



BASEL III PILLAR 3 DISCLOSURES

June 30, 2022

Table of Contents

Table 1. Scope of application	3
Table 2/3. Capital Structure and Capital Adequacy.....	10
Table 4/5. Credit risk: general disclosure for all banks.....	14
Table 8. General disclosure for exposures related to counterparty credit risk.....	19
Table 12. Operational risk.....	22
Table 14. Interest rate risk in the banking book.....	23
Modified Capital Disclosure Template.....	25
Leverage Ratio Template	27

HomeEquity Bank
Basel III Pillar 3 Disclosures
June 30, 2022

Table 1. Scope of application

HomeEquity Bank (the Bank) is a federally regulated Schedule I bank, incorporated and domiciled in Canada. The Bank's main business is to originate and administer reverse mortgages. The Bank also issues guaranteed investment certificates and through its principal subsidiary, medium-term debt to fund its mortgage portfolio. The Bank is a wholly owned subsidiary of HOMEQ Corporation (HOMEQ), a private company. The Bank's principal subsidiary is CHIP Mortgage Trust. All of the Bank's subsidiaries are directly or indirectly wholly owned. On September 21, 2021, HOMEQ, entered into a share purchase agreement under which Ontario Teachers' Pension Plan Board (OTPP) proposed to indirectly acquire all the outstanding common shares of HOMEQ. The acquisition was completed on June 30, 2022.

Basis of preparation

This document represents the Basel III Pillar 3 disclosures for the Bank. These disclosures are made pursuant to the Office of the Superintendent of Financial Institutions (OSFI) requirements, which are based on global standards established by the Bank of International Settlements, Basel Committee on Banking Supervision (BCBS).

The amounts disclosed in this document are based on the Bank's annual and interim consolidated financial statements, which reflect the financial position and results of operations of the Bank consolidated with the financial position and results of operations of its subsidiaries. The interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB), including the accounting requirements specified by OSFI, and reflect, where necessary, management's best estimates and judgments. This report is unaudited.

Table 1. Scope of application (continued)

Risk Management

The Board of Directors (Board) has developed and approved a Capital Management Policy (CMP) in accordance with the Board-approved Risk Appetite Framework (RAF). The Policy addresses minimum regulatory capital requirements as prescribed by regulators and internal capital targets as per the Board-approved RAF, which allows for the appropriate allocation of capital to meet the Bank's strategic goals. The CMP dictates that capital be adequately maintained by the Bank.

Adherence to the CMP ensures that the Bank has sufficient capital to maintain its operations based on current activities, expected future business developments and the possibility of various disruptive or adverse scenarios based on the Bank's stress testing program. Such stress testing scenarios include periods of economic downturn and/or asset re-pricing. In addition, in accordance with the Bank's annual strategic planning, a 3-year forecast is prepared and provides guidance as to the type and extent of capital that will be required over the next three years.

The Bank's Asset Liability Committee (ALCO) ensures adherence to the CMP on at least a monthly basis and the Conduct Review and Risk Management Committee (CRRMC) of the Board ensures capital management is in accordance with the Policy. The CRRMC meets at least three times a year.

The Bank uses the annual Internal Capital Adequacy Assessment Process (ICAAP) to determine the quantity and quality of capital to conduct its business activities. In preparing the ICAAP, the high-risk areas established in the Enterprise Risk Management Framework (ERMF) are subject to stress testing which incorporates assumptions established in the annual strategic planning process. The results of the stress tests help to determine the quantum of capital required to enable management and the Board to set capital levels consistent with the Board-approved RAF.

The Bank's CRRMC is responsible for overseeing the types of risk to which the Bank may be exposed, and the techniques and systems used to identify, measure, monitor, report on and mitigate those risks. It is also responsible for reviewing capital management plans recommended by Management. The Bank's stress testing program is reviewed with the CRRMC by Management at least three times a year. The ICAAP is reviewed by the CRRMC and approved by the Board based on the timeframe set by OSFI.

Table 1. Scope of application (continued)

Corporate Governance

The Bank maintains a rigorous corporate governance structure as follows:

- Board of Directors
- Conduct Review and Risk Management Committee
- Audit Committee
- Corporate Governance and Compensation Committee

The Bank also has independent oversight functions which include a Chief Risk Officer (CRO), a Chief Compliance Officer (CCO) and a Chief Anti-Money Laundering Officer (CAMLO). The CCO, who is also the CAMLO, reports to the CRO. The Board seeks to achieve long-term sustainable risk adjusted growth in order to ensure the health of the Bank and the stability of earnings while protecting the Bank's well-respected brand name and reputation and the interests of its depositors, customers and investors.

Auditor Assessment

At least annually, the Audit Committee evaluates the performance, qualifications, skills, resources, and independence of the external auditor, including the lead partner, in order to support the Board of Directors in reaching its recommendation to appoint the external auditor. This evaluation includes an assessment of audit quality and service considerations such as: auditor independence, objectivity and professional skepticism; quality of the engagement team; and quality of the communication and service provided by the external auditor. In the evaluation, the Audit Committee considers the nature and extent of communications received from the external auditor during the year and the responses from Management and the Audit Committee to a questionnaire regarding the performance of, and interactions with, the external auditor. In 2021, the Audit Committee performed a comprehensive assessment of the external audit service. Based on the results of this assessment, KPMG LLP has been re-appointed as the independent external auditor for the year ended December 31, 2022, in accordance with the recommendation by the Audit Committee.

Table 1. Scope of application (continued)

Business risks

As a result of the Bank's business model and the terms and conditions of a reverse mortgage, the most material risks faced by the Bank are described below:

Funding and Liquidity Risk

Funding and liquidity risk can occur as a result of the uncertain timing of reverse mortgage cash flows and the Bank's reliance on raising funds by the issuance of guaranteed investment certificates and medium-term notes. The Bank has a diversified range of funding sources and has created policies and procedures to ensure that cash flows are accurately predicted and monitored. It also maintains a sufficient amount of liquid assets to fund its anticipated loan commitments, operations, deposit maturities and interest payments should a shortfall arise. In addition, the Bank has a line of credit facility in place with a syndicate of Canadian banks and has access to the Bank of Canada's Standing Term Liquidity Facility, both of which may be used as additional liquidity if the Bank is unable to meet its obligations when they become due. Lastly, selling portions of its reverse mortgages to a third-party investor is a cash flow source for the Bank for managing funding and liquidity risk.

Interest Rate Risk

The Bank's operating margin is primarily derived from the spread between interest earned on the mortgage portfolio, and the interest paid on the debt and deposits used to fund the portfolio. Risk arises from the Bank's assets and liabilities having mismatched re-pricing dates or being referenced to different underlying instruments. The Bank has adopted hedging practices to maintain a relatively stable spread between interest earned on the mortgages and interest paid on the highly rated debt used to fund them.

Operational Risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and systems or from external events. It is the chance of unexpected income losses or increased costs that may emerge as a consequence of human, process or system failure and due to external developments. Risks included in this category include but are not limited to legal risk, fraud, security risk, process risk, business disruption and system failures, cybersecurity risk and loss of key personnel.

Regulatory Compliance Risk

Regulatory compliance risk arises from a financial institution's non-compliance with applicable laws, rules, regulations, and prescribed standards in any jurisdiction in which the institution operates. The Bank addresses regulatory requirements in a timely manner to ensure it is compliant with new applicable regulations. The Compliance Department keeps the Management team and the Board of Directors, or its committees informed of new regulations, guidelines, and changes to existing regulatory requirements.

Table 1. Scope of application (continued)

Reputational Risk

Management is aware of the potential negative effects of reputational risk exposure. The Bank has implemented complaint and incident resolution processes to mitigate these potential risks.

Strategic Risk

The Bank is Canada's only national underwriter of reverse mortgages; however, there are companies in Canada that offer other alternative products that may compete with the Bank, including several companies that are now offering reverse mortgages. It is also possible that at some time in the future, banks, other financial services companies or foreign held reverse mortgage providers may decide to enter the market in direct competition to the Bank. The Bank believes that it has established a defensible competitive advantage as a result of its low-cost funding, proprietary data, internally developed systems and its established brand recognition and marketing network.

Underwriting Risk

Provided the homeowner is not in default, the right of the Bank to receive principal and interest when due under the reverse mortgage is limited to the realized value of the property. Underwriting risk is the potential for financial loss if the assets as currently reflected on the Bank's balance sheet become impaired and not fully recoverable. In particular, this can result from a significant and persistent drop in real estate values and/or customers choosing not to repay their mortgages for an extended period of time. The Bank has developed reverse mortgage underwriting criteria, which provide reasonable loan to value ratios for the homeowner while seeking to provide assurance that the value of the related property upon maturity will be sufficient to repay the reverse mortgage.

COVID-19

In March 2020, the World Health Organization declared the outbreak of a novel coronavirus (COVID-19) as a pandemic. Governments worldwide, including Canadian federal and provincial governments, enacted emergency measures to combat the spread of this virus. These measures caused material disruption to businesses globally. The Canadian government and central bank introduced significant monetary and fiscal interventions to stabilize economic conditions; however, the long-term success of these interventions is not currently determinable. The high number of Canadians vaccinated and the loosening of COVID restrictions have been positive to the economy, however the continued spread of variants creates considerable uncertainty. This challenging economic environment may have a direct impact on the Bank's operating results and financial position in the future. This situation is dynamic and the magnitude of the potential impact on the economy and the operating results and financial position of the Bank is not fully known.

Table 1. Scope of application (continued)

Below is an analysis of the financial risks arising from the COVID-19 outbreak on the Bank's financial statements:

Credit risk and Impairment under IFRS 9

The Bank has considered macro-economic information and potential impacts of COVID-19 in its assessment of a) forecasts of key macro-economic variables, b) weighting of the three macro-economic scenarios, c) whether there has been a significant increase in credit risk in the mortgage portfolio when measuring ECL, and d) measurement of the aggregate amount of ECL. The factors considered include the real estate market, unemployment rates and interest rates. The real estate market remained resilient in 2021 and set records for the number of transactions and record price appreciation in Q1 2022, however, Q2 2022 saw a sharp decline in residential sales, a slowdown in home price appreciation and waning of pandemic induced boost due to higher interest rates. BOC expects the contraction in housing activity to continue in the second half of 2022 and into 2023. Housing activity and prices are forecast to stabilize later in the projection horizon as both population and income growth boost housing demand. Certain economists, whose projections the Bank refers to, have differing predictions of the Canadian real estate market for 2022 and for future years. The unemployment rate has recently reduced from the initial months of the pandemic, reaching lower than pre-COVID-19 levels. Market interest rates continued to increase in the second quarter in anticipation of the Bank of Canada raising the overnight benchmark rate. The Bank of Canada (BOC) increased the overnight rate by 0.50% on April 13, 2022. BoC increased the rate by 1.0% in July to bring the overnight rate to 2.50%. Looking ahead, the BoC expects interest rates will need to increase further, with the timing and pace of those increases guided by the BoC's commitment to achieving the 2% inflation target.

The Bank's reverse mortgage portfolio is comprised of long-term loans and management has taken into account the known and expected effects of the pandemic and recent economic events in arriving at the forecasts for economic variables under different ECL scenarios and the weighting for these scenarios for purpose of determining ECL. The Bank has considered the macro-economic information and based on information known as of the reporting date, management believes that the risk of loss over the term of the portfolio due to the pandemic has not changed significantly compared to March 2022. If the actual economic activity and projections are significantly stronger or weaker than the Bank's current projections, the ECL estimate may be materially impacted.

Table 1. Scope of application (continued)

Liquidity risk

The Bank has not experienced any disruption in its cash inflow from operations and its ability to raise financing from the Guaranteed Investment Certificate broker deposit market. Management believes that it has adequate liquidity and contingency plans to continue normal business operations and to mitigate risks associated with COVID-19 for the foreseeable future.

Interest rate risk

The BoC increased the target overnight rate 0.50% in April and by 0.50% in June and another 1.0% in the July announcement. The overnight rate is 2.50% after the July announcement. The BoC forecasts that Canada's economy will grow by 3.50% in 2022, slowing down to 1.75% in 2023 and 2.25% in 2024. The BoC also stated that with the economy moving into excess demand and inflation persisting well above target, the BoC judges that interest rates will need to rise further and that the timing and pace of further increases will be guided by the BoC's commitment to achieving the 2% inflation target. There is uncertainty on timing of rate changes due to recent high inflation rates in Canada.

The Bank is continuing to manage interest rate risk and believes that it has sufficient tools to manage spread in the current interest rate environment.

Table 2/3. Capital Structure and Capital Adequacy

Objectives, policies, and processes

The overall objective of capital management is to ensure that the Bank has sufficient capital to maintain its operations based on current activities and expected business developments in the future and to provide a return to its shareholder commensurate with the risk of the business. The Bank's capital resources have consisted of equity and unsecured subordinated debt.

The Bank's regulatory capital requirements are specified by OSFI guidelines. These requirements are consistent with the framework of risk-based capital standards developed by the BCBS and are referred to as Basel III.

The Bank has implemented policies and procedures to monitor compliance with regulatory capital requirements. The Bank's ICAAP is based on the assessment of the business risks of the Bank.

On January 31, 2022, OSFI released revised guidelines for Capital Adequacy Requirements, Leverage Requirements, Liquidity Adequacy Requirements, and related Pillar 3 disclosure requirements, that incorporate the final Basel III reforms. The new guidelines come into effect in Q2 2023. The Bank is assessing the impact of the revised guidelines. On June 28, OSFI released a new advisory (Guideline B-20) pertaining to underwriting practices and procedures for reverse mortgages, residential mortgages with shared equity features and combined loan plans. The Bank has assessed the impact of this advisory and has concluded that there is no impact and the Bank's current lending policy and guidelines fully meet the requirement of the advisory.

The Bank's capital structure, risk-weighted assets, capital, and leverage ratios are detailed in the tables below.

Table 2/3. Capital structure and Capital Adequacy (continued)

Capital structure

The Bank's internal capital consists of Common Equity Tier 1 and Tier 2 capital. Common Equity Tier 1 capital consists of common shares, contributed surplus and retained earnings reduced by regulatory adjustments. Tier 2 capital consists of subordinated debt and eligible stage 1 and stage 2 allowances. The Bank has authorized an unlimited number of common shares. As at June 30, 2022, the Bank had 168,602 common shares issued and outstanding.

<i>(in thousands of Canadian dollars)</i>	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
Common shares	165,916	165,916	165,916	165,916	166,011
Contributed surplus	1,148	1,166	1,182	1,195	1,201
Retained earnings	182,282	200,356	208,754	221,867	240,149
Regulatory adjustments	(1,647)	(1,638)	(1,548)	(1,671)	(1,225)
Common Equity Tier 1 capital and Tier 1 capital	347,699	365,800	373,304	387,307	406,136
Unsecured subordinated debt	16,000	—	—	—	—
Eligible Stage 1 and Stage 2 allowance	8,227	8,090	8,241	9,062	10,015
Tier 2 capital	24,227	8,090	8,241	9,062	10,015
Total regulatory capital	371,926	373,890	382,545	396,369	416,151

In 2020, OSFI introduced transitional arrangements for expected credit loss provisioning which results in a portion of allowances that would otherwise be included in Tier 2 capital to instead be included in Common Equity Tier 1 (CET1) capital. The Bank, at the end of the baseline period (Q4 2019), had \$6,952 of stage 1 and 2 allowances allocated to its standardized portfolios and included as part of its Tier 2 capital. The Stage 1 and 2 allowances allocated to its standardized portfolio increased by \$3,750 as of Q2 2022. The incremental \$3,750 is subject to this transition. Assuming a 26.7% tax rate, and after applying the 25% factor for 2022, \$687 is to be included in CET1 capital. The balance of \$3,063 is to be added to Tier 2 capital. This results in the total allowances included in Total Capital as at June 30, 2022, of \$10,015: \$6,952 in Tier 2 as the baseline plus \$3,063 and \$687 added to CET1.

Table 2/3. Capital structure and Capital Adequacy (continued)

Risk-weighted assets

The Bank's risk-weighted assets include all on-balance sheet assets weighted for the risk inherent in each type of asset, an operational risk component based on a percentage of average risk-weighted revenues and a market risk component for off-balance sheet derivative financial instruments. The Bank uses the standardized approach for credit risk for all on-balance sheet assets, basic indicator approach for operational risk and the standardized approach for market risk.

The Bank's investment securities may consist of bank debt securities, government and provincial debt securities and corporate debt securities with ratings ranging from R1-low to R1-high and their equivalents. The Bank uses DBRS Limited for determining credit ratings. Cash and investment securities, based on their credit rating, have risk-weightings ranging from 0% to 50%. Loans receivable, consisting of residential reverse mortgages have a risk-weighting of 35% to 100% with an average risk-weighting of 44.1% as at June 30, 2022. All other assets are risk-weighted at 100%.

Risk-weighted assets (in thousands of Canadian dollars)	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
Deposits with regulated financial institutions	28,570	18,506	29,119	35,466	8,569
Residential reverse mortgages	2,141,680	2,218,707	2,280,765	2,424,113	2,548,593
Other assets	77,598	76,890	77,608	79,230	81,730
	2,247,848	2,314,103	2,387,492	2,538,809	2,638,892
Off-balance sheet exposure	25,794	28,344	30,889	35,503	40,828
Credit risk	2,273,642	2,342,447	2,418,381	2,574,312	2,679,720
Operational risk (average three-year gross income)	225,625	237,088	252,988	264,525	276,475
Total risk-weighted assets	2,499,267	2,579,535	2,671,369	2,838,837	2,956,195

Table 2/3. Capital structure and Capital Adequacy (continued)

Capital ratios

Capital ratios	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
Common Equity Tier 1 ratio (1)	13.9%	14.2%	14.0%	13.6%	13.7%
Tier 1 Capital Ratio (2)	13.9%	14.2%	14.0%	13.6%	13.7%
Total Capital Ratio (3)	14.9%	14.5%	14.3%	14.0%	14.1%
Leverage ratio (4)	6.80%	7.00%	6.89%	6.69%	6.62%

Capital ratios without transitional ECL arrangement applied	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
Common Equity Tier 1 ratio (1)	13.9%	14.2%	14.0%	13.6%	13.7%
Tier 1 Capital Ratio (2)	13.9%	14.2%	14.0%	13.6%	13.7%
Total Capital Ratio (3)	14.9%	14.5%	14.3%	14.0%	14.1%
Leverage ratio (4)	6.79%	6.98%	6.88%	6.68%	6.61%

(1) The Common Equity Tier 1 Ratio is defined as Common Equity Tier 1 capital divided by total risk-weighted assets.

(2) The Tier 1 Capital Ratio is defined as Tier 1 capital divided by total risk-weighted assets.

(3) The Total Capital Ratio is defined as total regulatory capital divided by total risk-weighted assets.

(4) The Leverage Ratio is calculated by dividing Tier 1 capital by total exposures, which includes on-balance assets and certain derivatives exposure.

During the period ended June 30, 2022, the Common Equity Tier 1, Tier 1 and Total Capital ratios remain above OSFI's stated minimum capital ratios of 7.0%, 8.5% and 10.5%, respectively, for a well-capitalized financial institution. The Bank's Leverage Ratio was also above the minimum assigned to the Bank by OSFI.

Table 4/5. Credit risk – general disclosures for all banks

The Bank performs regular monitoring of its risks, assessments, and related action plans. Senior management and the Board of Directors obtain information that allows them to keep informed regarding the effectiveness of their risk management process and activities. The Bank has a CRRMC to assist the Board in fulfilling its responsibilities.

Credit risk is the potential for financial loss if a borrower or counterparty in a transaction fails to meet its obligations in accordance with agreed terms. Credit risk on the Bank’s cash and deposits with banks is mitigated by maintaining cash balances at highly rated Schedule I Canadian chartered banks.

Cash resources and securities

<i>(in thousands of Canadian dollars)</i>	Jun 30 2021 \$	Sept 30 2021 \$	Dec 31 2021 \$	Mar 31 2022 \$	Jun 30 2022 \$
Cash and deposits with banks	143,220	93,156	145,600	177,449	42,935
Treasury bills issued or guaranteed by Canada	—	—	1,724	2,719	126,786
	143,220	93,156	147,324	180,168	169,721

Residential reverse mortgages

Underwriting risk on the mortgage loans is mitigated by following Board-approved underwriting policies. In particular, during the underwriting process, every property is appraised. The initial appraised value is subsequently discounted, typically by between 5% and 30%. A rate of future property appreciation assumed for the life of the mortgage is low in comparison with the Canadian average for the past 20 years. The average rate of assumed appreciation used in the initial underwriting of the existing mortgage portfolio is approximately 0.38%. The reverse mortgage must be registered as a first charge on title or may be registered as a second charge provided the first charge is less than \$15 for liens only and title insurance coverage is in place for any losses associated with the first charge. Underwriting risk is mitigated further by the geographic diversity and the collateralization of the portfolio.

Table 4/5. Credit risk – general disclosures for all banks (continued)

Residential reverse mortgages (continued)

Geographic region and loan-to-value

Residential reverse mortgages are lifetime, interest accruing mortgages that are secured by residential real property. Interest income is recognized on an accrual basis on all mortgages and is due together with repayment of the principal at the time the property is vacated by the homeowner(s). There are no contractual maturity dates for repayment of the mortgages and all mortgages are uninsured.

The following tables show the composition of the residential reverse mortgage portfolio by geographic region and loan-to-value (LTV) ratio range, which measures the outstanding mortgage balance as a percentage of the most recent appraised value of the property. The overall LTV of the portfolio at 35.0% indicates significant equity in the collateral which would mitigate the risk from economic downturns.

Province (in thousands of Canadian dollars)	Jun 30 2021 \$	Sept 30 2021 \$	Dec 31 2021 \$	Mar 31 2022 \$	Jun 30 2022 \$
Ontario	2,312,237	2,436,937	2,570,174	2,767,261	2,995,271
British Columbia	1,588,799	1,622,632	1,638,471	1,741,763	1,849,288
Alberta	418,490	414,868	409,155	411,684	407,287
Quebec	287,655	292,658	294,839	300,531	306,973
Other Canadian provinces	224,349	225,375	222,298	225,680	225,952
	4,831,530	4,992,470	5,134,937	5,446,919	5,784,771

Provincial LTV %	Jun 30 2021 %	Sept 30 2021 %	Dec 31 2021 %	Mar 31 2022 %	Jun 30 2022 %
Ontario	33.6	33.8	34.1	34.3	34.0
British Columbia	33.5	33.7	33.7	34.0	34.0
Alberta	43.7	43.9	44.2	44.5	44.2
Quebec	38.2	38.5	38.6	38.6	38.7
Other Canadian provinces	40.8	40.9	40.7	40.9	40.5
Overall LTV	34.8	35.0	35.1	35.3	35.0

Table 4/5. Credit risk – general disclosures for all banks (continued)

Residential reverse mortgages (continued)

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
Loan-to-value (in thousands of Canadian dollars)	\$	\$	\$	\$	\$
30.0% or less	1,038,357	1,056,607	1,062,121	1,097,492	1,171,291
30.1% - 40.0%	1,265,375	1,285,332	1,286,272	1,380,077	1,491,956
40.1% - 50.0%	1,304,770	1,354,937	1,423,696	1,512,649	1,635,060
50.1% - 60.0%	788,300	841,407	934,710	982,061	1,085,214
60.1% - 70.0%	287,357	299,948	293,916	337,224	275,421
70.1% - 83.0%	97,350	99,328	93,308	94,285	88,026
Greater than 83.0%	50,021	54,911	40,914	43,131	37,803
	4,831,530	4,992,470	5,134,937	5,446,919	5,784,771
Overall LTV	34.8%	35.0%	35.1%	35.3%	35.0%

Impaired loans

The following table shows residential reverse mortgages with a loan-to-value ratio of greater than 83%, which management considers impaired, and the appraised value of those underlying properties:

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
(in thousands of Canadian dollars)	\$	\$	\$	\$	\$
Mortgage principal plus accrued interest	50,021	54,911	40,914	43,131	37,803
Individual allowances (Stage 3)	(7,891)	(8,581)	(6,922)	(6,994)	(7,087)
	42,130	46,330	33,992	38,137	30,716
Appraised value of underlying properties	51,133	56,251	41,279	43,676	37,190

Table 4/5. Credit risk – general disclosures for all banks (continued)

Residential reverse mortgages (continued)

Expected credit losses

The Bank's Loan Provisioning Policy follows requirements under IFRS 9, Financial Instruments. The Loan Provisioning Policy utilizes an expected credit loss (ECL) impairment model for all financial assets not measured at fair value through profit and loss (FVTPL). The ECL model contains a three-stage approach which is based on the change in credit quality of financial assets since initial recognition. Through its staging process, the model calculates the expected credit loss within the portfolio, which is the present value of projected future cash flow shortfalls. The Bank evaluates and monitors the underwriting performance indicators of mortgages as well as changes in the characteristics of the portfolio. These indicators include a review of general real estate conditions and trends and their potential impact on the portfolio, the expected occupancy term and interest rates experienced over the life of a mortgage compared to initial underwriting assumptions.

As reverse mortgages do not have similar credit risk as conventional mortgages, the risk of loss is based on the underlying collateral and the performance of the loan relative to the date of initial advance which is measured by the mortgage loan-to-value (LTV). The Bank has determined that a significant increase in credit risk is based on the relative change in LTV. As LTV increases, the possibility of incurring a loss increase. The Bank uses the movement of LTV as a factor in determining the movement of loans between Stage 1 and Stage 2. The ECL allowance on the mortgage portfolio is calculated on a mortgage-by-mortgage basis. The risk assessment staging determines the level of ECL that is to be recognized. If the mortgage balance exceeds the property value at any point in the future, the excess is considered the lifetime loss. For Stage 3 loans, the Bank provides a reserve on any mortgage where the LTV exceeds 83%.

Table 4/5. Credit risk – general disclosures for all banks (continued)

Residential reverse mortgages (continued)

Expected credit losses (continued)

	Jun 30 2021 \$	Sept 30 2021 \$	Dec 31 2021 \$	Mar 31 2022 \$	Jun 30 2022 \$
<i>(in thousands of Canadian dollars)</i>					
Individual allowances (Stage 3)					
Balance, beginning of period	(7,800)	(7,891)	(8,581)	(6,922)	(6,994)
Provision for credit losses	(632)	(1,033)	905	(244)	(2228)
Realized losses, net of recoveries	541	343	754	172	135
Balance, end of period	(7,891)	(8,581)	(6,922)	(6,994)	(7,087)
Expected credit losses (Stage 1 and Stage 2)					
Balance, beginning of period	(8,442)	(8,953)	(8,737)	(8,986)	(9,532)
(Provision) / recovery for credit losses	(511)	152	(220)	(553)	(1,185)
(Recoveries)/ realized losses	—	64	(29)	7	15
Balance, end of period	(8,953)	(8,737)	(8,986)	(9,532)	(10,702)
Total expected credit losses	(16,844)	(17,318)	(15,908)	(16,526)	(17,789)
As a % of total mortgages outstanding	0.35%	0.35%	0.31%	0.30%	0.31%

TABLE 8. General disclosure for exposures related to counterparty credit risk

Derivative instruments

In the normal course of business, the Bank enters into interest rate derivative contracts to manage interest rate risk, following internal interest rate risk management policies. Derivative financial instruments are financial contracts that derive their value from underlying changes in interest rates or other financial measures.

Interest rate swaps are contracts in which two counterparties agree to exchange cash flows over a period of time based on rates applied to a specified notional principal amount. A typical interest rate swap would require one counterparty to pay interest based on a fixed rate and receive interest based on a variable market interest rate determined from time to time with both calculated on a specified notional principal amount. No exchange of principal amount takes place at inception.

The Bank's International Swaps and Derivatives Association agreements require a credit support obligation in the form of cash or government issued securities under certain circumstances. As at June 30, 2022, the Bank has pledged \$4,646 (December 31, 2021 - \$860).

Market risk

Derivative financial instruments have either no or an insignificant market value at inception. Their value changes in response to relevant interest rates, or credit price changes, such that the previously contracted terms of the derivative transactions have become more or less favourable than what can be negotiated under current market conditions for contracts with the same terms and the same remaining period to expiry. The potential for derivatives to increase or decrease in value as a result of the foregoing factors is generally referred to as market risk. This market risk exposure to earnings is mitigated as the Bank does not hold or use any derivative contracts for speculative trading purposes.

TABLE 8. General disclosure for exposures related to counterparty credit risk (continued)

Credit risk

Credit risk on derivative financial instruments is the risk of a financial loss occurring as a result of a default of a counterparty on its obligation to the Bank. Credit risk is limited by dealing only with highly rated Schedule I Canadian chartered banks as counterparties. The maximum derivative credit exposure to the Bank is the fair value of derivative contracts presented in the summary table below.

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
<i>(in thousands of Canadian dollars)</i>	\$	\$	\$	\$	\$
Derivative financial instrument assets					
Notional principal	295,000	295,000	135,000	100,000	50,000
Replacement cost	4,188	3,358	1,784	261	411
Credit risk equivalent	4,813	3,983	2,284	761	661
Risk-weighted assets	963	797	457	152	132
Fair value	4,188	3,358	1,784	261	411

The following tables summarize the notional principal and fair value by term to maturity of derivative financial instruments outstanding as at June 30, 2022. Maturity dates range from within 1 year to within 5 years of June 30, 2022.

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
	\$	\$	\$	\$	\$
Notional principal					
Derivative assets					
Maturing within 1 year	170,000	170,000	35,000	—	—
Maturing in 1 to 3 years	100,000	100,000	100,000	100,000	50,000
Maturing in 3 to 5 years	25,000	25,000	—	—	—
	295,000	295,000	135,000	100,000	50,000

TABLE 8. General disclosure for exposures related to counterparty credit risk (continued)

Credit risk (continued)

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun30 2022
<i>(in thousands of Canadian dollars)</i>	\$	\$	\$	\$	\$
Notional principal					
Derivative liabilities					
Maturing within 1 year	—	—	35,000	35,000	85,000
Maturing in 1 to 3 years	50,000	175,000	175,000	235,000	300,000
Maturing in 3 to 5 years	250,000	250,000	275,000	250,000	250,000
	300,000	425,000	485,000	520,000	635,000

Maturity terms

	Jun 30 2021	Sept 30 2021	Dec 31 2021	Mar 31 2022	Jun 30 2022
<i>(in thousands of Canadian dollars)</i>	\$	\$	\$	\$	\$
Fair value					
Derivative assets					
Maturing within 1 year	490	237	66	—	—
Maturing in 1 to 3 years	3,273	2,778	1,718	261	411
Maturing in 3 to 5 years	426	343	—	—	—
	4,188	3,358	1,784	261	411
Derivative liabilities					
Maturing within 1 year	—	—	28	56	613
Maturing in 1 to 3 years	139	453	2,420	7,655	10,889
Maturing in 3 to 5 years	4,082	4,616	7,525	15,818	20,164
	4,221	5,069	9,973	23,529	31,666

TABLE 12. Operational risk

The Bank's Operational Risk Management Framework (ORMF) is an integral part of the Bank's Enterprise Risk Management Framework and is aligned with the Board-approved RAF. The ORMF governance structure has three lines of defence to safeguard the Bank against operational risk. The first line of defence from operational risk is at the transaction level where the Bank's business units are responsible for ensuring that appropriate internal controls are in place and operating effectively. The Bank also has a Risk and Compliance Department (second line of defence) which serves as independent challenge to the business units and whose function is to identify key operational risks that the Bank is exposed to and independently validate the effectiveness of the Bank's operational internal controls. The Bank also has an Internal Audit function (third line of defence) which audits the Bank using a risk-based approach.

The Bank mitigates its operational risk by implementing policies and procedures directed at identified risks, employing knowledgeable and experienced senior managers, segregating duties among employees, training all employees with respect to effective risk management, and continually reviewing and upgrading the policies, procedures and controls that form the Bank's ORMF. Effective risk management plays an essential role in the Bank's ability to meet its financial targets and remain financially sound.

Senior management is responsible for identifying risks and developing risk management policies. The Board, both directly or through its committees, reviews and approves Bank policies, and implements specific reporting procedures to enable it to monitor the Bank's risk profile and ensure compliance with the Board-approved RAF. The Bank uses the basic indicator approach to measure operational risk in its calculation of risk-weighted assets. Operational risk is calculated as shown in Table 3 Capital Adequacy.

TABLE 14. Interest rate risk in the banking book

Objectives, policies and processes

The Bank's operating margin is primarily derived from the spread between interest earned on the mortgage portfolio and the interest paid on the debt and deposits used to fund the portfolio. Mortgages have various interest rate reset terms, ranging from variable to five-year. Interest on the Bank's term debt is variable or fixed until maturity. The Bank uses derivative contracts to alter the fixed rate on the debt to match the rate reset terms of the mortgage portfolio and to mitigate any fluctuations that changes to the underlying benchmark rates may have on its operating margin at the time of the mortgage resets.

The Bank's management is responsible for monitoring, managing, and reporting interest rate risk in accordance with the Board-approved RAF. To support the RAF, the Bank has developed an Enterprise Risk Management Framework which includes the Board-approved Risk Policies. Compliance with various internal limits articulated in the RAF for net interest income and market value sensitivities are periodically reported to the Bank's CRRMC which has the oversight responsibility for risk governance and practices.

TABLE 14. Interest rate risk (continued)

Exposure to interest rate risk

The Bank is exposed to interest rate risk as a result of the mismatch, or gap, between the maturity or repricing date of interest sensitive assets and liabilities. The following table identifies the Bank's assets and liabilities which are sensitive to interest rate movements and those which are non-interest rate sensitive.

<i>(in thousands of Canadian dollars)</i>	Jun 30 2021 \$	Sept 30 2021 \$	Dec 31 2021 \$	Mar 31 2022 \$	Jun 30 2022 \$
Interest sensitive					
Total assets	4,978,938	5,088,984	5,284,045	5,627,348	5,954,903
Total liabilities	4,565,272	4,643,804	4,826,138	5,167,517	5,468,999
Total interest rate sensitivity gap	413,666	445,180	457,907	459,831	485,904
Non-interest sensitive					
Total assets	45,539	43,914	46,423	46,132	46,520
Total liabilities and equity	459,205	489,094	504,330	505,963	532,424
Total non-interest rate sensitivity gap	(413,666)	(445,180)	(457,907)	(459,831)	(485,904)

Interest rate sensitivity

The following table provides the potential after-tax impact of an immediate and sustained 100 bps increase or decrease in interest rates on net interest income. These sensitivities are hypothetical and should be used with caution.

<i>(in thousands of Canadian dollars)</i>	Jun 30 2021 \$	Sept 30 2021 \$	Dec 31 2021 \$	Mar 31 2022 \$	Jun 30 2022 \$
After-tax impact on net income of:					
100 bps increase in interest rates	1,936	2,001	1,572	3,215	3,471
100 bps decrease in interest rates	(1,936)	(2,001)	(1,572)	(3,215)	(3,471)

HomeEquity Bank
Basel III Pillar 3 Disclosures
June 30, 2022

Modified Capital Disclosure Template

The following summarizes the Bank's interim Basel III Pillar 3 disclosures as at June 30, 2022:

Modified Capital Disclosure Template (in thousands of Canadian dollars)		Amounts
Common Equity Tier 1 capital: instruments and reserves		
1	Directly issued qualifying common share capital (and equivalent for non-joint stock companies) plus related stock surplus	167,212
2	Retained earnings	240,149
3	Accumulated other comprehensive income (and other reserves)	
4	<i>Directly issued capital subject to phase out from CET1 (only applicable to non-joint stock companies)</i>	
5	Common share capital issued by subsidiaries and held by third parties (amount allowed in group CET1)	
6	Common Equity Tier 1 capital before regulatory adjustments	407,361
Common Equity Tier 1 capital: regulatory adjustments		
28	Total regulatory adjustments to Common Equity Tier 1	(1,225)
29	Common Equity Tier 1 capital (CET1)	406,136
29a	Common Equity Tier 1 capital (CET1) with transitional arrangements for ECL provisioning not applied	405,449
Additional Tier 1 capital: instruments		
30	Directly issued qualifying Additional Tier 1 instruments plus related stock surplus	
31	of which: classified as equity under applicable accounting standards	
32	of which: classified as liabilities under applicable accounting standards	
33	Directly issued capital instruments subject to phase out from Additional Tier 1	
34	Additional Tier 1 instruments (and CET1 instruments not included in row 5) issued by subsidiaries and held by third parties (amount allowed in group AT1)	
35	<i>of which: instruments issued by subsidiaries subject to phase out</i>	
36	Additional Tier 1 capital before regulatory adjustments	—
Additional Tier 1 capital: regulatory adjustments		
43	Total regulatory adjustments to Additional Tier 1 capital	
44	Additional Tier 1 capital (AT1)	—
45	Tier 1 capital (T1 = CET1 + AT1)	406,136
45a	Tier 1 capital with transitional arrangements for ECL provisioning not applied	405,449
Tier 2 capital: instruments and allowances		
46	Directly issued qualifying Tier 2 instruments plus related stock surplus	
47	Directly issued capital instruments subject to phase out from Tier 2	
48	Tier 2 instruments (and CET1 and AT1 instruments not included in rows 5 or 34) issued by subsidiaries and held by third parties (amount allowed in group Tier 2)	
49	<i>of which: instruments issued by subsidiaries subject to phase out</i>	
50	Eligible Stage 1 and Stage 2 allowance	10,702
51	Tier 2 capital before regulatory adjustments	10,702
Tier 2 capital: regulatory adjustments		
57	Total regulatory adjustments to Tier 2 capital	(687)
58	Tier 2 capital (T2)	10,015

HomeEquity Bank
 Basel III Pillar 3 Disclosures
 June 30, 2022

59	Total capital (TC = T1 + T2)	416,151
59a	Total capital with transitional arrangements for ECL provisioning not applied	416,151
60	Total risk weighted assets	2,956,195
60a	Common Equity Tier 1 (CET1) Capital RWA	
60b	Tier 1 Capital RWA	
60c	Total Capital RWA	
Capital ratios		
61	Common Equity Tier 1 (as a percentage of risk weighted assets)	13.7%
61a	Common Equity Tier 1 Ratio with transitional arrangements for ECL provisioning not applied	13.7%
62	Tier 1 (as a percentage of risk weighted assets)	13.7%
62a	Tier 1 Capital Ratio with transitional arrangements for ECL provisioning not applied	13.7%
63	Total capital (as a percentage of risk weighted assets)	14.1%
63a	Total Capital Ratio with transitional arrangements for ECL provisioning not applied	14.1%
OSFI target		
69	Common Equity Tier 1 capital target ratio	7.0%
70	Tier 1 capital target ratio	8.5%
71	Total capital target ratio	10.5%
Capital instruments subject to phase-out arrangements (only applicable between 1 Jan 2013 and 1 Jan 2022)		
80	<i>Current cap on CET1 instruments subject to phase out arrangements</i>	
81	<i>Amount excluded from CET1 due to cap (excess over cap after redemptions and maturities)</i>	
82	<i>Current cap on AT1 instruments subject to phase out arrangements</i>	
83	<i>Amount excluded from AT1 due to cap (excess over cap after redemptions and maturities)</i>	
84	<i>Current cap on T2 instruments subject to phase out arrangements</i>	
85	<i>Amount excluded from T2 due to cap (excess over cap after redemptions and maturities)</i>	

Leverage Ratio Template

The following summarizes the Bank's Basel III Pillar 3 Leverage Ratio as at June 30, 2022:

<i>Item (in thousands of Canadian dollars)</i>		<i>Leverage Ratio Framework</i>
On-balance sheet exposures		
1	On-balance sheet items (excluding derivatives, SFTs and grandfathered securitization exposures but including collateral)	6,020,441
2	Gross-up for derivatives collateral provided where deducted from balance sheet assets pursuant to the operative accounting framework (IFRS)	
3	(Deductions of receivable assets for cash variation margin provided in derivatives transactions)	
4	(Asset amounts deducted in determining Tier 1 capital)	(1,912)
5	Total on-balance sheet exposures (excluding derivatives and SFTs) (sum of lines 1 and 2)	6,018,529
6	Replacement cost associated with all derivative transactions	—
7	Add-on amounts for PFE associated with all derivative transactions	553
8	(Exempted CCP-leg of client cleared trade exposures)	
9	Adjusted effective notional amount of written credit derivatives	
10	(Adjusted effective notional offsets and add-on deductions for written credit derivatives)	
11	Total derivative exposures (sum of lines 6 to 10)	553
12	Gross SFT assets (with no recognition of netting), after adjusting for sale accounting	
13	(Netted amounts of cash payables and cash receivables of gross SFT assets)	
14	Counterparty credit risk (CCR) exposure for SFT assets	
15	Agent transaction exposures	
16	Total securities financing transaction exposures (sum of lines 12 to 15)	—
17	Off-balance sheet exposure at gross notional amount	236,493
18	(Adjustments for conversion to credit equivalent amounts)	(121,664)
19	Off-balance sheet items (sum of lines 17 and 18)	114,829
20	Tier 1 Capital	406,136
20a	Tier 1 Capital with transitional arrangements for ECL provisioning not applied	405,449
21	Total Exposures (sum of lines 5, 11, 16 and 19)	6,113,911
22	Basel III leverage ratio	6.62%
22a	Basel III leverage ratio with transitional arrangements for ECL provisioning not applied	6.61%