



Northern Citadel Bancorp

As Canada recovers from a trying financial climate, the recent resurgence makes way for promising improvements and opportunities in the year ahead. Northern Citadel has compiled stats from various sources - from the Bank of Canada to the US Federal Reserve.

Bank of Canada Interest Rate

April 12, 2011	1.00 %
May 31, 2011	1.00 %
July 19, 2011	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

April 13, 2011	3.00 %
June 1, 2011	3.00 %
July 20, 2011	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

May 29, 2011	5.59 %
June 5, 2011	5.49 %
June 29, 2011	5.39 %

Source: Bank of Canada

**Determinant for high ratio mortgage variable qualifying rate*

US Federal Reserve Board Discount Rate

April 27, 2011	0.00 % - 0.25 %
June 22, 2011	0.00 % - 0.25 %
August 9, 2011	Next meeting date

Source: US Federal Reserve

Exchange Rate \$CDN(\$US)

June 1, 2011	1.024
June 16, 2011	1.021
June 29, 2011	1.033

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	May 25, 2011	June 8, 2011	June 22, 2011
1 year Treasury Bill	1.27 %	1.22 %	1.20 %
3 year Benchmark Bond Yield	1.91 %	1.73 %	1.80 %
5 year Benchmark Bond Yield	2.40 %	2.22 %	2.19 %
10 year Benchmark Bond Yield	3.08 %	3.01 %	2.97 %

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	March 2011	March 2010	April 2011	April 2010	May 2011	May 2010
Newfoundland/Labrador	4,300	6,100	2,300	3,100	3,700	3,700
PEI	600	300	700	400	900	1,400
Nova Scotia	3,200	4,200	3,900	3,600	4,400	4,900
New Brunswick	1,300	3,700	2,500	3,600	3,400	4,900
Quebec	50,500	55,600	45,100	53,700	50,500	48,700
Ontario	74,400	63,200	67,600	64,700	53,000	64,600
Manitoba	4,100	3,900	4,800	3,400	6,300	4,400
Saskatchewan	5,200	4,000	5,900	4,200	5,200	4,300
Alberta	20,800	34,900	21,400	35,700	24,300	27,300
British Columbia	20,100	25,000	24,500	28,300	31,900	24,900
CANADA	184,500	200,900	178,700	200,700	183,600	189,100

Source: CMHC Housing Now - June 2011 and June 2010. This seasonally adjusted data goes through stages of revision at different times of the year.



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Average MLS® Resale Price for Local Markets

City	May 2011	May 2010
Halifax	\$ 263,318	\$ 264,539
Saint John	\$ 182,626	\$ 173,872
Quebec	\$ 254,529	\$ 238,703
Montreal	\$ 318,355	\$ 300,369
Ottawa	\$ 353,046	\$ 334,360
Toronto	\$ 485,520	\$ 446,593
Hamilton/Burlington	\$ 339,573	\$ 315,647
Winnipeg	\$ 248,548	\$ 237,697
Saskatoon	\$ 317,932	\$ 294,516
Regina	\$ 296,838	\$ 252,053
Calgary	\$ 416,055	\$ 417,978
Edmonton	\$ 331,537	\$ 340,723
Vancouver	\$ 831,555	\$ 661,745
Victoria	\$ 527,181	\$ 515,126

Source: Canadian Real Estate Association

Recreational Property Summary

2011 Recreational Property Price Summary Average Price Range by Province**	
Standard Waterfront, Land Access Cottage 1,000 sq feet, 3 bedrooms, 100 foot lot	
PROVINCE	AVERAGE PRICE RANGE 2011
Prince Edward Island	\$150,000
Nova Scotia	\$196,000
Newfoundland	\$100,000
New Brunswick	\$162,000
Quebec	\$250,000 - \$1,000,000
Ontario	\$150,000 - \$750,000
Manitoba	\$250,000 - \$360,000



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Recreational Property Summary

2011 Recreational Property Price Summary Average Price Range by Province**	
Standard Waterfront, Land Access Cottage 1,000 sq feet, 3 bedrooms, 100 foot lot	
PROVINCE	AVERAGE PRICE RANGE 2011
Saskatchewan	\$450,000 - \$500,000
Alberta	\$350,000 - \$400,000
British Columbia	\$330,000 - \$1,000,000
NATIONAL AVERAGE	\$100,000 - \$1,000,000

Source: Royal LePage, May 2011