

## BMO Covered Bond Program Monthly Investor Report

**Calculation Date:** 31-Jul-16  
**Date of Report:** 17-Aug-16

This report contains information regarding BMO Covered Bond Program's Cover Pool as of the indicated Calculation Date. The composition of the Cover Pool will change as Mortgage Loans are added and removed from the Cover Pool from time to time and, accordingly, the characteristics and performance of the Mortgage Loans in the Cover Pool will vary over time.

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### Program Information

<u>Series</u>	<u>Initial Principal Amount</u>	<u>C\$ Equivalent</u>	<u>Maturity Date</u>	<u>Coupon Rate</u>	<u>Rate Type</u>
CB5	US\$ 2,000,000,000	\$2,017,000,000	January 30, 2017	1.950%	Fixed

### Parties

Issuer	Bank of Montreal
Security and Covered Bond Trustee	Computershare Trust Company of Canada
Guarantor	BMO Covered Bond Trust

### Bank of Montreal Credit Ratings

BMO Financial Group - Senior Debt  
 - Short-Term  
 Ratings Outlook

### Moody's

Aa3  
 P-1  
 Negative

### Fitch Ratings

AA-  
 F1+  
 Stable

### DBRS

AA  
 R-1(High)  
 Negative

### Standard & Poor

A+  
 A-1  
 Negative

BMO Covered Bond - Series CB5

Aaa

AAA

AAA

### Events of Defaults & Test Compliance

BMO Event of Default?	No
Trust Event of Default?	No

### Supplementary Information

<u>Series</u>	<u>Swap Provider</u>	<u>Translation Rate</u>
CB5	Bank of Montreal	1.0085 C\$/US\$

### Asset Coverage Test (C\$)

**Outstanding Covered Bonds** \$ **2,017,000,000**

A = Lesser of (i) LTV adjusted outstanding principal balance and (ii) Asset percentage

adjusted outstanding principal balance \$ 2,620,925,095

B = Principal collections not applied -

C = Proceeds of Intercompany Loan not applied -

D = Substitution Assets -

E = The aggregate amount of the proceeds from any sale of Selected Loans

standing to the credit of the GIC Account and recorded on the Pre-Maturity Liquidity

Ledger -

Z = Potential negative carry on funds held in GIC from sale of assets

14,002,953

**Total: A+B+C+D+E-Z** \$ **2,606,922,141**

**Asset Coverage Test Pass/Fail**

**Pass**

Method for Calculating "A": A (i)  
Asset Percentage 95.00%

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### Cover Pool - Summary Statistics

Current Balance	\$	2,758,868,521	
Number of Mortgage Loans in Pool		15,721	
Average Loan Size	\$	175,489	
Number of Properties		15,721	
Weighted Average Loan to Value (LTV)		65.15%	
Weighted Average Rate		2.83%	
Weighted Average Original Term		58.82	(Months)
Weighted Average Remaining Term		21.59	(Months)
Weighted Average Seasoning		37.23	(Months)

### Cover Pool - Demographic Distribution

Province	Number of Loans	Percentage	Principal Balance	Percentage
Alberta	2,263	14.39	\$ 503,765,646	18.26
British Columbia	2,003	12.74	427,003,284	15.48
Manitoba	285	1.81	39,141,284	1.42
New Brunswick	451	2.87	52,207,972	1.89
Newfoundland	534	3.40	70,163,991	2.54
Nova Scotia	516	3.28	70,359,997	2.55
Ontario	6,375	40.55	1,100,043,364	39.87
Prince Edward Island	95	0.60	11,113,442	0.40
Quebec	2,703	17.19	403,035,788	14.61
Saskatchewan	440	2.80	70,257,449	2.55
Yukon Territories	11	0.07	1,887,813	0.07
Northwest Territories	43	0.27	9,494,616	0.34
Nunavut	2	0.01	393,876	0.01
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

### Cover Pool - Credit Score Distribution

Credit Score	Number of Loans	Percentage	Principal Balance	Percentage
<500 or Unavailable	90	0.57	\$ 13,331,144	0.48
500 - 519	52	0.33	7,930,857	0.29
520 - 539	85	0.54	15,319,394	0.56
540 - 559	139	0.88	22,849,072	0.83
560 - 579	164	1.04	27,921,221	1.01
580 - 599	197	1.25	35,984,119	1.30
600 - 619	266	1.69	49,916,356	1.81
620 - 639	342	2.18	60,891,663	2.21
640 - 659	514	3.27	94,927,695	3.44
660 - 679	664	4.22	128,123,171	4.64
680 - 699	960	6.11	197,505,220	7.16
700 - 719	1,197	7.61	233,400,694	8.46
720 - 739	1,575	10.02	302,315,073	10.96
740 - 759	2,014	12.81	367,998,056	13.34
760 - 779	2,359	15.01	419,596,508	15.21
780 - 799	2,509	15.96	422,305,351	15.31
> 799	2,594	16.50	358,552,928	13.00
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

### Cover Pool - Rate Type Distribution

Rate Type	Number of Loans	Percentage	Principal Balance	Percentage
Fixed	11,591	73.73	\$ 2,060,482,863	74.69
Variable	4,130	26.27	698,385,658	25.31
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

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### Cover Pool - Insured Mortgage Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	14,269	90.76	\$ 2,534,092,756	91.85
Non-Owner Occupied	1,452	9.24	224,775,764	8.15
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

### Cover Pool - Mortgage Rate Distribution

Mortgage Rate - %	Number of Loans	Percentage	Principal Balance	Percentage
<1.00	1	0.01	\$ 273,928	0.01
1.00 to 3.99	15,410	98.02	2,719,851,003	98.59
4.00 to 4.49	144	0.92	19,844,506	0.72
4.50 to 4.99	71	0.45	8,239,311	0.30
5.00 to 5.49	67	0.43	8,769,555	0.32
5.50 to 5.99	19	0.12	1,367,206	0.05
6.00 to 6.49	6	0.04	440,886	0.02
6.50 to 6.99	2	0.01	56,222	0.00
7.00 to 7.49	-	-	-	-
7.50 to 7.99	1	0.01	25,903	0.00
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

### Cover Pool - Loan to Value Distribution

Current LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
0 - 50.00	5,495	34.95	\$ 545,259,551	19.76
50.01-55.00	946	6.02	159,326,147	5.78
55.01-60.00	962	6.12	185,517,707	6.72
60.01-65.00	1,164	7.40	231,664,445	8.40
65.01-70.00	1,570	9.99	336,578,839	12.20
70.01-75.00	2,054	13.07	469,957,614	17.03
75.01-80.00	877	5.58	176,971,045	6.41
>80.00	2,653	16.88	653,593,173	23.69
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

Note: All mortgages originated before April 11 2007 with LTV greater than 75% are insured and all mortgages originated after April 11 2007 with LTV greater than 80% are insured as permitted by a change to the Bank Act (Canada)

### Cover Pool - Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
<12	6,180	39.31	\$ 951,858,167	34.50
12 to 17	865	5.50	99,516,382	3.61
18 to 24	2,817	17.92	563,994,660	20.44
25 to 30	1,180	7.51	222,414,756	8.06
31 to 36	3,066	19.50	606,521,104	21.98
37 to 42	95	0.60	15,692,860	0.57
43 to 48	1,518	9.66	298,870,591	10.83
49 to 54	-	-	-	-
55 to 60	-	-	-	-
61 to 63	-	-	-	-
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

### Cover Pool - Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Condominium	2,251	14.32	\$ 342,898,124	12.43
Multi-Residential	588	3.74	102,985,025	3.73
Single Family	12,005	76.36	2,150,989,403	77.97
Townhouse	877	5.58	161,995,969	5.87
<b>Grand Total</b>	<b>15,721</b>	<b>100.00</b>	<b>\$ 2,758,868,521</b>	<b>100.00</b>

Note: Percentages and totals in the above tables may not add exactly due to rounding.