

Build Toronto Inc. 2023 Annual General Meeting and Audited Financial Statements

Date: June 3, 2024

To: Executive Committee

From: Vic Gupta, Chief Executive Officer, CreateTO

Wards: Ward(s) affected or All

SUMMARY

As a part of the City-wide Real Estate Model, Build Toronto Inc. (BT) supports CreateTO to fulfill its mandate. As the City of Toronto's real estate agency, CreateTO applies a strategic city-wide lens to Toronto's real estate holdings, develops City buildings and lands for municipal purposes and delivers real estate solutions to advance City Council's key public policy goals and meet the program needs of City divisions, agencies, and corporations.

Under the leadership and guidance of our Board of Directors, CreateTO and its related corporations, Build Toronto Inc. and Toronto Port Lands Company, have brought stakeholders, partners and community members together to advance a number of key City-building initiatives. Please refer to Attachment 3, for CreateTO's 2023 Highlights Report.

RECOMMENDATIONS

Build Toronto Inc. Board recommends that:

1. City Council treat that portion of the City Council meeting at which this report is considered as the Annual General Meeting of the Shareholder for Build Toronto Inc., and:
 - a. receive the Board-approved 2023 Audited Financial Statements for Build Toronto Inc. from CreateTO's Chief Executive Officer, forming Attachment 1 to this report;
 - b. receive the 2023 Annual Report for Build Toronto Inc. from CreateTO's Chief Executive Officer, forming Attachment 2 to this report;
 - c. receive the CreateTO's 2023 Highlights Report from CreateTO's Chief Executive Officer, forming Attachment 3 to this report; and
2. appoint KPMG LLP as the Auditor of Build Toronto Inc. for fiscal year 2024.

FINANCIAL IMPACT

BT's 2023 Statements were audited by KPMG LLP and received an unqualified opinion stating that the financial statements present fairly, in all material respects the consolidated financial position of BT as at December 31, 2023, and its consolidated financial performance for the year then ended in accordance with International Financial Reporting Standards (IFRS).

BT's 2023 Statements recognize a net income and comprehensive income of \$55.78 million (an increase of \$40.29 million over 2022 due to the sale of BT's equity interest in Pinewood Studios), total assets of \$276.68 million (an increase of \$34.36 million over 2022 primarily due to the net impact of the sale of BT's equity interest in Pinewood Studios and the capital contribution from the sale of 277 Victoria Street), and total liabilities of \$2.80 million (a decrease of \$28.96 million over 2022 primarily due to the repayment of debt as a result of the sale of BT's equity interest in Pinewood Studios).

Please refer to Attachment # 2 2023 Annual Report for Build Toronto Inc. for further details.

DECISION HISTORY

On April 22, 2024, the Board of Directors approved the 2023 Annual Report and 2023 Audited Financial Statements for Build Toronto Inc. The Board of Directors recommended the appointment of KPMG as auditors for the year ending 2024.

On July 19, 2023, that portion of the City Council meeting where 2023.EX6.15 Build Toronto Inc. - Annual General Meeting and 2022 Audited Financial Statements and as Shareholder was approved by Council, was considered the previous Annual General Meeting of the Shareholder for Build Toronto Inc.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX6.15>

On July 11, 2012, City Council approved a requirement that Shareholder Directions for all wholly-owned City corporations be amended to require public disclosure to the extent permitted by law of individual executive compensation as part of the annual reporting to the Shareholder and where required obtain consent from executives.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EX21.19>

CONTACT

1. Vic Gupta, Chief Executive Officer, 416- 564-6499, vgupta@createto.ca
2. Jaspreet Hansra-Kulasingham, Executive Vice President & Chief Financial Officer, 416-981-3765, jhansrakulasingham@createto.ca

ATTACHMENTS

Attachment 1 - 2023 Audited Financial Statements for Build Toronto Inc.

Attachment 2 - 2023 Annual Report for Build Toronto Inc.

Attachment 3 - CreateTO 2023 Highlights Report