

CANADA MORTGAGE AND HOUSING CORPORATION

SECURITIZATION BUSINESS SUPPLEMENT

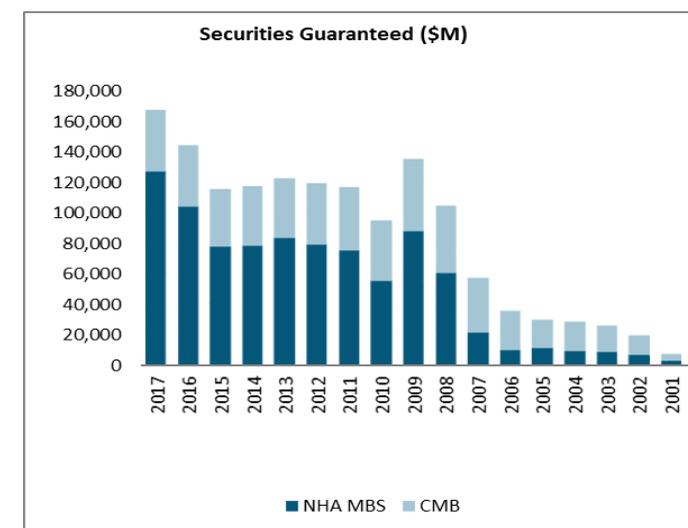
Fourth QUARTER
December 31, 2017

To supplement CMHC's consolidated financial statements, which are prepared in accordance with IFRS, CMHC uses non-IFRS measures to analyze its performance. The following Securitization Business Supplement is prepared for the fourth quarter ending December 31, 2017, and is intended to help readers better understand CMHC's securitization activity. CMHC believes that this business supplement provides meaningful information that enables greater transparency and clarity with respect to CMHC's securitization activity.

NEW SECURITIZATION GUARANTEE ACTIVITY

As at December 31, 2017, of the \$130 billion NHA MBS and \$40 billion CMB guarantee limits for 2017, \$167.2 billion of securities were guaranteed (\$127.2 billion of NHA MBS and \$40 billion of CMB). Of the approximate 92 active participants in CMHC's securitization programs, 87 are regulated institutions.

Securities guaranteed	Three months ended				Year-to-date		
	31-Dec 2017	30-Sep 2017	30-Jun 2017	31-Mar 2017	31-Dec 2016	31-Dec 2017	31-Dec 2016
Total Guaranteed (\$M)	54,149	41,172	37,730	34,180	52,116	167,231	144,433
NHA Mortgage-Backed Securities (NHA MBS)*	44,399	31,672	27,730	23,430	42,366	127,231	104,433
Canada Mortgage Bonds (CMB)	9,750	9,500	10,000	10,750	9,750	40,000	40,000
NHA MBS (\$M)	44,399	31,672	27,730	23,430	42,366	127,231	104,433
Federally Regulated Institutions	32,462	20,325	17,598	13,745	28,110	84,130	68,344
Provincially Regulated Institutions	3,537	3,202	2,985	3,478	3,939	13,202	7,221
IIROC Regulated Institutions***	4,787	4,183	4,240	3,731	6,120	16,940	17,110
Other Institutions	3,614	3,962	2,907	2,475	4,197	12,958	11,758
CMB (\$M)	9,750	9,500	10,000	10,750	9,750	40,000	40,000
Federally Regulated Institutions	5,645	5,510	5,853	6,200	5,423	23,208	21,252
Provincially Regulated Institutions	1,869	1,510	1,764	1,796	1,870	6,939	8,063
IIROC Regulated Institutions	1,620	1,734	1,832	1,969	1,486	7,155	6,625
Other Institutions	615	747	551	784	971	2,698	4,060



Component items may not add to totals because of rounding.

* The NHA MBS amount of \$127.2 billion consists of \$123 billion in new NHA MBS issued and guaranteed in 2017 and \$4,219 million in replacement NHA MBS issued prior to 2017 but on which guarantee fees were paid in 2017.

**For all CMB issued after July 1, 2016, only NHA MBS on which guarantee fees have been paid are eligible to be sold to Canada Housing Trust (CHT), either as original or reinvestment assets, with respect to such CMB issuance.

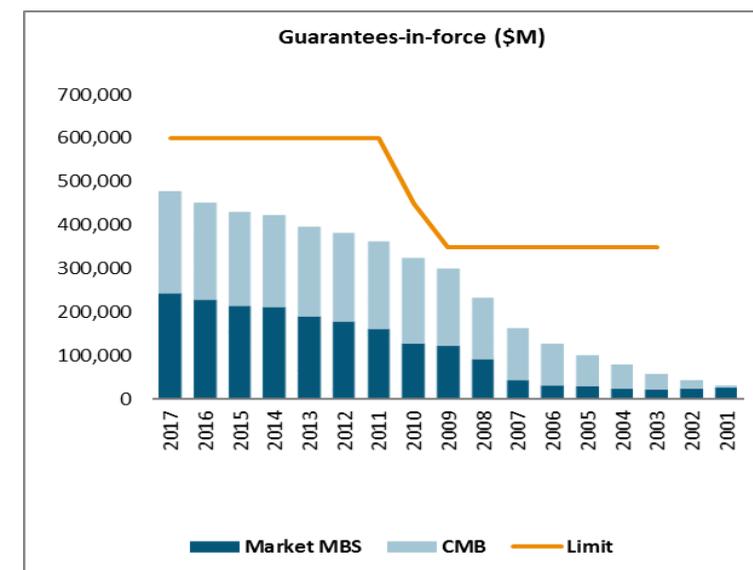
*** IIROC: The Investment Industry Regulatory Organization of Canada is the national self-regulatory organization that oversees all investment dealers in Canada (<http://www.iiroc.ca/>).



GUARANTEES-IN-FORCE

The amount of guarantees-in-force outstanding is a function of new guarantee activity and maturities/principal runoff from outstanding guaranteed securities. Approximately 90 per cent of the \$477.2 billion in guarantees-in-force outstanding as at December 31, 2017, is with regulated institutions, and 68 per cent of guarantees-in-force outstanding as at December 31, 2017, is with federally regulated institutions.

Guarantees-in-force	31-Dec 2017	30-Sep 2017	As at: 30-Jun 2017	31-Mar 2017	31-Dec 2016
Guarantees-in-force (\$M)	477,200	458,915	456,092	456,760	451,825
NHA MBS	244,052	225,550	227,321	227,958	229,034
CMB	233,149	233,366	228,772	228,802	222,791
NHA MBS (\$M)	244,052	225,550	227,321	227,958	229,034
Federally Regulated Institutions	179,613	165,451	167,706	170,488	173,148
Provincially Regulated Institutions	7,577	6,135	5,760	5,053	3,697
IIROC Regulated Institutions	26,474	24,731	25,355	24,559	24,416
Other Institutions	30,388	29,233	28,499	27,858	27,774
CMB (\$M)	233,149	233,366	228,772	228,802	222,791
Federally Regulated Institutions	145,385	145,349	144,057	144,032	140,878
Provincially Regulated Institutions	29,985	29,289	27,785	27,095	25,368
IIROC Regulated Institutions	38,243	38,499	37,255	37,514	36,688
Other Institutions	19,535	20,229	19,674	20,162	19,857



Component items may not add to totals because of rounding.

The maturity profile of the outstanding guaranteed obligations is generally distributed across a five-year term, reflecting the predominance of the five-year mortgage term of the mortgages securitized under the NHA MBS Program and the core five-year CMB term.

Guarantees-in-force Maturity Profile (\$M)	31-Dec-17		30-Sep-17		As at: 30-Jun-17		31-Mar-17		31-Dec-16	
	NHA MBS	CMB	NHA MBS	CMB	NHA MBS	CMB	NHA MBS	CMB	NHA MBS	CMB
2016										
2017			989	9,967	6,266	14,870	13,621	24,900	18,962	29,636
2018	23,403	38,650	28,514	38,650	33,041	38,650	35,352	38,650	36,861	38,650
2019	39,902	30,750	39,319	30,750	41,886	30,750	43,268	30,750	45,095	30,750
2020	63,190	39,999	59,494	39,999	62,905	40,002	63,504	40,002	65,146	40,005
2021	71,642	37,750	65,644	37,750	65,492	37,750	63,091	37,750	60,252	37,750
2022	43,354	44,250	29,109	39,000	15,238	31,750	6,679	23,750	503	15,500
2023	588	8,000	598	6,000	620	6,000	636	6,000	540	6,000
2024	826	6,000	834	6,000	837	6,000	841	6,000	857	6,000
2025	334	11,500	343	11,500	364	11,500	366	11,500	362	11,500
2026	58	7,000	61	7,000	74	7,000	69	7,000	72	7,000
2027	364	6,750	303	6,750	257	4,500	187	2,500	34	
2028	359	2,500	311		308		313		318	
2033	26		26		27		27		27	
2034	5		5		5		5		5	
Total	244,052	233,149	225,550	233,366	227,321	228,772	227,958	228,802	229,034	222,791

Component items may not add to totals because of rounding.



MORTGAGE ARREARS RATE IN THE NHA MBS PROGRAM

At the time of an NHA MBS issuance, no pooled mortgage must be in arrears and mortgages must have mortgage default insurance coverage in accordance with the Government of Canada regulations for mortgage insurance. Mortgage arrears of the pooled mortgages are analyzed and monitored, at the Issuer level, on a monthly basis, in the context of the overall financial condition of the Issuer. This information, along with established arrears triggers and the financial viability of the Issuer, is considered when permitting the Issuer new guarantee approvals.

As at December 31, 2017, the 90-day arrears rate—the number of loans in arrears (3,537) as a proportion of the total number of loans (2,038,103)—in the NHA MBS Program was 0.17 per cent.

90 days arrears for mortgages in NHA MBS outstanding	31-Dec	30-Sep	As at:				
	2017	2017	30-Jun 2017	31-Mar 2017	31-Dec 2016	30-Sep 2016	30-Jun 2016
Overall 90 days arrears rate	0.17%	0.19%	0.19%	0.22%	0.22%	0.24%	0.24%
Federally Regulated Institutions	0.21%	0.23%	0.23%	0.26%	0.26%	0.28%	0.28%
Provincially Regulated Institutions	0.09%	0.08%	0.08%	0.09%	0.11%	0.13%	0.12%
IIROC Regulated Institutions	0.10%	0.12%	0.12%	0.12%	0.13%	0.16%	0.15%
Other Institutions	0.07%	0.08%	0.08%	0.09%	0.12%	0.12%	0.11%



INTEREST SPREAD

CMHC establishes a minimum spread requirement between the NHA MBS coupon and the lowest mortgage rate in the pool. This interest spread, which is for the benefit of the Issuer in good standing, is an important feature that incentivizes the Issuer to fulfill its responsibilities under the NHA MBS Program. This program feature ensures that program participants have significant “skin in the game.” In the event of a failure of an Issuer to fulfil its responsibilities under the NHA MBS Program, CMHC, as guarantor and trustee on behalf of the NHA MBS investor, will have access to the interest spread to be used in ensuring the obligations under the NHA MBS are fulfilled.

31-Dec-17	MORTGAGE		NHA MBS			
Pool Type	Balance Outstanding (\$M)	Spread to Index *	Mortgage Rate	Spread to Index *	MBS Coupon	Interest Spread
Fixed Rate						
867	66,380		2.81		1.55	1.26
964	748		2.61		1.58	1.03
965	18,975		3.03		2.27	0.76
966	16,202		2.62		1.94	0.68
967	6		2.52		1.89	0.63
970	0		6.99		5.88	1.12
975	289,373		2.78		1.53	1.25
990	4,441		3.55		3.00	0.55
	396,126		2.80		1.60	1.20
Floating Rate						
880	6,719	(0.45)	2.73	0.45	1.77	0.97
885	6,746	(0.49)	2.71	0.06	1.38	1.32
980	37,201	(0.56)	2.62	0.24	1.56	1.06
985	27,637	(0.48)	2.77	0.15	1.47	1.31
987	9,346	(0.47)	2.75	(1.05)	1.70	1.05
	87,650		2.70		1.55	1.15
Total	483,776		2.78		1.59	1.19

Component items may not add to totals because of rounding.

* Adjustable (880/980) and variable (885/985) mortgage rates are based on lenders' prime rates. Floating rate NHA MBS coupons, with the exception of the NHA MBS 987 pool, are based on the one-month Canadian Dollar Offered Rate (CDOR). The coupon rate of the NHA MBS 987 pool is based on a spread to the weighted average mortgage rate in the pool. All spreads and rates shown in the table are weighted averages.



ADDITIONAL INFORMATION

To complement the monthly reports on CMHC's website, additional details on NHA MBS issuance volumes, including by pool type and issuer, can be found at http://www.cmhc.ca/en/hoficlincl/mobase/mobase_006.cfm.

NHA MBS ISSUANCE VOLUMES

NHA MBS issued during the period	Three months ended				Year-to-date		
	31-Dec 2017	30-Sep 2017	30-Jun 2017	31-Mar 2017	31-Dec 2016	31-Dec 2017	31-Dec 2016
Guaranteed (Market) NHA MBS	43,750	31,593	26,316	21,559	41,743	123,218	102,488
NHA MBS Sold to Canada Housing Trust*		-	-	-	-		18,292
Replacement NHA MBS **	8,935	11,136	5,793	9,776	15,313	35,640	54,079
Total NHA MBS Volumes (\$M)	52,685	42,730	32,109	31,335	57,056	158,859	174,859

Component items may not add to totals because of rounding.

* All NHA MBS sold to Canada Housing Trust (CHT) in new CMB transactions issued after July 1, 2016, are subject to an NHA MBS guarantee fee. From July 2016 onwards, the Guaranteed (Market) NHA MBS category will include NHA MBS sold to CHT.

** NHA MBS designated for future sale to Canada Housing Trust (CHT) under the CMB Program to replace the monthly principal runoff from the NHA MBS assets held by CHT with respect to CMB transactions. Replacement NHA MBS are restricted securities and can only be used as reinvestment assets in CMB transactions issued prior to July 1, 2016.

NHA MBS OUTSTANDING

All NHA MBS issued and outstanding	As at:				
	31-Dec 2017	30-Sep 2017	30-Jun 2017	31-Mar 2017	31-Dec 2016
Guaranteed (Market) NHA MBS	244,052	225,550	227,321	227,958	229,034
NHA MBS Sold to Canada Housing Trust	228,040	225,988	221,816	223,288	216,752
Replacement NHA MBS	11,684	11,551	12,718	17,224	18,575
Total NHA MBS Outstanding (\$M)	483,776	463,089	461,855	468,471	464,361

Component items may not add to totals because of rounding.

