



Sector Outlook Report 2Q-2023

Ontario Credit Unions and Caisses Populaires

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Notes

The Sector Outlook is published on a quarterly basis and provides analysis and commentary about the economy and most recent financial results reported by credit unions and caisses populaires in the Ontario sector.

Throughout this document, unless specifically indicated otherwise, references to credit unions means both credit unions and caisses populaires.

Disclaimer

The information presented in this report has been prepared using unaudited financial filings submitted by credit unions to FSRA as of July 21st, 2023 and as such accuracy and completeness cannot be guaranteed. Income Statement results are based on aggregate year-to-date annualized information for each credit union.

Electronic Publication

The Sector Outlook is available in PDF format (readable using Adobe Acrobat Reader) and can be downloaded from the Publications section on the Credit Unions and Caisses Populaires page on FSRA's website at www.fsrao.ca.

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Contents

1. Financial Highlights	4
A. Income Statement	
B. Balance Sheet	
C. Capital Ratios	
D. Key Measures and Ratios	
2. Sector Key Financial Trends	5
A. Table 1: Selected Growth Trends	
B. Table 2: Selected Performance Trends	
C. Table 3: Efficiency Ratio and Return on Assets	
D. Table 4: Loan Growth	
E. Table 5: Loan Delinquencies: Greater than 30 days	
F. Table 6: Loan Yields	
G. Table 7: Deposit Growth	
H. Table 8: Liquidity, Total Borrowings and Securitization	
3. FSRA Observations 2Q-2023	7
4. Economic Overview	8
5. Sector Consolidation and Profitability	10
6. Capital	11
7. Liquidity and Efficiency	12
8. Credit Quality and Growth	13
9. Sector Income Statements	14
10. Sector Balance Sheets	15

Financial Highlights

	Ontario Sector			
	2Q-2023*	1Q-2023	2Q-2022	
Income Statement (% average assets)				
Net Interest Income	1.52 ¹	1.48	2.02	
Loan Costs	0.01 ¹	0.03	-0.01	
Other Income	0.39 ³	0.42	0.39	
Non-Interest Expense	1.66 ³	1.65	1.63	
Taxes	0.04 ¹	0.05	0.15	
Net Income	0.20 ¹	0.18	0.65	
Balance Sheet (\$ billions; as at quarter end)				
Assets	93.0 ¹	92.0	87.4	
Loans	81.2 ¹	80.0	75.6	
Deposits	71.8 ¹	71.0	69.0	
Members' Equity & Capital	6.61 ¹	6.59	6.21	
Capital Ratios (%)				
Leverage	6.79 ³	6.85	6.72	
Risk Weighted	13.35 ³	13.55	13.15	
Key Measures and Ratios (% except as noted)				
Return on Regulatory Capital	2.83 ¹	2.59	9.24	
Liquidity Ratio	11.0 ³	11.3	11.7	
Efficiency Ratio (before dividends/rebates)	84.7 ¹	85.7	65.9	
Efficiency Ratio	87.5 ¹	87.8	67.3	
Mortgage Loan Delinquency>30 days	0.38 ³	0.32	0.23	
Commercial Loan Delinquency>30 days	0.47 ¹	0.67	0.57	
Total Loan Delinquency>30 days	0.41 ¹	0.44	0.33	
Total Loan Delinquency>90 days	0.16 ¹	0.17	0.15	
Asset Growth (from last quarter)	1.07 ³	1.30	2.94	
Loan Growth (from last quarter)	1.57 ¹	1.01	3.91	
Deposit Growth (from last quarter)	1.08 ³	1.18	2.75	
Credit Unions (number)	58 ⁴	60	60	
Membership (thousands)	1,766 ¹	1,764	1,738	
Average Assets (\$ millions, per credit union)	1,616 ¹	1,571	1,323	
	Better ¹	Neutral ²	Worse ³	Not Meaningful ⁴

* Trends are current quarter to last quarter

Sector Key Financial Trends

Table #1 - Selected Growth Trends

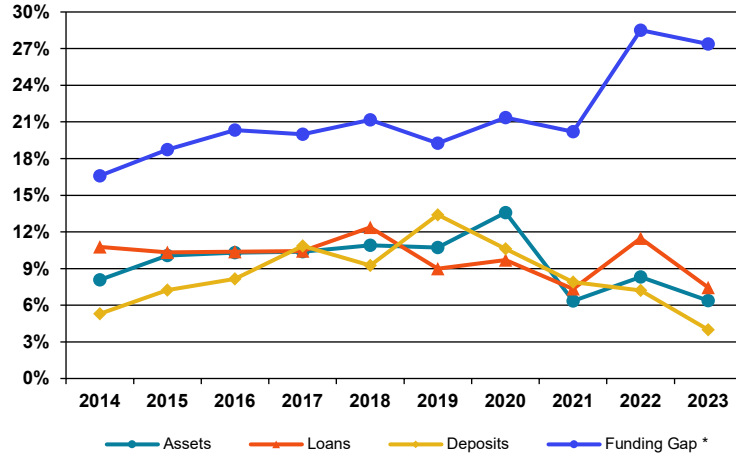


Table #2 - Selected Performance Trends

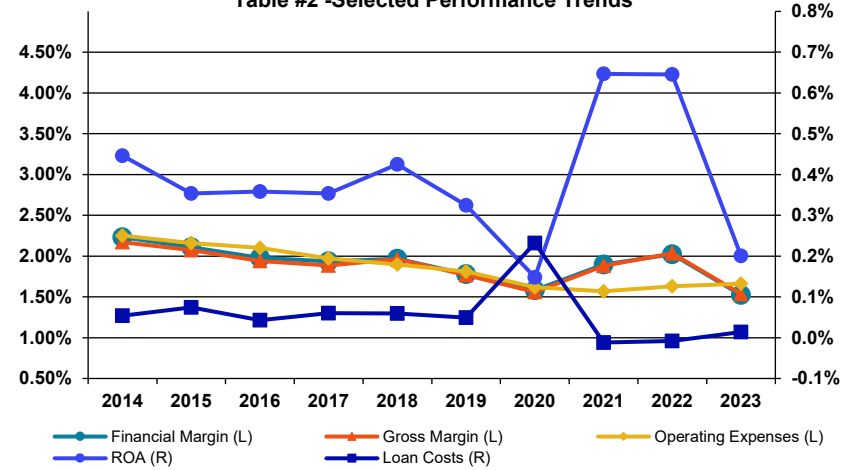


Table #3 - Efficiency Ratio and Return on Assets

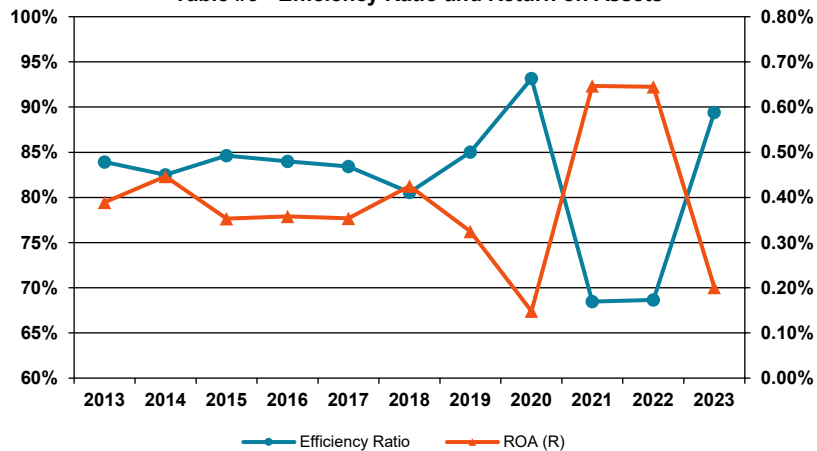
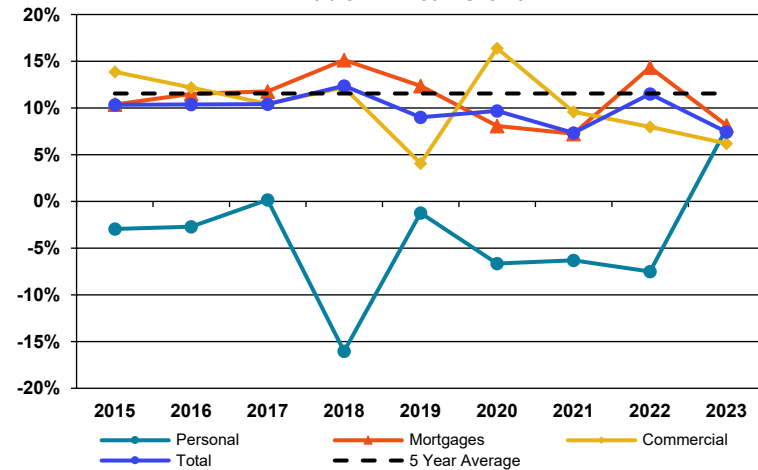


Table #4 - Loan Growth



Sector Key Financial Trends (Continued)

Table #5 - Loan Delinquencies - Greater than 30 days

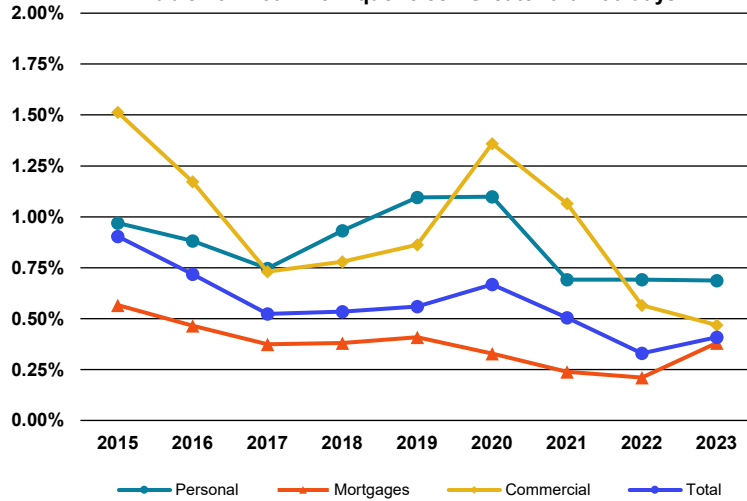


Table #6 - Loan Yields

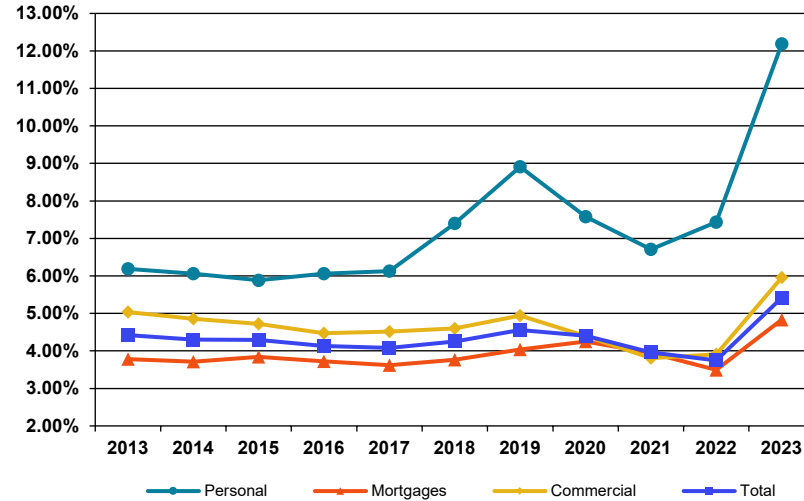


Table #7 - Deposit Growth

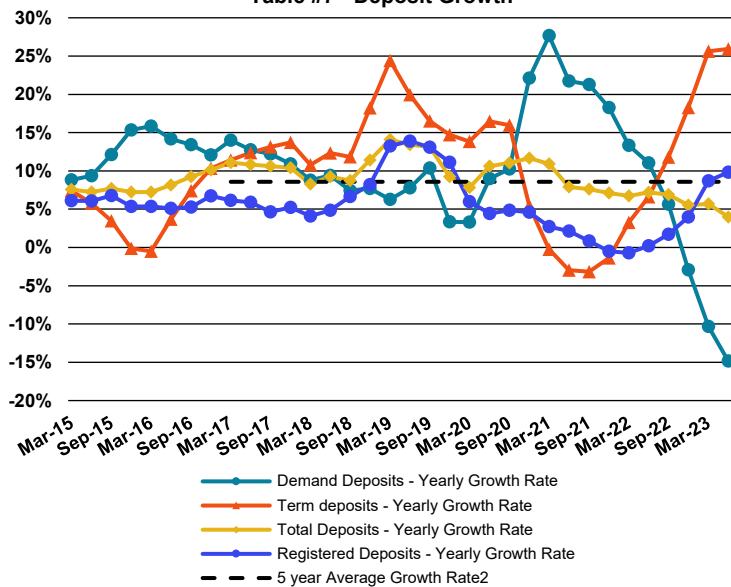
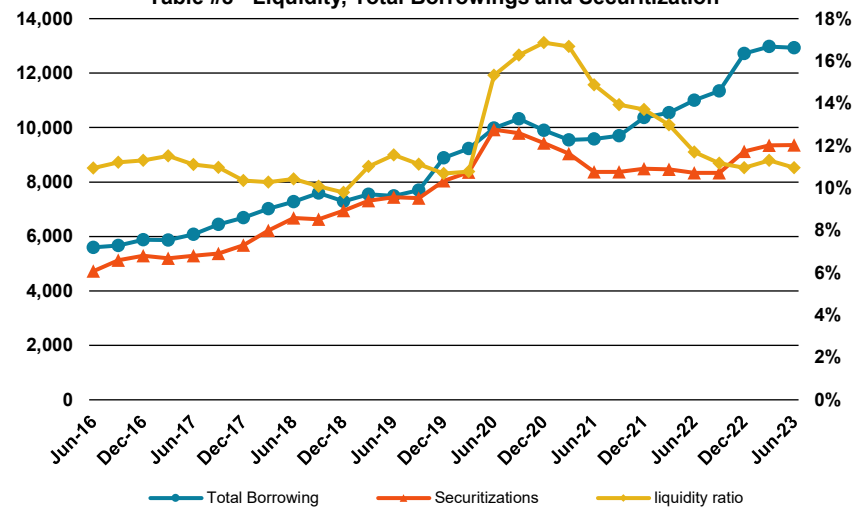


Table #8 - Liquidity, Total Borrowings and Securitization



FSRA Observations 2Q-2023

- To accommodate reporting of consolidated capital ratios pursuant to FSRA Rule 2021-002: Capital Adequacy Requirements for Credit Unions and Caisses Populaires, credit unions with consolidating subsidiaries were required to report consolidated data each fiscal quarter beginning with September 30th, 2022 filings. Prior period data has not been restated; FSRA notes the effect of this is not considered significant at the sector level.
- The sector included 58 institutions in 2Q-2023, a decrease of two from last quarter and the year earlier quarter.
- Profitability in 2Q-2023 was 20 bps, 45 bps below last year. Higher loan interest and lower income taxes were more than offset by higher interest expenses and borrowing costs. Profitability improved 2 bps from last quarter, however credit quality of mortgage portfolios (refer below) continued to deteriorate as housing markets and mortgage affordability were challenged, inflation remained high but showed some signs of moderation and elevated interest rates squeezed margins.
- Over 30-day delinquency on residential mortgages (which at \$52.4 billion represent 56.4% of sector assets) was 38 bps, up 15 bps year over year and 6 bps from last quarter. Delinquency on commercial loans (which at \$23.9 billion represent 25.7% of sector assets) was 47 bps, down 10 bps year over year and 20 bps from last quarter. Total loan delinquency was 41 bps, up 8 bps year over year but down 3 bps quarter over quarter.
- At 2Q-2023 end, sector assets totaled \$93.0 billion, reflecting a year over year increase of \$5.6 billion (up 6.4%). Residential mortgage loans grew \$3.9 billion (up 8.1%) but recent growth is well below historical rates as prices and volumes weakened and borrowing costs increased from levels earlier in the 12 month period; commercial loans grew \$1.4 billion (up 6.2%) and cash/investments fell \$0.2 billion (down 1.6%).
- Liquidity remained strong at 11.0% at 2Q-2023 end but was 70 bps below the year earlier period.
- Year over year growth in retained earnings (4.4%) lagged growth in total assets (6.4%). Investment shares (up \$220 million or 8.7% year over year) represent a significant source of funding (\$2.8 billion or 41.7% of capital in 2Q-2023, compared to 40.8% in 2Q-2022).

Economic Overview

Bank of Canada

In its July 12th meeting, the Bank of Canada increased its target for the overnight rate to 5%, with the Bank Rate at 5¼% and the deposit rate at 5%. The Bank said it was continuing its policy of quantitative tightening and in its release said the following.

“Global inflation is easing, with lower energy prices and a decline in goods price inflation. However, robust demand and tight labour markets are causing persistent inflationary pressures in services. Economic growth has been stronger than expected, especially in the United States, where consumer and business spending has been surprisingly resilient. After a surge in early 2023, China’s economic growth is softening, with slowing exports and ongoing weakness in its property sector. Growth in the euro area is effectively stalled: while the service sector continues to grow, manufacturing is contracting. Global financial conditions have tightened, with bond yields up in North America and Europe as major central banks signal further interest rate increases may be needed to combat inflation.”

“The Bank’s July Monetary Policy Report (MPR) projects the global economy will grow by around 2.8% this year and 2.4% in 2024, followed by 2.7% growth in 2025.”

“Canada’s economy has been stronger than expected, with more momentum in demand. Consumption growth has been surprisingly strong at 5.8% in the first quarter. While the Bank expects consumer spending to slow in response to the cumulative increase in interest rates, recent retail trade and other data suggest more persistent excess demand in the economy. In addition, the housing market has seen some pickup. New construction and real estate listings are lagging demand, which is adding pressure to prices. In the labour market, there are signs of more availability of workers, but conditions remain tight, and wage growth has been around 4-5%. Strong population growth from immigration is adding both demand and supply to the economy: newcomers are helping to ease the shortage of workers while also boosting consumer spending and adding to demand for housing.”

“As higher interest rates continue to work their way through the economy, the Bank expects economic growth to slow, averaging around 1% through the second half of this year and the first half of next year. This implies real GDP growth of 1.8% in 2023 and 1.2% in 2024. The economy will move into modest excess supply early next year before growth picks up to 2.4% in 2025.”

“Inflation in Canada eased to 3.4% in May, a substantial and welcome drop from its peak of 8.1% last summer. While CPI inflation has come down largely as expected so far this year, the downward momentum has come more from lower energy prices, and less from easing underlying inflation. With the large price increases of last year out of the annual data, there will be less near-term downward momentum in CPI inflation. Moreover, with three-month rates of core inflation running around 3½-4% since last September, underlying price pressures appear to be more persistent than anticipated. This is reinforced by the Bank’s business surveys, which find businesses are still increasing their prices more frequently than normal.”

“In the July MPR projection, CPI inflation is forecast to hover around 3% for the next year before gradually declining to 2% in the middle of 2025. This is a slower return to target than was forecast in the January and April projections. Governing Council remains concerned that progress towards the 2% target could stall, jeopardizing the return to price stability.”

“In light of the accumulation of evidence that excess demand and elevated core inflation are both proving more persistent, and taking into account its revised outlook for economic activity and inflation, Governing Council decided to increase the policy interest rate to 5%. Quantitative tightening is complementing the restrictive stance of monetary policy and normalizing the Bank’s balance sheet. Governing Council will continue to assess the dynamics of core inflation and the outlook for CPI inflation. In particular, we will be evaluating whether the evolution of excess demand, inflation expectations, wage growth and corporate pricing behaviour are consistent with achieving the 2% inflation target. The Bank remains resolute in its commitment to restoring price stability for Canadians.”

The Bank’s next scheduled date for announcing the overnight rate target is September 6, 2023.

Household Debt

Statistics Canada reported on June 12th, 2023 that the amount Canadians owe relative to their income rose in the first quarter of the year as disposable income fell and debt levels continued to rise.

The agency says that on a seasonally adjusted basis, household credit market debt as a proportion of household disposable income rose to 184.5 per cent in the first quarter, up from 181.7 per cent (restated) in the fourth quarter of 2022.

Housing Markets

On July 6th, 2023 Toronto Region Real Estate Board (TRREB) reported that June 2023 home sales and average selling prices in the Greater Toronto Area remained above last year’s level. However, it provided the following color: “The demand for ownership housing is stronger than last year, despite higher borrowing costs. With this said, home sales were hampered last month by uncertainty surrounding the Bank of Canada’s outlook on inflation and interest rates. Furthermore, a persistent lack of inventory likely sidelined some willing buyers because they couldn’t find a home meeting their needs.”

On a year over year basis, TREBB said sales of 7,481 increased (by 1,059 or 16.5%) despite that new listings of 15,865 were down (by 488 or 3.0%). Fewer listings relative to sales meant there was more competition among buyers, supporting a slight improvement in average selling price in June 2023 (\$1,182 thousand) from the year earlier (up \$36 thousand or 3.1% from \$1,146 thousand).

In its report, TREBB made the following observations.

“A resilient economy, tight labour market and record population growth kept home sales well above last year’s lows. Looking forward, the Bank of Canada’s interest rate decision this month and its guidance on inflation and borrowing costs for the remainder of 2023 will help us understand how much sales and price will recover beyond current levels,” said TRREB Chief Market Analyst Jason Mercer.

“GTA municipalities continue to lag in bringing new housing online at a pace sufficient to make up for the current deficit and keep up with record population growth. Leaders at all levels of government, including the new mayor-elect of Toronto, have committed to rectifying the housing supply crisis. We need to see these commitments coming to fruition immediately, or we will continue to fall further behind each month,” stressed TRREB CEO John DiMichele. “In addition to the impact of the listing shortage, housing affordability is also hampered on an ongoing basis by taxation and fees associated with home sales and construction as well as the general level of taxation impacting households today. Going forward, we need to look at all of the factors influencing the household balance sheet and people’s ability to house themselves,” continued DiMichele.

Sector Consolidation

There were 58 institutions in 2Q-2023, a decrease of two from the year earlier and previous quarter. Average assets per institution were \$1.6 billion (up \$293 million or 22.1% year over year) reflecting organic growth and consolidations.

Profitability

2Q-2023 vs 2Q-2022

As shown in Tables 2 and 3, return on average assets in 2Q-2023 was 20 bps, down 45 bps from 65 bps in the year earlier quarter. Higher loan interest (up 109 bps to 3.87%) and lower taxes (down 11 bps to 4 bps) were more than offset by increased interest expense on deposits (up 127 bps to 2.11%) and borrowings (up 29 bps to 53 bps).

Six of 58 institutions had negative returns on assets. FSRA closely monitors those that are unprofitable, identifies core challenges and works with credit unions to develop strategies to restore profitability.

2Q-2023 vs 1Q-2023

Sector profitability increased 2 bps (from 18 bps) from last quarter reflecting increases in loan interest of 12 bps (from 3.75%) and investment income of 11 bps (from 28 bps), mostly offset by increased interest expense on deposits of 16 bps (from 1.95%) and decreased other income of 3 bps (from 42 bps).

1Q-2023 Ontario Sector vs 1Q-2023 Canadian Sector*

Ontario sector profitability of 18 bps was 8 bps below the Canadian sector's of 26 bps.

*As reported by Canadian Credit Union Association; including Ontario sector

Capital

2Q-2023 vs 2Q-2022

Sector capital increased to \$6.6 billion (up \$393 million or 6.3%) from the year earlier quarter and was comprised of:

- Retained earnings of \$3.9 billion (up \$165 million or 4.4%);
- Investment and patronage shares of \$2.8 billion (up \$220 million or 8.7%); and
- Membership shares unchanged at \$56 million.

As a percent of risk weighted assets, sector capital was 13.35%, up 20 bps from the year earlier quarter. Leverage was 6.79%, up 7 bps from the year earlier quarter.

2Q-2023 vs 1Q-2023

Sector capital increased by \$13 million (0.2% from \$6.6 billion) from last quarter as retained earnings, investment and membership shares were largely unchanged.

Compared to the previous quarter, sector capital as a percent of risk weighted assets decreased 20 bps (from 13.55%); leverage also decreased 6 bps (from 6.85%).

Liquidity (including Securitization)

2Q-2023 vs 2Q-2022

As shown in Tables 7 and 8, sector deposits increased by \$2.8 billion (up 4.0% to \$71.8 billion), securitizations increased by \$1.0 billion (up 12.2% to \$9.4 billion) and borrowings increased by \$0.9 billion (up 34.4% to \$3.6 billion), a net increase of \$4.7 billion (up 5.9% to \$84.7 billion) from the year earlier. However, liquid assets decreased \$0.1 billion (down 0.8% to \$9.3 billion) resulting in a decrease in liquidity to 11.0% (down 70 bps from 11.7% in 2Q-2022).

In 2Q-2023, 23 institutions (21 credit unions and 2 caisses populaires) with total assets of \$86.3 billion (or 95.1% of sector assets) participated in securitization programs.

2Q-2023 vs 1Q-2023

Sector deposits increased by \$0.8 billion (up 1.1% from \$71.0 billion), however securitizations (at \$9.3 billion) and borrowings (at \$3.6 billion) were unchanged from last quarter. Liquid assets decreased by \$0.2 billion (down 2.1% from \$9.5 billion) resulting in a decrease of 30 bps in liquidity (from 11.3%).

Efficiency Ratio (before dividends/interest rebates)

2Q-2023 vs 2Q-2022

As shown in Table 3, the sector efficiency ratio deteriorated to 84.7% (increasing 18.8 percentage points from 65.9%) from the year earlier quarter.

2Q-2023 vs 1Q-2023

Compared to last quarter, sector efficiency improved by 1.0 percentage point (from 85.7%).

1Q-2023 Ontario Sector vs. 1Q-2023 Canadian Sector

Non-interest expense as a percent of average assets for the Ontario sector (1.65%) was 19 bps better than the Canadian sector (1.84%). However, Ontario sector efficiency ratio (85.7%) was 6.8 percentage points worse than the Canadian sector (78.9%). This relative performance is worse than in 1Q-2022 when at 63.2%, the Ontario sector was 8.1 percentage points better than the Canadian sector (71.3%).

Credit Quality (delinquency greater than 30 days)

2Q-2023 vs 2Q-2022

As shown in Table 5, total loan delinquency increased to 41 bps (up 8 bps from 33 bps) compared to the year earlier quarter. Residential mortgage loan delinquency increased to 38 bps (up 15 bp from 23 bps) and commercial loan delinquency decreased to 47 bps (down 10 bps from 57 bps).

2Q-2023 vs 1Q-2023

Compared to last quarter, total loan delinquency decreased by 3 bps (from 44 bps) reflecting increased delinquency in residential mortgage loans of 6 bps (from 32 bps) offset by decreases in commercial loans of 20 bps (from 67 bps).

Growth

2Q-2023 vs 2Q-2022

Total sector assets increased to \$93.0 billion (up \$5.6 billion or 6.4%) compared to the year earlier quarter. This reflects increases in residential mortgage loans to \$52.4 billion (up \$3.9 billion or 8.1%) and commercial loans to \$23.9 billion (up \$1.4 billion or 6.2%), offset by decreased cash/investments of \$10.2 billion (down \$0.2 billion or 1.6%).

2Q-2023 vs 1Q-2023

Total sector assets increased by \$1.0 billion (1.1% from \$92.0 billion) from last quarter reflecting increases in residential mortgage loans of \$565 million (1.1% from \$51.9 billion) and commercial loans of \$598 million (2.6% from \$23.3 billion), offset by decreases in cash/investments of \$345 million (3.3% from \$10.6 billion).

1Q-2023 Ontario Sector vs 1Q-2023 Canadian Sector

Ontario sector growth in total assets (8.3%) exceeded the Canadian sector's growth (5.4%) reflecting higher growth in residential mortgage loans of 14.6% (compared to 7.3%) offset by lower growth in commercial loans of 1.3% (compared to 5.8%) and agricultural loans of 2.8% (compared to 6.0%).

Sector Income Statements

% of Average Assets (except as noted)	Ontario Sector			Canadian Sector ¹
	2Q-2023	1Q-2023	2Q-2022	1Q-2023
Interest and Investment Income				
Loan Interest	3.87%	3.75%	2.78%	3.65%
Investment Income	0.39%	0.28%	0.40%	0.48%
Total Interest and Investment Income	4.26%	4.03%	3.18%	4.12%
Interest and Dividend Expense				
Interest Expense on Deposits	2.11%	1.95%	0.84%	2.04%
Rebates/Dividends on Share Capital	0.05%	0.03%	0.04%	0.00%
Dividends on Investment/Other Capital	0.01%	0.01%	0.01%	0.08%
Other Interest Expense	0.53%	0.52%	0.24%	0.21%
Total	0.63%	0.60%	0.32%	0.29%
Total Interest & Dividend Expense	2.74%	2.55%	1.16%	2.33%
Net Interest & Investment Income	1.52%	1.48%	2.02%	1.80%
Loan Costs	0.01%	0.03%	(0.01%)	0.08%
Net Interest & Investment Income after Loan Costs	1.51%	1.46%	2.03%	1.72%
Other (non-interest) Income	0.39%	0.42%	0.39%	0.45%
Net Interest, Investment & Other Income	1.90%	1.88%	2.42%	2.17%
Non-Interest Expenses				
Salaries & Benefits	0.93%	0.91%	0.91%	
Occupancy	0.13%	0.13%	0.13%	
Computer, Office & Other Equipment	0.18%	0.18%	0.18%	
Advertising & Communications	0.07%	0.07%	0.07%	
Member Security	0.08%	0.08%	0.08%	
Administration	0.20%	0.20%	0.19%	
Other	0.08%	0.08%	0.07%	
Total Non-Interest Expenses	1.66%	1.65%	1.63%	1.84%
Net Income/(Loss) Before Taxes	0.24%	0.23%	0.79%	0.33%
Taxes	0.04%	0.05%	0.15%	0.07%
Net Income/(Loss)	0.20%	0.18%	0.65%	0.26%
Average Assets (Billions)	\$92	\$91	\$85	\$288

¹Summary results as reported by Canadian Credit Union Association; includes Ontario Sector

*Totals may not agree due to rounding

Sector Balance Sheets

As at \$millions

	Sector		
	2Q-2023	1Q-2023	2Q-2022
Assets			
Cash and Investments	10,231	10,576	10,396
Personal Loans	2,014	1,955	1,868
Residential Mortgage Loans	52,441	51,876	48,498
Commercial Loans	23,865	23,267	22,473
Institutional Loans	160	161	147
Unincorporated Association Loans	45	47	50
Agricultural Loans	2,687	2,649	2,556
Total Loans	81,212	79,954	75,592
Total Loan Allowances	204	205	210
Capital (Fixed) Assets	670	652	595
Intangible and Other Assets	1,063	1,010	1,031
Total Assets	92,973	91,987	87,405
Liabilities			
Demand Deposits	27,015	27,615	31,722
Term Deposits	29,689	28,578	23,576
Registered Deposits	15,087	14,831	13,739
Total Deposits	71,790	71,023	69,037
Borrowings	3,579	3,632	2,663
Securitizations	9,354	9,341	8,336
Other Liabilities	1,642	1,397	1,154
Total Liabilities	86,365	85,394	81,190
Members' Equity & Capital			
Membership Shares	56	56	56
Retained Earnings	3,881	3,823	3,716
Other Tier 1 & 2 Capital	2,758	2,764	2,538
AOCI	(87)	(50)	(95)
Total Members' Equity & Capital	6,607	6,594	6,214
Total Liabilities, Members' Equity & Capital	92,973	91,987	87,405

* Totals may not agree due to rounding

Sector Balance Sheets

	Sector		
	2Q-2023 \$millions	% Increase/(Decrease) from 1Q-2023	2Q-2022
Assets			
Cash and Investments	10,231	-3.3%	-1.6%
Personal Loans	2,014	3.0%	7.8%
Residential Mortgage Loans	52,441	1.1%	8.1%
Commercial Loans	23,865	2.6%	6.2%
Institutional Loans	160	-1.0%	8.3%
Unincorporated Association Loans	45	-4.4%	-11.0%
Agricultural Loans	2,687	1.5%	5.1%
Total Loans	81,212	1.6%	7.4%
Total Loan Allowances	204	-0.6%	-2.9%
Capital (Fixed) Assets	670	2.9%	12.7%
Intangible and Other Assets	1,063	5.2%	3.1%
Total Assets	92,973	1.1%	6.4%
Liabilities			
Demand Deposits	27,015	-2.2%	-14.8%
Term Deposits	29,689	3.9%	25.9%
Registered Deposits	15,087	1.7%	9.8%
Total Deposits	71,790	1.1%	4.0%
Borrowings	3,579	-1.5%	34.4%
Securitized Assets	9,354	0.1%	12.2%
Other Liabilities	1,642	17.5%	42.3%
Total Liabilities	86,365	1.1%	6.4%
Members' Equity & Capital			
Membership Shares	56	-0.1%	1.2%
Retained Earnings	3,881	1.5%	4.4%
Other Tier 1 & 2 Capital	2,758	-0.2%	8.7%
Accumulated Other Comprehensive Income	(87)	76.1%	-7.9%
Total Members' Equity & Capital	6,607	0.2%	6.3%
Total Liabilities, Members' Equity & Capital	92,973	1.1%	6.4%

* Totals may not agree due to rounding

Sector Balance Sheets

As a percentage of Total Assets

	Sector			Canadian Sector ¹
	2Q 2023	1Q-2023	2Q-2022	1Q-2023
Assets				
Cash and Investments	11.0%	11.5%	11.9%	15.2%
Personal Loans	2.2%	2.1%	2.1%	3.5%
Residential Mortgage Loans	56.4%	56.4%	55.5%	49.7%
Commercial Loans	25.7%	25.3%	25.7%	24.9%
Institutional Loans	0.2%	0.2%	0.2%	0.9%
Unincorporated Association Loans	0.0%	0.1%	0.1%	0.0%
Agricultural Loans	2.9%	2.9%	2.9%	3.7%
Total Loans	87.4%	86.9%	86.5%	82.8%
Total Loan Allowances	0.2%	0.2%	0.2%	-0.3%
Capital (Fixed) Assets	0.7%	0.7%	0.7%	0.8%
Intangible and Other Assets	1.1%	1.1%	1.2%	1.4%
Total Assets	100.0%	100.0%	100.0%	100.0%
Liabilities				
Demand Deposits	29.1%	30.0%	36.3%	38.1%
Term Deposits	31.9%	31.1%	27.0%	32.1%
Registered Deposits	16.2%	16.1%	15.7%	14.3%
Total Deposits	77.2%	77.2%	79.0%	84.6%
Borrowings	3.8%	3.9%	3.0%	5.7%
Securitizations	10.1%	10.2%	9.5%	
Other Liabilities	1.8%	1.5%	1.3%	2.4%
Total Liabilities	92.9%	92.8%	92.9%	92.7%
Members' Equity & Capital				
Membership Shares	0.1%	0.1%	0.1%	0.5%
Retained Earnings	4.2%	4.2%	4.3%	5.7%
Other Tier 1 & 2 Capital	3.0%	3.0%	2.9%	1.1%
AOCI	-0.1%	-0.1%	-0.1%	-0.1%
Total Members' Equity & Capital	7.1%	7.2%	7.1%	7.2%
Total Liabilities, Members' Equity & Capital	100.0%	100.0%	100.0%	100.0%