PEOPLES BANK

PUBLIC DISCLOSURES
(RESIDENTIAL MORTGAGE UNDERWRITING PRACTICES)
As at June 30 2026

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 Bank of Canada ("PBC"). These disclosures are made to allow market participants greater transparency, clarity and public confidence in PBC's residential mortgage underwriting operations.

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

This report is subject to internal review but has not been audited by PBC'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). PBC 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).

Type/Province	Uninsured Remaining Principal	Uninsured %	Insured Remaining Principal	Insured %	As at June 30 2026 Total
British Columbia	11,430,839	25.61%	0	0.00%	11,430,839
Alberta	1,479,580	3.31%	0	0.00%	1,479,580
Ontario	31,732,390	71.08%	477,751	100.00%	32,210,142
Quebec	0	0.00%	0	0.00%	0
Manitoba	0	0.00%	0	0.00%	0
Saskatchewan	0	0.00%	0	0.00%	0
Prince Edward Island	0	0.00%	0	0.00%	0
Newfoundland and Labrador	0	0.00%	0	0.00%	0
Nova Scotia	0	0.00%	0	0.00%	0
New Brunswick	0	0.00%	0	0.00%	0
Total	44,642,809	100.00%	477,751	100.00%	45,120,561

The following table provides the percentage of residential mortgages categorized by