



**FIRST QUARTER 2014
SUPPLEMENTAL INFORMATION**



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Notes to Readers

This supplemental information package provides additional quantitative disclosures related to the Company's mortgage portfolio. Some of these disclosures relate to disclosure requirements outlined in OSFI's Guideline B-20, 'Residential Mortgage Underwriting Practices and Procedures', which became effective for Equitable Bank on January 1, 2013.



Table 1: Mortgage principal outstanding – by property type

(\$ THOUSANDS)	March 31, 2014			
	Uninsured	Insured	Total	% of total
Single family dwelling	\$ 3,794,146	\$ 263,266	\$ 4,057,412	36.3%
Mixed-use property	354,092	-	354,092	3.2%
Multi-unit residential	625,664	751	626,415	5.6%
Commercial	1,157,700	-	1,157,700	10.4%
Construction	244,567	-	244,567	2.2%
Mortgage principal – Core Lending	6,176,169	264,016	6,440,186	57.6%
Single family dwelling	-	450,219	450,219	4.0%
Multi-unit residential	-	4,289,941	4,289,941	38.4%
Mortgage principal – Securitization Financing	-	4,740,160	4,740,160	42.4%
Total mortgage principal outstanding	\$ 6,176,169	\$ 5,004,176	\$ 11,180,346	100.0%
	55.2%	44.8%	100.0%	

(\$ THOUSANDS)	December 31, 2013			
	Uninsured	Insured	Total	% of total
Single family dwelling	\$ 3,725,852	\$ 71,968	\$ 3,797,820	34.2%
Mixed-use property	352,610	-	352,610	3.2%
Multi-unit residential	600,544	772	601,316	5.4%
Commercial	1,168,587	-	1,168,587	10.5%
Construction	276,597	-	276,597	2.5%
Mortgage principal – Core Lending	6,124,190	72,740	6,196,930	55.8%
Single family dwelling	-	489,316	489,316	4.4%
Multi-unit residential	-	4,420,802	4,420,802	39.8%
Mortgage principal – Securitization Financing	-	4,910,118	4,910,118	44.2%
Total mortgage principal outstanding	\$ 6,124,190	\$ 4,982,858	\$ 11,107,048	100.0%
	55.1%	44.9%	100.0%	

(\$ THOUSANDS)	March 31, 2013			
	Uninsured	Insured	Total	% of total
Single family dwelling	\$ 3,080,679	\$ 86,074	\$ 3,166,753	29.6%
Mixed-use property	354,219	-	354,219	3.3%
Multi-unit residential	512,528	817	513,345	4.8%
Commercial	1,022,897	-	1,022,897	9.5%
Construction	298,235	-	298,235	2.8%
Mortgage principal – Core Lending	5,268,558	86,891	5,355,449	50.0%
Single family dwelling	-	438,451	438,451	4.1%
Multi-unit residential	-	4,914,133	4,914,133	45.9%
Mortgage principal – Securitization Financing	-	5,352,584	5,352,584	50.0%
Total mortgage principal outstanding	\$ 5,268,558	\$ 5,439,475	\$ 10,708,033	100.0%
	49.2%	50.8%	100.0%	



Table 2: Mortgage principal by interest rate type

	Mar 31, 2014	Dec 31, 2013	Mar 31, 2013
Fixed rate mortgages	88%	88%	89%
Floating rate mortgages with interest rate floors	6%	6%	6%
Floating rate mortgages without interest rate floors	6%	6%	5%
Total	100%	100%	100%



Table 3: Mortgage principal by province

(\$ THOUSANDS)	Mar 31, 2014		Dec 31, 2013		Mar 31, 2013	
	Total	%	Total	%	Total	%
Ontario	\$ 6,706,728	60%	\$ 6,600,369	59%	\$ 6,278,391	59%
Alberta	1,693,886	15%	1,777,155	16%	1,574,971	15%
Quebec	1,339,668	12%	1,276,446	11%	1,324,231	12%
British Columbia	640,427	6%	646,586	6%	695,302	6%
Other Provinces	799,637	7%	806,492	7%	835,138	8%
Net Income	\$ 11,180,346	100%	\$ 11,107,048	100%	\$ 10,708,033	100%

Table 4: Residential mortgage principal by location

(\$ THOUSANDS)	March 31, 2014									
	Insured ⁽¹⁾				Uninsured ⁽²⁾				Total	
	Core Lending	Securitization Financing	Total	%	Total	%	Total	%		
Ontario	\$ 204,464	\$ 268,491	\$ 472,955	10%	\$ 2,938,227	65%	\$ 3,411,182	75%		
Alberta	39,131	95,569	134,700	3%	595,617	13%	730,317	16%		
British Columbia	7,676	46,328	54,004	1%	125,586	3%	179,590	4%		
Manitoba	5,012	7,053	12,065	1%	61,470	1%	73,535	2%		
Other Provinces	6,980	32,779	39,760	1%	73,247	2%	113,006	3%		
Total residential	\$ 263,265	\$ 450,219	\$ 713,484	16%	\$ 3,794,146	84%	\$ 4,507,631	100%		
Downtown Toronto condominiums ⁽³⁾	\$ 2,122	\$ 5,042	\$ 7,164	0.2%	\$ 49,193	1.1%	\$ 56,357	1.3%		
December 31, 2013										
Total residential	\$ 71,968	\$ 489,316	\$ 561,284	13%	\$ 3,725,852	87%	\$ 4,287,136	100%		
Downtown Toronto condominiums ⁽³⁾	\$ 1,138	\$ 5,652	\$ 6,790	0.2%	\$ 50,175	1.2%	\$ 56,965	1.3%		
March 31, 2013										
Total residential	\$ 86,074	\$ 438,451	\$ 524,525	15%	\$ 3,080,679	85%	\$ 3,605,204	100%		
Downtown Toronto condominiums ⁽³⁾	\$ 1,151	\$ 4,850	\$ 6,001	0.2%	\$ 50,956	1.4%	\$ 56,957	1.6%		

⁽¹⁾ Insured by either CMHC or Genworth.

⁽²⁾ There are no uninsured mortgages in the Company's Securitization Financing business.

⁽³⁾ Represents single family residential condominium mortgages and are included in Ontario totals above.



Table 5: Residential mortgage portfolio by remaining amortization

(\$ THOUSANDS)	March 31, 2014								
	<5 years	5 - <10 years	10 - <15 years	15 - <20 years	20 - <25 years	25 - <30 years	30 - <35 years	>=35 years	Total
Total residential mortgages	\$ 1,443	\$ 6,594	\$ 22,450	\$ 98,845	\$ 393,656	\$ 3,437,934	\$ 523,420	\$ 23,289	\$ 4,507,631
	0%	0%	0%	2%	9%	76%	12%	1%	100%

	December 31, 2013								
	<5 years	5 - <10 years	10 - <15 years	15 - <20 years	20 - <25 years	25 - <30 years	30 - <35 years	>=35 years	Total
Total residential mortgages	\$ 2,322	\$ 5,840	\$ 23,709	\$ 92,590	\$ 386,146	\$ 3,176,233	\$ 571,090	\$ 29,206	\$ 4,287,136
	0%	0%	1%	2%	9%	74%	13%	1%	100%

	March 31, 2013								
	<5 years	5 - <10 years	10 - <15 years	15 - <20 years	20 - <25 years	25 - <30 years	30 - <35 years	>=35 years	Total
Total residential mortgages	\$ 13,503	\$ 4,472	\$ 23,627	\$ 85,563	\$ 386,042	\$ 2,305,219	\$ 711,157	\$ 75,621	\$ 3,605,204
	0%	0%	1%	2%	11%	64%	20%	2%	100%



Table 6: Average loan-to-value of newly originated and existing residential mortgages

(\$ THOUSANDS)	Mar 31, 2014		Dec 31, 2013		Mar 31, 2013	
	Average LTV% newly originated residential mortgages	Average LTV% total residential mortgages ⁽¹⁾	Average LTV% newly originated residential mortgages	Average LTV% total residential mortgages ⁽¹⁾	Average LTV% newly originated residential mortgages	Average LTV% total residential mortgages ⁽¹⁾
Ontario	75%	69%	75%	69%	74%	70%
Alberta	74%	68%	74%	68%	72%	70%
British Columbia	71%	69%	71%	69%	70%	72%
Manitoba	74%	67%	75%	67%	71%	67%
Other Provinces	71%	70%	73%	71%	69%	73%
Total Canada	75%	69%	75%	69%	73%	70%
Downtown Toronto condominiums ⁽²⁾	65%	57%	67%	57%	64%	61%

⁽¹⁾ Based on current property values. Current values are estimated using the Teranet Housing Price Index.

⁽²⁾ Included in Ontario totals above.

Table 7: Modified Capital Disclosure Template

Modified Capital Disclosure Template		All-in	Transitional
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	146,838	
2	Retained earnings	420,557	
3	Accumulated other comprehensive income (and other reserves)	(3,422)	
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	563,973	
Common Equity Tier 1 capital: regulatory adjustments			
28	Total regulatory adjustments to Common Equity Tier 1	1,167	
29	Common Equity Tier 1 capital (CET1)	562,806	568,051
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	<i>Directly issued capital instruments subject to phase out from Additional Tier 1</i>	40,000	
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	40,000	
Additional Tier 1 capital : regulatory adjustments			
43	Total regulatory adjustments to Additional Tier 1 capital	-	
44	Additional Tier 1 capital (AT1)	40,000	
45	Tier 1 capital (T1 = CET1 + AT1)	602,806	603,973
Tier 2 capital: instruments and allowances			
46	Directly issued qualifying Tier 2 instruments plus related stock surplus		
47	<i>Directly issued capital instruments subject to phase out from Tier 2</i>	92,483	
48	Tier 2 instruments (and CET1 and AT1 instruments not included in row 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	Collective allowances	28,645	
51	Tier 2 capital before regulatory adjustments	121,128	
Tier 2 capital: regulatory adjustments			
57	Total regulatory adjustments to Tier 2 capital		
58	Tier 2 capital (T2)	121,128	
59	Total capital(TC = T1 +T2)	723,934	725,101
60	Total risk-weighted assets	4,369,407	4,370,574
Capital ratios			
61	Common Equity Tier 1 (as a percentage of risk-weighted assets)	12.88%	13.00%
62	Tier 1 (as a percentage of risk-weighted assets)	13.80%	13.82%
63	Total capital (as a percentage of risk-weighted assets)	16.57%	16.59%
OSFI all-in target			
69	Common Equity Tier 1 capital all-in target ratio	7.0%	
70	Tier 1 capital all-in target ratio	8.5%	
71	Total capital all-in 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>	N/A	
81	<i>Amounts excluded from CET1 due to cap (excess over cap after redemptions and maturities)</i>	N/A	
82	<i>Current cap on AT1 instruments subject to phase out arrangements</i>	80%	
83	<i>Amounts excluded from AT1 due to cap (excess over cap after redemptions and maturities)</i>		10,000
84	<i>Current cap on T2 instruments subject to phase out arrangements</i>	80%	
85	<i>Amounts excluded from T2 due to cap (excess over cap after redemptions and maturities)</i>	-	