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b2btrust.com

May 25, 2012

[Recipient's name]
[Company name]
[Street address]
[City, Province]
[Postal code]

RE: Conversion of your MRS Trust mortgage

Dear Valued Client,

Further to our communication on March 22, 2012, regarding the merger of MRS Trust with B2B Trust, we would like to take this opportunity to announce that the merger is now complete, and to inform you of upcoming changes to your account.

B2B Trust to become B2B Bank

We are pleased to announce that B2B Trust will become B2B Bank on or about July 7, 2012, pending regulatory approval. B2B Trust has evolved from its origins as a trust company and becoming a Schedule 1 Canadian bank better reflects the core of our business, lending and deposits. We will remain a wholly-owned subsidiary of Laurentian Bank of Canada. After becoming a bank, all communications and statements received will be from B2B Bank.

Conversion of your MRS Trust mortgage

On **July 21, 2012**, your MRS Trust mortgage will be transferred to a B2B Bank mortgage. The impact of this transfer is minimal to you and no action is required on your part. You will receive a confirmation following the transfer of your mortgage to B2B Bank. The confirmation will include:

- Your new account number.
- Your mortgage principal based on your remaining principal at the time of conversion. **NOTE:** this principal will include any accrued interest and outstanding fees.
- Confirmation of your interest rate.
- Confirmation of your payment amount.
- Confirmation of your payment date and frequency.
- Amended cost of borrowing and amortization schedule.

Your interest rate, payment amount and scheduled payment dates remain the same. If your property taxes are currently paid through MRS Trust, B2B Bank will continue to pay the taxes following conversion.

What does the conversion of your mortgage mean to you?


The confirmation you receive will be based on your remaining term and amortization, so it will show a different date than your original mortgage funding date or most recent mortgage renewal date. The date your mortgage is transferred from MRS Trust to B2B Bank will be indicated as the last payment date and only the remaining months left to maturity will be shown. Your contracted interest rate will not change and your Maturity date also remains unchanged.

You will also notice that, following conversion, the withdrawal of your mortgage payments from your bank account will change from B2B Trust to B2B Bank (as biller).

You will continue to receive your renewal notice in advance, under the same terms as your current mortgage.

We have enclosed the fee schedule applicable to your mortgage. If you have any questions, please do not hesitate to contact B2B Trust and Laurentian Bank Mortgages Client Services at 1.800.668.6874. We look forward to being of service to you.

Sincerely,

A handwritten signature in cursive script, reading "Doris Tourkoyiannis".

Doris Tourkoyiannis
Vice President, Operations
B2B Trust

Enclosures

1. Mortgage Fee Schedule
2. Problem Resolution brochure