Annex C

Key Statistics of HKMC Mortgage Portfolio (including Mortgage Loans with HKMC's Guarantee)

	Jan-04	Feb-04	Mar-04	
Aggregate				
Number of Approved Sellers / Servicers	38	38	38	
Number of Active Sellers	26	26	26	
Geographical Distribution				
Number of Loans	100,786	99,964	99,702	
Hong Kong	15%	15%	15%	
Kowloon	19%	19%	19%	
NewTerritories	66%	66%	66%	
Outstanding Principal Balance (HK\$million)	48,598	47,721	47,379	
Hong Kong	17%	17%	17%	
Kowloon	19%	19%	19%	
NewTerritories	64%	64%	64%	
90-Day Delinquency Ratio (%)	0.62%	0.59%	0.53%	
Monthly Prepayment (%)				
Full	0.62%	0.57%	0.75%	
Partial	0.11%	0.11%	0.12%	
Weighted Average##				
LTV Ratio at Origination (%)	65.9	66.0	66.0	
Estimated Current LTV Ratio (%)	90.7	85.2	81.2	
DTI at Origination (%)	39.3	39.3	39.3	
Remaining Contractual Term to Maturity (months)	155	154	153	
Seasoning (months)	66	66	67	
Contractual Life (months)	221	220	220	

Key Statistics of Mortgage Insurance Programme

	Jan-04	Feb-04	Mar-04	
Number of Participating Banks	28	28	28	
Accumulated Aggregate				
Applications Received				
Number of Applications	32,868	34,055	35,346	
Total Amount of Mortgage Loans (HK\$ million)	59,948	62,099	64,506	
Average Size of Mortgage Loan (HK\$ million)	1.8	1.8	1.8	
LTV Ratio at Origination (%)				
80% or below	12	12	12	
above 80% and up to 85%	28	28	27	
above 85% and up to 90%	60	60	61	
above 90% and up to 95%		_	_	
Types of Property Transaction				
Primary (%)	33	33	33	
Secondary (%)	67	67	67	
Choice of Premium Payment Method				
Single Payment (%)	95	95	95	
Annual Payment (%)	5	5	5	

^{##} Excluding mortgage loans with co-financing and special arrangements.

Dec-04	Nov-04	Oct-04	Sep-04	Aug-04	Jul-04	Jun-04	May-04	Apr-04
25	25	25	25	25	26	26	26	20
35	35	35	35	35	36	36	36	38
23	23	23	23	23	24	24	24	26
92,274	93,762	94,737	95,480	96,282	96,735	97,053	98,024	99,037
16%	16%	15%	15%	15%	15%	15%	15%	15%
18%	18%	19%	19%	19%	19%	19%	19%	19%
65%	65%	66%	66%	66%	66%	66%	66%	66%
40,090	41,348	42,148	42,910	43,743	44,316	44,856	45,752	46,631
15%	16%	17%	17%	17%	17%	17%	17%	17%
19%	19%	19%	19%	19%	19%	19%	19%	19%
66%	65%	64%	64%	64%	64%	64%	64%	64%
0.36%	0.39%	0.45%	0.47%	0.49%	0.52%	0.52%	0.52%	0.52%
1.25%	1.14%	0.86%	1.01%	0.90%	1.05%	1.23%	1.04%	1.08%
0.08%	0.08%	0.07%	0.08%	0.09%	0.09%	0.12%	0.13%	0.11%
0.00%	0.06%	0.07%	0.06%	0.09%	0.09%	0.1270	0.13%	0.1170
66.1	66.1	66.1	66.1	66.1	66.1	66.1	66.1	66.0
72.5	73.5	75.0	76.7	78.5	78.7	78.7	78.1	78.4
38.9	39.0	38.9	38.9	39.0	39.0	39.1	39.2	39.2
149	149	150	151	151	152	151	152	153
75	74	73	72	71	69	69	69	68
224	223	223	223	222	221	220	221	221
		223	223	222	221	220	221	221
Dec-04	Nov-04	Oct-04	Sep-04	Aug-04	Jul-04	Jun-04	May-04	Apr-04
27	27	27	27	27	28	28	28	28
49,220	47,356	45,217	42,913	40,928	39,424	38,438	37,479	36,470
91,309	87,591	83,331	78,802	74,919	72,087	70,252	68,508	66,648
1.9	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
12	12	12	12	13	12	12	12	12
			25					27
23	24	24		25	26	26	27	
56	57	58	60	61	62	62	61	61
9	7	6	3	1	_	_	_	
28	28	29	30	31	32	32	32	33
72	72	71	70	69	68	68	68	67
95	95	95	95	95	95	95	95	95
5	5	5	5	5	5	5	5	5