



PEOPLES TRUST COMPANY

PUBLIC DISCLOSURES (RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES) As at December 31 2025

Disclosure Policy

This document represents the Office of the Superintendent of Financial Institutions (“OSFI”) B-20 Residential Mortgage Underwriting Practices and Procedures Guideline disclosures for Peoples Trust Company (“PTC”). These disclosures are made to allow market participants greater transparency, clarity and public confidence in PTC’s residential mortgage underwriting operations.

These disclosures are published under the Regulatory Disclosures section of PTC’s website and shall be made on a quarterly basis.

This report is subject to internal review but has not been audited by PTC’s external auditors.

Specific Disclosure relating to Mortgages

For residential mortgages, a combination of lending policy criteria, lending guidelines, and underwriting are utilized in the credit application approval process. The primary factors considered are affordability, credit and employment history, nature of income, quality of the collateral, and Loan-to-Value (“LTV”) of the residential property. For purposes of these disclosures, a “residential mortgage” means any loan to an individual that is secured by residential property (one to four-unit dwellings). PTC does not presently offer home equity lines of credit. The LTV Ratio is an evaluation of the amount of collateral value that can be used to support the loan.

An analysis of the amount and percentage of the total residential mortgage loans that are insured versus uninsured, grouped by geographic concentration, are set out in the table below. For purposes of this section, the term “insured” means those residential mortgages which are insured by CMHC against borrower default (*depicts actual numbers*).

As at December 31 2025

Type/Province	Uninsured	Insured			Total
	Remaining Principal	Uninsured %	Remaining Principal	Insured %	
British Columbia	6,027,889	42.18%	426,547,587	15.19%	432,575,476
Alberta	1,778,514	12.45%	617,253,575	21.98%	619,032,089
Ontario	6,154,523	43.07%	1,232,916,416	43.91%	1,239,070,938
Quebec	146,174	1.02%	387,565,240	13.80%	387,711,415
Manitoba	183,413	1.28%	52,388,460	1.87%	52,571,873
Saskatchewan	0	0.00%	63,870,767	2.27%	63,870,767
Prince Edward Island	0	0.00%	2,287,396	0.08%	2,287,396
Newfoundland and Labrador	0	0.00%	6,190,214	0.22%	6,190,214
Nova Scotia	0	0.00%	6,815,631	0.24%	6,815,631
New Brunswick	0	0.00%	11,782,106	0.42%	11,782,106
Total	14,290,513	100.00%	2,807,617,392	100.00%	2,821,907,905

The following table provides the percentage of residential mortgages categorized by amortization period.

Amortization	As at December 31 2025	
	Remaining Principal	%
Interest only	0	0.00%
Under 20 years	260,300,074	9.22%
20 to <25 years	358,584,490	12.71%
25 to <30 years	1,812,676,104	64.24%
30 to <35 years	367,916,340	13.04%
35 years and greater	22,430,898	0.79%
Total	2,821,907,905	100.00%

The table below shows the average LTV Ratio for total newly originated uninsured residential mortgages at the end of Q4 grouped by geographic location.

LTV Ratio	Q4 2025	
	Principal Amount	Average LVR %
British Columbia	0	0.00%
Ontario	0	0.00%
Total	0	0

In the event of an economic downturn, the potential impact on the company's residential mortgages is deemed to be low as the uninsured portfolio represents less than 10% of our overall Single Family mortgage portfolio, the uninsured portfolio is conservatively underwritten, limited to select markets and has an average LTV of 42.20%. The residential mortgage portfolio is well secured and operating well below the maximum LTV limit of 80%.

E&OE