Supplementary Financial Information

Q4 2022

Residential mortgages (insured vs. uninsured)

Residential mortgages, as reported in the audited consolidated financial statements, include residential mortgages and home equity lines of credit, which are uninsured lines of credit secured by residential properties.

British Columbia (in thousands)		%
Insured Mortgages	1,160,015	9.6
Portfolio Insured Mortgages	478,933	3.9
Uninsured Mortgages	9,669,496	79.7
Mortgages	11.308,444	93.2
Home equity lines of credit	827,531	6.8
TOTAL	12,135,975	100.0

Insured residential mortgages are those whereby the risk of default is mitigated by insurance through the Canada Mortgage and Housing Corporation (CMHC) or other mortgage default insurers.

Residential mortgages by amortization period

Residential mortgages include residential mortgages and home equity lines of credit, which are uninsured lines of credit secured by residential properties. All residential mortgages are located in Canada. The following table provides a breakdown by amortization period:

(in thousands)		%
Less than or equal to 20 years	1,257,885	10.4
20 to 25 years	5,026,115	41.4
25 to 30 years	5,022,060	41.4
Greater than 30 years	2,384	0.0
Mortgages	11,308,444	93.2
Home equity lines of credit	827,531	6.8
TOTAL	12,135,975	100.0

Average loan-to-value (LTV) ratio for new uninsured residential mortgages

Residential mortgages include residential mortgages and home equity lines of credit, which are uninsured lines of credit secured by residential properties. The following table provides a summary of the average LTV ratios for newly originated and acquired uninsured residential mortgages and home equity lines of credit, by geographic region:

British Columbia	Average LTV (%)
Residential Mortgages	57.8
Home equity lines of credit	24.4
TOTAL	56.4

Potential impact of economic downturn

Coast Capital regularly performs stress tests on its lending portfolio to assess the impact of changing interest rates, severe changes in property valuations in Coast Capital's markets, unsuccessful implementation of strategic plans and other plausible scenarios. Based on the most recent assessment performed, potential losses under such conditions are considered manageable.