

ANNEX F-1

Amendments to British Columbia Rule 45-501 *Mortgages*

1. *British Columbia Rule 45-501 Mortgages, B.C. Reg. 189/2000, is amended as set out in this Schedule.*

2. *Section 3 is repealed and the following substituted:*

Syndicated mortgages — registration exemption

3 A person or company trading a syndicated mortgage is exempt from the dealer registration requirement if

- (a) the person or company is registered or licensed, or exempted from registration or licensing, under the *Mortgage Brokers Act*, and
- (b) the trade in the syndicated mortgage is made to an institutional investor.

3. *Section 4 is repealed and the following substituted:*

Syndicated mortgages — prospectus exemption

4 A person or company distributing a syndicated mortgage is exempt from the prospectus requirement if

- (a) the person or company is registered or licensed, or exempted from registration or licensing, under the *Mortgage Brokers Act*, and
- (b) the distribution of the syndicated mortgage is made to an institutional investor.

Syndicated mortgages — reporting requirement if prospectus not filed

4.1 An issuer that distributes a syndicated mortgage in reliance on an exemption from the prospectus requirement under section 4 must, no later than 10 days after the distribution, file Form 45-106F1 *Report of Exempt Distribution*.

4. *Section 5 is repealed and replaced with the following three sections:*

Qualified syndicated mortgages — registration exemption

5 A person or company trading a qualified syndicated mortgage is exempt from the dealer registration requirement with respect to the trade if, before the agreement of purchase and sale is entered into, the purchaser is provided with Form 9 of the *Mortgage Brokers Act Regulations*.

Qualified syndicated mortgages — prospectus exemption

5.1 A person or company distributing a qualified syndicated mortgage is exempt from the prospectus requirement with respect to the distribution if, before the agreement of purchase and sale is entered into, the purchaser is provided with Form 9 of the *Mortgage Brokers Act Regulations*.

Qualified syndicated mortgages — reporting requirement if prospectus not filed

5.2 An issuer that distributes a qualified syndicated mortgage under section 5.1 must, no later than 10 days after the distribution, file Form 45-106F1 *Report of Exempt Distribution*.

5. *This Instrument comes into force on March 1, 2021.*