

Toronto Port Lands Company Impact of COVID-19 on the 2020 Financial Statements

Key Drivers and Financial Impacts

The pandemic closures have impacted the operations of some of the tenants. Some tenants are attempting to access the available financial supports and TPLC has granted rent deferrals to certain tenants whose operations were severely curtailed by COVID-19 mandated closures.

TPLC increased the allowance for doubtful accounts to \$0.4 million and has granted rent deferrals in the amount of \$1,065,217 to tenants whose operations were severely curtailed by COVID-19. This has resulted in a larger AR balance at year end. The vast majority of tenants have complied with new repayment terms and continue to make regular payments.

The full extent of the impact that COVID-19 pandemic, including government and regulatory responses to the pandemic, will have on the Canadian economy and the Corporation's business remains uncertain and difficult to predict at this time.

Impact on the Capital Budget

The capital budget for 2020 has not been significantly affected by COVID-19. The flood-proofing activity by Waterfront Toronto has proceeded as expected, and although there have been some delays, these are not expected to have a financial impact on the City.

Modifications to Programs & Initiatives

Management is currently assessing the impact of COVID-19 related rent concessions.