

RESERVE FUND

Balance at credit, December 31st, 1911	\$750,000.00
Transferred from Profit and Loss	100,000.00
	<u>\$850,000.00</u>

J. M. McWHINNEY,
General Manager.

Sir George W. Ross and Mr. W. H. Hunter were appointed members of the Inspection Committee, and Messrs. Charles R. Cumberland and A. C. Neff, F.C.A., were appointed Auditors of the Company.

The following were elected Directors for the ensuing year:—Messrs. Samuel Barker, M.P., H. H. Beck, T. Willes Chitty, E. E. A. DuVernet, K.C., Henry F. Gooderham, Right Hon. Lord Hindlip, Messrs. Charles H. Hoare, S. F. Lazier, K.C., Charles Magee, George S. May, Dr. J. H. McConnell, Messrs. J. M. McWhinney, H. S. Strathy, Hon. Elliott G. Stevenson, Sir George W. Ross.

At a subsequent meeting of the Directors Mr. H. H. Beck was elected President, and Hon. Elliott G. Stevenson and Mr. E. E. A. DuVernet, K.C., Vice-Presidents, and Mr. Charles Magee, Chairman of the Board of Directors.

The London & Canadian Loan & Agency Co., Ltd.

THIRTY-NINTH ANNUAL MEETING

The Thirty-ninth Annual Meeting was held at the Company's Head Offices, 51 Yonge Street, Toronto, on Wednesday, 5th February, at 12 o'clock noon.

The President, Mr. Thomas Long, occupied the chair; the Secretary, Mr. W. Wedd, Jr., acted as Secretary of the meeting, and Messrs. John W. Beaty and G. G. S. Lindsey, K.C., were appointed scrutineers.

The Annual Report was unanimously adopted, and also the statements for the year ending 31st December, 1912, as presented by the Manager, Mr. V. B. Wadsworth.

The gross earnings, including the balance (\$15,361.20) brought forward from last year, amounted to..... \$341,251.53
And after deducting the cost of management, interest on Debentures, and other charges, amounting in all to. 184,666.26

There remains a net profit of..... \$156,585.27
Out of which four quarterly dividends at the rate of 7 per cent. per annum and the usual Tax on Capital and Business Tax have been paid, amounting in all to..... 70,840.06

Leaving a balance of \$ 85,745.21

Of which \$69,000 was transferred to the Company's "Rest Account," and \$16,745.21 was carried forward at the credit of "Revenue Account" to next year.

The "Rest Account" now amounts to \$485,000, made up as follows:—

Amount at 31st December, 1911	\$400,000.00
Added from "Revenue Account," as above	\$69,000.00
Added from "Contingent Account"	16,000.00
	<u>85,000.00</u>
	<u>\$485,000.00</u>

During the year applications for loans on mortgages were accepted and renewed to the amount of \$1,174,763 on Real Estate valued at \$3,060,000.

The total assets of the Company are now \$4,861,941.

The increase in the Company's mortgages during the year amounted to \$451,393.

In accordance with the intimation made to the Shareholders at the last Annual Meeting, the rate of dividend was increased from six to seven per cent. per annum, payable quarterly.

Owing to the large and profitable business offering, the Directors, under the powers contained in the Company's Acts, allotted to Shareholders of record on 15th December, 1912, five thousand shares at par (\$50 per share), amounting to \$250,000, being part of the 20,000 unissued shares of the Company's Capital Stock, in the proportion of one share of the new stock for every four shares of the then existing holdings.

The Scottish Board and Agents continue to renew the Company's Sterling Debentures as they mature, on favorable terms, and have increased the Debenture issues considerably during the past year.

The various Officers of the Company performed their duties faithfully and to the satisfaction of the Directors; and the books, accounts, vouchers and securities have been duly examined by the Auditors, and their certificate of audit is hereto appended.

THOMAS LONG,
President.

Toronto, January 24th, 1913.

AUDITORS' CERTIFICATE.

To the President and Directors of the London and Canadian Loan and Agency Company, Limited:

Gentlemen,—We have completed the audit of the books and accounts of the Company for the year ending 31st December, 1912.

We have also examined the Mortgages and Debentures and other Securities for Loans, together with the various statements thereof, and find that they agree with their respective entries in the Ledger, and we hereby certify to the correctness of the accompanying statements of "Assets and Liabilities" and "Revenue Account" for the past financial year.

We are, gentlemen, yours faithfully,

G. H. G. McVITY,
J. GEORGE, F.C.A. (Can.)
Auditors.

Toronto, 23rd January, 1913.

ASSETS AND LIABILITIES, 31st DECEMBER, 1912.

Assets.		
Loans on Mortgages and Interest		
Municipal and other Negotiable		
Debentures Owned	\$202,355.52	
Loans on Call or Short Date on		
Bonds, Stocks and Other Securities	2,983.50	205,339.02
Cash in hand—		
With Company's Bankers in		
Canada		8,932.28
(In addition to the above, the Company hold, as agents, for the benefit of certain clients, mortgages to the amount of \$67,625)		
		<u>\$4,861,941.12</u>
Liabilities.		
Capital Stock Fully Paid Up		\$1,000,000.00
Rest Account (including \$16,000 transferred from the Contingent Fund and \$69,000 from the Revenue Account for the year)		485,000.00
Debenture Stock		467,248.68
Debentures and Certificates, etc., payable at fixed dates		2,781,105.74