

2024 PUBLIC ACCOUNTABILITY STATEMENT



CANADA
GUARANTY

Service you deserve. People you trust.

www.canadaguaranty.ca

CONTENTS

| | |
|--|----|
| 2024 PUBLIC ACCOUNTABILITY STATEMENT | 3 |
| CORPORATE OVERVIEW SERVICE YOU DESERVE. PEOPLE YOU TRUST. | 3 |
| A MESSAGE FROM OUR PRESIDENT AND CEO | 4 |
| COMMUNITY ENGAGEMENT | 5 |
| ACCESS TO FINANCIAL SERVICES AND SOLUTIONS | 7 |
| OUR EMPLOYEES | 9 |
| TAXES PAID TO ALL GOVERNMENTS | 10 |



2024 PUBLIC ACCOUNTABILITY STATEMENT

This report outlines Canada Guaranty Mortgage Insurance Company's (CGMIC) activities related to community investment, number of employees, and taxes paid in the most recent fiscal year (January 1 to December 31, 2024). This statement fulfills our regulatory requirement as outlined by the Canadian federal government, detailed in section 489.1 of the *Insurance Companies Act*.

A copy of this Public Accountability Statement is available online through the [Canada Guaranty website](https://www.canadaguaranty.ca).



CORPORATE OVERVIEW

Service you deserve. People you trust.

On April 16, 2010, a Canadian private investor group, comprised of the Ontario Teachers' Pension Plan and National Mortgage Guaranty Holdings Inc. (now Smith Financial Corporation), acquired AIG United Guaranty Mortgage Insurance Company Canada. This transaction resulted in the creation of the only 100% Canadian-owned private mortgage insurance company, known as Canada Guaranty Mortgage Insurance Company ("Canada Guaranty").

Canada Guaranty is dedicated to meeting the diverse needs of mortgage professionals and home buyers in Canada. With a commitment to delivering service excellence, Canada Guaranty is proud to offer personalized support, value-added solutions, and a comprehensive suite of mortgage default insurance products to ensure Canadians are provided with greater access to affordable, responsible, and sustainable homeownership.

Canada Guaranty's commitment to supporting a healthy and robust housing market is reflected in the strong government relationships established with the Department of Finance, the Office of the Superintendent of Financial Institutions, and the Bank of Canada. In addition, Canada Guaranty works with various industry associations, including the Mortgage and Title Insurance Association of Canada, Mortgage Professionals Canada, and is a member of the C.D. Howe Institute. Working with governments at the federal and provincial level, together with agencies and industry regulators, Canada Guaranty is dedicated to helping shape Canada's evolving housing finance policies and practices.

In pursuit of our vision to be the preferred default mortgage insurer in Canada, Canada Guaranty is committed to upholding the following standards of excellence:

- **Exceptional Service:** Canada Guaranty offers regional underwriting across the country bringing local expertise, along with industry-leading turnaround time and calls answered directly by experienced decision-makers.
- **Advanced Risk Analytics:** We continue to expand our best-in-class adjudication system and modelling techniques, providing pertinent and timely value-added lender insights and support, combined with advanced portfolio analytics capabilities.
- **Financial Strength:** Together with strong, long-term Canadian ownership, we continue to demonstrate industry-leading financial performance, supported by a current DBRS rating of AA (stable trends).

For more information about Canada Guaranty and the solutions we offer, please visit: www.canadaguaranty.ca

A MESSAGE FROM OUR PRESIDENT AND CEO

Throughout 2024, the Canadian economy and housing market were shaped by a combination of economic and geopolitical pressures. While housing affordability challenges persisted, new measures – including the introduction of 30-year amortizations for all first-time buyers and those purchasing newly built homes, an increase to the insured mortgage purchase price maximum to \$1.5 million (up from \$1 million), and expanded access to refinancing for secondary suite construction – have created significant opportunities to improve housing accessibility. Concurrently, higher interest rates and inflation have continued to influence homebuyers' purchasing decisions, requiring adaptability from lenders, mortgage professionals, and insurers alike.

Homeownership continues to be a foundation for long-term financial security and thriving communities. As provincial and federal housing strategies evolve, we remain dedicated to working closely with our lending partners to offer Canadians solutions that promote sustainable homeownership. By continuing to expand our national and regional relationships, while deepening existing connections, we are increasing access to homeownership through the support of lenders across Canada.

In addition to our industry focus, we were proud to be recognized in 2024 as a Great Place to Work® and, more recently, as one of Canada's Best Workplaces™. These achievements reflect our outstanding team and their dedication to each other, our customers, and the communities we support. Guided by a strong service culture and passion for delivering excellence, we look ahead with purpose as we continue working to help make homeownership a reality for more Canadians.



A stylized, handwritten signature in black ink, appearing to read 'A. Charles'.

Andy Charles
President and Chief Executive Officer
Canada Guaranty Mortgage Insurance Company

COMMUNITY ENGAGEMENT

Across the country, Canada Guaranty remains dedicated to making a positive impact and enriching the lives of others in our communities. Our commitment is demonstrated through corporate contributions and active engagement at local and regional levels. Throughout the organization, employees are encouraged to participate in industry events and support a diverse array of charities and community initiatives.

Over the past year, Canada Guaranty team members were honoured to engage in a wide range of purpose-driven events, contributing to various initiatives led by our industry partners. Below are a few examples of Canada Guaranty's support for these important causes.

Food Banks Canada

In December, Canada Guaranty employees once again rallied together in support of Food Banks Canada and their mission to help individuals and families facing food insecurity nationwide.

To help amplify the impact of our employees' generosity, our leadership team kick-started the campaign with a corporate donation and matched all employee contributions dollar-for-dollar. Thanks to this incredible, collective effort, we're proud to share that this was our most successful employee giving campaign to date – a powerful reflection of our shared commitment to giving back and strengthening the communities in which we live and work.



Strike Out Cancer

One industry. One Cause.

Canada Guaranty was pleased to contribute to and participate in the inaugural *Strike Out Cancer* bowling event, which raised over \$56k for the Princess Margaret Cancer Foundation.

Launched with the goal of uniting the Canadian mortgage industry in support of cancer research, the *Strike Out Cancer* initiative saw tremendous early success and is poised to grow the movement even further in the years ahead.



Wellspring Cancer Support

Canada Guaranty is proud to maintain its strong relationship with Wellspring and the annual *Well Dressed for Spring* event, contributing to the foundation's mission of providing vital programs and services for individuals and families living with cancer. This highly anticipated and engaging event continues to bring people together in support of a cause that touches so many lives.



Holiday Helpers

In the spirit of giving, employees from across the country joined in a variety of fundraising events during the annual *Holiday Spirit Week*.

This special week promotes employee engagement and community impact through activities designed to raise awareness and funds in support of Holiday Helpers. The organization provides personalized holiday packages to families with young children living in low-income situations, helping to brighten the season and bring joy where it's needed most.



United Way Canada

Canada Guaranty was delighted to attend and contribute to a special cultural event hosted by one of our valued industry partners, featuring vibrant performances that celebrated diversity and community spirit.

Proceeds from the evening supported the United Way and its continued efforts to improve lives in our communities.



Medicine Hat Women's Shelter Society

In September, Canada Guaranty was pleased to support a fundraising event hosted by one of our Alberta-based industry partners, benefiting the Medicine Hat Women's Shelter Society.

The Shelter offers safe housing, advocacy, education, and vital resources for individuals affected by family violence. Through its programs, it works to foster social change by promoting respect, dignity, and compassionate support for those in need.



Easter Seals Ontario

Canada Guaranty was proud to sponsor and participate in a charitable fundraiser in June. The event brought together industry members in support of Easter Seals Ontario, an incredible organization dedicated to helping children, youth, and young adults with physical disabilities through advocacy and programs that foster independence and inclusion.



Good Shepherd Ministries

In May, Canada Guaranty had the privilege of sponsoring and attending the Angels Among Us Good Shepherd Gala. Proceeds from the event supported Good Shepherd Ministries™, dedicated to providing shelter, hot meals, and essential services to those experiencing homelessness. Their compassionate work also helps individuals secure stable housing, access medical care and addiction treatment, and assist homeless Veterans in finding a place to call home.



ACCESS TO FINANCIAL SERVICES AND SOLUTIONS

Since 2010, Canada Guaranty has partnered with regional and national mortgage and lending professionals to help over 1.2 million Canadians achieve homeownership.

With a direct impact on the home buyer's ability to purchase a home, each year, Canadians are taking advantage of the added choice and flexibility mortgage insurance provides, including:

- The ability to purchase a home without needing to save for a 20 per cent down payment.
- A comprehensive product suite designed to meet changing homeownership goals.
- More options through affordable premiums, lower down payment requirements, and, for eligible buyers, extended amortization periods of up to 30 years.
- The ability to port or transfer their mortgage insurance between homes anywhere in Canada.

Whether it be a new graduate, a newlywed, a new parent, or someone who is new to Canada, Canada Guaranty's mortgage solutions support every stage of life and a variety of financial circumstances, including products designed to provide mortgage financing for:

- First-time home buyers;
- Borrowers with limited down payment;
- Investment properties;
- Second homes;
- Asset enhancement through value-added home improvements;
- Borrowers who have relocated to Canada; and
- Homeowners wishing to make energy-conscious choices for their home.



For more information about our complete product suite, please visit: <https://www.canadaguaranty.ca/complete-product-suite/>

The Homeownership Solutions Program Helping More Homeowners Stay Homeowners

Most Canadians cannot imagine losing their homes, but unexpected financial difficulties can leave homeowners in a challenging situation. Specifically designed to assist borrowers facing temporary financial hardship, Canada Guaranty's Homeownership Solutions Program provides additional options and critical alternatives to potential foreclosure, offering borrowers the best opportunity for sustainable, long-term homeownership.

Canada Guaranty's Homeownership Solutions Program played a meaningful role in supporting homeowners impacted by wildfires across Canada in 2024.

For more information about the Homeownership Solutions Program, please visit: <https://www.canadaguaranty.ca/homeownership-solutions-program/>

Accessibility

Canada Guaranty continually works to inform affected business areas, update internal policies and guidelines, and review customer-facing technologies to ensure requirements are upheld under the Accessibility for Ontarians with Disabilities Act (AODA).

Creating Value through Continuing Education and Industry Training

At Canada Guaranty, we continually strive to adapt to our evolving market environment and the changing needs of our customers through education. We foster open dialogue and create opportunities for knowledge sharing through ongoing training delivered in the form of:

- Interactive accredited courses (delivered in-person or via live webinar);
- Topical, expert-led industry presentations; and
- Customized regional seminars.

For our customers, these initiatives serve as a valuable resource to help identify housing market demands, gain insights to support personal business objectives, and access solutions to better navigate the circumstances of each unique home buyer.

Please visit the Canada Guaranty Training Centre for an overview of courses available through live presentations at: <https://www.canadaguaranty.ca/training-centre/>

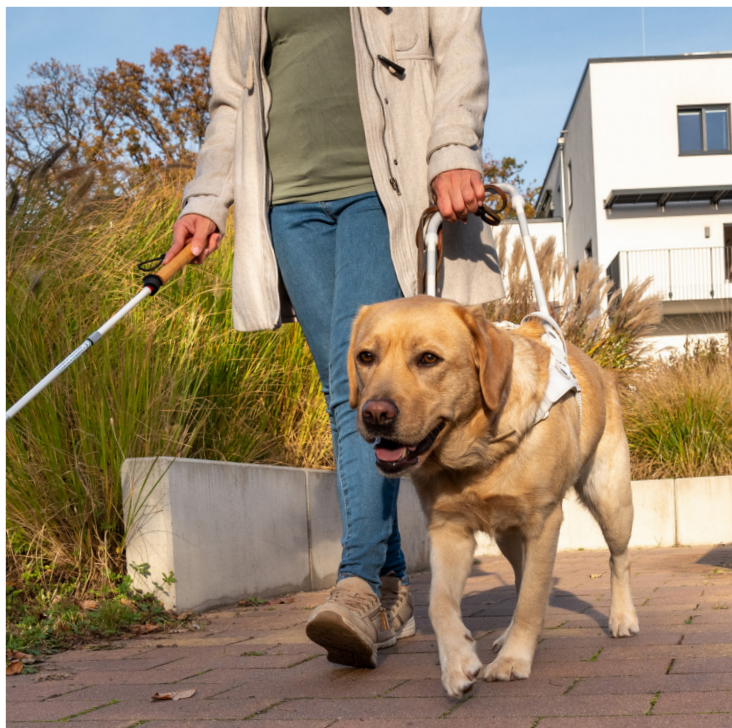
First-Time Home Buyer Resources

Canada Guaranty is pleased to offer helpful resources to support Canadians on their journey toward responsible homeownership.

In addition to seeking the knowledge, experience, and expertise of a qualified mortgage professional, first-time home buyers can also explore Canada Guaranty's First-Time Home Buyer's Workbook. This comprehensive guide provides valuable information about the home buying process, with a focus on:

- What to consider before purchasing a home;
- What to expect throughout the home buying process, and
- How to budget for future maintenance of the home.

For additional information about the First-Time Home Buyer's Workbook, please visit: <https://www.canadaguaranty.ca/first-time-home-buyers-workbook/>





OUR EMPLOYEES

At Canada Guaranty, the professional development of our employees through continued training and educational opportunities is encouraged at all levels. Employees are provided with access to a wealth of internal and external resources and supported by a committed leadership team focused on promoting a strong culture where employees feel valued, connected, and engaged.

Recognizing that the workplace is constantly evolving, Canada Guaranty promotes a work environment that balances producing exceptional results with providing employees the flexibility to enrich their lives.

Canada Guaranty continues to meet increasing demand by providing regional knowledge and local market expertise, delivered through a growing team of risk managers, account executives and underwriters, serving communities across the country.

As of December 31, 2024, Canada Guaranty employed 173 team members, including 170 full-time and 3 part-time employees.

Number of Employees in Canada

| Province | Full-Time | Part-Time | Total |
|--------------------|------------|-----------|------------|
| Alberta | 17 | | 17 |
| British Columbia | 8 | 1 | 9 |
| Manitoba | 1 | | 1 |
| New Brunswick | 2 | 1 | 3 |
| Nova Scotia | 2 | | 2 |
| Ontario | 118 | 1 | 119 |
| Quebec | 21 | | 21 |
| Saskatchewan | 1 | | 1 |
| Grand Total | 170 | 3 | 173 |

TAXES | PAID TO ALL GOVERNMENTS

In 2024, Canada Guaranty paid a total of \$245.3 million in Canadian taxes. This includes \$221.4 million in corporate income taxes and \$24.0 million in premium taxes. The following table outlines the taxes paid to federal and provincial governments throughout the year.

Canada Guaranty Tax Payments for the year ending December 31, 2024

| Region | Income Taxes (\$) | Premium Taxes (\$) | Total (\$) |
|---------------------------|-------------------------|------------------------|-------------------------|
| Federal | 128,169,452.17 | - | 128,169,452.17 |
| Alberta | 18,027,751.23 | 7,138,920.00 | 25,166,671.23 |
| British Columbia | 12,505,500.01 | 3,301,415.84 | 15,806,915.85 |
| Manitoba | 3,555,666.31 | 704,010.00 | 4,259,676.31 |
| New Brunswick | 2,852,210.91 | 484,050.00 | 3,336,260.91 |
| Newfoundland and Labrador | 2,228,000.17 | 588,200.00 | 2,816,200.17 |
| Northwest Territories | 71,708.16 | 14,820.00 | 86,528.16 |
| Nova Scotia | 4,040,724.40 | 914,360.00 | 4,955,084.40 |
| Nunavut | 2,307.90 | 450.00 | 2,757.90 |
| Ontario | 32,287,027.45 | 6,670,710.00 | 38,957,737.45 |
| Prince Edward Island | 809,991.74 | 160,360.00 | 970,351.74 |
| Quebec | 12,660,949.22 | 2,877,416.92 | 15,538,366.14 |
| Saskatchewan | 3,999,199.83 | 1,055,760.00 | 5,054,959.83 |
| Yukon | 152,293.97 | 40,205.16 | 192,499.13 |
| TOTAL | \$221,362,783.49 | \$23,950,677.92 | \$245,313,461.41 |



CANADA
GUARANTY

Service you deserve. People you trust.

Canada Guaranty Mortgage Insurance Company

1 Toronto Street, Suite 400, Toronto, Ontario M5C 2V6

www.canadaguaranty.ca

Main Number 866.414.9109 | National Underwriting Centre 877.244.8422