

BMO Covered Bond Program Monthly Investor Report

Calculation Date: 31-Dec-14
Date of Report: 19-Jan-15

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>
CB2	US\$ 2,000,000,000	\$2,077,200,000	June 9, 2015	2.850%	Fixed
CB3	US\$ 1,500,000,000	\$1,488,900,000	January 25, 2016	2.625%	Fixed
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

<u>Bank of Montreal Credit Ratings</u>	<u>Moody's</u>	<u>Fitch Ratings</u>	<u>DBRS</u>	<u>Standard & Poor</u>
BMO Financial Group - Senior Debt	Aa3	AA-	AA	A+
- Short-Term	P-1	F1+	R-1(High)	A-1
Ratings Outlook	Negative	Stable	Stable	Negative

BMO Covered Bond - Series CB2	Aaa	AAA	AAA
BMO Covered Bond - Series CB3	Aaa	AAA	AAA
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>
CB2	Bank of Montreal	1.03860 C\$/US\$
CB3	Bank of Montreal	0.9926 C\$/US\$
CB5	Bank of Montreal	1.0085 C\$/US\$

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Asset Coverage Test (C\$)

Outstanding Covered Bonds \$ **5,583,100,000**

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

\$ 7,214,422,986

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

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

79,077,584

Total: A+B+C+D+E-Z \$ **7,135,345,401**

Asset Coverage Test Pass/Fail **Pass**

Cover Pool - Summary Statistics

Current Balance \$ 7,594,129,512

Number of Mortgage Loans in Pool 41,699

Average Loan Size \$ 182,118

Number of Properties 41,699

Weighted Average Loan to Value (LTV) 65.06%

Weighted Average Rate 3.07%

Weighted Average Original Term 56.75 (Months)

Weighted Average Remaining Term 24.12 (Months)

Weighted Average Seasoning 32.63 (Months)

Cover Pool - Demographic Distribution

Province	Number of Loans	Percentage	Principal Balance	Percentage
Alberta	5,487	13.16	\$ 1,206,734,322	15.89
British Columbia	5,491	13.17	1,271,953,211	16.75
Manitoba	744	1.78	104,597,560	1.38
New Brunswick	1,013	2.43	114,140,216	1.50
Newfoundland	1,376	3.30	187,559,236	2.47
Nova Scotia	1,477	3.54	209,504,003	2.76
Ontario	16,788	40.26	3,054,770,559	40.23
Prince Edward Island	280	0.67	33,874,999	0.45
Quebec	7,902	18.95	1,216,208,429	16.02
Saskatchewan	965	2.31	160,359,273	2.11
Yukon Territories	38	0.09	6,293,151	0.08
Northwest Territories	132	0.32	27,146,066	0.36
Nunavut	6	0.01	988,486	0.01
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

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Cover Pool - Credit Score Distribution

Credit Score	Number of Loans	Percentage	Principal Balance	Percentage
<500 or Unavailable	381	0.91	\$ 52,631,656	0.69
500 - 519	61	0.15	8,724,876	0.11
520 - 539	81	0.19	12,226,255	0.16
540 - 559	118	0.28	21,971,732	0.29
560 - 579	222	0.53	42,342,513	0.56
580 - 599	391	0.94	68,259,713	0.90
600 - 619	544	1.30	98,302,239	1.29
620 - 639	916	2.20	163,760,130	2.16
640 - 659	1,349	3.24	251,530,924	3.31
660 - 679	1,812	4.35	355,793,378	4.69
680 - 699	2,624	6.29	534,314,648	7.04
700 - 719	3,377	8.10	662,791,349	8.73
720 - 739	4,413	10.58	849,223,514	11.18
740 - 759	5,613	13.46	1,066,199,523	14.04
760 - 779	6,301	15.11	1,134,103,518	14.93
780 - 799	5,978	14.34	986,388,637	12.99
> 799	7,518	18.03	1,285,564,907	16.93
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

Cover Pool - Rate Type Distribution

Rate Type	Number of Loans	Percentage	Principal Balance	Percentage
Fixed	28,419	68.15	\$ 5,110,359,336	67.29
Variable	13,280	31.85	2,483,770,176	32.71
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

Cover Pool - Occupancy Type Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	37,450	89.81	\$ 6,868,137,747	90.44
Non-Owner Occupied	4,249	10.19	725,991,765	9.56
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

Cover Pool - Mortgage Rate Distribution

Mortgage Rate - %	Number of Loans	Percentage	Principal Balance	Percentage
<1.00	1	0.00	\$ 175,391	0.00
1.00 to 3.99	38,457	92.23	7,140,402,512	94.03
4.00 to 4.49	2,362	5.66	331,752,346	4.37
4.50 to 4.99	581	1.39	82,422,400	1.09
5.00 to 5.49	231	0.55	31,948,663	0.42
5.50 to 5.99	61	0.15	6,746,547	0.09
6.00 to 6.49	6	0.01	681,652	0.01
6.50 to 6.99	-	-	-	-
7.00 to 7.49	-	-	-	-
7.50 to 7.99	-	-	-	-
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

Cover Pool - Loan to Value Distribution

Current LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
0 - 50.00	14,039	33.67	\$ 1,479,424,474	19.48
50.01-55.00	2,730	6.55	475,133,966	6.26
55.01-60.00	2,772	6.65	533,893,097	7.03
60.01-65.00	2,930	7.03	615,261,803	8.10
65.01-70.00	3,955	9.48	850,815,815	11.20
70.01-75.00	6,452	15.47	1,534,629,362	20.21
75.01-80.00	3,178	7.62	730,742,971	9.62
>80.00	5,643	13.53	1,374,228,024	18.10
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

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).

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Cover Pool - Months to Maturity Distribution

<u>Months to Maturity</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
<12	12,975	31.12	\$ 2,097,433,423	27.62
12 to 17	4,040	9.69	764,207,249	10.06
18 to 24	9,243	22.17	1,793,629,281	23.62
25 to 30	4,649	11.15	716,577,609	9.44
31 to 36	1,132	2.71	149,032,246	1.96
37 to 42	3,289	7.89	728,588,070	9.59
43 to 48	2,053	4.92	429,664,334	5.66
49 to 54	3,374	8.09	698,550,979	9.20
55 to 60	944	2.26	216,446,321	2.85
61 to 63	-	-	-	-
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

Cover Pool - Property Type Distribution

<u>Property Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Condominium	6,113	14.66	\$ 955,071,007	12.58
Multi-Residential	1,590	3.81	315,811,378	4.16
Single Family	31,561	75.69	5,874,392,122	77.35
Townhouse	2,435	5.84	448,855,005	5.91
Grand Total	41,699	100.00	\$ 7,594,129,512	100.00

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