

Altera Bank - Quarterly Reporting

Residential Mortgage and Home Equity Lines of Credit (HELOC) Portfolio

AVERAGE LOAN TO VALUE ON NEWLY ORIGINATED UNINSURED RESIDENTIAL MORTGAGES AND HELOCs BY GEOGRAPHIC LOCATION:

PROVINCE	Q4, 2024	Q1, 2025	Q2, 2025	Q3, 2025
Alberta	0.00%	0.00%	0.00%	79.13%
British Columbia	0.00%	0.00%	0.00%	68.97%
Ontario	68.22%	63.81%	70.28%	64.34%
Quebec	79.79%	80.00%	80.00%	71.45%
Total Newly Originated	68.57%	64.86%	71.83%	66.75%

AMORTIZATION PERIOD OF TOTAL RESIDENTIAL MORTGAGES AND HELOCs (%)

AMORTIZATION	Q4, 2024	Q1, 2025	Q2, 2025	Q3, 2025
	%	%	%	%
25 years or fewer	98.11%	95.67%	92.93%	90.41%
25 - 30 years	1.78%	4.21%	7.02%	9.55%
30 - 35 years	0.11%	0.13%	0.00%	0.04%
35 - 40 years	0.00%	0.00%	0.04%	0.00%
Over 40 years	0.00%	0.00%	0.00%	0.00%
Total	100.00%	100.00%	100.00%	100.00%

TOTAL RESIDENTIAL MORTGAGE LOANS AND HELOCs - INSURED VS UNINSURED (\$ 000's) (%)

	Q4, 2024		Q1, 2025		Q2, 2025		Q3, 2025	
	\$	%	\$	%	\$	%	\$	%
Insured*	796,305	89.84%	812,993	90.19%	831,925	90.56%	839,706	91.01%
Uninsured	90,030	10.16%	88,388	9.81%	86,714	9.44%	82,934	8.99%
Total	886,335	100.00%	901,381	100.00%	918,639	100.00%	922,640	100.00%

\*Insured refers to mortgages insured against loss caused by default on the part of the borrower under a loan secured by real property.

TOTAL RESIDENTIAL MORTGAGE LOANS AND HELOCs - INSURED VS UNINSURED BY GEOGRAPHIC LOCATION (\$ 000's)

PROVINCE	Q4, 2024		Q1, 2025		Q2, 2025		Q3, 2025		
	\$	%	\$	%	\$	%	\$	%	
AB	insured	206,870	23.34%	201,893	22.40%	191,226	20.82%	183,036	19.84%
	uninsured	1,681	0.19%	1,653	0.18%	1,642	0.18%	2,906	0.31%
BC	insured	165,855	18.71%	156,695	17.38%	149,668	16.29%	144,208	15.63%
	uninsured	8,123	0.92%	6,332	0.70%	5,121	0.56%	4,717	0.51%
MB	insured	31,427	3.55%	29,602	3.28%	29,115	3.17%	26,967	2.92%
	uninsured	1,267	0.14%	1,254	0.14%	1,242	0.14%	1,230	0.13%
NB	insured	7,030	0.79%	6,953	0.77%	6,859	0.75%	6,568	0.71%
	uninsured	811	0.09%	803	0.09%	795	0.09%	610	0.07%
NL	insured	17,803	2.01%	17,231	1.91%	16,161	1.76%	14,218	1.54%
	uninsured	79.00	-	79	-	78	-	78	0.01%
NS	insured	33,499	3.78%	32,591	3.62%	31,574	3.44%	26,112	2.83%
	uninsured	411	0.05%	340	0.04%	337	0.04%	520	0.06%
ON	insured	204,818	23.12%	246,692	27.38%	290,681	31.62%	326,349	35.38%
	uninsured	45,206	5.10%	46,443	5.15%	46,210	5.02%	42,410	4.60%
PE	insured	990	0.11%	981	0.11%	972	0.11%	963	0.10%
	uninsured	-	-	-	-	-	-	497	0.05%
QC	insured	88,177	9.95%	81,452	9.04%	78,133	8.51%	74,065	8.03%
	uninsured	32,452	3.66%	31,484	3.49%	31,289	3.41%	29,966	3.25%
SK	insured	39,836	4.49%	38,903	4.32%	37,536	4.09%	37,220	4.03%
	uninsured	-	-	-	-	-	-	-	-
Total	insured	796,305	89.85%	812,993	90.21%	831,925	90.56%	839,706	91.01%
	uninsured	90,030	10.15%	88,388	9.79%	86,714	9.44%	82,934	8.99%

Commentary

Management conducted a credit risk stress test in which properties in our geographical markets would be significantly devalued. The test indicated that this could result in a moderate increase in mortgage defaults which would lead to a moderate increase in the provision for loan losses and collection costs as well as a small reduction in net interest income. Management believes the Bank is well capitalized to absorb such losses.