



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

July 17, 2013	1.00 %
September 4, 2013	1.00 %
October 23, 2013	Next meeting date

Source: Bank of Canada

Bank Prime Lending Rate

July 18, 2013	3.00 %
September 5, 2013	3.00 %
October 24, 2013	Next meeting date

Source: Bank of Canada

Conventional Mortgage - 5 Year Rate*

August 14, 2013	5.14 %
August 28, 2013	5.34 %
September 25, 2013	5.34 %

Source: Bank of Canada

*Determinant for high ratio mortgage variable qualifying rate

US Federal Reserve Board Discount Rate*

July 31, 2013	0.00 % - 0.25 %
September 18, 2013	0.00 % - 0.25 %
October 30, 2013	Next meeting date

Source: US Federal Reserve

*US Federal Reserve has indicated it will now keep this rate until unemployment reaches 6.5%

Exchange Rate \$CDN(\$US)

August 28, 2013	0.9537
September 11, 2013	0.9695
September 25, 2013	0.9696

Source: Bank of Canada



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Government of Canada Bonds

Bond Type	August 28, 2013	September 11, 2013	September 25, 2013
1 year Treasury Bill	1.11%	1.11%	1.07%
3 year Benchmark Bond Yield	1.32%	1.55%	1.42%
5 year Benchmark Bond Yield	1.90%	2.13%	1.89%
10 year Benchmark Bond Yield	2.63%	2.78%	2.57%

Source: Bank of Canada

Total New Housing Starts (Seasonally adjusted and annualized)

Province	June 2013	June 2012	July 2013	July 2012	August 2013	August 2012
Newfoundland/Labrador	3,200	4,700	3,100	4,300	3,100	3,600
PEI	900	1,300	700	1,200	400	1,100
Nova Scotia	2,800	4,100	4,200	2,800	2,300	6,500
New Brunswick	4,600	5,400	2,200	3,700	3,600	3,700
Quebec	35,700	48,100	36,100	50,300	32,700	44,700
Ontario	62,000	73,300	61,400	74,300	69,900	88,000
Manitoba	7,100	5,000	11,300	6,500	5,000	9,000
Saskatchewan	8,600	10,800	8,400	7,500	10,100	8,900
Alberta	38,000	33,500	33,700	31,400	26,900	27,700
British Columbia	30,600	36,500	32,100	26,000	26,200	30,600
CANADA	193,400	222,700	193,000	208,000	180,200	223,800

Source: CMHC Housing Now - September 2012 and September 2013. 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	August 2012	August 2013
Saint John's, NF	\$ 310,462	\$ 334,738
Halifax	\$ 270,170	\$ 272,069
Saint John, NB	\$ 170,057	\$ 176,632
Quebec	\$ 261,419	\$ 268,104
Montreal	\$ 326,019	\$ 327,165
Ottawa	\$ 347,673	\$ 348,822
Toronto	\$ 479,095	\$ 503,094
Hamilton/Burlington	\$ 364,464	\$ 376,284
Winnipeg	\$ 248,301	\$ 261,666
Saskatoon	\$ 320,903	\$ 327,281
Regina	\$ 304,513	\$ 311,860
Calgary	\$ 400,277	\$ 432,576
Edmonton	\$ 334,391	\$ 348,758
Vancouver	\$ 725,086	\$ 784,567
Victoria	\$ 475,550	\$ 479,978

Source: Canadian Real Estate Association

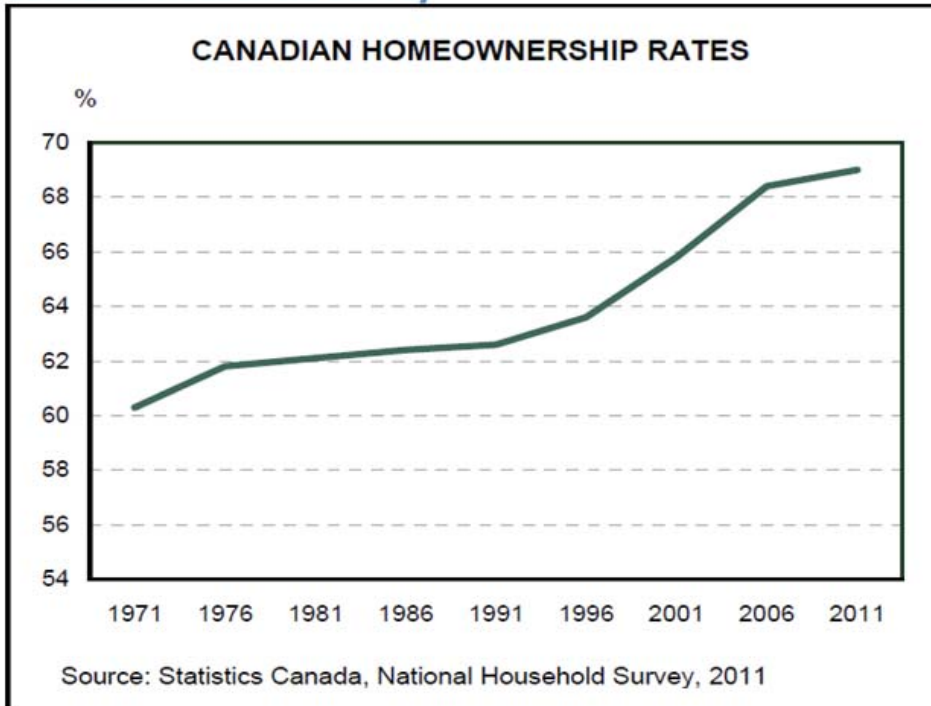


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Canadian Housing Affordability Index

Canadian Household Survey



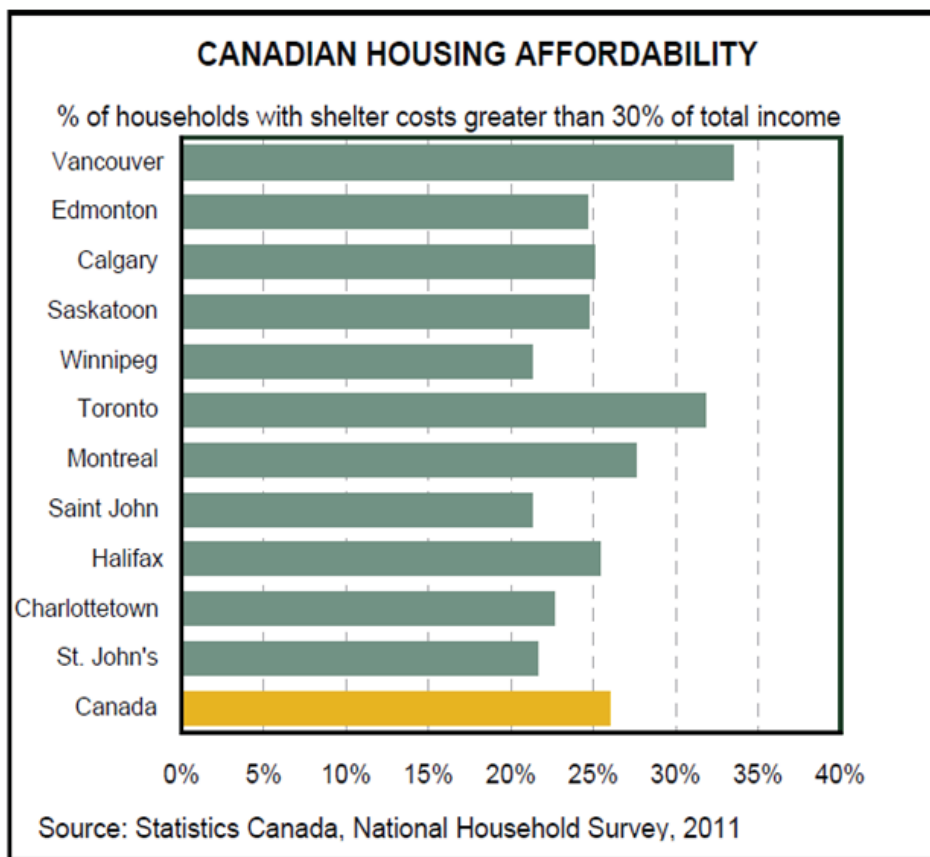


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Canadian Housing Affordability Index

Canadian Household Survey



The measures are based on a 25% down payment, a 25-year mortgage loan at a five-year fixed rate, and are estimated on