

IMPERIAL LOAN AND INVESTMENT COMPANY OF CANADA, LIMITED.

The twenty-eighth annual meeting of the shareholders of the Imperial Loan and Investment Company of Canada (Limited) was held at the offices of the company on Monday, the 1st day of February, 1897, for the purpose of receiving the directors' report for the year ending 31st December, 1896, and electing directors for the current year.

Among the shareholders present were: Messrs. John Aitken, R. L. Benson, P. M. Clarke, Barlow Cumberland, C. C. Dalton, Wm. Davidson, George Hallen, Dr. E. H. Kertland, Alderman Lamb, H. Pellatt, H. M. Pellatt, Magnus Shewan, James Smith, Alderman Saunders, James Sykes, Henry Swan, Dr. Thorburn, R. S. Wood, John MacNamara, George Robinson.

On motion of Alderman Lamb, seconded by C. C. Dalton, Esq., Dr. Thorburn was moved to the chair, and Dr. Kertland to the position of secretary of the meeting.

The following report was submitted:—

REPORT.

The directors have much pleasure in presenting to the shareholders the twenty-eighth annual report of the business of the company.

The profits of the year, after providing for interest on bonds and deposits, and for all commissions, expenses and other charges, amount to \$52,617.43, from which must be deducted for losses ascertained during the year, \$4,166.39, leaving a net balance of \$48,451.04, which has been applied as follows:

Two half-yearly dividends at 6 per cent. per annum..... \$42,970 65
Carried to Contingent fund..... 5,480 39

\$48,451 04
The Contingent fund now amounts to..... \$31,440 68
The Reserve fund remaining at.... 160,000 00

Notwithstanding the continued business depression, the interest on mortgages has been fairly met—the amount actually paid on that account for the year being \$123,824.49.

Owing to the lower rates ruling for first-class securities, your directors have thought it expedient to reduce the dividends from 7 per cent. to 6 per cent., feeling confident that their action in this matter will meet with your full approval.

JAMES THORBURN, President
E. H. KERTLAND, Manager.

Toronto, 21st Jan., 1897.

STATEMENT OF LIABILITIES AND ASSETS OF THE IMPERIAL LOAN AND INVESTMENT COMPANY OF CANADA, LIMITED, 31ST DECEMBER, 1896.

<i>Liabilities.</i>	
To stock	\$ 716,335 88
Dividend No. 54, payable 8th January, 1897.....	21,490 00
Rest account	160,000 00
Contingent fund	\$25,960 29
Added this year	5,480 39
Deposits	31,440 68
Currency debentures	32,551 98
Interest accrued on same	138,250 00
Sterling debentures.....	2,656 65
Interest accrued on same	872,743 18
	10,316 15
	\$1,985,784 52

<i>Assets.</i>	
By mortgages on real estate	\$1,909,136 09
Loans on stock	63,399 90
Cash in banks.....	12,973 92
Cash on hand	274 61
	\$1,985,784 52

PROFIT AND LOSS ACCOUNT.

<i>Dr.</i>	
To cost of management, including salaries, directors' fees, auditors' fees and office expenses.....	\$ 12,237 04
Manitoba expenses.....	1,843 98
Dividends Nos. 53 and 54.....	42,970 65
Interest on debentures and deposits	43,774 76
Agents' commission on loans and sterling exchange	5,082 91
Tax on dividends	802 44
Added to Contingent fund	5,480 39
Losses ascertained during the year and written off	4,166 39
	\$116,358 56

<i>Cr.</i>	
By interest on investments	\$116,005 46
Premium on stock.....	353 10
	\$116,358 56

AUDITORS' REPORT.

To the Imperial Loan and Investment Company of Canada, Limited.

GENTLEMEN,—We beg to report that we have carefully examined the books, accounts and vouchers of the Imperial Loan and Investment Company of Canada, Limited, for the year ending 31st December, 1896, and find them correct.

We have verified the balances of the subsidiary ledgers.

We have also seen the securities in the hands of the managing director, and find them as enumerated.

ROBERT SEWELL,)
T. E. P. TREW,) Auditors.

Toronto, 20th January, 1897.

In moving the adoption of the report the president said:—

I have pleasure in moving the adoption of the report you have just heard read, feeling confident that you will be satisfied with the results of the company's business during the past year.

At our annual meeting last year, I intimated in my remarks that it might probably become advisable to reduce the rate of dividend, as other leading companies have done. And this, as you all know, has been done, your directors considering it prudent, on account of the continued low rate of interest obtainable on good securities, to reduce your dividend from seven to six per cent.

Your managing director made a very thorough inspection of your Manitoban securities last fall, and succeeded in making sales of some lands which had fallen into arrears with a gross loss of \$4,166.39, which amount has, accordingly, been written off the year's profits. He reported the acreage under crop in that Province in 1896 as being much below that of the previous year, but, owing to the higher prices ruling for farm produce, he found the condition of the farmers in all respects more satisfactory.

The amount of our British bonds is some twenty-five thousand pounds less than reported last year, your directors having considered the redemption of the bonds preferable to renewing them at the old rate, but the greater number of these bonds maturing during the year have been renewed at a lower rate of interest. Of the £11,950 maturing 15th January last, £8,600 have been renewed at lower rates, £2,350 withdrawn, and £1,000 yet to be heard from.

I am sure you will agree with me in believing that our long-continued financial depression is showing some signs of giving place to an era of renewed prosperity. The influx of foreign capital must have a decidedly beneficial effect on our Canadian industries, and, what is of much greater importance, the increased value of all farm produce must necessarily and directly increase the value of farming lands, and thereby indirectly affect the general welfare of the community at large.

I have much pleasure in testifying to the efficiency of our general manager and of the company's staff of officers in their various capacities, as also to that of our Edinburgh agents, whose efforts in the interests of the company are deserving of the thanks of the shareholders.

I am sure I express the sentiments of all here present in regretting the absence of our esteemed vice-president, the Hon. Geo. A. Kirkpatrick, who, on account of ill-health, has been obliged to visit England.

I repeat that I have much pleasure in moving the adoption of the report.

The motion for the adoption of the report was seconded by Alderman Lamb, who paid well-deserved compliments to the character and business qualities of the absent vice-president, and spoke in strong terms of the satisfactory nature of the securities held by the company. The motion was then put to the meeting and carried.

Moved by Alderman Lamb, seconded by Alderman Saunders, "That the thanks of the shareholders are due, and are hereby tendered, to the president, vice-president and directors for their services during the year, and that the sum of \$2,500 be paid them for their services, to be divided among them as they may decide."—Carried.

Moved by H. Pellatt, seconded by Wm. Davidson, "That Messrs. Robert Sewell and T. E. P. Trew be paid \$200 each for their services during the past year, and that Mr. Robert Sewell and Mr. T. E. P. Trew do act as auditors for the current year."—Carried.

Moved by R. S. Wood, seconded by Henry Swan, "That a poll be now opened for the election of directors, and that the same be closed whenever five minutes shall have elapsed without a vote having been entered, and that Mr. Henry Pellatt and Alderman Saunders be scrutineers, and they shall hand the result to the manager, and that they be paid the sum of four dollars (\$4.00) each for their services."—Carried.

The scrutineers handed to the manager the following names as the result of the vote for the election of directors for the current year: Dr. Thorburn, Hon. George A. Kirkpatrick, Ald. Daniel Lamb, Richard Shaw-Wood (London), E. H. Kertland, C. C. Dalton, H. M. Pellatt.

At a subsequent meeting of the directors—Dr. E. H. Kertland in the chair—James Thorburn, M.D., was re-elected president, and Hon. George A. Kirkpatrick vice-president for the current year.

THE HIDE MARKETS, 1896.

In an interesting circular dated January 2nd, 1897, Messrs. L. & W. Van de Velde review the world's hide markets during the past year, from which we take the following extract:

"The acute depression which followed the disordinate rise of hides and leather in 1895, slowly abated during the early months of 1896, values having come down to what was considered a safe basis. However, the restoration of confidence was not complete; the trade had been accustomed to an ample supply of hides and leather with extremely low prices, and there appeared to be a universal desire to return to the low figures. Leather buyers soon attained their end, but values of hides remained relatively higher, and, in order to neutralize the disparity, tanners had to continue to reduce their workings; stocks of hides increased in spite of the limited supplies that came forward.

"At the end of April and early in May holders of hides considered it necessary to submit to liberal concessions; large clearances were made for England, especially of prime short hair Liebig heavy ox, at the bottom prices of about 6½d. per lb., which showed a decline of fully 10 per cent. from the opening rates of the year. This substantial fall, coupled with a remarkable decrease in the saladero slaughters, gave an impulse to business, important sales came to conclusion, and prices advanced about ¼d. per pound.

"The leather trade did not improve in the same proportion, tanners withdrew from the market, and a feeling of intense dullness prevailed in June. Thanks to successive small reductions in July and August business ruled more regular.

But the demand suddenly subsided, stocks accumulated, and prices became easier. After another fall of fully ½d. per lb., established early October, English buyers again took the lead and operated largely in best medium and winter hair heavy ox at the parity of about 5 to 5½d. per lb., which marked the lowest prices of the year. The long period of wet weather and the encouraging advices from America stimulated the sale of leather and caused values to advance. The demand for hides became more general and the market developed a movement of unusual activity at gradually higher prices; middle of November the advance represented ¼ to ½d. per lb.

"No equivalent recovery could be maintained for leather, and tanners once more showed a determination to abstain from buying hides. A quieter tone pervaded the market, which continued dull until the end of the year. Stocks being small and transactions excessively restricted, quotations did not materially change, but close distinctly weaker."

—The foreign coal shipments of British Columbia, for January, were, from the New Vancouver Coal Co's mines, Nanaimo, 23,783 tons; from the Wellington mines, 14,654 tons, and from the Union mines, 18,540 tons, a total of 56,977 tons as against 71,837 for December, and 47,400 and 46,396 respectively for the two months preceding.