	\$18,194	100.00%

Mortgages by Amortization 住房按揭贷款分期分布报告	
Amortization Period 分期 范围	Number of Residential Mortgages (%) 住房按揭贷款占比
0-9 years 0-9 年	0.06%
10-19 years 10-19 年	2.56%
20-24 years 20-24 年	44.02%
25-29 years 25-29 年	52.50%
30 years 30 年	0.86%
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 (In C\$'000)	Average LTV 平 均抵押率	Outstanding balance of new HELOC 新发放 HELOC 余额 (In C\$'000)	Average LTV Ranges 平均抵押率
Ontario 安大略省	\$37,210	61.74%	\$0	0.00%
Alberta 阿尔伯塔省	\$0	0.00%	\$0	0.00%
B.C 哥伦比亚省	\$459	21.50%	\$0	0.00%
Quebec 魁北克省	\$0	0.00%	\$0	0.00%
Total: 合计	\$37,669		\$0	

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 (In C\$'000)	Residential Mortgage+ HELOC Portfolio as of Dec. 31, 2019 (In C\$'000)
New to Canada (NTC)	\$52,150	
High Net Worth (HNW)	\$120,257	
Non Resident (NR)	\$42,192	
Self-Employed (BSELF,SELF,PSELF)	\$75,009	
Low Credit Score (LCS)	\$3,033	
High Debt Service Ratio (HDSR)	\$4,372	
Grand Total	\$297,013	\$1,105,524
Percentage of Total	26.87%	
Q-4 2019 Non-conforming residential mortgage (including HELOC) is 26.87%.		