2025 Third Quarter Residential Mortgages Disclosure

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.

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.

Residential Mortgages and Secured Lines of Credit Portfolio			
	Outstanding Mortgages Amount （In C$'000）	Outstanding HELOC （In C$'000）	Percentage of Uninsured Mortgages
Total:	$722,792	$1,539	100%

Geographic Report on Residential Mortgages			Geographic Report on HELOC	
Province	**Outstanding of Residential Mortgages （In C$'000）**	**Percentage of Total Outstanding %**	**Outstanding HELOC （In C$'000）**	**Percentage of Total Outstanding %**
Ontario	$650,248	89.97%	$1,539	100.00%
Alberta	$374	0.05%	$0	0.00%
B.C	$72,170	9.98%	$0	0.00%
Quebec	$0	0.00%	$0	0.00%
Total:	$722,792	100.00%	$1,539	100.00%

Mortgages by Amortization	
Amortization Period	**Number of Residential Mortgages (%)**
0-9 years	0.06%
10-19 years	19.21%
20-24 years	30.01%
25-29years	50.72%
30 years	0.0%
Total:	100.00%

New residential mortgages and secured Lines of Credit				
Province	**Outstanding balance of new residential mortgages （In C$'000）**	**Average LTV**	**Outstanding balance of new HELOC （In C$'000）**	**Average LTV Ranges**
Ontario	$0	0.00%	$0	0.00%
Alberta	$0	0.00%	$0	0.00%
B.C	$0	0.00%	$0	0.00%
Quebec	$0	0.00%	$0	0.00%
Total:	$0	0.00%	$0	0.00%

Note 1: Bank of China (Canada) offers Uninsured Residential Mortgage only
Note 2: Bank of China (Canada) not involved in foreign mortgage operation