iences 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.

The president's motion was seconded by the vice-president, Mr. W. G. Gooderham, after which the president said that before putting the motion to the meeting it was open for any shareholder present to make any remarks, or to ask for further explanations on any point which might not be clear to them, and that he would be pleased to answer their questions so far as he was able to do so.

The report of the directors was unanimously adopted, as also were votes of thanks to the president, directors, officers, and agents of the company.

The retiring directors, Messrs. J. Herbert Mason, S. Nordheimer, Ralph K. Burgess and W. E. Wellington, were unanimously re-elected.

At a subsequent meeting of the board, Messrs. J. Herbert Mason and W. G. Gooderham were respectively re-elected to the offices of president and vice-president.

WESTERN CANADA LOAN AND SAVINGS COMPANY.

The annual general meeting of this company was held at its offices, No. 76 Church street, Toronto, on Monday, February 20, 1899, at 11 o'clock a.m. A number of shareholders were present. The Hon. G. W. Allan occupied the chair, and the managing director, Mr. Walter S. Lee, acted as secretary to the meeting. The following financial statements were read, and with the directors' report, were unanimously adopted.

REPORT.

The directors have pleasure in laying before the shareholders their thirty-sixth annual report, for the year ending Dec. 31, 1898.

After deducting cost of management, interest on debentures and deposits and all other charges, there remains a net profit of $97,994.71, out of which sum two half-yearly dividends, at the rate of 6 per cent. per annum, and the taxes thereon, have been paid, and the balance, $6,464.71, has been carried to the contingent fund.

The interest falling due on mortgage loans has been most satisfactorily met, and the actual interest received during the past year amounts altogether to the large sum of $378,933.

The total amount of money placed with the company for investment amounts to $4,438,112, as against $4,433,928 last year.

While the sterling debentures have been decreased by $184,245, the currency debentures have been increased by $177,118, and the deposits show an increase over last year of $11,311.

In accordance with the arrangement reported by the directors, and approved by the shareholders at the last annual meeting, a representative of the firm of Messrs. Lindsay, Jamieson & Haldane, chartered accountants, of Edinburgh, visited Toronto and Winnipeg and made an examination of the company's affairs, mainly with the view of reporting as to the sufficiency of the security afforded by the company to the debenture-holders and depositors.

A copy of their report—in every way a most satisfactory one, and which states that, in their opinion, "The assets afford good and sufficient security to the debenture-holders and depositors for the amount of their advances, without taking into account the uncalled capital"—was sent to each of the shareholders immediately after the annual meeting.

The balance sheet and profit and loss account, together with the auditors' report, are submitted herewith.

G. W. ALLAN,
President.

FINANCIAL STATEMENT FOR THE YEAR ENDING 31ST DEC., 1898.

LIABILITIES AND ASSETS.

Liabilities.

To the Shareholders—		
Capital stock		$1,500,000 00
Reserve fund		770,000 00
Contingent account, Dec. 31st, 1897	$17,625 10	
Contingent account, added, 1898	6,464 71	
	$24,089 81	
Contingent account, written off, 1898	17,500 00	
Contingent account, balance, Dec. 31st, 1898		6,589 81
Dividend, payable 3rd January, 1899		45,000 00
To the Public—		
Currency debentures and interest		882,855 31
Sterling debentures and interest		2,761,448 21
Deposits		793,808 96
Sundry accounts, including coupons outstanding		715 28
		$6,760,417 57

Assets.

Mortgage loans	$6,179,323 12
Office premises and furniture Toronto and Winnipeg	129,897 53
Municipal debentures, city of Toronto	209,011 16
Municipal debentures, city of Ottawa	32,876 59
Cash in banks	208,377 94
Cash on hand	931 23
	$6,760,417 57

PROFIT AND LOSS ACCOUNT.

Cost of management, viz.: Salaries, rent, inspection and valuation, office expenses, branch office, agents' commissions, auditors' fees, including special audit, legislation, etc.	$ 49,188 22
Directors' compensation	3,820 00
Interest on deposits	24,970 19
Interest on debentures	138,970 32
Net profit for year, applied as follows:	
Dividends and tax thereon	91,530 00
Carried to contingent account	6,464 71
	$314,943 44
Interest on mortgages and debentures, rents, etc.	$314,943 44
	$314,943 44

WALTER S. LEE,
Managing Director.

Toronto, 9th February, 1899.

To the Shareholders of the Western Canada Loan & Savings Company:

We beg to report that we have completed the annual audit of the books of the Western Canada Loan & Savings Company, and a detailed inspection of the securities (with the exception of the business of the Manitoba branch, which has been audited and inspected by the local auditor), and certify that the above statements of assets and liabilities, and profit and loss, are correct, and show the true position of the company's affairs. The bank balances and cash are certified correct.

W. R. HARRIS,
A. E. OSLER,
Auditors.

The president then said: In submitting to you their thirty-sixth annual report and balance sheet, which has just been read, the directors feel that they are justified in congratulating the shareholders on the thoroughly sound financial position which this company occupies at the close of its thirty-sixth year of business. During that period, like all other monetary institutions of the country, it has had to contend with recurring periods of financial depression and great depreciation in the value of real estate. Like all similar institutions, it has had, from time to time, to write off many losses; but the condition of its business has been such that for some 33 years it was able to maintain the same rate of dividend, of 10 per cent. In 1897 in consequence of the continued shrinkage in the value of real estate, affecting many of the properties which the company had been compelled to take under their own management, and the continuous fall in the rate of interest obtainable on mortgage loans, and carrying out the principle of only declaring a dividend upon the actual earnings or what might be described as the cash income of the company, the directors considered it wise to reduce the dividend to 6 per cent., at which rate it has continued to be paid to the present time.

In regard to the present position of the company it is with great pleasure that the directors can assure the shareholders that both in Ontario and Manitoba the company's mortgage investments are of the most satisfactory character, due in large measure to the carefulness and good judgment of our inspectors and agents, of whose services I cannot speak too highly; while at the same time I may claim for the directors the credit of a most painstaking and careful supervision. In connection with our mortgage loans I would call attention also to the large payments of interest during the past year, amounting altogether to $378,933. There can be no better proof of the advent of "better times" than the promptness of borrowers in meeting their payments of interest; and a further proof of growing prosperity in the community is the increasingly large amounts of the deposits in our banks and loan companies, the amount placed by depositors with this company showing an increase of $11,311 over last year.

As will be seen by the figures given in the report, our sterling debentures decreased during the past year. A large number of new bonds were issued and taken up, bearing interest at the rate of 3½ per cent., but owing doubtless to the reduction in the rate of interest, a much smaller number were renewed, many investors hitherto receiving 4 per cent. being unwilling to renew their investments at 3½ per cent. The difference, however, has been more than made up, not only by the increase in our deposits, but by the large increase in the issue of our currency debentures, amounting, as stated in the report, to $177,118. It is gratifying to find the confidence thus shown by our own people in the company as offering a safe and satisfactory investment for their savings.

Another important point to which I desire to allude, and which is also a proof of returning prosperity, is the sale of a number of properties which the company have had to take over at various times and which have been disposed of during the past year on very favorable terms.

Taking, then, the affairs of the company as they stand to-day, the directors are satisfied that they may be submitted to the closest scrutiny and will not only fully bear out the language of the chartered accountants quoted in the report, that "its assets afford good and sufficient security alike to the bondholders and the depositors," but that the interests of all who have invested their money in the company as shareholders have been faithfully served and that their position is in all respects thoroughly secure and satisfactory.

I have been led to refer more especially to the present status of the Western Canada because, as is doubtless well known to all here, it is in contemplation—and certain preliminary steps have already been taken—to bring about an amalgamation of four loan companies—the Canada Permanent, the Western Canada, the Freehold and the London & Ontario, and in view of such an amalgamation it cannot but be satisfactory to our shareholders to be as-