

**NEWFOUNDLAND AND LABRADOR  
IMMIGRANT INVESTOR  
FUND LIMITED**

**FINANCIAL STATEMENTS**

**MARCH 31, 2019**

## Management's Report

### *Management's Responsibility for the Newfoundland and Labrador Immigrant Investor Fund Limited Financial Statements*

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

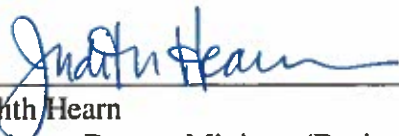
Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that transactions are properly authorized, assets are safeguarded and liabilities are recognized.

Management is also responsible for ensuring that transactions comply with relevant policies and authorities and are properly recorded to produce timely and reliable financial information.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises these responsibilities through the Board. The Board reviews external audited financial statements yearly.

The Auditor General conducts an independent audit of the annual financial statements of the Corporation, in accordance with Canadian generally accepted auditing standards, in order to express an opinion thereon. The Auditor General has full and free access to financial management of the Newfoundland and Labrador Immigrant Investor Fund Limited.

On behalf of the Newfoundland and Labrador Immigrant Investor Fund Limited.



Judith Hearn  
Assistant Deputy Minister (Business)



Liane Price, CPA, CMA  
Director, Business Analysis



**AUDITOR  
GENERAL**  
of Newfoundland and Labrador

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**INDEPENDENT AUDITOR'S REPORT**

To the Board of Directors  
Newfoundland and Labrador Immigrant  
Investor Fund Limited  
St. John's, Newfoundland and Labrador

*Opinion*

I have audited the financial statements of the Newfoundland and Labrador Immigrant Investor Fund Limited (the Fund), which comprise the statement of financial position as at March 31, 2019, and the statement of operations, statement of change in net financial assets, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Fund as at March 31, 2019, and the results of its operations, changes in its net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

*Basis for Opinion*

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the Fund in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

*Other Information*

Management is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and my auditor's report thereon. The annual report is expected to be made available to me after the date of this auditor's report.

My opinion on the financial statements does not cover the other information and I will not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated. When I read the annual report, if I conclude that there is a material misstatement therein, I am required to communicate the matter to those charged with governance.

## **Independent Auditor's Report (cont.)**

### *Responsibilities of Management and Those Charged with Governance for the Financial Statements*

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Fund or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

### *Auditor's Responsibilities for the Audit of the Financial Statements*

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

### Independent Auditor's Report (cont.)

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



**JULIA MULLALEY, CPA, CA**  
**Auditor General**

June 5, 2019  
St. John's, Newfoundland and Labrador

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**STATEMENT OF FINANCIAL POSITION**  
**As at March 31**

	2019	2018
<b>FINANCIAL ASSETS</b>		
Cash	\$ 15,360,674	\$ 37,977,588
Interest receivable	28,228	51,989
Loan interest receivable	14,438	691,111
<u>Loan receivable (Note 4)</u>	<u>8,500,000</u>	<u>41,489,318</u>
	<u>23,903,340</u>	<u>80,210,006</u>
<b>LIABILITIES</b>		
<u>Obligations to investors (Note 5)</u>	<u>19,609,918</u>	<u>76,884,642</u>
	<u>19,609,918</u>	<u>76,884,642</u>
<b>Net financial assets</b>	<b>4,293,422</b>	<b>3,325,364</b>
<b>NON-FINANCIAL ASSETS</b>		
<u>Deferred financing costs (Note 6)</u>	<u>109,360</u>	<u>659,276</u>
<b>Accumulated surplus</b>	<b>\$ 4,402,782</b>	<b>\$ 3,984,640</b>

*The accompanying notes are an integral part of these financial statements.*

Signed on behalf of the Corporation:

  
 Chairperson

  
 Member

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**STATEMENT OF OPERATIONS**  
**For the Year Ended March 31**

	<b>2019 Budget</b>	<b>2019 Actual</b>	<b>2018 Actual</b>
	(Note 9)		
<b>REVENUES</b>			
Interest on loan receivable	\$ 575,773	\$ 575,772	\$ 691,111
Interest on bank	344,488	388,515	658,987
Miscellaneous	-	4,653	2,196
	<b>920,261</b>	<b>968,940</b>	<b>1,352,294</b>
<b>EXPENSES</b>			
Amortization of deferred financing costs	549,917	549,916	1,083,328
Bank charges	750	772	338
Miscellaneous	-	110	110
	<b>550,667</b>	<b>550,798</b>	<b>1,083,776</b>
<b>Annual surplus</b>	<b>369,594</b>	<b>418,142</b>	<b>268,518</b>
<b>Accumulated surplus, beginning of year</b>	<b>3,984,640</b>	<b>3,984,640</b>	<b>3,716,122</b>
<b>Accumulated surplus, end of year</b>	<b>\$ 4,354,234</b>	<b>\$ 4,402,782</b>	<b>\$ 3,984,640</b>

*The accompanying notes are an  
integral part of these financial statements.*

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**STATEMENT OF CHANGE IN NET FINANCIAL ASSETS**  
**For the Year Ended March 31**

	2019 Budget	2019 Actual	2018 Actual
	(Note 9)		
<u>Annual surplus</u>	\$ 369,594	\$ 418,142	\$ 268,518
<b>Deferred financing costs</b>			
Acquisition of deferred financing costs	-	-	(11,859)
<u>Use of deferred financing costs</u>	549,917	549,916	1,083,328
	549,917	549,916	1,071,469
<b>Increase in net financial assets</b>	919,511	968,058	1,339,987
<u>Net financial assets, beginning of year</u>	3,325,364	3,325,364	1,985,377
<u>Net financial assets, end of year</u>	\$ 4,244,875	\$ 4,293,422	\$ 3,325,364

*The accompanying notes are an  
integral part of these financial statements.*



**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**STATEMENT OF CASH FLOWS**  
**For the Year Ended March 31**

**2019**

**2018**

**Operating transactions**

Annual surplus	\$ 418,142	\$ 268,518
Adjustment for non-cash items		
Amortization of deferred financing costs	549,916	1,083,328
	968,058	1,351,846
Change in non-cash working capital		
Loan interest receivable	676,673	(691,111)
Interest receivable	23,761	24,357
<b>Cash provided from operating transactions</b>	<b>1,668,492</b>	<b>685,092</b>

**Investing transactions**

Loan issued	-	(41,489,318)
Decrease in loan receivable	32,989,318	-
<b>Cash provided from (applied to) investing transactions</b>	<b>32,989,318</b>	<b>(41,489,318)</b>

**Financing transactions**

Deferred financing charges	-	(11,859)
Amount received from investors	-	308,172
Repayment of investor funds	(57,274,724)	(29,723,099)
<b>Cash applied to financing transactions</b>	<b>(57,274,724)</b>	<b>(29,426,786)</b>

<b>Decrease in cash</b>	<b>(22,616,914)</b>	<b>(70,231,012)</b>
<b>Cash, beginning of year</b>	<b>37,977,588</b>	<b>108,208,600</b>
<b>Cash, end of year</b>	<b>\$ 15,360,674</b>	<b>\$ 37,977,588</b>

*The accompanying notes are an integral part of these financial statements.*

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**1. Nature of operations**

Newfoundland and Labrador Immigrant Investor Fund Limited (the Corporation) is a Crown corporation of the Province of Newfoundland and Labrador (the Province) and was incorporated on April 28, 2005 under the *Corporations Act* of the Province. Its affairs are governed by a Board of Directors appointed by the Lieutenant-Governor in Council.

The purpose of the Corporation is to receive, administer and invest funds received from Immigration, Refugees and Citizenship Canada (IRCC), formerly known as Citizenship and Immigration Canada, under its Business Immigration Program. Section 92(f) of the *Immigration and Refugee Protection Regulations* to the *Immigration and Refugee Protection Act* requires that during the allocation period of five years, the provincial allocation must be used for the purpose of creating or continuing employment in Canada to foster the development of a strong and viable economy.

In April 2005, the Provincial Cabinet instructed the Board of Directors to direct the investment activities of the Corporation and refer projects to Cabinet for approval. The Provincial Cabinet also directed that all recommended investments be subject to a thorough financial and business analysis by the sponsoring department.

The Minister of Tourism, Culture, Industry and Innovation holds 100% of the issued common shares of the Corporation on behalf of the Province of Newfoundland and Labrador. Currently, there are 100 authorized common shares of no par value with 3 shares issued.

The Corporation is a Crown entity of the Province and as such is not subject to Provincial or Federal income taxes.

**2. Summary of significant accounting policies**

**(a) Basis of accounting**

The Corporation is classified as an Other Government Organization as defined by Canadian public sector accounting standards (CPSAS). These financial statements are prepared by management in accordance with CPSAS for provincial reporting entities established by the Public Sector Accounting Board (PSAB). The Corporation does not prepare a statement of remeasurement gains and losses as the Corporation does not enter into relevant transactions or circumstances that are being addressed by this statement. Outlined below are the significant accounting policies followed.

**(b) Financial instruments**

The Corporation's financial instruments recognized in the statement of financial position consist of cash, interest receivable, loan interest receivable, loan receivable and obligations to investors. The Corporation generally recognizes a financial instrument when it enters into a contract which creates a financial asset or financial liability. Financial assets and financial liabilities are initially measured at cost, which is the fair value at the time of acquisition.

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**2. Summary of significant accounting policies (cont.)**

**(b) Financial instruments (cont.)**

The Corporation subsequently measures all of its financial assets and financial liabilities at cost. Financial assets measured at cost include cash, interest receivable, loan interest receivable and loan receivable. Financial liabilities measured at cost include obligations to investors.

The carrying values of cash, interest receivable, loan interest receivable, loan receivable and obligations to investors approximate current fair value due to their nature and/or the short-term maturity associated with these instruments.

Interest attributable to financial instruments is reported in the statement of operations.

**(c) Cash**

Cash includes cash in bank.

**(d) Loan receivable**

Loan receivable is recorded at cost. Interest is accrued on the loan receivable to the extent it is deemed collectible.

**(e) Deferred financing costs**

Deferred financing costs are amortized, on a straight-line basis, over the five year period during which the funds are available to the Corporation.

**(f) Obligations to investors**

An obligation to an investor is recognized upon receipt of funds from IRCC.

**(g) Revenues**

Revenues are recognized in the period in which the transactions or events occurred that gave rise to the revenues. All revenues are recorded on an accrual basis, except when the accruals cannot be determined with a reasonable degree of certainty or when their estimation is impracticable.

**(h) Expenses**

Expenses are reported on an accrual basis. The cost of all goods consumed and services received during the year is recorded as an expense in that year.

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**2. Summary of significant accounting policies (cont.)**

**(i) Measurement uncertainty**

The preparation of financial statements in conformity with CPSAS requires management to make estimates and assumptions that affect the reporting amounts of assets and liabilities, and disclosure of contingent assets and liabilities, at the date of the financial statements and the reported amounts of the revenues and expenses during the period.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Measurement uncertainty exists in these financial statements. Actual results could differ from these estimates.

**3. Change in accounting policy**

On April 1, 2018, the Corporation adopted the new CPSAS Handbook Section *PS 3430 Restructuring Transactions*. This is a new standard on how to account for and report restructuring transactions by both transferors and recipients of assets and/or liabilities. This accounting change had no impact on the financial statements.

**4. Loan Receivable**

As at March 31, 2019, the Corporation had a loan receivable from Memorial University of Newfoundland of \$8,500,000 (2018 - \$41,489,318) The interest rate on the loan is 2%. This loan is to be fully repaid in 2019-2020.

**5. Obligations to investors**

One of the conditions for the issuance of a visa to immigrants under the Immigration, Refugees and Citizenship Canada Business Immigration Program (the Program), is that they must invest \$400,000 in Canada for a period of five years. The amount of the investment is allocated to the participating provinces on the first day of the second month following the month payment is received from the investor. \$200,000 of the \$400,000 is divided equally among the participating provinces while the remaining \$200,000 is allocated on the basis of each participating province's gross domestic product as a percentage of the total gross domestic product of all participating provinces.

During the Fall of 2011, a new agreement was signed which now requires immigrants under the Program to invest \$800,000 in Canada for a period of five years. Of the \$800,000, \$400,000 is divided equally among the participating provinces and the remaining \$400,000 is allocated on the basis of each participating province's gross domestic product as a percentage of the total gross domestic product of all participating provinces.

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**5. Obligations to investors (cont.)**

As at March 31, 2019, Newfoundland and Labrador Immigrant Investor Fund Limited maintained an allocation of funds from 483 investors (2018 - 1,768 investors). There were no allocations of funds received in 2018-19 (4 investors in 2017-18) and 1,285 investors were repaid in 2018-19 (793 investors in 2017-18).

These obligations to investors are secured by a non-transferable zero interest promissory note issued by IRCC, as agent for the Corporation, and the guarantee of the Province of Newfoundland and Labrador. The guarantee is to IRCC, as agent for the Corporation, who will repay investors. The promissory notes are repayable without interest, in full, five years from the date the funds were allocated to the Province or within 90 days after the receipt of a written request by the investor for repayment of the funds provided that such a request for repayment has been received by the agent before a visa has been issued to the investor. As at March 31, 2019, 0 investors had not received a permanent resident visa (2018 - 0).

Obligations to investors at March 31, 2019, totalled \$19,609,918 (2018 - \$76,884,642). Scheduled investment repayment dates are as follows:

April 30, 2019	\$ 3,093,300
May 31, 2019	5,351,409
June 30, 2019	3,804,759
July 31, 2019	1,546,650
August 31, 2019	402,129
September 30, 2019	958,923
October 31, 2019	494,928
November 30, 2019	742,392
December 31, 2019	403,780
January 31, 2020	155,300
February 28, 2020	186,360
March 31, 2020	124,240
April 30, 2020	93,180
May 31, 2020	31,060
June 30, 2020	93,180
July 31, 2020	279,540
August 31, 2020	93,180
September 30, 2020	62,120
October 31, 2020	124,240
November 30, 2020	93,180
December 31, 2020	342,280
January 31, 2021	239,596
February 29, 2021	136,912

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**5. Obligations to investors (cont.)**

March 31, 2021	34,228
May 31, 2021	68,456
June 30, 2021	205,368
July 31, 2021	34,228
September 30, 2021	34,228
October 31, 2021	34,228
February 29, 2022	38,372
June 30, 2022	38,372
July 31, 2022	107,920
August 31, 2022	107,920
December 31, 2022	<u>53,960</u>
Total	<u>\$ 19,609,918</u>

**6. Deferred financing costs**

Deferred financing costs of \$109,360 (2018 - \$659,276) consist of a five or seven percent commission paid to IRCC approved financial institutions which market the program and assist investors in the administration of their investments. The five percent commission is applicable for applications received on or after December 1, 2010.

**7. Financial risk management**

The Corporation recognizes the importance of managing risks and this includes policies, procedures and oversight designed to reduce risks identified to an appropriate threshold. The risks that the Corporation is exposed to through its financial instruments are credit risk, liquidity risk and market risk. There was no significant change in the Corporation's exposure to these risks or its processes for managing these risks from the prior year.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The Corporation's main credit risk relates to cash, interest receivable, loan interest receivable and loan receivable. The Corporation's maximum exposure to credit risk is the carrying amounts of these financial instruments. The Corporation is not exposed to significant credit risk with cash or interest receivable because these financial instruments are held with a Chartered Bank. The Corporation is not exposed to significant credit risk with loan receivable and loan interest receivable because they are from a related party.

**NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED**  
**NOTES TO FINANCIAL STATEMENTS**  
**March 31, 2019**

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**7. Financial risk management (cont.)**

Liquidity risk

Liquidity risk is the risk that the Corporation will be unable to meet its contractual obligations and financial liabilities. The Corporation's exposure to liquidity risk relates mainly to its obligations to investors. The Corporation is not exposed to significant liquidity risk related to obligations to investors as this amount is fully guaranteed by the Province. The Corporation also manages liquidity risk by monitoring its cash flows and ensuring that it has sufficient resources available to meet its financial liabilities and contractual obligations. The schedule repayment dates for obligations to investors is disclosed in Note 5.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency (foreign exchange) risk, interest rate risk and other price risk. The Corporation is not exposed to significant foreign exchange or other price risk. In addition, the Corporation was not exposed to significant interest rate risk. Also, the Corporation is not exposed to significant interest rate risk related to its obligations to investors as these obligations have fixed values at maturity and are non-interest bearing. The Corporation is not exposed to significant interest rate risk related to loan receivable because the loan has a fixed maturity date and a fixed interest rate.

**8. Related party transactions**

For administrative purposes the Corporation is managed by the Department of Tourism, Culture, Industry and Innovation. Expenses related to salaries, accommodations and administration are incurred directly by the department and no provision is made in these financial statements for these expenses. The amount of these expenses is not material to these financial statements.

The obligations to investors are guaranteed by the Province.

The Corporation has a loan receivable with a related party as outlined in Note 4. During the year, the Corporation earned interest revenue on the loan receivable of \$575,772 (2018 - \$691,111). At March 31, 2019, \$14,438 (2018 - \$691,111) of interest revenue was part of receivables.

**9. Budgeted figures**

Budgeted figures have been prepared by the Corporation and are provided for comparison purposes.

# NEWFOUNDLAND AND LABRADOR IMMIGRANT INVESTOR FUND LIMITED

## NOTES TO FINANCIAL STATEMENTS

March 31, 2019

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### 10. Non-financial assets

The recognition and measurement of non-financial assets is based on their service potential. These assets will not provide resources to discharge liabilities of the Corporation. For non-financial assets, the future economic benefit consists of their capacity to render service to further the Corporation's objectives.

### 11. Planned wind down of operations

In February 2014, the Federal Government announced the discontinuance of the Business Immigrant Program. Based upon information received from IRCC, no significant further allocations are anticipated.