Shinhan Bank Canada

Residential Mortgage Disclosure (Q3 2026)

Shinhan Bank Canada Mortgage Loans are available to purchase residential properties, refinance, or renovate existing residential properties. Typically, a minimum of 20% of the purchase price or appraisal value is required for the down payment. In other words, a maximum of 80% of the purchase price or appraisal value, whichever is lower, can be borrowed from Shinhan Bank Canada (the "Bank"). This particular type of mortgage is called a "Conventional Mortgage" and does not require mortgage insurance. Meanwhile, a "High Ratio Mortgage" refers to a mortgage in which the borrower has a down payment of less than 20% of the purchase value. A high ratio mortgage requires mortgage default insurance from CMHC or Genworth Canada, etc. **Currently, the Bank only provides Conventional Residential Mortgage Loans.**

For the greater transparency, clarity and public confidence in the Bank's residential mortgage portfolio, the Bank prepared the Residential Mortgage Disclosure for the third quarter of 2026.

1.Total Amount and Percentage of Residential Mortgage and HELOC

(All Dollar Amounts in CAD 1,000)

Geographic Area	Residential Mortgage				HELOC			
	Insured		Uninsured		Insured		Uninsured	
	Outstanding Bal.	%	Outstanding Bal.	%	Outstanding Bal.	%	Outstanding Bal.	%
Alberta	-	-	3,884	0.5%	-	-	-	0.0%
British Columbia	-	-	159,199	22.4%	-	-	408	14.0%
Ontario	-	-	546,577	77.0%	-	-	2,514	86.0%
Total as of Sep.2026	**-**	**-**	**709,660**	**100%**	**-**	**-**	**2,922**	**100%**
Total as of Q2 2026	**-**	**-**	**722,267**	**100%**	**-**	**-**	**3,153**	**100%**

**Residential Mortgage includes all consumer loans secured by residential real estates.*

2. Average GDS and TDS of newly originated insured and uninsured loans

Remaining Amortization	GDS	TDS
Average	**30.10%**	**39.71%**
Total as of Q2 2026	27.95%	38.11%

** Balance-weighted avg; Non-income qualifying loans are not included.*

GDS (Gross Debt Service Ratio): It is the percentage of gross income required to cover principal, interest and property tax payments. It is calculated by dividing the total annual payments of principal, interest and taxes by the defined gross annual income.
GDS = (Principal + Interest + Property Taxes+ Utility Costs) / Gross Income

TDS (Total Debt Service Ratio): It is the percentage of defined income necessary to cover principal, interest and property tax payments, maintenance fees (if applicable) plus all other payments. It is calculated by taking the total principal, interest and tax payments used in the GDS calculation, adding all annual payments required for installment accounts and dividing by the total gross income.
TDS = (Principal + Interest+ Property Taxes+ Utility Cost + All other annual debt payments) / Gross Income

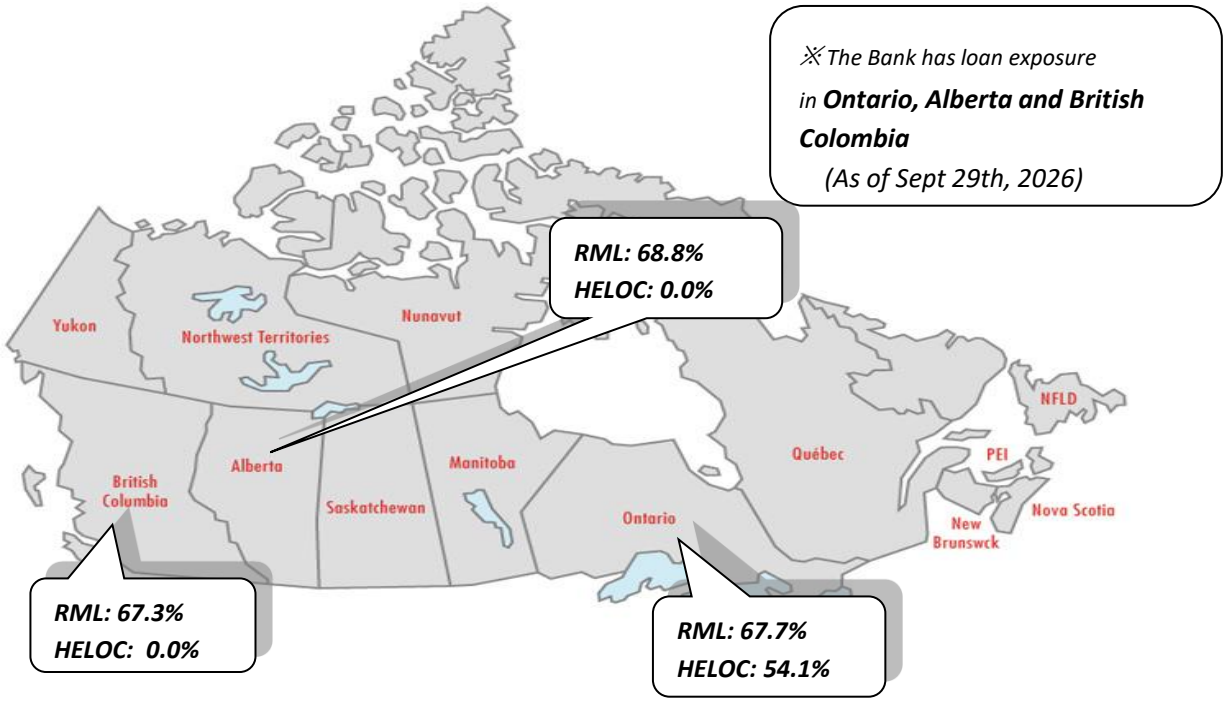
3. Percentage of residential mortgages that fall within various amortization period ranges

Remaining Amortization	1-20 yrs	21-25 yrs	26-30 yrs	More than 30 yrs
As of Sep.2026				
Canada	3.9%	20.9%	75.2%	0.0%
Other Jurisdictions	-	-	-	-
Total as of Q2 2026				
Canada	3.3%	18.9%	77.8%	0.0%
Other Jurisdictions	-	-	-	-

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4. Average LTV of newly originated uninsured loans

Geographic Area	Residential Mortgage		HELOC	
	Uninsured		Uninsured	
	Outstanding Bal.	Average LTV	Authorized Limit	Average LTV
Alberta	**1,622**	**68.8%**	**-**	**0.0%**
Conforming	1,622	68.8%	-	0.0%
Non-Conforming	-	0.0%	-	0.0%
British Columbia	**3,320**	**67.3%**	**-**	**0.0%**
Conforming	3,320	67.3%	-	0.0%
Non-Conforming	-	0.0%	-	0.0%
Ontario	**27,223**	**67.7%**	**90**	**54.1%**
Conforming	27,223	67.7%	90	54.1%
Non-Conforming	-	0.0%	-	0.0%
As of Sep.2026	**32,165**	**67.7%**	**90**	**54.1%**
Total as of Q2 2026	**50,792**	**71.0%**	**350**	**39.1%**



5. The potential Impact on Residential Mortgage Loans and HELOCs in the Event of an Economic Downturn

The Bank regularly performs stress test our portfolio to assess possible impact upon economic downturn.
The test uses variables in a range that is more conservative compared to historica data from past economic downturn events in Canada. These severe stress scenarios are then used to model potential outcomes such as potential loan losses, revenue loss and impact on the Bank's capital. The results show that Shinhan is in a strong capital position to absorb mortgages and HELOC losses in an economic and housing price downturns.