

## Meetings

## CANADA PERMANENT MORTGAGE CORPORATION.

The sixth annual meeting of shareholders of the Canada Permanent Mortgage Corporation was held in the head office of the corporation, Toronto, on Friday, the second February, 1906, at 12 o'clock noon.

The president, Mr. W. H. Beatty, occupied the chair, and the secretary, Mr. George H. Smith was appointed secretary of the meeting. At the request of the chairman, the secretary read the report of the directors for 1905, and general statement of assets and liabilities, which are as follows:—

## Report.

The directors have pleasure in presenting to the shareholders the sixth annual statement of the business of the corporation, duly certified by the auditors.

The net profits for the year amounted to \$545,205.94 which, with the unappropriated profits of the previous year, \$63,934.56, and \$12,649 premium realized from the sale of a small number of shares of stock unallotted at the time of amalgamation, made the sum of \$621,789.50 at the disposal of the directors, which has been applied as follows:—

Two half-yearly dividends of three per cent. each on the capital stock .....	\$357,081 00
Written off office premises .....	20,000 00
Transferred to reserve fund .....	200,000 00
Balance carried forward at credit of profit and loss .....	44,708 50
	<hr/> \$621,789 50

All of which is respectfully submitted.

W. H. BEATTY, President.

Toronto, January 22nd, 1906.

## GENERAL STATEMENT.

## Liabilities.

## Liabilities to the Public:—

Deposits and accrued interest .....	\$3,443,333 68
Debentures—Sterling—and accrued interest (£1,859,257 2s. 5d.) .....	9,048,384 63
Debentures—Currency—and accrued interest .....	3,860,734 37
Debenture stock and accrued interest (£91,800) .....	446,760 00
Sundry accounts .....	18,588 97
	<hr/> \$16,817,801 65

## Liabilities to Shareholders:—

Capital stock .....	\$6,000,000 00
Reserve fund .....	\$2,200,000 00
Balance carried forward at credit of profit and loss .....	44,708 50
	<hr/> 2,244,708 50
Dividend No. 12 .....	\$ 178,540 50
Dividends unclaimed .....	63 90
	<hr/> 178,604 40
	<hr/> 8,423,312 90
	<hr/> \$25,241,114 55

## Assets.

Mortgages on real estate .....	\$22,473,550 89
Advances on bonds and stocks .....	1,506,184 47
	<hr/> \$23,979,735 36
Municipal debentures .....	434,909 49
Real estate acquired by deed or foreclosure .....	600 00
Office premises (Toronto, Winnipeg, Saint John and Regina) .....	372,993 19
Cash on hand and in banks .....	452,876 51
	<hr/> \$25,241,114 55

R. S. HUDSON,

JOHN MASSEY,

Joint General Managers.

We beg to report that we have made an audit of the accounts, and examined the vouchers and securities of the Canada Permanent Mortgage Corporation for the year 1905. We certify the accompanying statement is a true exhibit of the corporation's affairs as shown by the books as at 31st December, 1905.

A. E. OSLER, A.C.A.,

HENRY BARBER, F.S.A.A. (Eng.)

Auditors.

Toronto, January 17th, 1906.

The president, Mr. W. H. Beatty, then addressed the meeting as follows:—

Ladies and Gentlemen;—It is my privilege for the first time to move the adoption of the directors' report and statement of the business of the Canada Permanent Mortgage Corporation, and I do so for the year 1905 with great satisfaction.

You will probably remember that the managing-director at the last annual meeting stated that it had never been his privilege to present a cleaner or more satisfactory balance sheet than the one that was submitted on that day. I can with confidence say to you that the statement presented this day is even a better one than that submitted one year ago.

If you will compare the statement submitted to the shareholders one year ago with the one now presented you will find that our total assets have increased from \$25,122,957.71 to \$25,241,114.55. Our mortgages on real estate have increased from \$21,554,624.32 to \$22,473,550.89, showing that there has been considerable activity in the company's business. The demand for money has been good and I may say at better rates of interest in the older districts than prevailed for some time past.

While that is the case at present, the fact should not be lost sight of that in the older provinces we have in the past had to face a gradually reducing rate of interest and we shall, no doubt, find a similar tendency in the Western Provinces at no distant date, though it may be held in check for a time by the extraordinary development taking place, the opening up to settlement of new districts by the numerous railways under construction, and about to be constructed, and the large amount of capital required in connection therewith. When those reductions take place we do not always find that they are accompanied by a compensating reduction in the rate we have to pay for the money we borrow.

The confidence of the investing public both here and in Great Britain in the security afforded by this corporation has been shown in a marked degree. Notwithstanding the difficulty during the past year experienced by some in placing on the British market bonds and other securities, the debentures of this corporation that matured during the year were largely renewed, and those that were not renewed were more than replaced by new money. It would be difficult to give too much credit to our valued representatives in Scotland who have, as heretofore, managed their share of the business during the past year with great ability. The Canadian public have shown their usual confidence in the corporation by increasing their investments with us to the extent of \$801,696.79 during the past year.

In preparing the statement of the net results of the business for 1905 the assets of the corporation have been examined very carefully and dealt with in an exceedingly conservative manner.

As you will see by the statement the net earnings for the year, after providing for the cost of borrowed money, all charges and expenses, were \$545,205.94. This sum, in addition to the unappropriated profits of 1904, and the premium realized from the sale of unallotted stock at the time of amalgamation, enabled the directors to declare two half-yearly dividends of 3 per cent. each, to reduce the estimated value of the company's building here by \$20,000, to add \$200,000 to the reserve fund, and still leave the sum of \$44,708.50 at the credit of profit and loss.

A thorough examination of the individual accounts of each of the branches has been made during the past year by a competent officer, and detailed reports furnished to the management, thus placing us in close touch with the details of the business of the corporation at all points. I am happy to inform you that the total properties on hand at all branches at the end of 1905 amounted to less than \$17,000, only one of which is in the Province of Ontario, and that offers have been accepted during the past month for about one-half of the aforesaid amount.

This report concerns us as Canadians as well as shareholders, for it must be remembered that the greater part of the twenty-five millions we have invested has been lent to Canadian farmers, who are now probably in a more independent position than ever before in the history of our country. Never before have they paid interest and principal so satisfactorily, and never has there been less in arrears. Canada Permanent prosperity is, therefore, a synonym for Canadian prosperity.

Two principles of action guide our operations. Carefulness in making investments, and watchfulness in securing gradual reductions in individual indebtedness.

The difficulty in securing a suitable office in St. John, N.B., necessitated the purchase of two properties there to provide the necessary accommodation. Part of one of these properties not needed for our purposes, will be disposed of at the earliest opportunity. The building there has been remodelled, and will be fully completed and ready for occupation in a very short time, when we shall have one of the most desirable locations in that city, with an office admirably adapted to our business.