

REPORT OF THE DIRECTORS
OF THE
Canada Permanent Loan and Savings Company
FOR THE YEAR 1876.

On again meeting their fellow Stockholders, the Directors have the agreeable duty to perform of announcing an increase in the business of the Company as unprecedented in extent as it has been remunerative and safe.

The five thousand shares of new stock issued on 1st January, 1876, were all taken, and \$251,442 were received thereon. The contributions to the Reserve Fund paid on the new Shares were placed to the credit of that Fund.

The repayments on the Company's Mortgages amounted to \$1,336,542, and the amount lent reached the sum of \$2,008,129—more than twice the amount advanced in any preceding year.

The total assets of the Company on 31st December amounted to \$4,883,473, of which \$4,648,529 consisted of Mortgages upon Real Estate, showing an increase in this item of \$1,099,092 since last year.

In the Savings Branch, a much greater increase could have been made, but the Board considered it unadvisable to enlarge that branch of business at present, and several months ago determined on reducing the rate of interest on all new deposits. Notwithstanding this, the aggregate amount at the credit of Depositors has been maintained, and at the close of the year stood at \$1,251,706, as compared with \$1,226,610 at the end of 1875.

The Directors have the satisfaction of reporting that the demand for Sterling Debentures, through the excellent Agents of the Company in Great Britain, has been steady and continuous, and that a considerable portion of the amount has been obtained at a lower rate of interest. The Debentures issued during the year amounted to \$749,826, of which \$50,000 were in currency, and are held in Canada, and the remainder were taken in Great Britain. The total amount of Debentures outstanding, with interest to 31st December, was \$1,099,780.

Out of the net profits, after providing for all charges of every kind, two half-yearly dividends were declared of six per cent. each upon the Capital Stock, amounting to \$207,066, and the sum of \$48,254 was added to the Reserve Fund, or Rest. This Fund now amounts to \$635,334, being 36.30 per cent. upon the paid up capital, besides which, the sum of \$35,000 is set aside to cover future and unforeseen contingencies, and is in all probability much more than sufficient for that purpose.

The success of the arrangements made for obtaining additional capital at a comparatively cheap rate, enables the Company to lend on better terms without diminishing profits; and although the demand for money continued unabated, the Board deemed it expedient to give the Company's customers a share of its advantages by reducing the rate of interest charged on Mortgage Loans. This policy has on previous occasions proved beneficial by securing a preferential choice of the best class of borrowers and securities, and it is believed that this occasion also it has been appreciated by intelligent land-owners and by the local representatives of the Company throughout the Province.

The present safe accommodation having become too limited, and larger Fire-Proof Vaults absolutely necessary, the question of erecting a building for the use of the Company engaged the attention of the Board, when the proprietors of the fine block of buildings in which the Company for many years has had its office offered to sell the premises for \$75,000, a price considered so moderate that the offer was accepted. The erection of the new vaults is being proceeded with, and some other alterations will be required; but the Directors are of opinion that the property will prove a remunerative investment, and it permanently secures to the Company spacious offices in the most central and desirable situation.

The rapid extension of the Company's business has severely taxed the energies of its officers, but the Directors have pleasure in being able to state that the strain has in nowise impaired the efficiency which has always characterized the conduct of the Company's business.

J. HERBERT MASON,
Manager.

JOSEPH D. RIDOUT,
President.