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**EQUITY FINANCIAL HOLDINGS INC.**

**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

**First Quarter Ended March 31, 2015**

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Responsibility for Consolidated Financial Statements

The accompanying interim consolidated financial statements for Equity Financial Holdings Inc. (“EQI” or “the Corporation”) have been prepared by management in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”). Estimates and approximations have been made using careful judgment. Recognizing that the Corporation is responsible for both the integrity and objectivity of the interim consolidated financial statements, management is satisfied that these interim consolidated financial statements have been fairly presented.

**EQUITY FINANCIAL HOLDINGS INC.**

**INTERIM CONSOLIDATED BALANCE SHEETS**

**(unaudited)**

	As at	
(\$000s Canadian dollars)	March 31, 2015	December 31, 2014
<b>Assets</b>		
Cash and cash equivalents (Note 6)	\$ 36,462	\$ 33,231
Mortgages receivable, net (Note 7)	294,398	297,375
Current income taxes receivable	216	421
Deferred tax assets (Note 11)	856	641
Other assets (Note 9)	433	599
Property, plant and equipment	550	607
Intangible assets	1,961	2,079
	<b>\$ 334,876</b>	<b>\$ 334,953</b>
<b>Liabilities and Shareholders' Equity</b>		
<b>Liabilities</b>		
Customer deposits (Note 8)	\$ 236,496	\$ 235,597
Deferred tax liabilities (Note 11)	550	567
Deferred share unit liability (Note 13)	644	375
Other liabilities (Note 10)	2,398	3,563
	<b>240,088</b>	<b>240,102</b>
<b>Shareholders' Equity</b>		
Share capital (Note 12)	33,425	33,401
Contributed surplus	1,945	1,772
Retained earnings	59,418	59,678
	<b>94,788</b>	<b>94,851</b>
	<b>\$ 334,876</b>	<b>\$ 334,953</b>

Approved on Behalf of the Board of Directors

*/signed/ - Michael R. Jones*

Director

*/signed/ - Brad R. Kipp*

Director

The accompanying notes and shaded sections of the MD&A are an integral part of these interim consolidated financial statements.

**EQUITY FINANCIAL HOLDINGS INC.**

**INTERIM CONSOLIDATED STATEMENTS OF OPERATIONS AND COMPREHENSIVE LOSS**

**(unaudited)**

	For the three months ended	
	March 31, 2015	March 31, 2014
(\$000s Canadian dollars, except share and per share amounts)		
Interest income	\$ 3,777	\$ 5,433
Interest expense	(1,281)	(1,985)
Net interest income	2,496	3,448
Increase in provision for credit losses (Note 7)	(32)	(58)
Net interest income, including provision for credit losses	2,464	3,390
Other income	297	378
Net interest income and other income, including provision for credit losses	2,761	3,768
Non-interest expenses (Note 16)		
Staffing costs	1,814	2,427
Other expenses	1,234	6,033
Total non-interest expenses	3,048	8,460
<b>Loss before income taxes</b>	<b>(287)</b>	<b>(4,692)</b>
Income tax expense (recovery) (Note 11)		
Current	205	(279)
Deferred	(232)	(918)
	(27)	(1,197)
<b>Net loss and total comprehensive loss</b>	<b>\$ (260)</b>	<b>\$ (3,495)</b>
<b>Net loss per common share</b>		
Basic loss per share	\$ (0.03)	\$ (0.37)
Diluted loss per share	\$ (0.03)	\$ (0.37)
<b>Weighted average number of common shares outstanding</b>		
Basic	9,528,241	9,347,924
Diluted	9,537,648	9,444,227

The accompanying notes and shaded sections of the MD&A are an integral part of these interim consolidated financial statements.

**EQUITY FINANCIAL HOLDINGS INC.**

**INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY**

**(unaudited)**

(\$000s Canadian dollars, except share amounts)	For the three months ended March 31, 2015 and 2014				
	Share Capital		Contributed	Retained	Total
	Number	Amount	Surplus	Earnings	Shareholders' Equity
<b>Balance as at December 31, 2014</b>	<b>9,527,508</b>	<b>\$ 33,401</b>	<b>\$ 1,772</b>	<b>\$ 59,678</b>	<b>\$ 94,851</b>
Exercise of stock options (Notes 12 and 13)	2,000	24	(8)	-	16
Net loss	-	-	-	(260)	(260)
Share-based payment expense	-	-	181	-	181
<b>Balance as at March 31, 2015</b>	<b>9,529,508</b>	<b>\$ 33,425</b>	<b>\$ 1,945</b>	<b>\$ 59,418</b>	<b>\$ 94,788</b>
Balance as at December 31, 2013	9,345,840	\$ 31,735	\$ 1,778	\$ 62,597	\$ 96,110
Exercise of stock options (Notes 12 and 13)	2,501	32	(9)	-	23
Net loss	-	-	-	(3,495)	(3,495)
Share-based payment expense	-	-	168	-	168
<b>Balance as at March 31, 2014</b>	<b>9,348,341</b>	<b>\$ 31,767</b>	<b>\$ 1,937</b>	<b>\$ 59,102</b>	<b>\$ 92,806</b>

The accompanying notes and shaded sections of the MD&A are an integral part of these interim consolidated financial statements.

**EQUITY FINANCIAL HOLDINGS INC.**

**INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS**

**(unaudited)**

(\$000s Canadian dollars)	For the three months ended	
	March 31, 2015	March 31, 2014
<b>Operating Activities</b>		
Net loss for the period	\$ (260)	\$ (3,495)
Adjustments to determine cash flows relating to operating activities		
Depreciation of property, plant and equipment	57	56
Amortization of intangible assets	118	114
Share-based payments	181	168
Provision for credit losses	32	58
Changes in operating assets and liabilities		
Income tax recovery	(27)	(1,197)
Income tax paid	-	(7,647)
Decrease (increase) in mortgages receivable	2,945	(2,282)
Increase in customer deposits	899	30,469
Increase (decrease) in deferred share unit liability	269	(594)
Decrease in other assets	166	94
(Decrease) increase in other liabilities	(1,165)	1,408
Cash flows provided by operating activities	<b>3,215</b>	<b>17,152</b>
<b>Financing Activities</b>		
Shares issued pursuant to stock options exercised (Note 12 and 13)	16	23
Cash flows provided by financing activities	<b>16</b>	<b>23</b>
<b>Investing Activities</b>		
Additions to property, plant and equipment	-	(8)
Cash flows used in investing activities	-	(8)
Net increase in cash and cash equivalents during the period	<b>3,231</b>	17,167
Cash and cash equivalents at the beginning of the period	<b>33,231</b>	43,376
Cash and cash equivalents at the end of the period	\$ <b>36,462</b>	\$ 60,543
<b>Supplementary Disclosure of Cash Flow Information</b>		
Cash interest received	\$ <b>3,825</b>	\$ 5,219
Cash interest paid	<b>(1,325)</b>	(845)
Non-Cash Transactions: Deferred share unit grants (Note 13)	<b>290</b>	-

The accompanying notes and shaded sections of the MD&A are an integral part of these interim consolidated financial statements.

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

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**1. Nature of operations**

Equity Financial Holdings Inc. ("EQI" or the "Corporation") is a Canadian financial services company, traded on the Toronto Stock Exchange under the stock symbol EQI. Through its federally regulated and wholly owned subsidiary, Equity Financial Trust Company ("EFT"), the Corporation serves the Canadian alternative mortgage market by offering residential mortgage loans to non-prime and near-prime customers who do not meet the conventional underwriting standards of the major Canadian banks. The Corporation is incorporated and domiciled in Canada with its registered office located at 200 University Avenue, Suite 400, Toronto, Ontario.

**2. Summary of significant accounting policies**

**(a) Basis of preparation**

These interim consolidated financial statements have been prepared in accordance with International Accounting Standard 34, "Interim Financial Reporting" ("IAS 34"), as issued by the International Accounting Standards Board ("IASB"), using the same basis of presentation and accounting policies disclosed in the annual audited consolidated financial statements for the financial year ended December 31, 2014.

These interim consolidated financial statements should be read in conjunction with the Corporation's December 31, 2014 annual audited consolidated financial statements.

These interim consolidated financial statements were authorized for issuance by the Board of Directors of the Corporation on May 12, 2015.

**3. Current and future changes in accounting policies**

The International Accounting Standards Board ("IASB") and the International Financial Reporting Interpretations Committees ("IFRIC") have issued a number of new or revised standards or interpretations that will become effective for future periods and could have a potential implication on the accounting policies of the Corporation. There have been no new or revised pronouncements in addition to those disclosed in the 2014 annual consolidated audited financial statements.

**4. Capital management**

The Corporation's managed capital is comprised of shareholders' equity, which totalled \$94,788 as at March 31, 2015 (December 31, 2014 – \$94,851). Senior management is responsible for managing the Corporation's capital and the main objectives are to ensure the longevity of its capital to support continued operations and to maintain shareholders' return on equity. To achieve these objectives, the Corporation manages capital to meet the regulatory requirements of its subsidiary, EFT, to ensure sufficient resources are available to meet day-to-day operating requirements, to allow it to enhance existing systems and develop new systems, and to have the financial ability to expand the scope of its operations and services. EFT is subject to the regulatory capital requirements governed by the Office of the Superintendent of Financial Institutions of Canada ("OSFI").

EFT's Capital Management Policy governs the quantity and quality of its capital, ensuring it meets minimum regulatory capital requirements, is consistent with the Corporation's risk appetite framework, and supports the Corporation's business plans. Management's internal capital adequacy assessment process is integral to the Corporation's capital planning activities and incorporates a stress testing program that evaluates the impact potential scenarios have on income and capital. Regulatory capital requirements addressed by the policy include the Leverage Ratio ("LR") and risk-based capital ratios (Common Equity Tier 1 ("CET 1"), Tier 1 and Total Capital).

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**4. Capital management (continued)**

Regulatory capital and capital ratios calculations are based on the Capital Adequacy Requirements Guidelines issued by OSFI. The guidelines are based on *Basel III: A global regulatory framework for more resilient banks and banking systems – A Revised Framework* (“Basel III”), which EFT adopted effective January 1, 2013. Under Basel III, capital is calculated two ways during the transitional period ending January 1, 2018. To measure compliance with minimum risk based capital ratio requirements, capital is calculated on the all-in basis, which includes all applicable deductions required by 2019 in the current period.

As at March 31, 2015, EFT held CET 1 on an “all-in” basis of \$85,351, compared to \$85,332 as at December 31, 2014.

**Basel III leverage ratio**

In January 2014, the Basel Committee on Banking Supervision (“BCBS”) released the Basel III leverage ratio framework and disclosure requirements, which replaced the leverage ratio section (Section V) of the Basel III Framework released in December 2010. On October 30, 2014, OSFI issued the final version of the Leverage Requirements Guideline, which transposes leverage requirements issued by the BCBS into OSFI guidance. The Basel III leverage ratio framework requires public disclosure of the leverage ratio beginning first fiscal quarter of 2015. The Basel III leverage ratio replaced the Asset to Capital Multiple. The leverage ratio is currently defined as Tier 1 capital divided by the total exposure measure. The exposure measure is the sum of (a) on-balance sheet exposures; (b) derivative exposures; (c) securities financing transaction (SFT) exposures and (d) off-balance sheet items. Federally regulated deposit-taking institutions are expected to have Basel III leverage ratios that meet or exceed 3%.

The full Basel III Pillar 3 capital and leverage ratio disclosures can be found in pages 17 of the Corporation’s Management Discussion and Analysis (“MD&A”) for the first quarter ended March 31, 2015.

EFT’s regulatory capital, capital and leverage ratios are outlined in the table below.

<b>Capital Disclosures</b>				
<b>As at</b>	<b>March 31, 2015</b>		<b>December 31, 2014</b>	
	<b>All-in</b>	<b>Transitional</b>	<b>All-in</b>	<b>Transitional</b>
<b>Common Equity Tier 1 capital: instruments and reserves</b>				
Directly issued qualifying common share capital plus related stock surplus	33,077	33,077	32,606	32,606
Retained earnings	53,716	53,716	54,183	54,183
<b>Common Equity Tier 1 capital before regulatory adjustments</b>	<b>86,793</b>	<b>86,793</b>	86,789	86,789
<b>Common Equity Tier 1 capital: regulatory adjustments</b>				
Total regulatory adjustments to Common Equity Tier 1	(1,442)	(578)	(1,457)	(291)
<b>Common Equity Tier 1 capital (CET1)</b>	<b>85,351</b>	<b>86,215</b>	85,332	86,498
<b>Tier 1 capital</b>	<b>85,351</b>	<b>86,215</b>	85,332	86,498
<b>Total capital</b>	<b>85,351</b>	<b>86,215</b>	85,332	86,498
<b>Total risk-weighted assets</b>	<b>131,501</b>	<b>132,367</b>	130,181	131,347
<b>Capital ratios</b>				
Common Equity Tier 1 (as percentage of risk-weighted assets)	64.9%	65.1%	65.5%	65.8%
Tier 1 (as percentage of risk-weighted assets)	64.9%	65.1%	65.5%	65.8%
Total capital (as percentage of risk-weighted assets)	64.9%	65.1%	65.5%	65.8%
<b>OSFI all-in target</b>				
Common Equity Tier 1 capital all-in target ratio	7.0%	N/A	7.0%	N/A
Tier 1 capital all-in target ratio	8.5%	N/A	8.5%	N/A
Total capital all-in target ratio	10.5%	N/A	10.5%	N/A
<b>Leverage Ratio Disclosures</b>				
<b>As at</b>	<b>March 31, 2015</b>		<b>December 31, 2014</b>	
Leverage ratio exposure	332,905		329,646	
Leverage ratio (Tier 1 capital/leverage ratio exposure)	25.6%		25.9%	

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**5. Financial instruments**

**(a) Risks associated with financial instruments**

The Corporation, similar to other financial institutions, is exposed to risks related to general economic conditions, operational errors, reliance on third party agents and outsourcing, competition, stock market volatility and government regulation, many of which are beyond the Corporation's direct control. The use of financial instruments exposes the Corporation to credit risk, liquidity risk and interest rate risk. A discussion of the Corporation's financial instruments risk exposures and how it manages those risks can be found in the shaded sections of pages 18 to 21 of the Corporation's MD&A for the first quarter ended March 31, 2015.

(i) Interest rate sensitivity

The Corporation's exposure to interest rate risk results from the difference between the maturity of interest rate sensitive assets and liabilities. The following table shows the gap positions as at March 31, 2015 and December 31, 2014 based on contractual maturities. Figures in brackets represent an excess of liabilities over assets or a negative gap position.

As at March 31, 2015	Floating Rate	Less than 1 Year	1 to 2 Years	Greater than 2 Years	Non-interest Sensitive	Total
<b>Assets:</b>						
Cash and cash equivalents	\$ 36,462	\$ -	\$ -	\$ -	\$ -	\$ 36,462
Effective interest rate	1.18%	-	-	-	-	1.18%
Mortgages receivable, net	-	195,856	66,605	31,937	-	294,398
Effective interest rate	-	5.12%	4.56%	4.37%	-	4.93%
Other assets	-	-	-	-	4,016	4,016
<b>Total assets</b>	<b>\$ 36,462</b>	<b>\$ 195,856</b>	<b>\$ 66,605</b>	<b>\$ 31,937</b>	<b>\$ 4,016</b>	<b>\$ 334,876</b>
<b>Liabilities:</b>						
Customer deposits	\$ -	\$ 168,849	\$ 46,584	\$ 21,063	\$ -	\$ 236,496
Effective interest rate	-	2.14%	2.32%	2.68%	-	2.22%
Other liabilities	-	-	-	-	3,592	3,592
Shareholders' equity	-	-	-	-	94,788	94,788
<b>Total liabilities and shareholders' equity</b>	<b>\$ -</b>	<b>\$ 168,849</b>	<b>\$ 46,584</b>	<b>\$ 21,063</b>	<b>\$ 98,380</b>	<b>\$ 334,876</b>
<b>Interest rate sensitivity gap</b>	<b>\$ 36,462</b>	<b>\$ 27,007</b>	<b>\$ 20,021</b>	<b>\$ 10,874</b>	<b>\$ (94,364)</b>	<b>\$ -</b>
<b>Cumulative gap</b>	<b>\$ 36,462</b>	<b>\$ 63,469</b>	<b>\$ 83,490</b>	<b>\$ 94,364</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Cumulative gap as a percentage of total assets</b>	<b>10.9%</b>	<b>19.0%</b>	<b>24.9%</b>	<b>28.2%</b>	<b>-</b>	<b>-</b>



**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**5. Financial instruments (continued)**

	Floating	Less than	1 to 2	Greater than	Non-interest	
As at December 31, 2014	Rate	1 Year	Years	2 Years	Sensitive	Total
<b>Assets:</b>						
Cash and cash equivalents	\$ 33,231	\$ -	\$ -	\$ -	\$ -	\$ 33,231
Effective interest rate	1.30%	-	-	-	-	1.30%
Mortgages receivable, net	-	205,417	58,651	33,307	-	297,375
Effective interest rate	-	5.32%	4.65%	4.31%	-	5.10%
Other assets	-	-	-	-	4,347	4,347
<b>Total assets</b>	<b>\$ 33,231</b>	<b>\$ 205,417</b>	<b>\$ 58,651</b>	<b>\$ 33,307</b>	<b>\$ 4,347</b>	<b>\$ 334,953</b>
<b>Liabilities:</b>						
Customer deposits	\$ -	\$ 162,177	\$ 46,986	\$ 26,434	\$ -	\$ 235,597
Effective interest rate	-	2.24%	2.28%	2.63%	-	2.24%
Other liabilities	-	-	-	-	4,505	4,505
Shareholders' equity	-	-	-	-	94,851	94,851
<b>Total liabilities and shareholders' equity</b>	<b>\$ -</b>	<b>\$ 162,177</b>	<b>\$ 46,986</b>	<b>\$ 26,434</b>	<b>\$ 99,356</b>	<b>\$ 334,953</b>
Interest rate sensitivity gap	\$ 33,231	\$ 43,240	\$ 11,665	\$ 6,873	\$ (95,009)	\$ -
Cumulative gap	\$ 33,231	\$ 76,471	\$ 88,136	\$ 95,009	\$ -	\$ -
Cumulative gap as a percentage of total assets	9.9%	22.8%	26.3%	28.4%	-	-

Based on the current interest rate gap position as at March 31, 2015, the Corporation estimates that a 100 basis point decrease in interest rates would decrease net interest income over the next 12 months by \$583 (December 31, 2014 – \$361 decrease). A 100 basis point increase in interest rates would increase net interest income over the next 12 months by \$592 (December 31, 2014 – \$336 increase).

**(b) Fair value of financial instruments**

The valuation methods and assumptions used to estimate fair values of financial instruments are described as follows:

(i) Mortgages receivable

The disclosed fair value of mortgages receivable is determined by discounting the expected future cash flows of the mortgages at market rates for mortgages with similar terms and credit risks.

(ii) Customer deposits

The disclosed fair value of customer deposits is determined by discounting the contractual cash flows using current market interest rates for deposits with similar terms and risks.

The following table presents the carrying value of each category of financial assets and liabilities and their estimated fair values. The table does not include assets and liabilities that are not considered financial instruments.

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**5. Financial instruments (continued)**

					As at March 31, 2015				
	Loans and Receivables/Financial Liabilities at Amortized Cost		Carrying Value	Fair Value	Fair Value (Under) Over Carrying Value				
<b>Financial assets:</b>									
<b>Mortgages receivable, net</b>		<b>294,398</b>	<b>294,398</b>	<b>295,621</b>		<b>1,223</b>			
<b>Total financial assets</b>	\$	<b>294,398</b>	\$	<b>294,398</b>	\$	<b>295,621</b>	\$	<b>1,223</b>	
<b>Financial liabilities:</b>									
<b>Customer deposits</b>		<b>236,496</b>	<b>236,496</b>	<b>237,964</b>		<b>1,468</b>			
<b>Total financial liabilities</b>	\$	<b>236,496</b>	\$	<b>236,496</b>	\$	<b>237,964</b>	\$	<b>1,468</b>	

					As at December 31, 2014				
	Loans and Receivables/Financial Liabilities at Amortized Cost		Carrying Value	Fair Value	Fair Value Over Carrying Value				
<b>Financial assets:</b>									
<b>Mortgages receivable, net</b>		<b>297,375</b>	<b>297,375</b>	<b>297,236</b>		<b>(139)</b>			
<b>Total financial assets</b>	\$	<b>297,375</b>	\$	<b>297,375</b>	\$	<b>297,236</b>	\$	<b>(139)</b>	
<b>Financial liabilities:</b>									
<b>Customer deposits</b>		<b>235,597</b>	<b>235,597</b>	<b>236,000</b>		<b>403</b>			
<b>Total financial liabilities</b>	\$	<b>235,597</b>	\$	<b>235,597</b>	\$	<b>236,000</b>	\$	<b>403</b>	

**(c) Fair value hierarchy**

The Corporation categorizes its financial assets and liabilities into one of three fair value hierarchy levels as described below:

- Level 1: This level includes assets and liabilities measured at fair value based on unadjusted quoted prices for identical assets and liabilities in active markets that are accessible at the measurement date.
- Level 2: This level includes valuations determined using directly or indirectly observable inputs other than quoted prices included within Level 1.
- Level 3: This level includes valuations based on inputs which are less observable, unavailable or where the observable data does not support a significant portion of the instruments' fair value.

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**5. Financial instruments (continued)**

The following table presents the fair value of financial instruments across the levels of the fair value hierarchy.

As at March 31, 2015				
	Level 1	Level 2	Level 3	Total
<b>Financial assets:</b>				
<b>Mortgages receivable</b>	-	-	295,621	295,621
<b>Total financial assets</b>	\$ -	\$ -	\$ 295,621	\$ 295,621
<b>Financial liabilities:</b>				
<b>Customer deposits</b>	-	-	237,964	237,964
<b>Total financial liabilities</b>	\$ -	\$ -	\$ 237,964	\$ 237,964

As at December 31, 2014				
	Level 1	Level 2	Level 3	Total
<b>Financial assets:</b>				
<b>Mortgages receivable</b>	-	-	297,236	297,236
<b>Total financial assets</b>	\$ -	\$ -	\$ 297,236	\$ 297,236
<b>Financial liabilities:</b>				
<b>Customer deposits</b>	-	-	236,000	236,000
<b>Total financial liabilities</b>	\$ -	\$ -	\$ 236,000	\$ 236,000

There were no transfers into or out of any of the three levels during the current or prior period.

**6. Cash and cash equivalents**

As at	March 31, 2015	December 31, 2014
Deposits with regulated financial institutions	\$ 34,464	\$ 28,239
Short-term investments	1,998	4,992
<b>Total cash and cash equivalents</b>	<b>\$ 36,462</b>	<b>\$ 33,231</b>

Cash and cash equivalents include balances with banks and short-term investments with original maturity dates of less than 90 days.

**7. Mortgages receivable**

**(a) Mortgages receivable**

As at March 31, 2015						
	Gross Amount	Allowance for credit losses		Total	Net Amount	
		Individual	Collective			
<b>Mortgages</b>	\$ 294,883	56	\$ 1,032	\$ 1,088	\$	293,795
<b>Accrued interest</b>	603	-	-	-	\$	603
<b>Balance</b>	<b>\$ 295,486</b>	<b>\$ 56</b>	<b>\$ 1,032</b>	<b>\$ 1,088</b>	<b>\$</b>	<b>294,398</b>

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**7. Mortgages receivable (continued)**

	As at December 31, 2014					Net Amount
	Gross Amount	Allowance for credit losses			Total	
		Individual	Collective	Total		
Mortgages	\$ 297,735	\$ 15	\$ 1,041	\$ 1,056	\$ 296,679	
Accrued interest	696	-	-	-	696	
Balance	\$ 298,431	\$ 15	\$ 1,041	\$ 1,056	\$ 297,375	

Mortgages receivable consist of uninsured loans with terms up to five years for the purchase or refinancing of single-family homes in urban and suburban areas of Ontario.

As at March 31, 2015, the current portion of mortgages due within one year is \$195,856 (December 31, 2014 – \$205,417) and the weighted average term to maturity of the portfolio is 1.0 year (December 31, 2014 – 1.0 year). The weighted average effective interest rate of the portfolio as at March 31, 2015 is 4.93% (December 31, 2014 – 5.10%).

The Corporation has outstanding commitments to make future advances on mortgage loans of \$18.8 million as at March 31, 2015 (December 31, 2014 – \$9.9 million). Commitments for the loans remain open for various dates through August 2015.

**(b) Allowance for credit losses**

	For the three months ended March 31, 2015			For the year ended December 31, 2014		
	Individual Allowance	Collective Allowance	Total	Individual Allowance	Collective Allowance	Total
Balance, beginning of period	\$ 15	\$ 1,041	\$ 1,056	\$ -	\$ 1,386	\$ 1,386
Provision for (reversal of) credit losses	41	(9)	32	64	(345)	(281)
Realized losses	-	-	-	(49)	-	(49)
Balance, end of period	\$ 56	\$ 1,032	\$ 1,088	\$ 15	\$ 1,041	\$ 1,056

**(c) Past due mortgages but not impaired**

A loan is considered past due when a borrower has not made a payment by the contractual due date. The following table presents the carrying value of mortgages that are past due but not classified as impaired because collection efforts are reasonably expected to result in full repayment, or they have been restored to current status in accordance with the Corporation's collection policy since the consolidated balance sheet dates.

As at	March 31, 2015	December 31, 2014
1 to 30 days	\$ 12,524	\$ 21,722
31 to 60 days	1,013	2,254
61 to 90 days	333	1,162
Over 90 days	1,692	1,228
	\$ 15,562	\$ 26,366

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**7. Mortgages receivable (continued)**

**(d) Impaired mortgage**

The Corporation classifies loans as impaired when, in the opinion of management, there is reasonable doubt as to the collectability, either in whole or in part, of principal or interest. The following table presents the carrying value of the impaired mortgage.

As at	<b>March 31, 2015</b>	December 31, 2014
Gross amount of impaired loan	\$ 241	\$ 225
Individual allowance	(56)	(15)
Net amount	\$ 185	\$ 210

The total appraised value of the collateral for the impaired mortgage as at March 31, 2015 was \$255 (December 31, 2014 - \$255).

**8. Customer deposits**

As at	<b>March 31, 2015</b>	December 31, 2014
Guaranteed Investment Certificates	\$ 233,763	\$ 232,650
Accrued interest	3,295	3,477
Deferred deposit agent commissions	(562)	(530)
	\$ 236,496	\$ 235,597

Customer deposits are comprised of Guaranteed Investment Certificates ("GICs") with fixed maturity dates over a period of thirty days to five years. As at March 31, 2015, the current portion of customer deposits due within one year is \$168,849 (December 31, 2014 – \$162,177) and the average term to maturity is 1.0 year (December 31, 2014 – 1.0 year). The weighted average effective interest rate as at March 31, 2015 is 2.22% (December 31, 2014 – 2.24%).

**9. Other assets**

As at	<b>March 31, 2015</b>	December 31, 2014
Accounts receivable	\$ 131	\$ 80
Prepays and other current assets	302	519
	\$ 433	\$ 599

**10. Other liabilities**

As at	<b>March 31, 2015</b>	December 31, 2014
Accounts payable and accrued liabilities	\$ 2,170	\$ 3,309
Deferred revenue	228	254
	\$ 2,398	\$ 3,563

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**11. Income taxes**

The Corporation computes an income tax provision in each of the jurisdictions in which it operates. The operations are subject to income tax rates of approximately 26.5% (2014 – 26.5%). The following table reconciles the expected income tax provision at applicable Canadian statutory income tax rates to the amounts recognized in the consolidated statements of operations and comprehensive loss:

	For the three months ended	
	March 31, 2015	March 31, 2014
Loss before income taxes from continuing operations	\$ (287)	\$ (4,692)
Income tax recovery at statutory rate	(77)	(1,244)
Share-based payment expense not deductible for tax purposes	48	45
Non-deductible expenses for tax purposes	2	2
Income tax recovery	\$ (27)	\$ (1,197)

The movements in the deferred tax assets and liabilities are as follows:

	Opening balance as at January 1, 2015	Recognized in Net Earnings	Closing balance as at March 31, 2015
<b>Deferred tax assets</b>			
Non-capital losses	\$ 483	\$ 132	\$ 615
Deferred acquisition, financing and share issuance costs	85	(15)	70
Mortgage provision for credit losses	28	1	29
DSU liability	99	72	171
Other	32	-	32
Deferred tax assets	\$ 727	\$ 190	\$ 917
<b>Deferred tax liabilities</b>			
Property, plant and equipment	\$ (315)	\$ 42	\$ (273)
License costs	(338)	-	(338)
Deferred tax liabilities	\$ (653)	\$ 42	\$ (611)
Net deferred tax assets (liabilities)	\$ 74	\$ 232	\$ 306
<b>Consolidated Balance Sheets:</b>			
Deferred tax assets	\$ 641	\$ 215	\$ 856
Deferred tax liabilities	(567)	17	(550)
Net deferred tax assets (liabilities)	\$ 74	\$ 232	\$ 306

**12. Share capital**

The authorized capital of the Corporation consists of an unlimited number of common shares without par value.

	Number of Shares	Amount
<b>Issued and outstanding as at December 31, 2014</b>	<b>9,527,508</b>	<b>\$ 33,401</b>
<b>Exercise of stock options (a)</b>	<b>2,000</b>	<b>24</b>
<b>Issued and outstanding as at March 31, 2015</b>	<b>9,529,508</b>	<b>\$ 33,425</b>
Issued and outstanding as at December 31, 2013	9,345,840	\$ 31,735
Exercise of stock options (b)	2,501	32
Issued and outstanding as at March 31, 2014	9,348,341	\$ 31,767

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**12. Share capital (continued)**

**(a) Transactions completed during the period ended March 31, 2015:**

An employee of the Corporation exercised 2,000 stock options at a weighted average exercise price of \$8.00 per share for total proceeds of \$16. The weighted average share price at the time of exercise was \$9.43 per share. Share capital also increased by a reclassification from contributed surplus of \$8, which is the amount previously recognized as share-based payment expense for these options.

**(b) Transactions completed during the period ended March 31, 2014:**

Employees of the Corporation exercised 2,501 stock options at a weighted average exercise price of \$9.17 per share for total proceeds of \$23. The weighted average share price at the time of exercise was \$12.15 per share. Share capital also increased by a reclassification from contributed surplus of \$9, which is the amount previously recognized as share-based payment expense for these options.

**13. Share-based payments**

**(a) Stock options**

The amended Stock Option Plan (the "Plan") was approved by the shareholders of the Corporation on April 2, 2013. The purpose of the Plan is to provide additional incentives to employees, executive officers, directors and consultants and to promote the success of the Corporation's business by allowing such persons to partake in the equity of the Corporation. Management proposes the issuance of options and the Board of Directors provides approval of all options granted under the Plan.

The aggregate number of shares issuable upon the exercise of all options granted under the Plan shall not exceed 10% of the issued and outstanding shares as at the date of grant of each option under the Plan, which as at March 31, 2015 was 952,951 (December 31, 2014 – 952,751).

	<b>For the year ended</b>		<b>For the year ended</b>	
	<b>March 31, 2015</b>		<b>December 31, 2014</b>	
	<b>Number of</b>	<b>Weighted Average</b>	<b>Number of</b>	<b>Weighted Average</b>
	<b>Stock Options</b>	<b>Exercise Price</b>	<b>Stock Options</b>	<b>Exercise Price</b>
Opening balance	<b>583,000</b>	<b>\$ 9.79</b>	419,502	<b>\$ 8.76</b>
Options granted	<b>55,360</b>	<b>9.40</b>	517,500	9.83
Options exercised	<b>(2,000)</b>	<b>8.00</b>	(181,668)	6.89
Options expired	<b>(500)</b>	<b>10.90</b>	(89,005)	10.63
Options forfeited	-	-	(83,329)	10.28
Ending balance	<b>635,860</b>	<b>\$ 9.76</b>	583,000	<b>\$ 9.79</b>
Vested options	<b>40,002</b>	<b>\$ 8.76</b>	40,336	<b>\$ 8.68</b>

The weighted average remaining contractual life for all options outstanding as at March 31, 2015 is 4.05 years (December 31, 2014 – 4.20 years). During the three months ended March 31, 2015, the Corporation recognized \$181 (2014 - \$168) as share-based payment expense related to stock options within staffing costs.

During the three months ended March 31, 2015, 55,360 options were granted to employees under the Plan. The options will vest over a three year period. The Black-Scholes model was used to estimate the fair value of these options at the grant date.

**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

**13. Share-based payments (continued)**

A summary of the 2015 option grants are presented below:

Number of Options	Date Granted	Recipient(s)	Fair Value	For the three months ended March 31, 2015						
				Black-Scholes assumptions						
				Vesting Period	Risk-free interest rate	Expected life	Expected volatility	Dividend yield	Exercise price	Fair value per option
55,360	February 18, 2015	Employees	\$ 161,917	3 years	0.57%	5 years	35%	-	\$ 9.40	\$ 2.92
55,360			\$ 161,917							

**(b) Deferred share units**

The Corporation offers a Deferred Share Unit (“DSU”) Plan for members of the Board of Directors and Employees. Under the plan, DSUs are granted as part of their annual compensation and vest at the time of grant. When an individual ceases to be a Board of Director or an Employee, the DSUs shall be redeemed for cash no later than December 31 of the first calendar year thereafter. The value of each DSU will be equivalent to the closing share price of the Corporation’s common shares on the cessation date.

As at March 31, 2015, there were 66,633 DSUs outstanding (December 31, 2014 – 36,230) representing a liability of \$644 (December 31, 2014 – \$375). DSUs of 30,403 were granted during the period ended March 31, 2015 (December 31, 2014 – 26,291). Expense recorded for the period ended March 31, 2015 relating to DSUs outstanding amounted to \$269 (March 31, 2014 –\$61 recovery). The DSUs are revalued at each reporting date based on the closing price of the Corporation’s shares.

Details of the outstanding deferred share units are as follows:

As at	March 31, 2015	December 31, 2014
<b>Units</b>		
Outstanding, beginning of period	36,230	87,974
Granted	30,403	26,291
Redeemed	-	(76,341)
Forfeited	-	(1,694)
Outstanding, end of period	66,633	36,230
<b>Liability</b>		
Balance, beginning of period	\$ 375	\$ 1,022
Expense recognized in the statements of operations and comprehensive loss	269	144
Redeemed	-	(791)
Balance, end of period	\$ 644	\$ 375

**14. Related party transactions**

During the three months ended March 31, 2015, the Corporation entered into various transactions in the normal course of business with directors and officers of the Corporation related to director and officer compensation. All outstanding balances are due to be settled in cash after the period end date and are not secured.



**EQUITY FINANCIAL HOLDINGS INC.**  
**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

March 31, 2015 and 2014

\$000s Canadian dollars, except per share and share amounts (unaudited)

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**15. Discontinued operations**

On April 5, 2013, the Corporation closed the sale transaction for its transfer agent and corporate trust operations (the "Transaction"). The purchase price of \$64,000 remains subject to a post-closing adjustment based on capital requirements of the transfer agent and corporate trust service business, which could result in a purchase price reduction of up to \$1,000 or in further proceeds receivable. Management's best estimate of the fair value of this contingency at closing was nil and this estimate remains unchanged as at March 31, 2015. As a result, no contingent purchase price adjustment is recorded in the consolidated financial statements. Over the life of the contingent consideration period, which could exist for a period of up to five years, management will continue to reevaluate the assumptions on a periodic basis as new information arises to determine if contingent consideration should be recorded, with the changes in the contingency included in the consolidated statements of operations and comprehensive loss as part of discontinued operations.

As a result of the Transaction, EFT's client relationships related to the sold business are now managed by a third party, including the administration of segregated funds. As at March 31, 2015, EFT remains the trustee of segregated funds in the amount of \$125,054 (December 31, 2014 – \$196,272), which are reported off-balance sheet.

**16. Non-interest expenses**

Included in other expenses for the three months ended March 31, 2014 are costs related to a board-led independent review of underwriting processes and risk management controls and to the settlement of a shareholder action initiated by the Corporation's largest shareholder, Smoothwater Capital Partners LP I ("Smoothwater"). Costs related to the controls review totaled \$1,300 and costs related to the shareholder action totaled \$4,270.

Included in the costs related to the shareholder action settlement are transactions with related parties, which include severance of \$950 paid to the Corporation's outgoing CEO, Board of Directors fees of \$264, and amounts totaling \$625 in respect of advisory fees incurred by Smoothwater, which were paid to new Board members and companies related to new Board members.

**17. Comparative amounts**

Certain comparative amounts have been reclassified to conform to the presentation adopted in the current period.