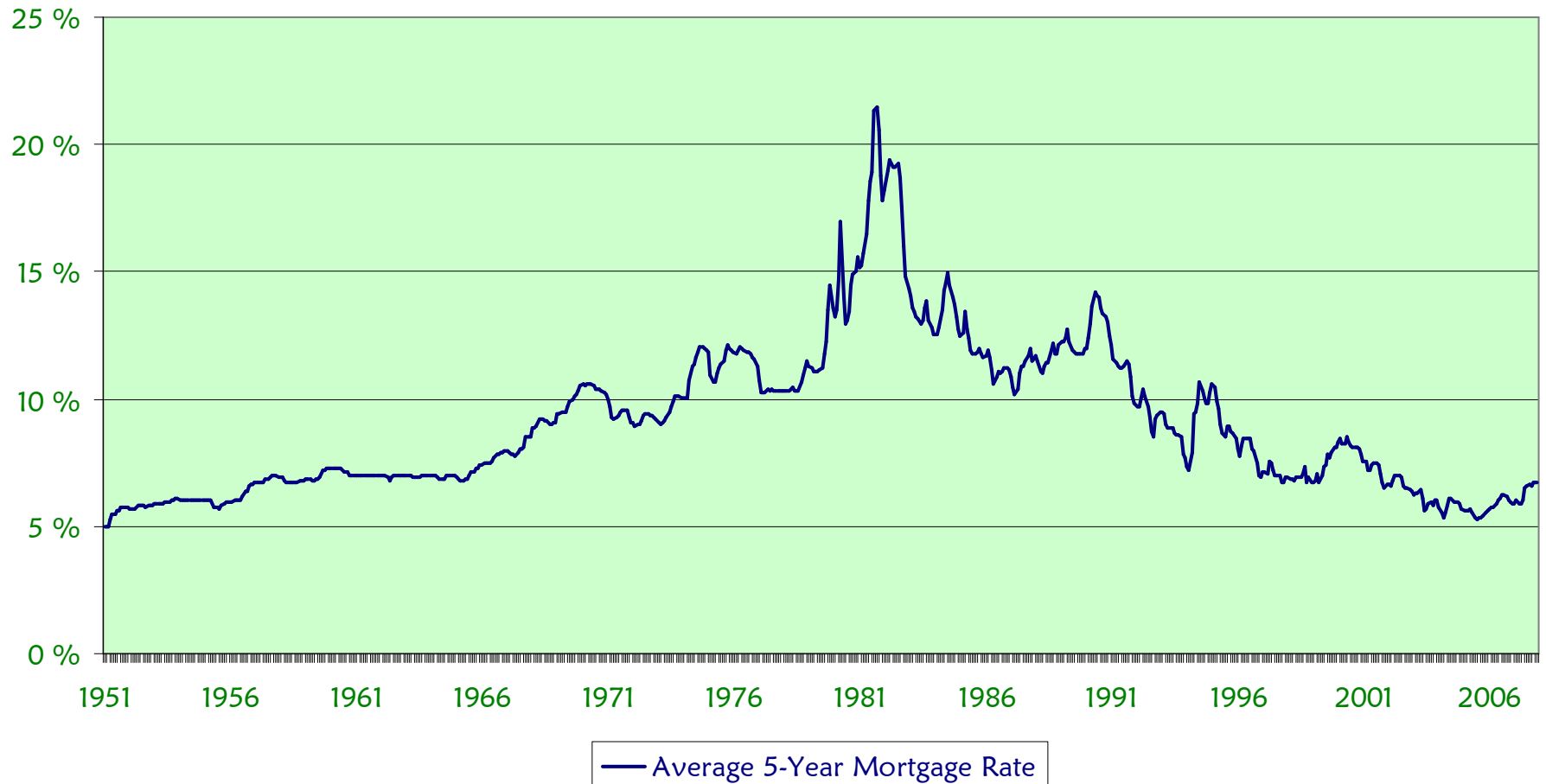


Average Residential Mortgage Lending Rate - 5 Year Term*



Source: Canada Mortgage and Housing Corporation.

* Prior to 1978, the conventional mortgage rate shown is a simple average of rates charged by a number of large institutional lenders, including chartered banks for residential mortgage loans as at mid-month. Between 1967 and 1970 the average rate shown includes rates for twenty-five year mortgages. Prior to 1967, the average rate shown is exclusively for twenty-five year mortgages.