

Consolidated Financial Statements of

**CITY OF TORONTO ECONOMIC
DEVELOPMENT CORPORATION
C.O.B. TORONTO PORT LANDS
COMPANY**

And Independent Auditor's Report thereon

Year ended December 31, 2025

**KPMG LLP**

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INDEPENDENT AUDITOR'S REPORT

To the Shareholder of City of Toronto Economic Development Corporation
c.o.b. Toronto Port Lands Company

Opinion

We have audited the consolidated financial statements of City of Toronto Economic Development Corporation c.o.b. Toronto Port Lands Company and its subsidiaries (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of income and comprehensive income for the year then ended
- the consolidated statement of changes in shareholder's equity for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of material accounting policy information

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **"Auditor's Responsibilities for the Audit of the Financial Statements"** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



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 IFRS 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our 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 our 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 the financial statements.

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

We 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 our 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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- 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 Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity 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.
- 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 we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

April 27, 2026

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Consolidated Statement of Financial Position

December 31, 2025, with comparative information for 2024

	2025	2024
Assets		
Current assets:		
Cash and cash equivalents (note 9)	\$ 70,342,137	\$ 56,191,616
Amounts receivable (note 8)	4,139,950	2,723,358
Due from related parties (note 13(a))	1,790,156	370,423
Total current assets	76,272,243	59,285,397
Non-current assets:		
Restricted cash and investments (note 10)	29,166,895	21,860,710
Investment properties (note 4)	328,436,639	369,155,757
Property and equipment (note 5)	854,730	943,846
Project development costs (note 6)	4,024,442	3,320,031
Other non-current assets (note 7)	5,360,730	5,084,780
Total non-current assets	367,843,436	400,365,124
Total assets	\$ 444,115,679	\$ 459,650,521
Liabilities and Shareholder's Equity		
Current liabilities:		
Amounts payable and accrued liabilities (note 11)	\$ 10,770,090	\$ 6,433,844
Due to related party (note 13(b))	148,642	491,391
Tenants' deposits and deferred revenue (note 12)	593,317	450,750
City of Toronto loan (note 13(a))	349,053	337,149
Total current liabilities	11,861,102	7,713,134
Non-current liabilities:		
Amounts payable and accrued liabilities (note 11)	15,644,163	11,032,805
City of Toronto loan (note 13(a))	5,019,086	5,368,139
Tenants' deposits and deferred revenue (note 12)	9,743,161	10,033,430
Total non-current liabilities	30,406,410	26,434,374
Total liabilities	42,267,512	34,147,508
Shareholder's equity	401,848,167	425,503,013
Commitments and contingencies (note 21)		
Total liabilities and shareholder's equity	\$ 444,115,679	\$ 459,650,521

See accompanying notes to consolidated financial statements.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Consolidated Statement of Income and Comprehensive Income

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Rental income:		
Rental revenue (note 15)	\$ 24,724,350	\$ 25,126,440
Rental expense (note 16)	5,109,436	5,094,669
	19,614,914	20,031,771
Other income (expenses):		
Interest and investment income	3,060,230	4,026,066
Grant income (note 20)	800,514	—
Interest expense (note 13(a))	(192,827)	(204,459)
Impairment loss (note 19)	(1,745,870)	(243,294)
Amortization (note 18)	(2,058,658)	(1,997,592)
General and administrative expenses (note 17)	(6,889,507)	(5,432,282)
	(7,026,118)	(3,851,561)
Income before gain on expropriation of investment property	12,588,796	16,180,210
Gain on expropriation of investment property rights (note 4)	760,064	—
Net income and comprehensive income	\$ 13,348,860	\$ 16,180,210

See accompanying notes to consolidated financial statements.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Consolidated Statement of Changes in Shareholder's Equity

Year ended December 31, 2025, with comparative information for 2024

	Contributed surplus	Common share	Retained earnings	Total shareholder's equity
Balance, December 31, 2023	\$ —	\$ 1	\$ 417,624,504	\$ 417,624,505
Net income	—	—	16,180,210	16,180,210
Transfer of lands to shareholder (notes 4 and 6)	(8,301,702)	—	—	(8,301,702)
Balance, December 31, 2024	(8,301,702)	1	433,804,714	425,503,013
Net income	—	—	13,348,860	13,348,860
Transfer of lands to shareholder (note 4)	(37,003,706)	—	—	(37,003,706)
Balance, December 31, 2025	\$ (45,305,408)	\$ 1	\$ 447,153,574	\$ 401,848,167

See accompanying notes to consolidated financial statements.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Net income	\$ 13,348,860	\$ 16,180,210
Items not involving cash (note 14(a))	2,961,341	403,748
Change in operating working capital (note 14(b))	(867,958)	(6,464,583)
	15,442,243	10,119,375
Financing activities:		
Repayment of City of Toronto loan (note 13(a))	(337,149)	(325,652)
Interest paid	(196,761)	(208,257)
Project development costs - recoveries (note 6)	284,082	1,306,627
	(249,828)	772,718
Investing activities:		
Decrease in restricted cash and investments	(813,465)	(140,443)
Project development costs - additions (note 6)	(988,493)	(3,437,644)
Net proceeds from expropriation investment properties rights	760,064	—
Investment properties - additions (note 4)	—	(2,994,516)
	(1,041,894)	(6,572,603)
Increase in cash and cash equivalents	14,150,521	4,319,490
Cash and cash equivalents, beginning of year	56,191,616	51,872,126
Cash and cash equivalents, end of year	\$ 70,342,137	\$ 56,191,616

See accompanying notes to consolidated financial statements.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements

Year ended December 31, 2025

The City of Toronto Economic Development Corporation (the "Corporation") was incorporated under the Ontario Business Corporations Act on March 21, 1986. The number of shares authorized, and the number of shares issued and outstanding is one common share. The Corporation's share capital is all held by the City of Toronto (the "City"). The Corporation now operates as Toronto Port Lands Company ("TPLC"). The Toronto Port Lands (the "Port Lands") represents a significant urban renewal opportunity for the City. As the largest landowner in the Port Lands, TPLC continues to advance the long-term vision for a sustainable new community in the heart of the City by acting as a responsible steward and property manager of the City's assets in the Port Lands, supporting the ongoing flood protection work by Waterfront Toronto, actively managing tenants and supporting the further development of the film industry in the Port Lands. As a municipal corporation under Section 149(1) of the Income Tax Act (Canada), the Corporation is exempt from income taxes. The address of its registered office is 61 Front Street West, Union Station, East Wing, 3rd Floor, Toronto, Ontario, Canada.

1. Material accounting policies:

(a) Statement of compliance:

These consolidated financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB"). These consolidated financial statements were authorized for issuance by the Board of Directors of the Corporation on April 27, 2026.

(b) Basis of presentation:

The Corporation has been identified as an other government organization and, prepares its consolidated financial statements in accordance with IFRS. The consolidated financial statements have been prepared on a going concern basis and are presented in Canadian dollars.

The accounting policies set out below have been applied consistently in all material respects.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(c) Basis of consolidation:

The consolidated financial statements include the accounts of the Corporation and its wholly owned subsidiaries at December 31, 2025:

Arrowhead New Toronto East Inc.
Arrowhead New Toronto West Inc.
Arrowhead New Toronto South Inc.

Arrowhead New Toronto East Inc. is inactive. Historically it held title to the properties formally and municipally known as 260 8th Street and 124 Birmingham Street, Etobicoke, Ontario as a nominee corporation pursuant to TPLC's shareholder's direction. These properties were sold in 2019.

Arrowhead New Toronto West Inc. and Arrowhead New Toronto South Inc. are inactive corporations with no assets and have been since their incorporation in 2005.

Subsidiaries are fully consolidated from the date of inception, which is the date on which the Corporation obtains control and continue to be consolidated until the date such control ceases. Control exists when the Corporation is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

All intercompany balances and transactions between these subsidiaries and the Corporation have been eliminated.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(d) Real estate assets:

(i) Investment properties:

Investment properties include land, office and other commercial properties held to earn rental income or for capital appreciation or for which future use is uncertain.

The Corporation categorizes its investment properties as income-producing properties. Investment properties are accounted for using the cost model wherein the cost of an income-producing property is allocated to its significant components and is amortized over the useful life of each component as described below.

Investment properties are initially recorded at cost. Cost of investment property includes the acquisition cost of the property, related transaction costs in connection with an asset acquisition, assessment of environmental conditions, site survey, appraisals, direct development and construction costs and property taxes during development.

The Corporation estimates the value of significant components based on the actual cost of the component where available, otherwise on an amortized replacement cost basis. These components are amortized over their respective useful lives. Residual values and useful lives of all components are reviewed and adjusted, if appropriate, at least at each financial year end. Amortization is provided on a straight-line basis designed to amortize the costs of the assets over their expected useful lives as follows:

Base building and structures	8 - 44 years
Elevators	20 years
Heating, ventilation, air conditioning and cooling systems ("HVAC")	15 years
Roof	20-25 years
Land improvement	20-40 years
Paving	20-25 years
Dock walls	40 years
Corridor improvement	20 years
Leasing cost	Over lease term

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(ii) Additions to investment properties:

Extensions and improvements to the productive capacity of leasable area of existing income-producing properties owned by the Corporation require significant ongoing capital expenditures. The Corporation considers these expenditures to be the following:

- (a) Major maintenance costs: Maintenance and repair costs are expensed against operations, while major maintenance costs, which are major items of repair or replacement incurred pursuant to a capital plan that improve productive capacity, are capitalized to income-producing properties. Each item is amortized over the useful life of the significant component to which it relates.
- (b) Tenant improvements: Amounts expended to meet the Corporation's lease obligations are characterized as either tenant improvements, which are owned by the landlord, or tenant incentives. An expenditure is determined to be a tenant improvement when it primarily benefits and/or is owned by the landlord. In such circumstance, the Corporation is considered to have acquired an asset which is accounted for as a component of income-producing properties. Each tenant improvement is amortized over its useful life, which is generally between five and ten years.
- (c) Leasing commissions: Direct third-party brokerage fees incurred in the successful negotiation of a lease are amortized on a straight-line basis over the initial term of the respective leases. The unamortized balance is expensed in full in the event the associated property is sold, or the lease is terminated prior to its contractual expiration date. Leasing commissions are included in the carrying value of the investment property.

As a component of an income-producing property is replaced, the net book value of such replaced component is expensed in full, with amortization, to the extent a balance remains.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(iii) Impairment:

At the end of each reporting period, management reviews the Corporation's investment properties to determine whether there is an event or change in circumstance that indicates a possible impairment loss. If such indication exists, the recoverable amount of the asset is estimated in order to determine the effect of the impairment loss, if any.

An impairment loss is present if the recoverable amount (determined as the higher of fair value less costs to sell, and value in use) is less than its carrying value and is measured as the difference between such amounts.

Fair value is determined based on:

- (a) consideration of recent prices of similar properties in similar markets;
- (b) a discounted cash flow analysis, which is based on, among other things, rental income from current leases and assumptions about rental income from future leases reflecting market conditions on the valuation date, less future cash outflows in respect to such leases, discounted over the appropriate term; and
- (c) a direct capitalization method, which is based on the conversion of normalized earnings into an expression of fair value. The normalized net income for the year is divided by an overall capitalization rate.

Costs to sell include legal fees, transaction taxes and direct incremental costs to bring an asset to a condition for its sale.

The value in use is calculated as the discounted present value of estimated future cash flows expected to arise from the Corporation's planned use of an asset and from its disposal at the end of its useful life.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the recoverable amount, not to exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset. A reversal of the impairment loss is recognized in the consolidated statement of income and comprehensive income immediately.

(e) Property and equipment:

Property and equipment include rail lines and infrastructure, fencing, and property maintenance equipment. They are stated at cost less accumulated amortization and accumulated impairment losses.

Rail lines and infrastructure, fencing, and property maintenance equipment are reviewed for impairment whenever events or changes in circumstances indicate the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value, less costs to sell, and value in use. The amount of the loss is recognized in profit or loss. The carrying amount is reduced by the impairment loss directly.

Amortization is provided on a basis designed to amortize the costs of the assets over their expected useful lives as follows:

Rail lines and infrastructure	10 - 25 years
Fencing	5 years
Furniture, fixtures and office and property equipment	5 years

(f) Project development costs:

Project development costs consist of direct costs relating to the commercial development of land owned by the Corporation. These costs are transferred to the appropriate investment property accounts on substantial completion. Amortization of the costs transferred to investment property commences with the commercial use of the property. For projects that are abandoned, costs are immediately expensed.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(g) Other non-current assets:

Other non-current assets include capitalized straight-line rent and free rent. These costs are amortized against the rental revenue according to the respective lease clauses.

(h) Revenue from contracts with customers:

Revenue is recognized at a point in time or over time, depending on when the Corporation has satisfied its performance obligation(s) to its customers. Where the Corporation has a right to consideration from a customer in an amount that corresponds directly with the value to the customer of the performance to date, revenue is recognized in an amount to which the Corporation has a "right to invoice". The right to invoice represents the fair value of the consideration received or receivable. The following provides a summary of the nature of the various performance obligations within contracts with customers and when performance is recognized on those obligations:

Rental revenue:

The Corporation accounts for tenant leases as operating leases, given that it has retained substantially all of the risks and benefits of ownership of its investment properties. Rental revenue includes base rents, property tax recoveries, lease termination fees, and other rental revenue including recoveries for landlord work and tenant improvement allowances. Revenue recognition under a lease commences when the tenant has a right to use the leased asset. The total amount of contractual rent to be received from operating leases is recognized on a straight-line basis over the term of the lease; a straight-line rent receivable, which is included in other non-current assets, is recorded for the difference between the rental revenue recognized and the contractual amount received. Property tax recoveries are recognized as revenue in the period in which the corresponding obligation arises and collectability is reasonably assured. The Corporation recognizes recoveries revenue for operating expenses based on actual costs incurred in accordance with the terms of related leases. Recoveries revenue is billed monthly to tenants based on budgeted estimates and adjusted to reflect the actual costs incurred, if necessary, on an annual basis.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

Revenue from investment properties during free rent periods represents a tenant incentive and is reflected in the consolidated statement of financial position in other non-current assets and recognized as a reduction of rental revenue in the consolidated statement of income and comprehensive income on a straight-line basis over the initial term of the lease. The Corporation accounts for stepped rents on a straight-line basis. Rents recorded in advance of cash received are included in amounts receivable. All other rental revenue is recognized in accordance with each lease.

The Corporation recognizes recoveries revenue for capital expenditures over the asset's expected useful life in accordance with the terms of the related leases. The amount of recoveries revenue is determined by the actual costs incurred and any restrictions in lease agreements. If the services rendered exceed the monthly charges billed, a receivable is recognized; if the monthly charges billed exceed the service rendered, a payable is recognized.

(i) Environment costs:

The Corporation owns and controls lands with varying degrees of environmental contamination. The costs to remediate these lands depend on the timing and final approved use of the sites. Where costs cannot be reasonably determined at this time, a contingent liability exists. The Corporation recognizes a provision for the part of the obligation when a reliable estimate can be made.

The lands are periodically assessed to determine whether an outflow of resources has become probable and can be reliably measured. If it becomes probable that an outflow of resources will be required for an item previously dealt with as a contingent liability, a provision is recognized in the consolidated financial statements in the year in which the change in probability occurs.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(j) Government grant programs:

The Corporation is eligible to receive government assistance for remediation costs incurred and future property taxes under municipal incentive programs for new property developments. Upon successful application and execution of a financial incentive agreement with the City, the Corporation recognizes the related grants annually into income unless the timing of receipt is uncertain.

(k) Financial instruments - classification:

Fair value measurement:

The Corporation categorizes its financial assets and liabilities measured at fair value into one of three different levels depending on the observability of the inputs used in the measurement.

- Level 1 - This level includes assets and liabilities measured at fair value based on unadjusted quoted prices for identical assets and liabilities in active markets that are accessible at the measurement date;
- Level 2 - This level includes valuations determined using directly or indirectly observable inputs other than quoted prices included within Level 1. Derivative instruments in this category are valued using models or other standard valuation techniques derived from observable market inputs; and
- Level 3 - This level includes valuations based on inputs which are less observable, unavailable or where the observable data does not support a significant portion of the instruments fair value.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

The following table summarizes the Corporation's classification and measurement of financial assets and financial liabilities:

	Classification and measurement
Financial assets	
Restricted cash and investments	Amortized cost
Due from related parties	Amortized cost
Amounts receivable	Amortized cost
Cash and cash equivalents	Amortized cost
Financial liabilities	
City of Toronto loan	Amortized cost
Capital repairs and improvements reserve	Amortized cost
Tenants' deposits and advance rent payments	Amortized cost
Due to related party	Amortized cost
Amounts payable and accrued liabilities	Amortized cost

The Corporation classifies its financial instruments as follows:

(i) Financial assets:

The Corporation classifies its financial assets that give rise to specified payments of principal and interest as amortized costs, unless the Corporation plans to sell the financial asset, which is then classified as fair value through other comprehensive income ("FVOCI"). All other financial assets are classified as fair value through profit and loss ("FVTPL").

Amounts receivable are initially measured at fair value and are subsequently measured at amortized cost less a provision for impairment on amounts receivable as established based on the expected credit loss ("ECL") model. Under the ECL model, the Corporation estimates lifetime expected losses for its amounts receivable at each consolidated statement of financial position date based on available information to determine if there is the need to reduce the carrying amount of the financial asset through an allowance account, and the changes in the measurement of the allowance account are recognized in the consolidated statement of income and comprehensive income within operating expenses. Bad debt write-offs occur when the Corporation determines collection is not possible.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

Financial assets are derecognized only when the contractual rights to the cash flows from the financial assets expired or the Corporation transfers substantially all risks and rewards of ownership.

(ii) Financial liabilities:

The Corporation classifies its financial liabilities on initial recognition as either FVTPL or as amortized cost. Financial liabilities are initially recognized at fair value less related transaction costs. Financial liabilities classified as amortized cost are measured using the effective interest rate method. Under the effective interest rate method, any transaction fees, costs, discounts and premiums directly related to the financial liabilities are recognized in net income in the consolidated statement of income and comprehensive income over the expected life of the debt. Modifications of financial liabilities carried at amortized costs that do not result in derecognition give rise to a revaluation gain or loss equal to the change in discounted contractual cash flows using the effective interest rate method. This revaluation gain or loss is recognized in the consolidated statement of income and comprehensive income. The Corporation's financial liabilities that are classified as FVTPL are initially recognized at fair value and are subsequently remeasured at fair value each reporting period, with changes in the fair value recognized in the consolidated statement of income and comprehensive income.

(iii) Transactions costs:

Direct and indirect financing costs that are attributable to the issue of financial liabilities classified as other financial liabilities are presented as a reduction from the carrying amount of the related debt and are amortized using the effective interest rate method over the terms of the related debt. These costs include: interest; amortization of discounts or premiums relating to borrowings; fees and commissions paid to lenders, agents and brokers.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(l) Fair value of financial instruments:

The fair value of financial instruments is based upon discounted future cash flows using estimated market rates that reflect current market conditions for instruments with similar terms and risk.

(m) Cash and cash equivalents:

Cash and cash equivalents include cash on hand, balances with banks, short-term deposits and Guaranteed Investments Certificates ("GICs") with maturities at the time of acquisition of three months or less. Bank borrowings are considered to be financing activities.

(n) Short-term investments:

Short-term investments recorded in the consolidated financial statements include GICs with maturities at the time of acquisition between three months and one year.

(o) Restricted cash and investments:

Restricted cash and investments include cash, short-term deposits and GICs. Pursuant to a direction from City Council, these funds, and all accumulating investment income, are to be utilized for the environmental remediation of certain Port Land properties or other City projects, when it undertakes redevelopment at those sites.

(p) Provisions:

A provision is a liability of uncertain timing or amount. Provisions are recognized when the Corporation has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are measured at the present value for the expenditures expected to be required to settle the obligation using a discount rate that reflects the current market assessment of the time value of money and the risks specific to the obligation. Provisions are re-measured at each consolidated statement of financial position date using the current discount rate.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(q) Critical accounting estimates and assumptions:

The preparation of the consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and reported amounts of revenue and expenses during the reporting years. Actual results could differ from the estimate.

(i) Fair value of investment properties:

In determining fair value and the recoverable amount for its investment properties, the assumptions underlying estimated values are limited by the availability of comparable data and the uncertainty of predictions concerning future events. Should the underlying assumptions change, actual results could differ from the estimated amounts.

(ii) Fair value of financial instruments:

Assessing fair value of financial instruments requires significant estimates of future cash flows and appropriate discount rates.

The Corporation's financial instruments, consisting of due from related parties, amounts receivable, short-term investments, cash and cash equivalents, restricted cash and investments, amounts payable and accrued liabilities, tenants' deposits, and due to related party are measured at amortized cost which approximates fair value due to their short-term nature. Management has concluded that the carrying amount approximates fair value at December 31, 2025.

(iii) Other:

The estimates also include useful lives of investment properties and the significant components thereof and of infrastructure, furniture, fixtures and equipment used in the calculation of amortization.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(r) Critical judgments in applying accounting policies:

The following are the critical judgments that have been made in applying the Corporation's accounting policies that have the most significant effect on amounts in the consolidated financial statements:

- (i) Selection of accounting standards: The Corporation has been identified as an other government organization since 2018 when the shareholder direction was amended. Management considered various criteria applicable to the Corporation's business in selecting the appropriate accounting standards to follow. These criteria include whether the Corporation: (a) is a separate legal entity with powers to contract in its own name and sue and be sued; (b) has been delegated the financial and operational authority to carry on a business; (c) sells goods and services to individuals and organizations outside of the government reporting entity as its principal activity; and (d) can, in the normal course of its operations, maintain its operations and meet its liabilities from revenue received from sources outside of the government. The Corporation meets all the above criteria and, therefore, follows IFRS.
- (ii) The Corporation's accounting policies relating to investment properties are described in note 1(d)(i). In applying these policies, judgment has been applied in determining whether certain costs are additions to the carrying amount of the property, in distinguishing between tenant incentives and tenant improvements and, for properties under development, identifying the point at which practical completion of the property occurs, identifying the directly attributable borrowing costs to be included in the carrying value of the development property, and determining if there are indications of impairment for non-financial assets.
- (iii) The Corporation feels that in absence of reliable comparable market data, and alternative reliable estimates of fair value, it is not presently possible to reliably measure its investment properties at fair value on a continuing basis and as a result has elected to use the cost basis model (note 4).

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Material accounting policies (continued):

(iv) The Corporation makes judgments in determining whether certain leases, in particular those leases with long contractual terms where the lessee is the sole tenant in a property and long-term ground leases, are operating or finance leases. The Corporation has determined that all of its tenant leases and long-term ground leases are operating leases.

(v) An asset retirement obligation for environment contamination has not been recognized for accounting purposes as the Corporation has determined that the amount of such obligation cannot be reliably measured at this time (note 21(b)).

(s) Contributed surplus:

Property transfers between the Corporation and the City are accounted for at carrying value. No gain or loss is recognized. Any difference between the consideration transferred and the carrying value of the net assets is recognized in contributed surplus as a component of equity.

2. New accounting standards adopted in 2025:

The new accounting standards/amendment listed below came into effect in 2025 and management has assessed them and determined that there is no material impact on the consolidated financial statements.

- Lack of Exchangeability - Amendments to IAS 21, The Effects of Changes in Foreign Exchange Rates

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

3. Future accounting policy changes:

Impacts of amendments to accounting standards issued but not yet effective:

The following amendments have been issued by the IASB but are not yet effective and have not been early adopted in these consolidated financial statements. Management is assessing the impact of adopting these amendments.

Effective January 1, 2026:

- Classification and Measurement of Financial Instruments - Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosures.
- Annual Improvements to IFRS Accounting Standards - Amendments to:
 - IFRS 1 First-time Adoption of International Financial Reporting Standards;
 - IFRS 7 Financial Instruments: Disclosures and its accompanying Guidance on implementing IFRS 7;
 - IFRS 9 Financial Instruments;
 - IFRS 10 Consolidated Financial Statements; and
 - IAS 7 Statement of Cash Flows.
- Contracts Referencing Nature-dependent Electricity - Amendments to IFRS 9 and IFRS 7

Effective 1, January 2027:

- IFRS 18 Presentation and Disclosure in Financial Statements;
- IFRS 19 Subsidiaries without Public Accountability: Disclosures;
- IFRS for SMES third edition; and
- IAS 21 The Effects of Changes in Foreign Exchange Rates.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment properties:

Investment properties consist of the following:

2025	Cost	Accumulated amortization	Net book value
Land	\$ 282,459,642	\$ —	\$ 282,459,642
Base building and structures	16,390,788	5,774,444	10,616,344
Elevators	216,241	67,544	148,697
HVAC	812,495	585,919	226,576
Roof	1,727,177	1,282,819	444,358
Land improvement	11,792,939	1,829,461	9,963,478
Paving	1,090,895	710,908	379,987
Corridor improvements	559,415	69,927	489,488
Dock walls	23,984,036	1,288,556	22,695,480
Leasing cost	1,251,145	238,556	1,012,589
	\$ 340,284,773	\$ 11,848,134	\$ 328,436,639

2024	Cost	Accumulated amortization	Net book value
Land	\$ 319,463,348	\$ —	\$ 319,463,348
Base building and structures	20,182,000	7,231,718	12,950,282
Elevators	216,241	56,731	159,510
HVAC	812,495	553,122	259,373
Roof	2,089,252	1,427,176	662,076
Land improvement	11,792,939	1,501,749	10,291,190
Paving	1,090,895	636,954	453,941
Corridor improvements	559,414	41,956	517,458
Dock walls	23,984,036	661,663	23,322,373
Leasing cost	1,251,144	174,938	1,076,206
	\$ 381,441,764	\$ 12,286,007	\$ 369,155,757

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment properties (continued):

Reconciliation of the carrying amount for investment properties is set out below:

2025:

Balance, December 31, 2024	\$ 369,155,757
Additions and disposals:	
Transfer of lands to shareholder (a)	(37,003,706)
Impairment write-down building and roof (note 19)	(1,745,870)
Amortization	(1,969,542)
Balance, December 31, 2025	\$ 328,436,639

(a) During the year, properties in the amount of \$37,003,706 were transferred to the shareholder to facilitate the Port Lands Flood Protection project.

2024:

Balance, December 31, 2023	\$ 355,828,879
Additions and disposals:	
Transfer from project development costs (note 6)	16,148,477
Capital expenditure additions, net of grants received	2,994,516
Transfer of lands to shareholder (b)	(3,865,384)
Impairment write-down roof (note 19)	(42,375)
Write-off to statement of income and comprehensive income	(3,950)
Amortization	(1,904,406)
Balance, December 31, 2024	\$ 369,155,757

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Investment properties (continued):

- (b) During 2024, properties in the amount of \$1,386,127 were transferred to the shareholder to facilitate the Port Lands Flood Protection project, and \$2,479,257 to facilitate the creation of a new park.

Gain on expropriation of investment property rights consists of the following:

	2025	2024
Gross proceeds from expropriation of investment property rights	\$ 760,064	\$ —
Net proceeds from expropriation of investment property rights	\$ 760,064	\$ —

5. Property and equipment:

Property and equipment consist of the following:

	Rail lines and infrastructure	Fencing	Furniture, fixtures and office and property equipment	Total
Cost				
Balance, December 31, 2023	\$ 2,096,027	\$ 97,277	\$ 9,151	\$ 2,202,455
Disposals/retirements (note 19)	(515,378)	(33,928)	(9,151)	(558,457)
Balance, December 31, 2024	1,580,649	63,349	—	1,643,998
Disposals/retirements	—	—	—	—
Balance, December 31, 2025	\$ 1,580,649	\$ 63,349	\$ —	\$ 1,643,998
Accumulated amortization				
Balance, December 31, 2023	\$ 890,752	\$ 64,601	\$ 9,151	\$ 964,504
Amortization	80,516	12,670	—	93,186
Disposals/retirement (note 19)	(314,459)	(33,928)	(9,151)	(357,538)
Balance, December 31, 2024	656,809	43,343	—	700,152
Amortization	77,410	11,706	—	89,116
Disposals/retirement	—	—	—	—
Balance, December 31, 2025	\$ 734,219	\$ 55,049	\$ —	\$ 789,268
Carrying amount				
As at December 31, 2024	\$ 923,840	\$ 20,006	\$ —	\$ 943,846
As at December 31, 2025	846,430	8,300	—	854,730

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

6. Project development costs:

Reconciliation of the carrying amount for project development costs is set out below:

	2025	2024
Balance, beginning of year	\$ 3,320,031	\$ 21,791,038
Additions, recoveries and transfers:		
Capital expenditure additions	988,493	3,437,644
Transfer to investment properties (note 4)	—	(16,148,477)
Transfer of land to shareholder, net of grants received	—	(4,436,318)
Recoveries received	(284,082)	(1,306,627)
Write-off to statement of income and comprehensive income	—	(17,229)
Balance, end of year	\$ 4,024,442	\$ 3,320,031

7. Other non-current assets:

	2025	2024
Straight-line rent receivable	\$ 4,849,942	\$ 4,449,980
Free rent cost	510,788	634,800
	\$ 5,360,730	\$ 5,084,780

8. Amounts receivable:

	2025	2024
Tenants	\$ 1,443,557	\$ 1,856,011
Sales tax refund	2,688,066	—
Non-tenant accounts receivable	273,004	1,512,412
Prepaid expenses	13,333	—
Property tax receivable from the City	481,374	216,385
	4,899,334	3,584,808
Less expected credit losses (note 22(a))	759,384	861,450
	\$ 4,139,950	\$ 2,723,358

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

9. Cash and cash equivalents:

Cash and cash equivalents consist of the following:

	2025	2024
High interest savings accounts	\$ 66,054,223	\$ 52,357,349
Cash	4,287,914	3,102,551
GICs	—	731,716
	<u>\$ 70,342,137</u>	<u>\$ 56,191,616</u>

10. Restricted cash and investments:

	2025	2024
Restricted cash -city project (a)	\$ 6,492,720	\$ —
Restricted cash and investments (b)	22,674,175	21,860,710
	<u>\$ 29,166,895</u>	<u>\$ 21,860,710</u>

(a) Restricted cash represents cash balances that are subject to external restrictions and are therefore not available for use in the Corporation's general operating activities. These balances are held in segregated bank accounts and may be used only for the purposes specified in the relevant delivery agreements.

(b) Restricted cash and investments are restricted for remediation, repairs, and development of lands at specific sites. As the work is completed, funds are transferred to operating cash.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

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Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

11. Amounts payable and accrued liabilities:

Amounts payable and accrued liabilities consist of the following:

	2025	2024
Trade payables	\$ 6,524,198	\$ 461,525
Accrued liabilities	2,868,524	1,386,471
Property tax payables and accruals	59,755	54,060
Sales tax payable	—	109,744
Construction holdbacks	1,317,613	50,546
Rail relocation and improvement cost accrual (note 21(c))	4,371,498	4,371,498
Deferred capital improvement and repair liability	11,272,665	11,032,805
Total amounts payable and accrued liabilities	26,414,253	17,466,649
Less current portion	10,770,090	6,433,844
	\$ 15,644,163	\$ 11,032,805

12. Tenants' deposits and deferred revenue:

Tenants' deposits, reserve for capital repairs and improvements and prepaid rents consist of the following:

	2025	2024
Tenants' deposits	\$ 1,494,869	\$ 1,440,905
Deferred revenue	8,841,609	9,043,275
	10,336,478	10,484,180
Less current portion	593,317	450,750
	\$ 9,743,161	\$ 10,033,430

Included in deferred revenue is \$5,994,220 (2024 - \$6,169,019) of advance rental payments received from a utility tenancy for two 99-year leases expiring in 2094 and advance rental payments from a tenant for a 20-year lease expiring in 2028. In 2022, an advance rental payment in the amount of \$2,600,000 from an assignment transaction was added and will be allocated over a remaining lease term from December 1, 2022, with expiry date in August 2053.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Related party transactions:

In addition to related party transactions and balances discussed elsewhere in the notes, the relationship and transactions with the related parties are discussed below:

Related party	Relationship
The City (a)	Parent and shareholder
CreateTO (b)	Common control
Build Toronto Inc.	Common control

(a) The City:

The consolidated statement of financial position includes the following balances related to the City:

	2025	2024
Due from related parties (i)	\$ 1,790,156	\$ 370,423
City of Toronto loan (ii)	5,368,139	5,705,288

- (i) During the normal course of operations, the Corporation enters into transactions with the City, including the recovery of capital costs incurred to advance key City projects and the participation in a remediation grant program. The Corporation recorded an amount receivable from the City of \$396,933 (2024 - nil) in respect of the program.
- (ii) The City provided the Corporation a 20-year loan of \$7.5 million on May 30, 2018, to finance the purchase of 915 and 945 Lakeshore Boulevard East. The loan bears interest at a fixed rate of 3.5% per annum and matures on May 30, 2038. Principal and interest repayments commenced in February 2019, following execution of a lease tenancy agreement for the related property. The loan is repayable in semi-annual blended payments of \$266,953 over the remaining term. Any outstanding principal balance is due and payable in full at maturity. Interest expense on the loan recognized during the year amounted to \$192,827 (2024 - \$204,459).

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

13. Related party transactions (continued):

(b) CreateTO:

The consolidated statement of financial position includes the following balances related to CreateTO:

	2025	2024
Due to related party	\$ 148,642	\$ 491,391

Pursuant to an agreement between CreateTO and the Corporation entered into in 2017, (note 17), effective January 1, 2018, CreateTO provides the Corporation services in return for management fees. Due to related parties represents amounts owing to CreateTO. There is no set term of repayment, and no interest is being paid to CreateTO.

For the year ended December 31, 2025, allocations from CreateTO, which passed through the consolidated statement of income and comprehensive income were as follows:

	2025	2024
General and administrative expenses	\$ 6,130,541	\$ 5,308,447

Key management and director compensation:

Key management personnel are those persons having authority and responsibility for planning, directing and controlling the activities of the Corporation, directly or indirectly. As a result of the City-wide real estate initiative, effective January 1, 2018, the Corporation no longer has its own key management personnel and employees but is managed by CreateTO for a service fee.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

14. Consolidated statement of cash flows:

(a) Items not affecting cash and other adjustments:

	2025	2024
Amortization of investment properties, and property and equipment	\$ 2,058,658	\$ 1,997,592
Amortization of free rent cost - other non-current asset	124,012	(332,531)
Gain on expropriation of investment properties rights (note 4)	(760,064)	—
Write-down of investment property and project development costs (notes 4 and 6)	—	21,178
Impairment write-down building and roof (notes 4 and 19)	1,745,870	243,294
Straight-line rent receivable - other non-current asset	(399,962)	(1,730,244)
Interest expense	192,827	204,459
	\$ 2,961,341	\$ 403,748

(b) Change in operating working capital:

	2025	2024
Due from related parties	\$ (1,419,733)	\$ 2,130,196
Due to related party	(342,749)	57,488
Amounts receivable	(1,416,592)	239,414
Amounts payable and accrued liabilities	2,458,818	(8,629,649)
Tenants' deposits and deferred revenue	(147,702)	(262,032)
	\$ (867,958)	\$ (6,464,583)

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Rental revenue:

Gross rentals comprise the following:

	2025	2024
Leases	\$ 16,617,164	\$ 17,520,658
Licenses	4,237,546	3,357,155
Realty taxes recovery	3,653,163	3,851,226
Operating costs recovery	190,863	351,308
Other rental revenue	25,614	46,093
	<u>\$ 24,724,350</u>	<u>\$ 25,126,440</u>

16. Rental expense:

Rental expense comprises the following:

	2025	2024
Property taxes	\$ 3,675,612	\$ 3,645,547
Repairs and maintenance	916,702	734,734
Utilities	118,490	148,099
Professional services	267,930	218,501
Environmental services	90,754	12,602
Provision for (recovery of) doubtful tenant receivables	(10,205)	264,169
Administrative	50,153	71,017
	<u>\$ 5,109,436</u>	<u>\$ 5,094,669</u>

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

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Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

17. General and administrative expenses:

General and administrative expenses comprise the following:

	2025	2024
Management fees to CreateTO (note 13(b))	\$ 6,130,541	\$ 5,308,447
Director's fees and insurance	77,629	80,106
Professional fees and others	681,337	43,729
	<u>\$ 6,889,507</u>	<u>\$ 5,432,282</u>

Pursuant to a service agreement established between CreateTO and the Corporation, effective January 1, 2018, the Corporation engaged CreateTO to provide management services for a mutually agreed upon fee. The services include accounting, risk management, tax, finance, record keeping, financial statement preparation and audit support, legal services; treasury functions; regulatory compliance; information systems; executive management, corporate and other centralized services, and any other services mutually agreed upon between the two parties. This is an annual arrangement which will be automatically renewed on each anniversary date unless either party terminates it.

18. Amortization:

	2025	2024
Investment properties (note 4)	\$ 1,969,542	\$ 1,904,406
Property and equipment (note 5)	89,116	93,186
	<u>\$ 2,058,658</u>	<u>\$ 1,997,592</u>

19. Impairment loss:

In 2025, the Corporation wrote off the historic book cost of certain infrastructure and investment assets in the amount of \$1,745,870 due to property demolition.

In 2024, the Corporation wrote off the historic book cost of certain infrastructure and investment assets in the amount of \$243,294 to facilitate the Ports Lands Flood Proofing project.

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

20. Grant income:

For the year ended December 31, 2025, the Corporation recognized \$800,514 (2024 - nil) in grant income related to government Brownfield Remediation Tax Assistance received from the City of Toronto.

21. Commitments and contingencies:

- (a) The Corporation is subject to various legal claims arising in the normal course of its operations. The ultimate outcome of these claims cannot be determined at this time. However, the Corporation's management believes the ultimate resolution of these matters will not have a material adverse effect on these consolidated financial statements.
- (b) The Corporation may be required to satisfy an asset retirement obligation for environmental contamination left by tenants or former owners of certain properties in the Port Lands. The obligation to remediate the contamination is contingent on uncertain future events, including contamination levels exceeding acceptable levels, as prescribed by the Ontario Ministry of the Environment. The obligation to remediate the contamination may also result from the Corporation and its parent, the City, agreeing to development plans for the lands. The amount of the asset retirement obligation has been determined to not be reliably measurable given the uncertainty of when or how remediation will take place and the total costs that will be incurred and accordingly, has not been recognized for accounting purposes.
- (c) As part of the site remediation at 675 Commissioners Street, Corporation removed a section of rail from the site and is obligated to relocate and construct a new and improved rail line along an adjacent street. As at December 31, 2025, the railroad relocation and improvement accrual was \$4,371,498 (2024 - \$4,371,498) (note 11).

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

22. Financial instruments - risk management:

The Corporation's investment and operating activities expose it to a range of financial risks. There has been no significant changes in the risk exposures from 2024. These risks include credit risk, interest rate risk and liquidity risk, which are described as follows:

(a) Credit risk:

Credit risk on financial instruments is the risk of financial loss occurring as a result of default or insolvency of a counterparty on its obligation to the Corporation. The carrying value of the financial assets as presented in the consolidated statement of financial position, represents the maximum credit risk exposure as at the date of the consolidated financial statements.

The Corporation, in the normal course of business, is exposed to credit risk from its tenants. This risk is mitigated by the fact that management believes the Corporation has thorough and rigorous credit approval procedures. The Corporation provides for an allowance for doubtful accounts to absorb potential credit losses.

Cash and cash equivalents, short-term investments and restricted cash and investments consist of deposits with major commercial banks. It is management's assessment that the credit risk associated with these balances is negligible.

Expected credit losses	2025	2024
Balance, beginning of year	\$ 861,450	\$ 606,655
Add provision	—	308,307
Less collection received	—	(43,562)
Less write-off	(102,066)	(9,950)
Balance, end of year	\$ 759,384	\$ 861,450

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

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Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

22. Financial instruments - risk management (continued):

Amounts receivable aging buckets	2025	2024
Less than 30 days	\$ 1,808,578	\$ 211,257
30 - 60 days	13,411	410,589
60 - 90 days	1,223,352	196,053
Greater than 90 days	1,853,993	1,813,972
Accrued interest receivable	—	952,937
	4,899,334	3,584,808
Less expected credit losses	759,384	861,450
	\$ 4,139,950	\$ 2,723,358

The increase in amounts receivable primarily relates to sales tax refunds, including a Public Service Bodies (PSB) rebate and higher Harmonized Sales Tax input tax credits associated with City project expenditures. These balances are due from the Canada Revenue Agency and therefore present negligible credit risk.

(b) Interest rate risk:

Interest rate risk refers to the effect on the fair value or future cash flows of an investment due to fluctuations in interest rates. The Corporation's interest rate exposure arises from its investments in high interest savings accounts (note 9). The City of Toronto loan payable is not subject to interest rate fluctuation as the interest rate is fixed for the entire term of the loan. Management believes the Corporation's interest rate risk is low.

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c.o.b. TORONTO PORT LANDS COMPANY

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

22. Financial instruments - risk management (continued):

(c) Liquidity risk:

Liquidity risk is the risk of being unable to settle or meet commitments as they come due. The Corporation has \$11,861,102 of current liabilities, including amounts payable and accrued liabilities, due to related party and current portion of City of Toronto loan, that are due within one year. The Corporation has \$30,406,410 of non-current liabilities, including City of Toronto loan, tenants' deposits and deferred revenue. The City of Toronto loan has a fixed term of 20 years at an interest rate of 3.5% per annum, and the deferred revenue relates to advance rental payments and does not require cash to settle. Deferred capital improvement and repair liability, in the amount of \$15,644,163 is backed with the same amount in cash on deposit in the assets and represents a provision for future repairs and improvements. The Corporation has cash and cash equivalents, short-term investments and amounts receivable that are sufficient to satisfy these liabilities. Management believes that the liquidity risk of the Corporation is low.

An analysis of the Corporation's contractual maturities for its liabilities is set out below:

	2026	2027	2028	2029	2030	Thereafter	Total
Accounts payable and accrued liabilities	\$ 10,770,090	\$ —	\$ —	\$ —	\$ —	\$ —	\$ 10,770,090
Due to related party	148,642	—	—	—	—	—	148,642
City of Toronto loan	349,053	361,376	374,135	387,345	401,020	3,495,210	5,368,139
Capital repair reserve	—	200,000	—	—	—	15,444,163	15,644,163
Tenants' deposits and deferred revenue	593,317	479,269	432,919	420,955	216,491	8,193,527	10,336,478
Total liabilities	\$ 11,861,102	\$ 1,040,645	\$ 807,054	\$ 808,300	\$ 617,511	\$ 27,132,900	\$ 42,267,512

CITY OF TORONTO ECONOMIC DEVELOPMENT CORPORATION

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Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

23. Capital management:

The Corporation's capital comprises a loan from the City and shareholder's equity. The following table summarizes the carrying value of the Corporation's capital as at December 31, 2025 and 2024:

	2025	2024
Shareholder's equity	\$ 401,848,167	\$ 425,503,013
City of Toronto loan (note 13(a))	5,368,139	5,705,288
	<u>\$ 407,216,306</u>	<u>\$ 431,208,301</u>

Total number of authorized and issued shares is one common share. The Corporation's share capital is all held by the City of Toronto.

The Corporation manages its capital by taking into account its long-term business objectives, maintaining sufficient liquid resources and financing facilities to meet current obligations, and its mandate of generating revenue for the City and maximizing the value and economic development potential of properties under its management.

24. Subsequent event:

Subsequent to December 31, 2025, the Corporation is no longer pursuing certain leasing interests. In connection with this decision, \$1,148,824 of capitalized project will be written off in 2026. The Corporation also completed the transfer of certain land holdings to the shareholder on March 9, 2026, for nominal consideration. The carrying value of the land transferred was \$2,344,192.

As the events occurred after the reporting date, no adjustment has been made to the financial statements.