



Bridgewater Bank Regulatory Disclosures December 31, 2017

This document was prepared to fulfill regulatory requirements of the Office of the Superintendent of Financial Institutions Canada. Public disclosure requirements under Basel II Pillar 3, Basel III Pillar 3, OSFI Guideline B-20 and other OSFI guidance are provided. The document relates to on-balance sheet items and all figures unless stated otherwise are in thousands of dollars.

The information contained in this document has not been audited.

Corporate Profile

Bridgewater Bank (the Bank), a federally regulated institution, is supervised by the Office of the Superintendent of Financial Institutions Canada (OSFI). The Bank is owned by the Alberta Motor Association.

The Bank specializes in residential mortgages and deposit products through a select network of brokers. The Bank serves customers across Canada, with the exception of Quebec. It does not offer Home Equity Lines of Credit (HELOC) loans nor does it operate or offer products or services in foreign jurisdictions.

Capital Shares

Common shares

Common shares have voting rights. They are considered Common Equity Tier 1 capital for capital adequacy requirements (CAR) as per OSFI guidelines.

Subordinated debt

The Bank has issued subordinated notes which are unsecured and subordinated to all other indebtedness of the Bank. The loan bears interest at 10% and matures July 2023. The subordinated debt automatically converts into common shares if OSFI deems common shares are needed to restore the Bank's viability or if a Canadian government injects capital into the Bank because it is deemed non-viable without the capital injection. The subordinated debt is considered Tier 2 non-viability contingent capital (NVCC) for CAR requirements.

Capital Management

The Bank manages its capital under guidelines established by OSFI. The regulatory capital guidelines measure capital in relation to credit, market and operational risks. The Bank qualifies to use the standardized approach for the measurement of credit risk and the basic indicator approach for the measurement of operational risk.

The Bank has three main objectives. They are 1) to ensure there is sufficient capital in order to meet regulatory restrictions on its leverage ratio; 2) to allow for asset accumulation to manage cash flow commitments under normal operating environments; and 3) to develop and introduce new products and expand current offerings. The Bank has various capital policies, procedures and controls which it utilizes to achieve these objectives.

The Bank fully applies the Basel III deductions to calculate the all-in target ratios as per OSFI's Capital Adequacy Requirements. The following details the Bank's capital position under Basel III capital requirements as of December 31, 2017:

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	108,000	
2	Retained earnings	(21,360)	
6	Common Equity Tier 1 capital before regulatory adjustments	86,640	
Common Equity Tier 1 capital: regulatory adjustments			
28	Total regulatory adjustments to Common Equity Tier 1	(7,195)	
29	Common Equity Tier 1 capital (CET1)	79,445	80,884
Additional Tier 1 capital: instruments			
30	Directly issued qualifying Additional Tier 1 instruments plus related stock surplus	-	
36	Additional Tier 1 capital before regulatory adjustments	-	
Additional Tier 1 capital: regulatory adjustments			
43	Total regulatory adjustments to Additional Tier 1	-	
44	Additional Tier 1 capital (AT1)	-	
45	Tier 1 capital (T1 = CET1 + AT1)	79,445	80,884
Tier 2 capital: instruments and provisions			
46	Directly issued qualifying Tier 2 instruments plus related stock surplus	30,000	
51	Tier 2 capital before regulatory adjustments	30,000	
Tier 2 capital: regulatory adjustments			
57	Total regulatory adjustments to Tier 2 capital	-	
58	Tier 2 capital (T2)	30,000	
59	Total capital (TC = T1 + T2)	109,445	110,884
60	Total risk-weighted assets	306,844	308,283
Capital ratios			
61	Common Equity Tier 1 (as a percentage of risk-weighted assets)	25.9%	26.2%
62	Tier 1 (as a percentage of risk-weighted assets)	25.9%	26.2%
63	Total capital (as a percentage of risk-weighted assets)	35.7%	36.0%
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%	

The Bank fully applies the Basel III deductions to calculate the leverage ratio as per OSFI's Leverage Requirements Guideline. The following details the Bank's leverage ratio position under Basel III leverage requirements as of December 31, 2017:

Item		Leverage Ratio Framework
On-balance sheet exposures		
1	On-balance sheet items (excluding derivatives, SFTs and grandfathered securitization exposures but including collateral)	1,521,292
2	(Asset amounts deducted in determining Basel III "all-in" Tier 1 capital)	(7,195)
3	Total on-balance sheet exposures (excluding derivatives and SFTs) (sum of lines 1 and 2)	1,514,097
Derivative exposures		
4	Replacement cost associated with all derivative transactions (i.e. net of eligible cash variation margin)	71
5	Add-on amounts for potential future exposure (PFE) associated with all derivative transactions	-
11	Total derivative exposures (sum of lines 4 to 10)	71
Securities financing transaction (SFTs) exposures		
14	Counterparty credit risk (CCR) exposure for SFTs	-
15	Agent transaction exposures	-
16	Total SFTs exposures (sum of lines 12 to 15)	-
Other off-balance sheet exposures		
17	Off-balance sheet exposure at gross notional amount	5,287
18	(Adjustments for conversion to credit equivalent amounts)	(4,230)
19	Off-balance sheet items (sum of lines 17 and 18)	1,057
Capital and Total Exposures		
20	Tier 1 capital	79,445
21	Total exposures (sum of lines 3, 11, 16 and 19)	1,515,225
Leverage ratios		
22	Basel III leverage ratio	5.2%

Risk-Weighted Assets (RWA)

The following table provides a breakdown of credit risk exposures as of December 31, 2017. Average exposure is calculated by taking the average of the quarterly gross exposures for a 12-month period.

	Gross exposure	Average exposure	RWA	Capital required
Bank and sovereign	\$ 90,290	\$ 111,848	\$ 16,958	\$ 1,187
Retail residential mortgages	1,410,700	1,389,113	213,359	14,935
Other retail	24	231	-	-
Other assets	18,427	18,721	18,427	1,290
Total credit risk	1,519,441	1,519,913	248,744	17,412
Operational risk	-	-	58,100	4,067
Total risk-weighted assets	\$ 1,519,441	\$ 1,519,913	\$ 306,844	\$ 21,479

Risk Management

Credit Risk

Credit risk is the risk of loss resulting from the failure of a counterparty to honor its financial obligation. The Bank is exposed to credit risk through cash, restricted cash, amounts receivable, restricted investments, loans and derivative financial assets.

Credit risk management is a component of the Risk Appetite Statements (RAS) approved by the Board and the Risk Management Committee. The Assets and Liabilities Committee (ALCO) provides financial oversight over credit risk and ensures the Bank meets mortgage insurers' compliance standards. The ALCO reviews arrears and underwriting post assessment reporting, which is also communicated to the Risk Management Committee. Credit risk management over day to day operations is provided by the Credit Management Committee, including oversight of the geographic concentration. The lines of business are responsible for management of the Bank's credit risks in accordance with approved policies.

The Bank manages credit risk with respect to cash and restricted cash by holding currency with major Canadian banks. Restricted investments are invested in treasury bills, federal bonds and securities guaranteed by the Government of Canada. Securitized mortgages and residential mortgages are all residential mortgages. Of the on-balance sheet mortgage portfolio 58.0% are insured against credit losses, which reduce the Bank's credit risk. Both types of mortgages are residential mortgages. Funded mortgages comply with the product and underwriting policies of the Bank and the mortgage insurers and property is held as collateral to mitigate the risk of loss. The Bank maintains allowances for potential credit losses.

The Bank is also exposed to credit risk through contracts with third parties for mortgage insurance and derivatives utilized to manage interest rate risk. This counterparty credit risk is mitigated by contracting with reputable organizations that have investment-grade credit ratings and by utilizing a number of different organizations, where possible, to minimize the impact of the risk of any one counterparty defaulting on its contractual obligations.

In the event of an economic downturn, the Bank is well-positioned to continue mortgage lending, provide security and mitigate increasing risk. Compliance with the Canadian regulatory system ensures that extremely high risk mortgages, such as sub-prime mortgages, are not made

available and mortgages that pose a higher risk where the down payment is less than 20% of the mortgage loan are insured against losses. The Bank's mortgage arrears rate is around 3.80%. Management closely monitors the arrears rate with increased scrutiny over those provinces more significantly impacted by the current economic conditions in Canada. Additionally, the Bank restricts future lending in areas where economic uncertainty increases its exposure to credit loss. The Bank continues to have strong relationships with Canada's principal insurers, Canada Mortgage Housing Corporation (CMHC) and Genworth Financial.

The Bank's total maximum credit exposure without taking account of any collateral held or other credit enhancements such as mortgage insurance, is the carrying value of the financial assets recorded on the statement of financial position in addition to credit commitments

a) Impaired and past due loans

The Bank maintains an allowance for credit losses which, in management's opinion, is adequate to absorb all losses related to loans that have occurred as a result of one or more loss events, whether detected or not, including accrued interest. The allowance for credit losses consists of individual allowances and a collective allowance and the methodology and assumptions used for estimating each are reviewed on a regular basis.

Individual allowances are determined on an item-by-item basis when an impaired loan is determined to be individually significant. The individual allowance represents the amount required to reduce the carrying value of an impaired loan to its estimated realizable amount, taking into consideration, if applicable, proceeds available from mortgage insurers and collateral held.

There is objective evidence of impairment when one of the following conditions is met:

- for uninsured mortgages if the interest or principal repayment is contractually 90 days or more past due, unless the loan is in the process of collection,
- for insured mortgages if the interest or principal repayment is contractually 365 days or more due, unless the loan is in the process of collection, or
- there is reason to believe that a portion of the principal or interest cannot be collected, such as financial difficulties of the borrower or national or local economic conditions that correlate with arrears on the assets in the portfolio.

The following provides aging information for loans that are past due as of December 31, 2017:

	Securitized mortgages	Residential mortgages	Total
1-29 days	\$ 8,613	\$ 17,402	\$ 26,015
30-59 days	2,935	6,467	9,402
60-89 days	596	3,873	4,469
Over 90 days	2,674	12,321	14,995
	<u>\$ 14,818</u>	<u>\$ 40,063</u>	<u>\$ 54,881</u>

The following details the collective and individual allowances for credit losses:

	Collective	Individual	Total
At December 31, 2016	\$ 5,336	\$ 2,522	\$ 7,858
Provision	932	2,027	2,959
Write-offs	-	(1,333)	(1,333)
At December 31, 2017	\$ 6,268	\$ 3,216	\$ 9,484

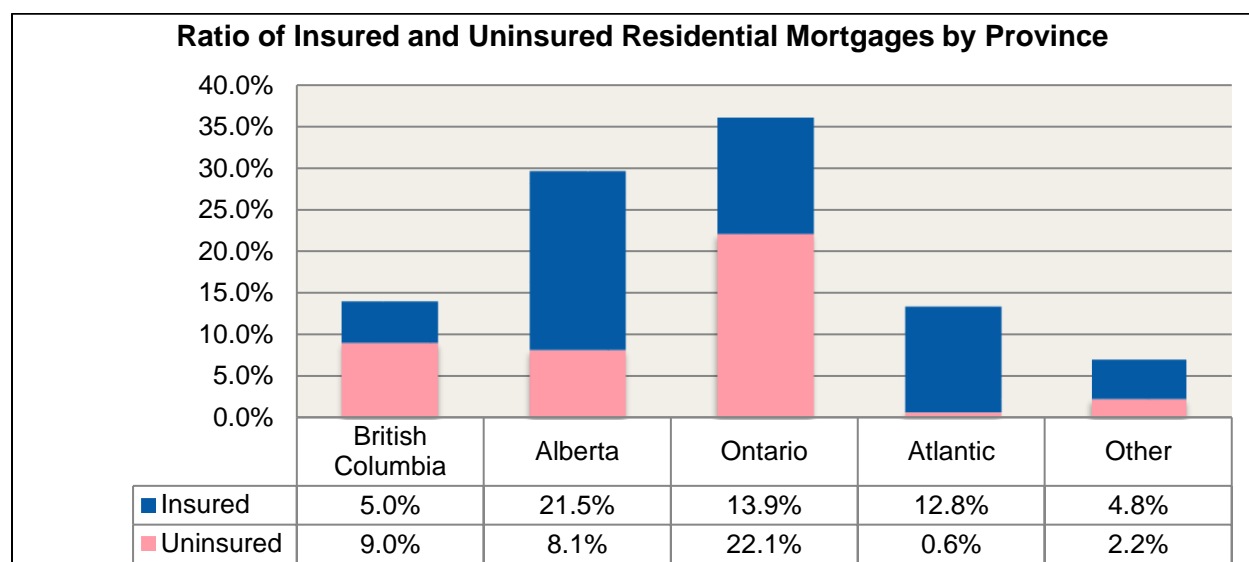
b) Geographic breakdown

The following table provides a breakdown of loan balances as of December 31, 2017:

	Securitized mortgages	Residential mortgages	Total	% of portfolio
British Columbia	\$ 54,803	\$ 144,181	\$ 198,984	14.0%
Alberta	244,344	174,672	419,016	29.6%
Ontario	163,983	346,935	510,918	36.0%
Atlantic provinces	138,277	52,396	190,673	13.4%
Other	46,799	52,736	99,535	7.0%
	\$ 648,206	\$ 770,920	\$ 1,419,126	100.0%
As a % of portfolio	45.70%	54.30%	100.0%	

c) Insured and uninsured portfolio

The Bank's total mortgage portfolio is represented by 58.0% or \$822 million in insured mortgages and 42.0% or \$597 million in uninsured mortgages. Insured or high-ratio mortgages are mortgages with less than 20% down payment on the lesser value of either the purchase price of a home or the appraised value. Below that threshold the Bank Act requires that mortgage default insurance must be obtained for a fee by a mortgage loan insurance provider. Uninsured or conventional mortgages are mortgage loans that do not exceed 80% of the lesser value of either the purchase price of a home or the appraised value. The following chart provides a breakdown of the mortgage portfolio by province by insured and uninsured as of December 31, 2017:



d) Uninsured loan origination

The average loan-to-value (LTV) of uninsured mortgages originated during the quarter ended December 31, 2017 was 69.4%. The following chart provides a breakdown on the average LTV by province of loans originated in the quarter ended December 31, 2017:

Province	Average LTV
British Columbia	64.3%
Alberta	72.1%
Ontario	70.3%
Other	70.3%

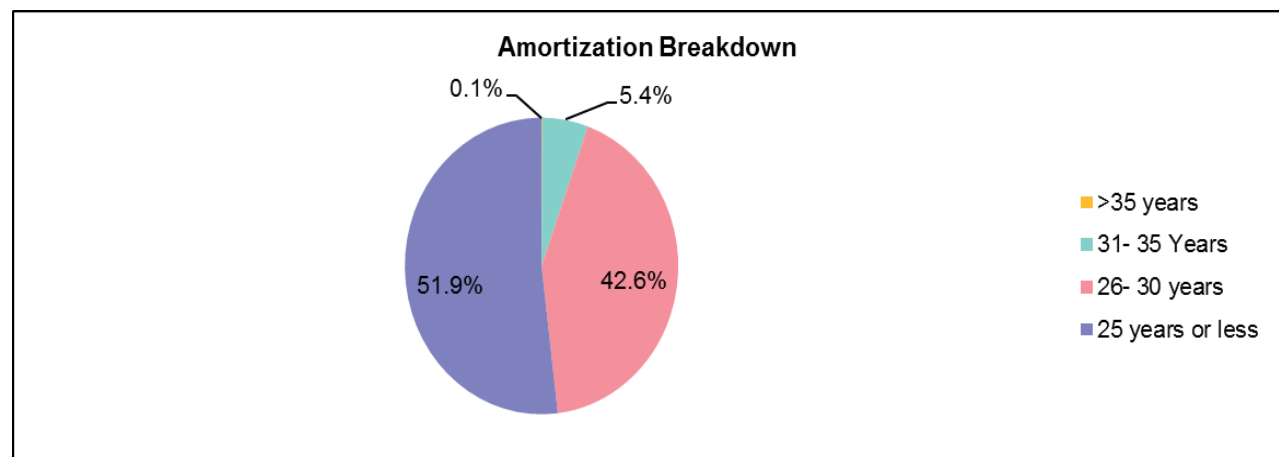
e) Loan maturities

The following table provides a breakdown of loan maturities as of December 31, 2017:

	Within 1 year	Over 1 to 3 years	Over 3 to 5 years	Carrying value
Securitized mortgages	\$ 253,301	\$ 165,468	\$ 229,437	\$ 648,206
Residential mortgages	454,916	283,741	32,263	770,920
Total	\$ 708,217	\$ 449,209	\$ 261,700	\$1,419,126

Loan amortization

The following chart provides a breakdown of mortgages outstanding based on original amortization as of December 31, 2017:



Interest Rate Risk

Interest rate risk is the risk of loss from future changes in the prevailing level of interest rates. The Bank is exposed to interest rate risk as a result of a difference, or gap, between the maturity or repricing date of interest rate-sensitive assets and liabilities, as well as on unsold mortgage commitments. Certain economic hedges are used to manage the interest rate risk, including synthetic bond shorts and interest rate swaps. It uses two interest rate risk sensitivity models to measure the impact of changing interest rates on its equity position and net interest income for the 12 months following the measurement date. The objective is to measure the interest rate risk within Board approved guidelines.

Management incorporates expectations of future events where the maturity or repricing dates differ from contractual dates. Some contractual obligations, such as mortgages will be terminated prior to their maturity date through prepayments. The Bank incorporates these assumptions in the management of interest rate risk exposure.

The Bank's RAS includes interest rate risk management policies that are approved by the Board and the ALCO. The ALCO establishes and recommends to the Board interest rate risk tolerances, which the Board approves. The ALCO oversees stress testing of interest rate risk and the monitoring of risk mitigation strategies. The finance department is responsible for managing the Bank's interest rate risk positions in accordance with approved policies and assesses the impact of market events on the Bank's net interest income and equity at risk on an ongoing basis.

Based on the Bank's interest rate positions at December 31, 2017, an immediate and sustained change in interest rates would impact equity over the next 12 months, as follows:

Increase of 100 basis points	\$	226
Decrease of 100 basis points	\$	(1,919)

The Bank uses economic hedges to manage its interest rate risk, including synthetic bond shorts and interest rate swaps. The following table summarizes the synthetic bond shorts, the interest rate swap portfolio and the related credit risk at December 31, 2017. Notional amounts represent the amount to which a rate or price is applied in order to calculate the exchange of cash flows. Current replacement cost represents the cost of replacing all positive fair value contracts using current market rates. The credit risk equivalent represents the current replacement cost and the potential future credit exposure if the counterparty defaults. Potential future credit exposure is determined based on a formula prescribed by OSFI.

	Notional amount	Current replacement cost	Credit risk equivalent
Within 1 year	\$ 80,000	\$ 71	\$ 71
Total	\$ 80,000	\$ 71	\$ 71

The risk-weighted balance for these derivative instruments, which represents the credit risk equivalent weighted as per the credit worthiness of the counterparty as prescribed by OSFI is \$14.

Cash deposits and restricted investments of \$5,497 are maintained with the counterparties as collateral based on the amount and position of securities outstanding. These amounts are restricted and not available for general use. The counterparties to the various derivatives can request additional collateral if the Bank increases its positions or if unrealized losses exceed agreed upon limits.

Liquidity Risk

Liquidity risk is the risk that cash demands or funding obligations cannot be met as they come due. Liquidity risk also includes the risk of not being able to liquidate assets in a timely manner at a reasonable price. The Bank is exposed to liquidity risk due to the mismatching of the duration of assets, particularly the maturity of mortgages, and liabilities, particularly term deposits. The Bank is also exposed to liquidity risk to the extent that the Bank's unfunded mortgage, repurchase commitments outstanding and trade obligations committed but not yet paid exceed available cash or ability to raise deposits.

The Bank's RAS includes liquidity and funding policies that are approved by the Board and the ALCO. The ALCO establishes and recommends to the Board liquidity risk tolerances, which the Board approves. The Bank's policies address the minimum level of liquid assets, the composition of liquid assets, the stress tests to be completed and the frequency of assessments. The ALCO reviews the composition and terms of assets and liabilities, reviews liquidity and funding policies and regularly monitors compliance with these policies. The ALCO also oversees stress testing of liquidity and funding risk and the monitoring of the Bank's contingency funding plan. The finance department is responsible for managing the Bank's liquidity and funding positions in accordance with approved policies and assesses the impact of market events on liquidity requirements on an ongoing basis.

The Bank evaluates total liquid assets against funding requirements and stress test scenarios to ensure liquid assets are available to cover current needs and during periods of market stress. Quarterly, standard stress tests are performed in addition to scenarios dependent upon the risks existing at the time testing is performed. The results are reported to the ALCO and the Board. The Bank's liquid assets are made up of cash with large institutions, and unencumbered, high credit quality assets. The Bank's liquidity coverage is 17.0, which is within Board policy limits.

Liquidity is managed by selling or securitizing funded mortgages to investors and via the management of the amount and term of outstanding deposits. The Bank monitors its exposure to funding sources and sets limits to reduce the Bank's reliance on any one funding source. Investors include whole loan investors, mortgage-backed securities (MBS) investors and the Canadian Housing Trust (CHT) through the Canada Mortgage Bond program. As the Bank is not rated by a recognized credit agency, a rated intermediary is required to act on its behalf in dealings with the CHT. The Bank continues to maintain liquidity through issuing MBS, and raising deposits through deposit brokers. Although the Bank has deposits maturing within one year, liquidity is expected to be maintained through continued mortgage sales or securitizations, renewal of a portion of these deposits and raising new deposits.

The finance department prepares weekly three-month cash requirements forecasts (including lending commitments, mortgage sales and securitizations and deposits issuances and maturities) that are updated and monitored daily with regular review by the ALCO.

The Bank also manages its liquidity to comply with OSFI's Liquidity Adequacy Requirements (LAR). The LAR introduced liquidity measures, the liquidity coverage ratio (LCR) and the net cumulative cash flow (NCCF). The LCR is an OSFI mandated liquidity measure that requires the Bank to maintain a sufficient stock of high-quality liquid assets to cover a minimum of 30 days of net cash outflows in a stressed environment. The OSFI-designed NCCF measures funding mismatches over and up to a 12-month time horizon.

Remuneration

Key management personnel include executive management and board directors as these groups have the authority and responsibility for planning, directing and controlling the activities of the Bank. The Bank's compensation costs are:

	Year ended 12/31/2017	Year ended 12/31/2016
Salaries	\$ 1,048	\$ 950
Short-term employee benefits	24	24
Post-employment benefits	154	87
	<u>\$ 1,226</u>	<u>\$ 1,061</u>

Variable compensation is negligible and is not based on performance objectives. Variable compensation to executive management is equivalent to the variable compensation offered to all staff. Board directors receive no other compensation apart from board of director fees.