

## PROCEEDINGS OF THE FORTY-FOURTH ANNUAL MEETING.

The Forty-fourth Annual Meeting of Shareholders was held in the Company's Office Building, on Monday, 20th February, 1899, at 12 o'clock noon.

The President, Mr. J. Herbert Mason, occupied the chair, and the Secretary, Mr. George H. Smith, was appointed Secretary to the meeting. The following Shareholders were present:—Ralph K. Burgess, Jacob Bull, R. C. Bailie, H. C. Boomer, Philip Browne, James Craig, J. C. Copp, T. W. Clarke, W. H. Clarke, A. W. Clarke, J. T. Carnaghan, R. C. Carlyle, John Edgeworth, W. G. Gooderham, R. T. Gooderham, C. S. Gzowski, R. S. Hulson, R. Heather, G. W. Jackes, Mrs. A. J. Jackes, Beverley Jones, J. Gordon Jones, T. Langton, William Lawrence, E. B. LaRoy, C. J. Leonard, G. W. Monk, Augustus Myers, Rev. R. C. Moffatt, D. D., Alfred Myers, Rev. W. MacLaren, D. D., P. I. Mason, W. F. Morris, W. E. Mason, Alfred J. Mason, H. H. Mason, A. J. Mason, Jr., Francis Marriott, Samuel Nordheimer, Albert Nordheimer, Dr. U. Ogden, D. Prentice, W. M. Platt, Fred. George Pim, Dr. Parker, Rev. T. W. Paterson, T. M. Rowland, Andrew Robb, G. Robson, P. F. Ridout, Alexander Smith, William Spry, John Stewart, George A. Stimson, Rev. Francis Tremayne, F. M. Thomas, W. E. Wellington, J. J. Woodhouse, and S. G. Wood.

The Secretary read the Report of the Directors and Financial Statements for 1898.

The President said:

GENTLEMEN,—I am sure you will join heartily in the feeling of satisfaction expressed by the Directors in their report at the fact that the wave of prosperity referred to last year continues to flow, and that it is producing the effect anticipated on the business of the Company.

The Revenue of the Company for the past year amounted to \$620,315, about 5.60 per cent. on the Capital employed, and \$28,000 more than in the previous year. This sum enabled us, after providing for all expenses, charge on business, interest on Deposits and Debentures, and for all ascertained as well as anticipated losses, to pay two half-yearly dividends of three per cent. each on the paid-up Capital, to add \$50,000 to the Reserve Fund, and to place \$57,567 to the Contingent Fund.

The properties which came on our hands as the result of the depression are being gradually disposed of at satisfactory prices. Nearly all of those that remain are producing satisfactory rentals, and are written down to sum that they may reasonably be expected to realize in the near future. Our securities are in excellent condition and will stand any examination to which they may be subjected.

Such results, after so many years of depression and diminishing profits, must be considered most encouraging.

The Report refers to a subject of great importance, in which I am sure all the Shareholders must feel a deep interest. I refer to the proposed consolidation of this with three other Loan Companies. It may be the opinion of some that this Company, the largest Canadian Land Mortgage Company, is large enough to be operated under one management. But is it not a fact that the largest financial institutions are at least equally well managed and as successful as smaller ones? Who will say that the larger Banks in Canada and in England are not among the best managed institutions in the world? My own opinion is that with an effective organization, and a judicious division of labour, the business of the four companies can be consolidated and conducted as efficiently and much more economically than by four separate Boards of Directors, four Managers, and four Staffs, and that, therefore, if the proposed arrangement, based on the value of the Assets ascertained by competent Appraisers, representing each of the parties thereto, can be fairly effected, it will be in the interests of the Shareholders of this Company to carry it out. Before this can be done, however, a special meeting of the Shareholders must be held, and their authority obtained.

It is also my opinion that the Company should have enlarged powers of borrowing and investing. Experience has shown that restrictive legislation does not insure good management, or immunity from disastrous losses. Real estate does not now afford that unlimited field for investment at remunerative rates it formerly did, and it is desirable and necessary that Companies should have power to purchase and to lend on good easily convertible securities, from which heretofore they have been excluded.

Before concluding, I wish to say a few words respecting the Company's Head Office property. We own a valuable building and site in the heart of the city of Toronto, having a frontage of 104 feet by a depth of 100 feet. The building is five storeys in height. The two upper storeys were for about forty years occupied by the Order of Freemasons, as tenants. On their leaving last year, it became necessary to remodel the building, with the result that we have added twenty-five commodious, well lighted and heated offices and suites, supplied with all modern conveniences and appliances, and approached by an electric elevator. Although scarcely finished, several of these offices have been let, and it is expected that the improvements will yield a sufficient rental return to justify the expenditure.

I beg to move:

"That the Report of the Directors for the year 1898 be received and adopted, and that it be printed with the audited statements of Profit and Loss, and Assets and Liabilities, for distribution to the Shareholders."

The motion was seconded by the Vice-President, Mr. William G. Gooderham, after which the President said that before putting the motion to the meeting it was open to any Shareholder present to make any remarks, or to ask for explanations on any point which might not be clear to him, and that he would be pleased to answer any questions so far as he was able to do so.

The motion was unanimously carried.

It was moved by Rev. Dr. Moffatt, seconded by Mr. George A. Stimson,

"That the thanks of this meeting be given to the President, Vice-President and Directors for the care and ability with which they have conducted the affairs of the Company during the past year, and that the same sum be voted to them as compensation as was voted in the preceding years." Carried.

It was moved by Rev. Prof. MacLaren, seconded by Mr. P. F. Ridout,

"That the thanks of the Shareholders are due and are hereby presented to the Managers and Official Staff, to the Solicitors and Appraisers, and to the Agents of the Company in Manitoba, British Columbia and Great Britain, for their efficient services in carrying on the business of the Company during the past year." Carried.

The election of Directors was then held and resulted in the unanimous re-election of Messrs. J. Herbert Mason, S. Nordheimer, Ralph K. Burgess, and W. E. Wellington.

At a subsequent meeting of the Board, Messrs. J. Herbert Mason and William G. Gooderham were respectively re-elected to the office of President and Vice-President.