

CANADA PERMANENT MORTGAGE CORPORATION

ANNUAL MEETING

The Annual Meeting of Shareholders of the Canada Permanent Mortgage Corporation was held at the Head Office of the Corporation, Toronto Street, Toronto, on Friday, January 25th, at twelve o'clock noon.

The chair was taken by the President, Mr. W. G. Gooderham. The Secretary, Mr. George H. Smith, was appointed Secretary of the meeting and read the Report of the Directors for the year 1917, and the Statement of Assets and Liabilities, which are as follows:—

REPORT OF THE DIRECTORS.

The annual statement of the business of the Corporation for the year 1917 which is herewith submitted, affords your Directors much pleasure and satisfaction. It has been duly certified by the Auditors.

The net profits for the year, after deducting interest on borrowed capital, expenses of management, all charges and losses, together with War Taxes and sundry contributions to Red Cross and Patriotic Funds, amounted to \$ 852,325.14
The balance at the credit of Profit and Loss at the beginning of the year was 195,652.27

Making available for distribution \$1,047,977.41

This sum has been appropriated as follows:—

Four quarterly dividends of Two and One-half per cent, each on the Capital Stock \$ 600,000.00
Transferred to Reserve Fund 250,000.00
Balance carried forward at credit of Profit and Loss 197,977.41
\$1,047,977.41

All of which is respectfully submitted.

W. G. GOODERHAM,
President.

Toronto, January 9th, 1918.

GENERAL STATEMENT

LIABILITIES.

Liabilities to the Public.

Deposits and Accrued Interest.. \$ 6,197,543.67
Debentures—Sterling—and Accrued Interest (£2,082,550 19s. 9d.) 10,135,081.47
Debentures—Currency—and Accrued Interest 3,186,332.13
Debenture Stock and Accrued Interest (£87,865 17s. 2d.).... 427,613.84
Sundry Accounts 13,113.30
\$19,959,684.41

Liabilities to Shareholders.

Capital Stock \$ 6,000,000.00
Reserve Fund 5,250,000.00
Dividend Payable 2nd January, 1918 150,000.00
Balance carried forward at Credit of Profit and Loss 197,977.41
\$11,597,977.41
\$31,557,661.82

ASSETS.

Mortgages on Real Estate \$26,742,535.01
Advances on Bonds and Stocks 527,087.65
Municipal Debentures, Bonds, British War Loan, Dominion of Canada War Loan, and other Securities 1,687,493.77
Real Estate acquired by Deed or Foreclosure.. 170,850.60
Office Premises (Toronto, Winnipeg, Vancouver, Saint John, Edmonton, and Regina) 621,855.11
Cash on hand and in Banks..... 1,807,839.68
\$31,557,661.82

R. S. HUDSON, }
JOHN MASSEY, } *Joint General Managers.*

We beg to report that we have examined the foregoing Accounts together with the books and vouchers of the Corporation, and that we have obtained all the information and explanations we have required. In our opinion the Balance Sheet is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs, according to the best of our information and as shown by the books of the Corporation.

A. E. OSLER, }
HENRY BARBER, } *Auditors.*
Chartered Accountants.

Toronto, January 8th, 1918.

In moving the adoption of the Report of the Directors, the President said:—

I am convinced that the Report and Statement which have just been read by the Secretary will afford the Shareholders of the Corporation, the same degree of satisfaction which the Directors feel in presenting them.

In addition to the payment of four quarterly dividends, aggregating ten per cent. on the Capital Stock, we have been able to continue the policy of recent years by adding another quarter of a million dollars to our very substantial Reserve Fund.

The conditions to which I directed your attention a year ago as to obtaining money in Great Britain have, as was anticipated, continued throughout the year. The investment of money outside the United Kingdom is not encouraged by the Government of Great Britain, while the interest obtainable by investors in British Government securities is so attractive that at the high rates which would have to be paid to compete therewith we could not make profitable use of the money which might be obtained. The amount of our Sterling Debentures, therefore, again shows some diminution. But for this fact, together with the increased cost of our borrowed money, it would have been possible to have produced greater profits.

The amount of our Deposits and of our Debentures payable in Canada have both slightly increased during the year. This is gratifying in view of the two issues of Canadian War Loans in 1917 which have been widely distributed among all classes. It is recognized that our established Mortgage Companies occupy an important position in the economy of the Dominion. They provide the owners of land with money which is vitally necessary to enable them to increase production, and the investment of moneys by the Canadian people in our Debentures is therefore not discouraged by the Government as is the sale of many classes of Bonds and other securities.

A year ago it was hoped that 1917 might see the practical conclusion of the war. In that respect the year has proven