

erham, Toronto; Wm. Hendrie, Hamilton; H. S. Howland, Toronto; Æmilius Irving, K.C., Toronto; Robert Jaffray, Toronto; J. J. Kenny, Toronto; J. W. Langmuir, Toronto; A. B. Lee, Toronto; Thos. Long, Toronto; W. D. Matthews, Toronto; Hon. Peter McLaren, Perth; E. B. Osler, M.P., Toronto; J. G. Scott, K.C., Toronto; T. Sutherland Stayner, Toronto; B. E. Walker, Toronto.

At a subsequent meeting of the directors Dr. John Hoskin, K.C., was re-elected president, and the Hon. S. C. Wood and Mr. W. H. Beatty, vice-presidents. The executive committee was re-elected, and Mr. W. H. Beatty, Mr. Æmilius Irving, K.C., and Mr. John L. Blaikie, were appointed the inspection committee.

CANADA PERMANENT AND WESTERN CANADA MORTGAGE CORPORATION.

The annual general meeting of shareholders of the Canada Permanent and Western Canada Mortgage Corporation was held in the Freehold Building, Toronto, on Thursday, the 28th February, at 12 o'clock noon. The president, Mr. George Gooderham, being absent from the city, the first vice-president, Mr. J. Herbert Mason, occupied the chair. The secretary, Mr. George H. Smith, was appointed secretary of the meeting, and read the report of the directors and financial statements for 1900, which are as follows:

REPORT.

The directors of the Canada Permanent and Western Canada Mortgage Corporation beg to submit to the shareholders their first annual report, together with the statement of profit and loss and statement of assets and liabilities, as at 31st December, 1900, duly examined and certified by the auditors.

The company was organized on the 11th April, 1900, by the union of the Canada Permanent, Western Canada, and Freehold Loan and Savings Companies, and the London and Ontario Investment Company, limited, the four companies that were parties to the amalgamation agreements which took effect on the 1st January, 1899. A great deal of time and much continuous effort were required to make the necessary inspection and valuations of the securities held by the respective companies so as to determine the amount of stock in the new corporation to which each company was entitled. The cost of this investigation and all other preliminary expenses have been written off out of current revenue, as well also as the cost of management and all other charges on the business of the past year. After providing for these and for interest on borrowed capital, the net profits amounted to \$466,836.29, which have been applied as follows:

Two half-yearly dividends of 3% each.....	\$357.081 00
Income tax thereon	3,739 70
Balance carried forward	106,015 59

\$466,836 29

The directors have pleasure in bearing testimony to the faithful and efficient manner in which the managers, agents, inspectors and other officers of the corporation have discharged their respective duties.

All which is respectfully submitted.

GEORGE GOODERHAM, President.

PROFIT AND LOSS.

Interest on mortgages, rentals, etc.....	\$1,223,910 62
Interest on deposits, debentures, etc.....	\$549,607 72
Dividends on capital stock	\$357.081 00
Tax on dividends	3,739 70
	360,820 70
Cost of management, including salaries, directors' allowances, inspection, branch offices, etc.....	168,939 78
Charges on money borrowed and lent	37,600 38
Legal expenses	926 45
Surplus profits	106,015 59
	\$1,223,910 62

ABSTRACT OF ASSETS AND LIABILITIES.

LIABILITIES.

Liabilities to the Public—	
Deposits and interest	\$1,833,601 85
Debentures—sterling—and interest (£2,007,864 15s. 5d.)	9,771,608 56
Debentures—currency—and interest	2,389,070 01
Debenture stock and interest (£200,056 9s. 4d.)	973,608 13
Sundry accounts	2,215 67
	\$14,970,104 22
Liabilities to Shareholders—	
Capital stock	5,951,350 00
Reserve fund	1,490,957 38
Dividends unclaimed	\$ 817 90
Dividend No. 2	178,540 50
	179,358 40
Balance, profits carried forward	106,015 59
	\$22,696,885 59

ASSETS.

Mortgages on real estate	\$21,014,305 83
Advances on bonds and stocks	564,408 40
	21,578,714 23
Municipal debentures	224,532 18
Real estate foreclosed	73,447 93
Office buildings of amalgamated companies— Toronto and Winnipeg	662,254 71
Cash on hand	\$ 3,499 14
Cash in banks	146,532 98
	150,032 12
Office furniture	7,904 42
	\$22,696,885 59

WALTER S. LEE, General Manager.

We have made an audit of the books and accounts of the Canada Permanent and Western Canada Mortgage Corporation for the fiscal year ending 31st December, 1900, and, in accordance therewith, certify that the attached statements of profit and loss account, and the general balance sheet are true exhibits of the results of the operation of the corporation for the said fiscal year, and of its condition as of 31st December, 1900, as shown by said books and accounts.

HENRY BARBER, F. C. A.,

A. E. OSLER,

J. E. BERKELEY SMITH,

Auditors.

Toronto, 15th February, 1901.

The chairman addressed the meeting as follows:

Ladies and Gentlemen—

Before moving the adoption of the report just read by the secretary, I desire to say a few words.

At this, our first annual meeting, permit me to congratulate you and my fellow-shareholders generally on the successful completion of the amalgamation, to which so much careful thought and arduous labor have been devoted during the past two years. It cannot be expected that in the eight months which have elapsed since the amalgamation was consummated the advantages anticipated from it should have much affected the results of the business of the corporation, now presented, but that these benefits will be realized in the near future there is no reason to doubt. Many of them are apparent already. A large expenditure was incurred by the respective companies in making the necessary inspections and valuations of the securities transferred to this corporation, occupying as it did the time of a number of experts for more than a year. The cost of this exhaustive scrutiny and all other preliminary charges have been written off. These examinations were well worth their cost, in the satisfaction they afford, by placing beyond all peradventure the position of the company, which, as shown by its statement now laid before you, is one of unusual strength and stability.

Among the assets taken over by this corporation were five office buildings, two in Winnipeg and three in Toronto. After full consideration the directors decided that the buildings owned by the Canada Permanent Loan and Savings Company in Toronto and Winnipeg were, on the whole, the best suited to the requirements of this new and much larger corporation. The three buildings not required are at present rented, and will be sold when a favorable opportunity occurs. The necessary alterations in the Winnipeg building have been completed, and the offices are now occupied by the corporation. The changes in the building in Toronto, which are more extensive, are not yet completed. When finished the corporation will have most commodious and well-appointed offices for carrying on its extensive business, provided with fire-proof vaults of sufficient capacity to contain the numerous title papers and other valuable documents necessarily held by the corporation.

The sterling debentures of the corporation, issued in Great Britain, afford a safe and much appreciated medium for investment. Currency debentures are becoming increasingly in demand in Canada by prudent investors, who seek unquestionable securities for their capital. While not neglecting the British market, probably the best and most reliable in the world, the policy of the corporation will be to cultivate the home market also, by affording to Canadian capital a safe, remunerative and convenient investment. The corporation does not seek to do a banking business, and does not accept money to be drawn out by cheque or payable on call. Our deposits are all held subject to notice.

Throughout the year the demand for money has been good at somewhat higher rates of interest, in sympathy with the higher rates prevailing in Great Britain. The funds of the corporation were kept well employed throughout the year.

The bulk of the securities taken over by this corporation consisted of live mortgages, on which interest is being regularly paid, but among them were a number of properties on the hands of the respective companies for sale. These are being disposed of as fast as possible, and a large proportion of them has been sold during the past year. The best efforts of the directors and officers are being constantly directed towards wiping out this class of securities, and it is hoped that by carefully selecting securities for new loans and maintaining a close supervision of borrowers' accounts, in the future this item will be kept down to a minimum, and as far as possible be avoided altogether.

I beg to move, seconded by the vice-president, Mr. W. H. Beatty:

"That the report of the directors for the past year be received and adopted, and that it be printed, together with the