

## BMO Global Registered Covered Bond Program Monthly Investor Report

**Calculation Date:** 31-Aug-14  
**Date of Report:** 15-Sep-14

*This report contains information regarding Bank of Montreal Registered 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. This report is for distribution only under such circumstances as may be permitted by applicable law. The information contained in this report does not constitute an invitation or recommendation to invest or otherwise deal in, or an offer to sell or the solicitation of an offer to buy or subscribe for, any security. Reliance should not be placed on the information herein when making any decision to buy, hold or sell any security or for any other purpose.*

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### Program Information

| <u>Series</u>  | <u>Initial Principal Amount</u> | <u>Translation Rate</u> | <u>C\$ Equivalent</u>   | <u>Final Maturity Date<sup>(2)</sup></u> | <u>Coupon Rate</u> | <u>Rate Type</u> |
|--|---------------------------------|-------------------------|-------------------------|--|--------------------|------------------|
| CB Series 1  | € 1,000,000,000                 | 1.5150                  | \$ 1,515,000,000        | May 7, 2019                              | 1.00%              | Fixed            |
| <b>Outstanding under the Global Registered Covered Bond Program as of the Calculation Date</b> |                                 |                         | <u>\$ 1,515,000,000</u> |  |                    |                  |
| <b>Issued prior to CMHC registration under the legacy Covered Bond Program <sup>(1)</sup></b>  |                                 |                         | <u>\$7,603,700,000</u>  |  |                    |                  |
| <b>Total Covered Bond Outstanding</b>  |                                 |                         | <u>\$ 9,118,700,000</u> |  |                    |                  |
| <b>Total Outstanding OSFI Covered Bond Limit</b>   |                                 |                         | 22,634,480,000          |  |                    |                  |
| <b>Weighted average maturity of Outstanding Covered Bonds (months)</b>                         |                                 |                         | 56.19                   |  |                    |                  |
| <b>Weighted average remaining term of Loans in Cover Pool (months)</b>                         |                                 |                         | 26.71                   |  |                    |                  |
| <b>Covered Bond Series Ratings</b>   |                                 |                         | <b>Moody's</b>          | <b>Fitch</b>                             | <b>DBRS</b>        |                  |
| CB Series 1  |                                 |                         | Aaa                     | AAA                                      | AAA                |                  |

(1) Covered bonds outstanding under the legacy Covered Bond Program do not form part of the BMO Global Registered Covered Bond Program nor do they benefit from the Covered Bond Legislative Framework.

(2) An Extended Due for Payment Date twelve months after the Maturity Date has been specified in the Final Terms of CBL1. The Coupon Rate specified for CBL1 applies until the Final Maturity Date following which the floating rate of interest specified in the Final Terms of CBL1 is payable monthly in arrears from the Final Maturity Date to but excluding the Extended Due for Payment Date. The capitalized terms used here are defined in the Final Terms dated 2 May 2014.

### Supplementary Information

#### Parties to Bank of Montreal Global Registered Covered Bond Program

|   |  |
|---|--|
| Issuer  | Bank of Montreal                               |
| Guarantor Entity                              | BMO Covered Bond Guarantor Limited Partnership |
| Servicer and Cash Manager                     | Bank of Montreal                               |
| Interest Rate Swap Provider                   | Bank of Montreal                               |
| Covered Bond Swap Provider                    | Bank of Montreal                               |
| Bond Trustee and Custodian                    | Computershare Trust Company of Canada          |
| Cover Pool Monitor                            | KPMG LLP                                       |
| Account Bank and GDA Provider                 | Bank of Montreal                               |
| Standby Bank Account and Standby GDA Provider | Royal Bank of Canada                           |
| Principal Paying Agent                        | The Bank of New York Mellon                    |

#### Bank of Montreal Credit Ratings

|                 | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u> |
|-----------------|----------------|--------------|-------------|
| Senior Debt     | Aa3            | AA-          | AA          |
| Short-Term Debt | P-1            | F1+          | R-1(high)   |
| Ratings Outlook | Negative       | Stable       | Stable      |

#### Applicable Ratings of Standby Account Bank and Standby GDA Provider

|                      | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u>     |
|----------------------|----------------|--------------|-----------------|
| Royal Bank of Canada | P-1            | F1+ or AA    | R-1(high) or AA |

#### Description of Ratings Triggers <sup>(1)(2)</sup>

##### A. Party Replacement Triggers

If the ratings of the counterparty falls below the level indicated below, such party is required to be replaced, or in the case of the Cash Manager, obtain a guarantee for its obligations.

| <u>Counterparty</u>                     | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u>            |
|---|----------------|--------------|------------------------|
| Cash Manager (BMO)                      | P-1            | F2 and BBB+  | BBB(low)               |
| Account Bank/GDA Provider (BMO)         | P-1            | F1 and A     | R-1(middle) or AA(low) |
| Standby Account Bank/GDA Provider (RBC) | P-1            | F1 or A      | R-1(middle) or A(low)  |
| Servicer (BMO)                          | Baa2           | F2           | BBB(low)               |
| Interest Rate Swap Provider (BMO)       | P-2 or A3      | F3 and BBB-  | R-2(high) or BBB(high) |
| Covered Bond Swap Provider (BMO)        | P-2 or A3      | F3 and BBB-  | R-2(high) or BBB(high) |
| Paying Agent (BNY Mellon)               | P-1            | F1 and A     | N/A                    |

(1) Where only one rating is expressed, this rating represents the short-term rating (unless otherwise specified) and where two ratings are expressed, the first is short-term and the second is long-term.

(2) The discretion of the Guarantor LP to waive a required action upon a Rating Trigger may be limited by the terms of the Transaction Documents.

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**B. Summary of Specific Rating Trigger Actions**

I) The following actions are required if the Cash Manager (BMO) undergoes a downgrade below the stipulated rating:

|   | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u>            |
|---|----------------|--------------|------------------------|
| a) The Servicer will be required to direct amounts received directly into the GDA Account (or Standby GDA Account if applicable) within 2 Canadian business days and the Cash Manager shall immediately remit any funds held at such time for or on behalf of the Guarantor directly into the GDA Account | P-1            | F1 or A      | R-1(middle) or AA(low) |

II) The following actions are required if the Servicer (BMO) undergoes a downgrade below the stipulated rating:

|   | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u>             |
|---|----------------|--------------|-------------------------|
| a) The Servicer will be required to direct amounts received to the Cash Manager, or GDA as applicable | P-1            | F1 or A      | R-1(middle) or BBB(low) |

III) The Swap Provider is required to transfer credit support or transfer all of its rights and obligations to a replacement third party, or to obtain a guarantee of its rights and obligations from a third party, if the Swap Provider undergoes a downgrade below the stipulated rating:

|                                | <u>Moody's<sup>(3)</sup></u> | <u>Fitch</u> | <u>DBRS</u>      |
|--------------------------------|------------------------------|--------------|------------------|
| a) Interest Rate Swap Provider | P-1 or A2                    | F1 and A     | R-1(middle) or A |
| b) Covered Bond Swap Provider  | P-1 or A2                    | F1 and A     | R-1(middle) or A |

IV) The following actions are required if the Issuer (BMO) undergoes a downgrade below the stipulated rating:

|   | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u> |
|---|----------------|--------------|-------------|
| a) Mandatory repayment of the Demand Loan   | N/A            | F2 or BBB+   | N/A         |
| b) Cashflows will be exchanged under the Covered Bond Swap Agreement (to the extent not already taking place) | Baa1           | BBB+         | BBB(high)   |
| c) Transfer of title to Loans to Guarantor <sup>(4)</sup>   | A3             | BBB-         | BBB(low)    |

**Events of Defaults & Test Compliance**

|  |      |
|--|------|
| Asset Coverage Test (C\$ Equivalent of Outstanding Covered Bond < Adjusted Aggregate Asset Amount) | Pass |
| Issuer Event of Default  | No   |
| Guarantor LP Event of Default  | No   |

(3) If no short term rating exists, then A1

(4) The transfer of registered title to the Loans to the Guarantor may be deferred if (A) satisfactory assurances are provided to the Guarantor and the Bond Trustee by The Office of the Superintendent of Financial Institutions or such other supervisory authority having jurisdiction over the Seller permitting registered title to the Loans to remain with the Seller until such time as (i) the Loans are to be sold or otherwise disposed of by the Guarantor or the Bond Trustee in the performance of their respective obligations under the Transaction Documents, or (ii) the Guarantor or the Bond Trustee is required to take actions to enforce or otherwise deal with the Loans, and (B) each of the Rating Agencies has confirmed that it will not withdraw or downgrade its then current ratings of the Covered Bonds as a result of such deferral.

**Pre-Maturity Test**

*(Applicable to Hard Bullet Covered Bonds)*

| <b>Pre-Maturity Required Ratings</b> | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS<sup>(1)</sup></u> |
|--------------------------------------|----------------|--------------|---------------------------|
|                                      | P-1            | F1+          | A(high) or A(low)         |

Following a breach of the Pre-Maturity test in respect of a Series of Hard Bullet Covered Bonds, and unless the Pre-Maturity Liquidity Ledger is otherwise funded from the other sources, the Partnership shall offer to sell Randomly Selected Loans if Final Maturity Date is within 12 months from the Pre-Maturity Test Date

(1) In the case of DBRS, if Final Maturity Date is within six months of the Pre-Maturity Test Date, then A(high), otherwise A(low).

**Reserve Fund**

| <b>Reserve Fund Required Amount Ratings</b> | <u>Moody's</u> | <u>Fitch</u> | <u>DBRS</u> |
|---|----------------|--------------|-------------|
| Senior                                      |                | A            | A(low)      |
| Short Term                                  | P-1            | F1           | R-1(middle) |

Are the ratings of the Issuer below the Reserve Fund Required Amount Ratings? No

If the ratings of the Issuer fall below the Reserve Fund Required Amount Ratings, then the Guarantor shall credit or cause to be credited to the Reserve Fund funds up to an amount equal to the Reserve Fund Required Amount.

Reserve Fund Required Amount: Nil

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### Asset Coverage Test

|  |                         |                  |               |  |
|--|-------------------------|------------------|---------------|--|
| <b>C\$ Equivalent of Outstanding Covered Bonds</b>   | <b>\$ 1,515,000,000</b> |                  |               |  |
| A <sup>(1)</sup> = Lesser of (i) Sum of LTV adjusted outstanding principal balance and (ii) Sum of Asset percentage adjusted outstanding principal balance |                         |                  |               |  |
|  | \$ 6,405,155,329        | A (i)            | 6,850,433,507 |  |
| B = Principal receipts not applied   | -                       | A (ii)           | 6,405,155,329 |  |
| C = Cash capital contributions   | -                       | Asset Percentage | 93.5%         |  |
| D = Substitution assets  | -                       | Maximum Asset    |               |  |
| E = (i) Reserve fund balance   | -                       | Percentage       | 95.0%         |  |
| (ii) Pre - Maturity liquidity ledger balance   | -                       |                  |               |  |
| F = Negative carry factor calculation  | -                       |                  |               |  |
| <b>Total: A + B + C + D + E - F</b>  | <b>\$ 6,405,155,329</b> |                  |               |  |

### Asset Coverage Test Pass/Fail

**Pass**

(1) Market Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.

### Valuation Calculation

|  |                         |        |                |  |
|--|-------------------------|--------|----------------|--|
| <b>Trading Value of Covered Bonds</b>  | <b>\$ 1,550,148,000</b> |        |                |  |
| A = Lesser of i) Present value of outstanding loan balance of Performing Eligible Loans <sup>(1)</sup> and ii) 80% of Market Value <sup>(2)</sup> of properties securing Performing Eligible Loans, net of adjustments |                         |        |                |  |
|  | 6,899,349,507           | A (i)  | 6,899,349,507  |  |
| B = Principal receipts up to calculation date not otherwise applied  | -                       | A (ii) | 11,777,468,631 |  |
| C = Cash capital contributions   | -                       |        |                |  |
| D = Trading Value of any Substitute Assets   | -                       |        |                |  |
| E = (i) Reserve Fund Balance, if applicable  | -                       |        |                |  |
| (ii) Pre - Maturity liquidity ledger balance   | -                       |        |                |  |
| F = Trading Value of Swap Collateral   | -                       |        |                |  |
| <b>Total: A + B + C + D + E + F</b>  | <b>\$ 6,899,349,507</b> |        |                |  |

(1) Present value of expected future cash flows of Loans using current market interest rates offered to BMO clients. The effective weighted average rate used for discounting is 2.88%

(2) Market Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.

### Intercompany Loan Balance

|                |                         |  |  |  |
|----------------|-------------------------|--|--|--|
| Guarantee Loan | \$ 1,620,412,341        |  |  |  |
| Demand Loan    | 5,499,408,059           |  |  |  |
| <b>Total</b>   | <b>\$ 7,119,820,400</b> |  |  |  |

### Cover Pool Losses

| <u>Period end</u> | <u>Write Off Amounts</u> | <u>Loss Percentage (Annualized)</u> |
|-------------------|--------------------------|-------------------------------------|
| August 31, 2014   | \$0                      | 0.00%                               |

### Cover Pool Flow of Funds

| <u>Cash Inflows</u>             | <u>Current Month</u> | <u>Previous Month</u> |
|---------------------------------|----------------------|-----------------------|
| Principal receipts              | 267,134,298          | 319,912,193           |
| Proceeds for sale of Loans      | -                    | -                     |
| Revenue Receipts                | 18,243,029           | 19,799,458            |
| Swap Receipts                   | 5,896,743            | 6,032,859             |
| Cash Capital Contribution       | -                    | -                     |
| Advances of Intercompany Loans  | -                    | -                     |
| Guarantee Fee                   | -                    | -                     |
| <b>Cash Outflows</b>            |                      |                       |
| Swap Payment                    | -                    | -                     |
| Intercompany Loan interest      | (11,213,926)         | (11,332,624)          |
| Intercompany Loan principal     | (262,899,900)        | (330,859,100)         |
| Intercompany Loan repayment     | -                    | -                     |
| Mortgage Top-up Settlement      | -                    | -                     |
| Misc Partnership Expenses       | (102)                | (109)                 |
| Profit Distribution to Partners | -                    | (4,236)               |
| Net inflows/(outflows)          | <u>17,160,141</u>    | <u>3,548,441</u>      |

### Cover Pool - Summary Statistics

|  |  |                         |                        |
|--|--|-------------------------|------------------------|
| Asset Type                                   |  | Mortgages               |                        |
| Previous Month Ending Balance                |  |                         | 7,126,292,902          |
| Aggregate Outstanding Balance                |  |                         | \$ 6,853,835,841       |
| Number of Loans                              |  |                         | 34,780                 |
| Average Loan Size                            |  |                         | \$ 197,063             |
| Number of Primary Borrowers                  |  |                         | 33,926                 |
| Number of Properties                         |  |                         | 34,780                 |
| Weighted Average Current Loan to Value (LTV) |  | Original <sup>(2)</sup> | Indexed <sup>(1)</sup> |
| Weighted Average Authorized LTV              |  | 62.25%                  | 55.55%                 |
| Weighted Average Original LTV                |  | 69.72%                  | 61.92%                 |
| Weighted Average Seasoning                   |  | 69.72%                  |                        |
| Weighted Average Coupon                      |  | 28.17 (Months)          |                        |
| Weighted Average Original Term               |  | 3.13%                   |                        |
| Weighted Average Remaining Term              |  | 54.88 (Months)          |                        |
| Substitution Assets                          |  | 26.71 (Months)          |                        |
|  |  | Nil                     |                        |

<sup>(1)</sup> Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.

<sup>(2)</sup> Value as most recently determined or assessed in accordance with the underwriting policies (whether upon origination or renewal of the Eligible Loan or subsequently thereto).

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### Cover Pool - Delinquency Distribution

| <u>Aging Summary</u>                   | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|--|------------------------|-------------------|--------------------------|-------------------|
| Current and less than 30 days past due | 34,713                 | 99.81             | \$ 6,840,879,855         | 99.81             |
| 30 - 59 days past due                  | 33                     | 0.09              | \$ 6,590,388             | 0.10              |
| 60 - 89 days past due                  | 12                     | 0.03              | \$ 2,963,264             | 0.04              |
| 90 or more days past due               | 22                     | 0.06              | \$ 3,402,334             | 0.05              |
| <b>Grand Total</b>                     | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Provincial Distribution

| <u>Province</u>                 | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|---------------------------------|------------------------|-------------------|--------------------------|-------------------|
| Alberta                         | 4,046                  | 11.63             | \$ 904,175,106           | 13.19             |
| British Columbia                | 4,039                  | 11.61             | \$ 989,649,765           | 14.44             |
| Manitoba                        | 623                    | 1.79              | \$ 94,365,360            | 1.38              |
| New Brunswick                   | 683                    | 1.96              | \$ 79,266,128            | 1.16              |
| Newfoundland                    | 886                    | 2.55              | \$ 134,222,822           | 1.96              |
| Northwest Territories & Nunavut | -                      | -                 | \$ -                     | -                 |
| Nova Scotia                     | 1,211                  | 3.48              | \$ 187,155,452           | 2.73              |
| Ontario                         | 14,812                 | 42.59             | \$ 3,041,350,242         | 44.37             |
| Prince Edward Island            | 226                    | 0.65              | \$ 29,455,951            | 0.43              |
| Quebec                          | 7,570                  | 21.77             | \$ 1,275,568,692         | 18.61             |
| Saskatchewan                    | 684                    | 1.97              | \$ 118,626,323           | 1.73              |
| Yukon Territories               | -                      | -                 | \$ -                     | -                 |
| <b>Grand Total</b>              | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Credit Score Distribution

| <u>Credit Score</u>          | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|------------------------------|------------------------|-------------------|--------------------------|-------------------|
| Less than 600 or Unavailable | 794                    | 2.28              | \$ 139,395,581           | 2.03              |
| 600 - 650                    | 1,252                  | 3.60              | \$ 269,524,151           | 3.93              |
| 651 - 700                    | 3,707                  | 10.66             | \$ 823,146,148           | 12.01             |
| 701 - 750                    | 7,750                  | 22.28             | \$ 1,686,446,285         | 24.61             |
| 751 - 800                    | 13,882                 | 39.91             | \$ 2,744,600,603         | 40.04             |
| 801 and Above                | 7,395                  | 21.26             | \$ 1,190,723,074         | 17.37             |
| <b>Grand Total</b>           | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Rate Type Distribution

| <u>Rate Type</u>   | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|--------------------|------------------------|-------------------|--------------------------|-------------------|
| Fixed              | 31,475                 | 90.50             | \$ 6,096,428,865         | 88.95             |
| Variable           | 3,305                  | 9.50              | \$ 757,406,976           | 11.05             |
| <b>Grand Total</b> | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Mortgage Asset Type Distribution

| <u>Mortgage Asset Type</u>        | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|-----------------------------------|------------------------|-------------------|--------------------------|-------------------|
| Conventional Amortizing Mortgages | 34,780                 | 100.00            | \$ 6,853,835,841         | 100.00            |
| <b>Grand Total</b>                | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Occupancy Type Distribution

| <u>Occupancy Type</u> | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|-----------------------|------------------------|-------------------|--------------------------|-------------------|
| Owner Occupied        | 29,146                 | 83.80             | \$ 5,598,092,914         | 81.68             |
| Non-Owner Occupied    | 5,634                  | 16.20             | \$ 1,255,742,928         | 18.32             |
| <b>Grand Total</b>    | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

### Cover Pool - Mortgage Rate Distribution

| <u>Mortgage Rate (%)</u> | <u>Number of Loans</u> | <u>Percentage</u> | <u>Principal Balance</u> | <u>Percentage</u> |
|--------------------------|------------------------|-------------------|--------------------------|-------------------|
| Less than 1.00           | -                      | -                 | \$ -                     | -                 |
| 1.00 - 3.99              | 32,522                 | 93.51             | \$ 6,566,358,630         | 95.81             |
| 4.00 - 4.49              | 1,731                  | 4.98              | \$ 220,696,963           | 3.22              |
| 4.50 - 4.99              | 378                    | 1.09              | \$ 47,088,174            | 0.69              |
| 5.00 - 5.49              | 109                    | 0.31              | \$ 15,858,385            | 0.23              |
| 5.50 - 5.99              | 27                     | 0.08              | \$ 2,484,965             | 0.04              |
| 6.00 - 6.49              | 12                     | 0.03              | \$ 1,308,731             | 0.02              |
| 6.50 - 6.99              | 1                      | 0.00              | \$ 39,993                | 0.00              |
| 7.00 - 7.49              | -                      | -                 | \$ -                     | -                 |
| 7.50 - 7.99              | -                      | -                 | \$ -                     | -                 |
| 8.00 and Above           | -                      | -                 | \$ -                     | -                 |
| <b>Grand Total</b>       | <b>34,780</b>          | <b>100.00</b>     | <b>\$ 6,853,835,841</b>  | <b>100.00</b>     |

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Cover Pool - Indexed LTV Distribution <sup>(1)</sup>

| Indexed LTV (%)    | Number of Loans | Percentage    | Principal Balance    | Percentage    |
|--------------------|-----------------|---------------|----------------------|---------------|
| 20.00 and Below    | 3,858           | 11.09         | \$ 251,306,703       | 3.67          |
| 20.01 - 25.00      | 1,812           | 5.21          | \$ 193,728,675       | 2.83          |
| 25.01 - 30.00      | 1,899           | 5.46          | \$ 234,865,945       | 3.43          |
| 30.01 - 35.00      | 2,100           | 6.04          | \$ 305,933,536       | 4.46          |
| 35.01 - 40.00      | 1,954           | 5.62          | \$ 324,916,229       | 4.74          |
| 40.01 - 45.00      | 2,014           | 5.79          | \$ 359,394,178       | 5.24          |
| 45.01 - 50.00      | 2,076           | 5.97          | \$ 423,289,694       | 6.18          |
| 50.01 - 55.00      | 2,311           | 6.64          | \$ 526,895,278       | 7.69          |
| 55.01 - 60.00      | 2,595           | 7.46          | \$ 663,391,680       | 9.68          |
| 60.01 - 65.00      | 3,569           | 10.26         | \$ 896,333,842       | 13.08         |
| 65.01 - 70.00      | 5,525           | 15.89         | \$ 1,430,796,579     | 20.88         |
| 70.01 - 75.00      | 4,734           | 13.61         | \$ 1,157,430,528     | 16.89         |
| 75.01 - 80.00      | 333             | 0.96          | \$ 85,552,973        | 1.25          |
| 80.01 and Above    | -               | -             | \$ -                 | -             |
| <b>Grand Total</b> | <b>34,780</b>   | <b>100.00</b> | <b>6,853,835,841</b> | <b>100.00</b> |

<sup>(1)</sup> Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.

Cover Pool - Remaining Term Distribution

| Months to Maturity | Number of Loans | Percentage    | Principal Balance       | Percentage    |
|--------------------|-----------------|---------------|-------------------------|---------------|
| Less than 12       | 6,651           | 19.12         | \$ 1,191,677,992        | 17.39         |
| 12 - 17            | 4,856           | 13.96         | \$ 842,524,805          | 12.29         |
| 18 - 24            | 3,331           | 9.58          | \$ 658,689,495          | 9.61          |
| 25 - 30            | 2,336           | 6.72          | \$ 431,262,151          | 6.29          |
| 31 - 36            | 8,040           | 23.12         | \$ 1,682,711,084        | 24.55         |
| 37 - 42            | 9,138           | 26.27         | \$ 1,975,514,265        | 28.82         |
| 43 - 48            | 402             | 1.16          | \$ 67,738,977           | 0.99          |
| 49 - 54            | 26              | 0.07          | \$ 3,717,072            | 0.05          |
| 55 - 60            | -               | -             | \$ -                    | -             |
| 61 - 63            | -               | -             | \$ -                    | -             |
| 72 and Above       | -               | -             | \$ -                    | -             |
| <b>Grand Total</b> | <b>34,780</b>   | <b>100.00</b> | <b>\$ 6,853,835,841</b> | <b>100.00</b> |

Cover Pool - Remaining Principal Balance Distribution

| Remaining Principal Balance (C\$) | Number of Loans | Percentage    | Principal Balance       | Percentage    |
|-----------------------------------|-----------------|---------------|-------------------------|---------------|
| 99,999 and Below                  | 8,549           | 24.58         | \$ 545,937,274          | 7.97          |
| 100,000 - 199,999                 | 12,967          | 37.28         | \$ 1,929,947,581        | 28.16         |
| 200,000 - 299,999                 | 7,818           | 22.48         | \$ 1,908,784,353        | 27.85         |
| 300,000 - 399,999                 | 3,067           | 8.82          | \$ 1,046,953,771        | 15.28         |
| 400,000 - 499,999                 | 1,185           | 3.41          | \$ 525,280,727          | 7.66          |
| 500,000 - 599,999                 | 532             | 1.53          | \$ 288,822,989          | 4.21          |
| 600,000 - 699,999                 | 240             | 0.69          | \$ 154,243,997          | 2.25          |
| 700,000 - 799,999                 | 129             | 0.37          | \$ 96,063,425           | 1.40          |
| 800,000 - 899,999                 | 65              | 0.19          | \$ 55,029,390           | 0.80          |
| 900,000 - 999,999                 | 53              | 0.15          | \$ 49,594,914           | 0.72          |
| 1,000,000 - 1,499,999             | 115             | 0.33          | \$ 137,192,556          | 2.00          |
| 1,500,000 - 2,000,000             | 40              | 0.12          | \$ 68,786,441           | 1.00          |
| 2,000,000 - 3,000,000             | 20              | 0.06          | \$ 47,198,423           | 0.69          |
| 3,000,000 and Above               | -               | -             | \$ -                    | -             |
| <b>Grand Total</b>                | <b>34,780</b>   | <b>100.00</b> | <b>\$ 6,853,835,841</b> | <b>100.00</b> |

Cover Pool - Property Type Distribution

| Property Type      | Number of Loans | Percentage    | Principal Balance    | Percentage    |
|--------------------|-----------------|---------------|----------------------|---------------|
| Condominium        | 5,630           | 16.19         | \$ 993,385,605       | 14.49         |
| Multi-Residential  | 1,864           | 5.36          | \$ 435,476,499       | 6.35          |
| Single Family      | 25,211          | 72.49         | \$ 5,026,144,516     | 73.33         |
| Townhouse          | 2,075           | 5.97          | \$ 398,829,221       | 5.82          |
| <b>Grand Total</b> | <b>34,780</b>   | <b>100.00</b> | <b>6,853,835,841</b> | <b>100.00</b> |

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

Cover Pool - Indexed LTV and Delinquency Distribution by Province <sup>(1)</sup>

| Province | Indexed LTV (%) | Aging Summary                          |                        |                        |                          | Total              |
|----------|-----------------|--|------------------------|------------------------|--------------------------|--------------------|
|          |                 | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due |                    |
| Alberta  | 20.00 and Below | \$ 27,885,754                          | \$ -                   | \$ -                   | \$ -                     | \$ 27,885,754      |
|          | 20.01 - 25      | \$ 22,372,099                          | \$ -                   | \$ -                   | \$ -                     | \$ 22,372,099      |
|          | 25.01 - 30      | \$ 25,038,414                          | \$ -                   | \$ -                   | \$ 87,348                | \$ 25,125,761      |
|          | 30.01 - 35      | \$ 33,500,491                          | \$ -                   | \$ -                   | \$ -                     | \$ 33,500,491      |
|          | 35.01 - 40      | \$ 43,890,735                          | \$ -                   | \$ -                   | \$ -                     | \$ 43,890,735      |
|          | 40.01 - 45      | \$ 40,761,345                          | \$ -                   | \$ -                   | \$ -                     | \$ 40,761,345      |
|          | 45.01 - 50      | \$ 55,727,513                          | \$ -                   | \$ -                   | \$ 157,157               | \$ 55,884,670      |
|          | 50.01 - 55      | \$ 73,577,156                          | \$ -                   | \$ -                   | \$ 204,498               | \$ 73,781,654      |
|          | 55.01 - 60      | \$ 108,458,901                         | \$ -                   | \$ -                   | \$ -                     | \$ 108,458,901     |
|          | 60.01 - 65      | \$ 164,260,512                         | \$ -                   | \$ -                   | \$ -                     | \$ 164,260,512     |
|          | 65.01 - 70      | \$ 214,657,147                         | \$ -                   | \$ -                   | \$ -                     | \$ 214,657,147     |
|          | 70.01 - 75      | \$ 93,596,035                          | \$ -                   | \$ -                   | \$ -                     | \$ 93,596,035      |
|          | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -               |
|          | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -               |
|          |                 | <b>903,726,104</b>                     | <b>-</b>               | <b>-</b>               | <b>449,002</b>           | <b>904,175,106</b> |

BMO Global Registered Covered Bond Program Monthly Investor Report

Calculation Date: 31-Aug-14  
Date of Report: 15-Sep-14

Aging Summary

| Province         | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total          |
|------------------|-----------------|--|------------------------|------------------------|--------------------------|----------------|
| British Columbia | 20.00 and Below | \$ 50,442,070                          | \$ 122,120             | \$ -                   | \$ 77,829                | \$ 50,642,018  |
|                  | 20.01 - 25      | \$ 37,003,302                          | \$ -                   | \$ -                   | \$ -                     | \$ 37,003,302  |
|                  | 25.01 - 30      | \$ 40,504,567                          | \$ -                   | \$ -                   | \$ -                     | \$ 40,504,567  |
|                  | 30.01 - 35      | \$ 49,337,360                          | \$ 145,234             | \$ -                   | \$ -                     | \$ 49,482,594  |
|                  | 35.01 - 40      | \$ 49,754,960                          | \$ 266,017             | \$ -                   | \$ 212,078               | \$ 50,233,055  |
|                  | 40.01 - 45      | \$ 55,278,988                          | \$ -                   | \$ -                   | \$ -                     | \$ 55,278,988  |
|                  | 45.01 - 50      | \$ 70,457,504                          | \$ -                   | \$ -                   | \$ -                     | \$ 70,457,504  |
|                  | 50.01 - 55      | \$ 86,754,839                          | \$ -                   | \$ -                   | \$ -                     | \$ 86,754,839  |
|                  | 55.01 - 60      | \$ 92,913,921                          | \$ -                   | \$ -                   | \$ -                     | \$ 92,913,921  |
|                  | 60.01 - 65      | \$ 114,107,333                         | \$ 492,129             | \$ -                   | \$ -                     | \$ 114,599,462 |
|                  | 65.01 - 70      | \$ 131,219,049                         | \$ -                   | \$ 335,299             | \$ -                     | \$ 131,554,348 |
|                  | 70.01 - 75      | \$ 194,574,510                         | \$ 400,374             | \$ -                   | \$ 321,867               | \$ 195,296,751 |
|                  | 75.01 - 80      | \$ 14,928,416                          | \$ -                   | \$ -                   | \$ -                     | \$ 14,928,416  |
|                  | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -           |
|                  |                 |  | <b>987,276,819</b>     | <b>1,425,873</b>       | <b>335,299</b>           | <b>611,774</b> |

Aging Summary

| Province | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total         |
|----------|-----------------|--|------------------------|------------------------|--------------------------|---------------|
| Manitoba | 20.00 and Below | \$ 3,088,827                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,088,827  |
|          | 20.01 - 25      | \$ 2,575,764                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,575,764  |
|          | 25.01 - 30      | \$ 3,819,792                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,819,792  |
|          | 30.01 - 35      | \$ 4,546,170                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,546,170  |
|          | 35.01 - 40      | \$ 3,395,166                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,395,166  |
|          | 40.01 - 45      | \$ 4,075,586                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,075,586  |
|          | 45.01 - 50      | \$ 5,183,016                           | \$ -                   | \$ -                   | \$ -                     | \$ 5,183,016  |
|          | 50.01 - 55      | \$ 8,476,685                           | \$ -                   | \$ -                   | \$ -                     | \$ 8,476,685  |
|          | 55.01 - 60      | \$ 6,453,706                           | \$ -                   | \$ -                   | \$ -                     | \$ 6,453,706  |
|          | 60.01 - 65      | \$ 9,014,414                           | \$ 68,451              | \$ -                   | \$ -                     | \$ 9,082,865  |
|          | 65.01 - 70      | \$ 14,631,854                          | \$ -                   | \$ -                   | \$ -                     | \$ 14,631,854 |
|          | 70.01 - 75      | \$ 26,347,685                          | \$ -                   | \$ 107,926             | \$ -                     | \$ 26,455,611 |
|          | 75.01 - 80      | \$ 2,580,317                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,580,317  |
|          | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -          |
|          |                 |  | <b>94,188,984</b>      | <b>68,451</b>          | <b>107,926</b>           | <b>-</b>      |

Aging Summary

| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total         |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|---------------|
| New Brunswick | 20.00 and Below | \$ 2,706,701                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,706,701  |
|               | 20.01 - 25      | \$ 2,315,962                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,315,962  |
|               | 25.01 - 30      | \$ 1,954,183                           | \$ -                   | \$ -                   | \$ -                     | \$ 1,954,183  |
|               | 30.01 - 35      | \$ 2,987,845                           | \$ 68,832              | \$ -                   | \$ -                     | \$ 3,056,677  |
|               | 35.01 - 40      | \$ 3,445,665                           | \$ -                   | \$ -                   | \$ 51,782                | \$ 3,497,447  |
|               | 40.01 - 45      | \$ 3,987,868                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,987,868  |
|               | 45.01 - 50      | \$ 4,545,951                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,545,951  |
|               | 50.01 - 55      | \$ 6,029,401                           | \$ -                   | \$ -                   | \$ -                     | \$ 6,029,401  |
|               | 55.01 - 60      | \$ 5,874,526                           | \$ -                   | \$ -                   | \$ -                     | \$ 5,874,526  |
|               | 60.01 - 65      | \$ 10,979,973                          | \$ -                   | \$ -                   | \$ -                     | \$ 10,979,973 |
|               | 65.01 - 70      | \$ 21,185,932                          | \$ -                   | \$ -                   | \$ -                     | \$ 21,185,932 |
|               | 70.01 - 75      | \$ 13,131,507                          | \$ -                   | \$ -                   | \$ -                     | \$ 13,131,507 |
|               | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -          |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -          |
|               |                 |  | <b>79,145,514</b>      | <b>68,832</b>          | <b>-</b>                 | <b>51,782</b> |

Aging Summary

| Province     | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total         |
|--------------|-----------------|--|------------------------|------------------------|--------------------------|---------------|
| Newfoundland | 20.00 and Below | \$ 2,221,504                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,221,504  |
|              | 20.01 - 25      | \$ 1,852,140                           | \$ -                   | \$ -                   | \$ -                     | \$ 1,852,140  |
|              | 25.01 - 30      | \$ 3,105,559                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,105,559  |
|              | 30.01 - 35      | \$ 2,778,146                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,778,146  |
|              | 35.01 - 40      | \$ 4,141,350                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,141,350  |
|              | 40.01 - 45      | \$ 4,767,282                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,767,282  |
|              | 45.01 - 50      | \$ 5,636,845                           | \$ -                   | \$ -                   | \$ -                     | \$ 5,636,845  |
|              | 50.01 - 55      | \$ 9,636,085                           | \$ -                   | \$ -                   | \$ -                     | \$ 9,636,085  |
|              | 55.01 - 60      | \$ 9,601,686                           | \$ -                   | \$ -                   | \$ -                     | \$ 9,601,686  |
|              | 60.01 - 65      | \$ 14,622,915                          | \$ -                   | \$ -                   | \$ -                     | \$ 14,622,915 |
|              | 65.01 - 70      | \$ 41,450,526                          | \$ -                   | \$ -                   | \$ -                     | \$ 41,450,526 |
|              | 70.01 - 75      | \$ 34,408,784                          | \$ -                   | \$ -                   | \$ -                     | \$ 34,408,784 |
|              | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -          |
|              | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -          |
|              |                 |  | <b>134,222,822</b>     | <b>-</b>               | <b>-</b>                 | <b>-</b>      |

BMO Global Registered Covered Bond Program Monthly Investor Report

Calculation Date: 31-Aug-14  
Date of Report: 15-Sep-14

| Aging Summary         |                 |  |                        |                        |                          |             |
|-----------------------|-----------------|--|------------------------|------------------------|--------------------------|-------------|
| Province              | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total       |
| Northwest Territories | 20.00 and Below | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 20.01 - 25      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 25.01 - 30      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 30.01 - 35      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 35.01 - 40      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 40.01 - 45      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 45.01 - 50      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 50.01 - 55      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 55.01 - 60      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 60.01 - 65      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 65.01 - 70      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 70.01 - 75      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                       |                 | <b>\$ -</b>                            | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ -</b>              | <b>\$ -</b> |

| Aging Summary |                 |  |                        |                        |                          |                    |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|--------------------|
| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total              |
| Nova Scotia   | 20.00 and Below | \$ 3,844,829                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,844,829       |
|               | 20.01 - 25      | \$ 3,895,884                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,895,884       |
|               | 25.01 - 30      | \$ 4,307,552                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,307,552       |
|               | 30.01 - 35      | \$ 6,320,286                           | \$ -                   | \$ -                   | \$ -                     | \$ 6,320,286       |
|               | 35.01 - 40      | \$ 7,997,936                           | \$ -                   | \$ -                   | \$ -                     | \$ 7,997,936       |
|               | 40.01 - 45      | \$ 8,175,161                           | \$ -                   | \$ -                   | \$ -                     | \$ 8,175,161       |
|               | 45.01 - 50      | \$ 8,575,516                           | \$ -                   | \$ -                   | \$ -                     | \$ 8,575,516       |
|               | 50.01 - 55      | \$ 11,241,826                          | \$ -                   | \$ -                   | \$ 69,801                | \$ 11,311,627      |
|               | 55.01 - 60      | \$ 11,188,722                          | \$ -                   | \$ -                   | \$ -                     | \$ 11,188,722      |
|               | 60.01 - 65      | \$ 19,233,090                          | \$ -                   | \$ -                   | \$ -                     | \$ 19,233,090      |
|               | 65.01 - 70      | \$ 38,239,627                          | \$ -                   | \$ -                   | \$ -                     | \$ 38,239,627      |
|               | 70.01 - 75      | \$ 37,420,406                          | \$ -                   | \$ -                   | \$ -                     | \$ 37,420,406      |
|               | 75.01 - 80      | \$ 26,644,816                          | \$ -                   | \$ -                   | \$ -                     | \$ 26,644,816      |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -               |
|               |                 | <b>187,085,652</b>                     | <b>-</b>               | <b>-</b>               | <b>69,801</b>            | <b>187,155,452</b> |

| Aging Summary |                 |  |                        |                        |                          |             |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|-------------|
| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total       |
| Nunavut       | 20.00 and Below | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 20.01 - 25      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 25.01 - 30      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 30.01 - 35      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 35.01 - 40      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 40.01 - 45      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 45.01 - 50      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 50.01 - 55      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 55.01 - 60      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 60.01 - 65      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 65.01 - 70      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 70.01 - 75      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|               |                 | <b>\$ -</b>                            | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ -</b>              | <b>\$ -</b> |

| Aging Summary |                 |  |                        |                        |                          |                      |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|----------------------|
| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total                |
| Ontario       | 20.00 and Below | \$ 121,542,858                         | \$ 50,343              | \$ 42,405              | \$ 121,810               | \$ 121,757,416       |
|               | 20.01 - 25      | \$ 94,208,361                          | \$ -                   | \$ -                   | \$ -                     | \$ 94,208,361        |
|               | 25.01 - 30      | \$ 118,341,234                         | \$ -                   | \$ -                   | \$ -                     | \$ 118,341,234       |
|               | 30.01 - 35      | \$ 153,333,633                         | \$ -                   | \$ 167,819             | \$ -                     | \$ 153,501,453       |
|               | 35.01 - 40      | \$ 158,019,839                         | \$ -                   | \$ 144,909             | \$ -                     | \$ 158,164,747       |
|               | 40.01 - 45      | \$ 170,744,156                         | \$ 252,766             | \$ 67,192              | \$ -                     | \$ 171,064,113       |
|               | 45.01 - 50      | \$ 200,080,441                         | \$ -                   | \$ -                   | \$ -                     | \$ 200,080,441       |
|               | 50.01 - 55      | \$ 239,744,098                         | \$ -                   | \$ -                   | \$ -                     | \$ 239,744,098       |
|               | 55.01 - 60      | \$ 308,492,924                         | \$ 41,938              | \$ -                   | \$ -                     | \$ 308,534,861       |
|               | 60.01 - 65      | \$ 411,179,938                         | \$ 679,020             | \$ -                   | \$ -                     | \$ 411,858,958       |
|               | 65.01 - 70      | \$ 732,209,631                         | \$ 438,005             | \$ -                   | \$ 225,312               | \$ 732,872,948       |
|               | 70.01 - 75      | \$ 310,080,202                         | \$ 596,135             | \$ 1,109,795           | \$ 714,541               | \$ 312,500,673       |
|               | 75.01 - 80      | \$ 18,720,937                          | \$ -                   | \$ -                   | \$ -                     | \$ 18,720,937        |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -                 |
|               |                 | <b>3,036,698,252</b>                   | <b>2,058,207</b>       | <b>1,532,120</b>       | <b>1,061,663</b>         | <b>3,041,350,242</b> |

BMO Global Registered Covered Bond Program Monthly Investor Report

Calculation Date: 31-Aug-14  
Date of Report: 15-Sep-14

| Aging Summary        |                 |  |                        |                        |                          |                   |
|----------------------|-----------------|--|------------------------|------------------------|--------------------------|-------------------|
| Province             | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total             |
| Prince Edward Island | 20.00 and Below | \$ 621,378                             | \$ -                   | \$ -                   | \$ -                     | \$ 621,378        |
|                      | 20.01 - 25      | \$ 919,125                             | \$ -                   | \$ -                   | \$ -                     | \$ 919,125        |
|                      | 25.01 - 30      | \$ 453,716                             | \$ -                   | \$ -                   | \$ -                     | \$ 453,716        |
|                      | 30.01 - 35      | \$ 769,001                             | \$ -                   | \$ -                   | \$ -                     | \$ 769,001        |
|                      | 35.01 - 40      | \$ 806,751                             | \$ -                   | \$ -                   | \$ -                     | \$ 806,751        |
|                      | 40.01 - 45      | \$ 1,550,306                           | \$ -                   | \$ -                   | \$ -                     | \$ 1,550,306      |
|                      | 45.01 - 50      | \$ 962,436                             | \$ -                   | \$ -                   | \$ -                     | \$ 962,436        |
|                      | 50.01 - 55      | \$ 1,746,528                           | \$ -                   | \$ -                   | \$ -                     | \$ 1,746,528      |
|                      | 55.01 - 60      | \$ 3,009,981                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,009,981      |
|                      | 60.01 - 65      | \$ 4,608,240                           | \$ -                   | \$ -                   | \$ -                     | \$ 4,608,240      |
|                      | 65.01 - 70      | \$ 7,213,127                           | \$ -                   | \$ -                   | \$ -                     | \$ 7,213,127      |
|                      | 70.01 - 75      | \$ 6,795,362                           | \$ -                   | \$ -                   | \$ -                     | \$ 6,795,362      |
|                      | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -              |
|                      | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -              |
|                      |                 | <b>29,455,951</b>                      | <b>-</b>               | <b>-</b>               | <b>-</b>                 | <b>29,455,951</b> |

| Aging Summary |                 |  |                        |                        |                          |                      |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|----------------------|
| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total                |
| Quebec        | 20.00 and Below | \$ 35,781,397                          | \$ -                   | \$ -                   | \$ -                     | \$ 35,781,397        |
|               | 20.01 - 25      | \$ 27,497,636                          | \$ 58,543              | \$ -                   | \$ 63,147                | \$ 27,619,325        |
|               | 25.01 - 30      | \$ 34,038,143                          | \$ -                   | \$ 82,598              | \$ -                     | \$ 34,120,741        |
|               | 30.01 - 35      | \$ 47,687,643                          | \$ 350,356             | \$ -                   | \$ -                     | \$ 48,037,998        |
|               | 35.01 - 40      | \$ 47,554,428                          | \$ -                   | \$ -                   | \$ -                     | \$ 47,554,428        |
|               | 40.01 - 45      | \$ 64,592,642                          | \$ -                   | \$ -                   | \$ -                     | \$ 64,592,642        |
|               | 45.01 - 50      | \$ 62,247,347                          | \$ 248,760             | \$ -                   | \$ 87,217                | \$ 62,583,323        |
|               | 50.01 - 55      | \$ 77,569,708                          | \$ 98,967              | \$ -                   | \$ 160,426               | \$ 77,829,101        |
|               | 55.01 - 60      | \$ 106,072,195                         | \$ 494,578             | \$ 162,275             | \$ 150,224               | \$ 106,879,273       |
|               | 60.01 - 65      | \$ 130,593,055                         | \$ 254,217             | \$ 192,745             | \$ 210,278               | \$ 131,250,296       |
|               | 65.01 - 70      | \$ 199,325,118                         | \$ 459,591             | \$ -                   | \$ 382,253               | \$ 200,166,962       |
|               | 70.01 - 75      | \$ 416,100,521                         | \$ 374,198             | \$ -                   | \$ -                     | \$ 416,474,719       |
|               | 75.01 - 80      | \$ 21,825,847                          | \$ 197,571             | \$ 550,301             | \$ 104,767               | \$ 22,678,487        |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -                 |
|               |                 | <b>1,270,885,679</b>                   | <b>2,536,781</b>       | <b>987,919</b>         | <b>1,158,313</b>         | <b>1,275,568,692</b> |

| Aging Summary |                 |  |                        |                        |                          |                    |
|---------------|-----------------|--|------------------------|------------------------|--------------------------|--------------------|
| Province      | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total              |
| Saskatchewan  | 20.00 and Below | \$ 2,756,879                           | \$ -                   | \$ -                   | \$ -                     | \$ 2,756,879       |
|               | 20.01 - 25      | \$ 966,713                             | \$ -                   | \$ -                   | \$ -                     | \$ 966,713         |
|               | 25.01 - 30      | \$ 3,132,840                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,132,840       |
|               | 30.01 - 35      | \$ 3,940,720                           | \$ -                   | \$ -                   | \$ -                     | \$ 3,940,720       |
|               | 35.01 - 40      | \$ 5,234,614                           | \$ -                   | \$ -                   | \$ -                     | \$ 5,234,614       |
|               | 40.01 - 45      | \$ 5,140,885                           | \$ -                   | \$ -                   | \$ -                     | \$ 5,140,885       |
|               | 45.01 - 50      | \$ 9,379,992                           | \$ -                   | \$ -                   | \$ -                     | \$ 9,379,992       |
|               | 50.01 - 55      | \$ 11,481,614                          | \$ 103,646             | \$ -                   | \$ -                     | \$ 11,585,260      |
|               | 55.01 - 60      | \$ 10,476,103                          | \$ -                   | \$ -                   | \$ -                     | \$ 10,476,103      |
|               | 60.01 - 65      | \$ 15,837,531                          | \$ -                   | \$ -                   | \$ -                     | \$ 15,837,531      |
|               | 65.01 - 70      | \$ 28,824,108                          | \$ -                   | \$ -                   | \$ -                     | \$ 28,824,108      |
|               | 70.01 - 75      | \$ 21,022,081                          | \$ 328,598             | \$ -                   | \$ -                     | \$ 21,350,679      |
|               | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -               |
|               | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -               |
|               |                 | <b>118,194,079</b>                     | <b>432,244</b>         | <b>-</b>               | <b>-</b>                 | <b>118,626,323</b> |

| Aging Summary     |                 |  |                        |                        |                          |             |
|-------------------|-----------------|--|------------------------|------------------------|--------------------------|-------------|
| Province          | Indexed LTV (%) | Current and less than 30 days past due | 30 to 59 days past due | 60 to 89 days past due | 90 or more days past due | Total       |
| Yukon Territories | 20.00 and Below | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 20.01 - 25      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 25.01 - 30      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 30.01 - 35      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 35.01 - 40      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 40.01 - 45      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 45.01 - 50      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 50.01 - 55      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 55.01 - 60      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 60.01 - 65      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 65.01 - 70      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 70.01 - 75      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 75.01 - 80      | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   | 80.01 and Above | \$ -                                   | \$ -                   | \$ -                   | \$ -                     | \$ -        |
|                   |                 | <b>\$ -</b>                            | <b>\$ -</b>            | <b>\$ -</b>            | <b>\$ -</b>              | <b>\$ -</b> |

(1) Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.



## BMO Global Registered Covered Bond Program Monthly Investor Report

Calculation Date: 31-Aug-14  
Date of Report: 15-Sep-14

### Cover Pool - Current LTV Distribution by Credit Score <sup>(1)</sup>

| Indexed LTV (%) | Credit Scores         |                       |                       |                         |                         |                         | Total                   |
|-----------------|-----------------------|-----------------------|-----------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|                 | <600                  | 600 - 650             | 651 - 700             | 701 - 750               | 751 - 800               | >800                    |                         |
| 20.00 and Below | \$ 6,095,367          | \$ 4,785,159          | \$ 13,685,922         | \$ 31,606,878           | \$ 100,669,722          | \$ 94,463,656           | \$ 251,306,703          |
| 20.01 - 25      | \$ 3,653,682          | \$ 4,064,114          | \$ 12,731,893         | \$ 32,026,348           | \$ 84,349,531           | \$ 56,903,108           | \$ 193,728,675          |
| 25.01 - 30      | \$ 4,543,403          | \$ 6,185,915          | \$ 19,278,081         | \$ 39,031,723           | \$ 92,499,579           | \$ 73,327,244           | \$ 234,865,945          |
| 30.01 - 35      | \$ 7,746,284          | \$ 11,537,301         | \$ 29,928,850         | \$ 52,617,318           | \$ 119,364,986          | \$ 84,738,797           | \$ 305,933,536          |
| 35.01 - 40      | \$ 8,594,412          | \$ 12,812,623         | \$ 31,651,433         | \$ 64,412,975           | \$ 130,047,419          | \$ 77,397,366           | \$ 324,916,229          |
| 40.01 - 45      | \$ 9,166,162          | \$ 11,274,454         | \$ 32,548,205         | \$ 76,152,757           | \$ 147,667,574          | \$ 82,585,026           | \$ 359,394,178          |
| 45.01 - 50      | \$ 8,224,907          | \$ 21,579,916         | \$ 47,373,936         | \$ 98,729,579           | \$ 161,866,889          | \$ 85,514,468           | \$ 423,289,694          |
| 50.01 - 55      | \$ 18,538,207         | \$ 24,216,094         | \$ 52,692,829         | \$ 124,406,051          | \$ 219,653,125          | \$ 87,388,972           | \$ 526,895,278          |
| 55.01 - 60      | \$ 20,459,473         | \$ 39,599,170         | \$ 82,478,836         | \$ 173,251,461          | \$ 252,140,221          | \$ 95,462,517           | \$ 663,391,680          |
| 60.01 - 65      | \$ 19,703,306         | \$ 37,596,935         | \$ 124,608,285        | \$ 212,530,751          | \$ 365,416,008          | \$ 136,478,557          | \$ 896,333,842          |
| 65.01 - 70      | \$ 20,526,695         | \$ 43,345,936         | \$ 187,684,759        | \$ 402,672,848          | \$ 590,382,590          | \$ 186,183,751          | \$ 1,430,796,579        |
| 70.01 - 75      | \$ 10,997,318         | \$ 46,417,183         | \$ 176,496,945        | \$ 350,931,129          | \$ 451,942,842          | \$ 120,645,110          | \$ 1,157,430,528        |
| 75.01 - 80      | \$ 1,146,364          | \$ 6,109,351          | \$ 11,986,173         | \$ 28,076,466           | \$ 28,600,117           | \$ 9,634,502            | \$ 85,552,973           |
| 80.01 and Above | \$ -                  | \$ -                  | \$ -                  | \$ -                    | \$ -                    | \$ -                    | \$ -                    |
|                 | <b>\$ 139,395,581</b> | <b>\$ 269,524,151</b> | <b>\$ 823,146,148</b> | <b>\$ 1,686,446,285</b> | <b>\$ 2,744,600,603</b> | <b>\$ 1,190,723,074</b> | <b>\$ 6,853,835,841</b> |

<sup>(1)</sup> Market Value as determined by adjusting, not less than quarterly, the Original Market Value utilizing the Indexation Methodology (see Appendix for details) for subsequent price developments.

Calculation Date: 31-Aug-14  
Date of Report: 15-Sep-14

Appendix  
[Indexation Methodology](#)

Starting July 1, 2014, the Guarantor employs an indexation methodology that meets the requirements provided for in the CMHC Guide to determine indexed valuations for Properties relating to the Loans in the Portfolio (which methodology may be changed from time to time and will, at any time, be disclosed in the then-current Investor Report and each future Investor Report for periods from and after July 1, 2014, the "Indexation Methodology") for purposes of the Asset Coverage Test, the Amortization Test and the Valuation Calculation as set forth in the Guarantor Agreement, and for all other purposes as required by the CMHC Guide. Any update or other change to the Indexation Methodology must comply with the requirements of the CMHC Guide and will (i) require notice to CMHC and satisfaction of any other conditions specified by CMHC in relation thereto, (ii) if such update or other change constitutes a material amendment thereto, require satisfaction of the Rating Agency Condition, and (iii) if such update or other change is materially prejudicial to the Covered Bondholders, require the consent of the Bond Trustee.

Initially, the Indexation Methodology to be employed by the Guarantor will be based on (i) with respect to Properties located within the cities of Vancouver, Victoria, Calgary, Edmonton, Winnipeg, Ottawa-Gatineau, Hamilton, Toronto, Montreal, Quebec City and Halifax, data provided by Teranet through its House Price Index™ (the "House Price Index"), and (ii) for Properties located in all other areas of Canada, a property value that is adjusted using the Teranet - National Bank Composite 11 House Price Index™ (the "Composite 11 House Price Index"), which is calculated as a weighted average of the data for the eleven cities included in the House Price Index.

The data derived by the House Price Index is based on a repeat sales method, which measures the change in price of certain residential properties within the related area based on at least two sales of each such property over time. Such price change data is then used to formulate the House Price Index for the related area. Details of the House Price Index and the Composite 11 House Price Index may be found at [www.housepriceindex.ca](http://www.housepriceindex.ca).

Certain risks are associated with the use of composite indices and statistics including the House Price Index and the Composite 11 House Price Index, such as (i) the data provided with respect to larger geographical areas could mask localized price fluctuations, and (ii) data on the growth rate for each type of dwelling is not available because the data provided combines all dwelling types and, therefore, the data provided may not reflect price fluctuations for the different types of dwellings. Accordingly, no assurance can be given that the valuation of the Properties in the Portfolio using the Indexation Methodology will result in an accurate determination of the actual realizable value of a particular Property or of the Portfolio as a whole. The Bank can give no assurance as to the accuracy of the information provided by the House Price Index or the Composite 11 House Price Index.