

BMO Covered Bond Program Monthly Investor Report

Calculation Date: 31-Dec-16
Date of Report: 18-Jan-17

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

	<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	Negative	Stable

BMO Covered Bond - Series CB5	Aaa	AAA	AAA
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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 \$ 2,418,653,987

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 2,166,203

Total: A+B+C+D+E-Z \$ **2,416,487,784**

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	\$	2,545,951,565	
Number of Mortgage Loans in Pool		14,337	
Average Loan Size	\$	177,579	
Number of Properties		14,337	
Weighted Average Loan to Value (LTV)		67.35%	
Weighted Average Rate		2.83%	
Weighted Average Original Term		56.58	(Months)
Weighted Average Remaining Term		26.74	(Months)
Weighted Average Seasoning		29.84	(Months)

Cover Pool - Demographic Distribution

Province	Number of Loans	Percentage	Principal Balance	Percentage
Alberta	2,139	14.92	\$ 499,612,346	19.62
British Columbia	1,766	12.32	375,848,882	14.76
Manitoba	313	2.18	46,907,620	1.84
New Brunswick	455	3.17	53,410,523	2.10
Newfoundland	502	3.50	68,872,499	2.71
Nova Scotia	500	3.49	65,552,683	2.57
Ontario	5,376	37.50	931,939,968	36.60
Prince Edward Island	99	0.69	11,603,921	0.46
Quebec	2,749	19.17	420,752,042	16.53
Saskatchewan	390	2.72	62,383,869	2.45
Yukon Territories	11	0.08	1,845,513	0.07
Northwest Territories	35	0.24	6,836,156	0.27
Nunavut	2	0.01	385,543	0.02
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

Cover Pool - Credit Score Distribution

Credit Score	Number of Loans	Percentage	Principal Balance	Percentage
<500 or Unavailable	112	0.78	\$ 15,583,040	0.61
500 - 519	45	0.31	8,133,262	0.32
520 - 539	68	0.47	12,322,131	0.48
540 - 559	98	0.68	15,251,622	0.60
560 - 579	144	1.00	24,473,055	0.96
580 - 599	174	1.21	31,843,931	1.25
600 - 619	204	1.42	36,218,966	1.42
620 - 639	300	2.09	55,625,224	2.18
640 - 659	446	3.11	86,537,378	3.40
660 - 679	552	3.85	104,521,521	4.11
680 - 699	845	5.89	164,751,551	6.47
700 - 719	1,013	7.07	197,961,973	7.78
720 - 739	1,321	9.21	253,210,792	9.95
740 - 759	1,771	12.35	335,394,905	13.17
760 - 779	2,000	13.95	365,268,034	14.35
780 - 799	2,275	15.87	401,480,757	15.77
> 799	2,969	20.71	437,373,423	17.18
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

Cover Pool - Rate Type Distribution

Rate Type	Number of Loans	Percentage	Principal Balance	Percentage
Fixed	12,042	83.99	\$ 2,189,465,723	86.00
Variable	2,295	16.01	356,485,842	14.00
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

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Cover Pool - Insured Mortgage Distribution

Occupancy Type	Number of Loans	Percentage	Principal Balance	Percentage
Owner Occupied	13,023	98.83	\$ 2,351,500,208	92.36
Non-Owner Occupied	1,314	9.17	194,451,357	7.64
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

Cover Pool - Mortgage Rate Distribution

Mortgage Rate - %	Number of Loans	Percentage	Principal Balance	Percentage
<1.00	-	-	\$ -	-
1.00 to 3.99	14,097	98.33	2,516,998,382	98.86
4.00 to 4.49	73	0.51	9,393,472	0.37
4.50 to 4.99	94	0.66	11,814,346	0.46
5.00 to 5.49	55	0.38	6,594,013	0.26
5.50 to 5.99	11	0.08	746,956	0.03
6.00 to 6.49	5	0.03	365,321	0.01
6.50 to 6.99	1	0.01	14,998	0.00
7.00 to 7.49	-	-	-	-
7.50 to 7.99	1	0.01	24,077	0.00
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

Cover Pool - Loan to Value Distribution

Current LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
0 - 50.00	4,606	32.13	\$ 454,273,404	17.84
50.01-55.00	762	5.31	120,435,078	4.73
55.01-60.00	849	5.92	160,895,386	6.32
60.01-65.00	1,073	7.48	207,547,103	8.15
65.01-70.00	1,429	9.97	301,963,787	11.86
70.01-75.00	1,685	11.75	362,364,742	14.23
75.01-80.00	922	6.43	186,226,878	7.31
>80.00	3,011	21.00	752,245,186	29.55
Grand Total	14,337	100.00	\$ 2,545,951,565	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)

Cover Pool - Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
<12	3,258	22.72	\$ 416,537,632	16.36
12 to 17	2,146	14.97	416,532,405	16.36
18 to 24	2,016	14.06	368,949,520	14.49
25 to 30	2,423	16.90	442,321,410	17.37
31 to 36	1,121	7.82	211,877,636	8.32
37 to 42	1,795	12.52	339,801,900	13.35
43 to 48	410	2.86	79,095,496	3.11
49 to 54	158	1.10	28,217,975	1.11
55 to 60	1,010	7.04	242,617,592	9.53
61 to 63	-	-	-	-
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

Cover Pool - Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Condominium	2,076	14.48	\$ 324,116,111	12.73
Multi-Residential	573	4.00	100,352,261	3.94
Single Family	10,934	76.26	1,978,533,572	77.71
Townhouse	754	5.26	142,949,620	5.61
Grand Total	14,337	100.00	\$ 2,545,951,565	100.00

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