



Island Investment Development Inc.
2020-2021 Annual Report

OFFICE OF IMMIGRATION

94 Euston Street | Charlottetown, PE | <http://www.immigratepei.ca>

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Minister's Message



THE HONOURABLE ANTOINETTE PERRY
Lieutenant Governor of Prince Edward Island

May It Please Your Honour:

Pursuant to the Annual Reporting Framework of the Financial Administration Act governing Crown Corporations, I am pleased to present to you, the Annual Report of Island Investment Development Inc. for the fiscal year ending March 31, 2021.

Sincerely Yours,

A handwritten signature in black ink that reads "Matthew MacKay". The signature is written in a cursive, flowing style.

Hon. Matthew MacKay
Minister of Economic Growth, Tourism and Culture
September 1, 2021

Message from the Chairperson

TO THE HONOURABLE MATTHEW MACKAY
Minister of Economic Growth, Tourism and Culture
Prince Edward Island

Dear Minister,

I take pleasure in presenting you with the Annual Report for the fiscal year ending March 31, 2021.

This Annual Report is being presented pursuant to the *Island Investment Development Act*.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Johnny Flynn', with a stylized, cursive script.

Johnny Flynn

Chairperson, Board of Directors – Island Investment Development Inc.
September 1, 2021

Message from the Executive Director

TO THE HONOURABLE MATTHEW MACKAY
Minister of Economic Growth, Tourism and Culture
Prince Edward Island

Dear Minister,

I present to you the Annual Report for the fiscal year ending March 31, 2021.

This Annual Report is being presented pursuant to the *Island Investment Development Act*.

Sincerely Yours,

A handwritten signature in black ink that reads "Jamie Aiken". The signature is fluid and cursive, with the first name "Jamie" being larger and more prominent than the last name "Aiken".

Jamie Aiken, CPA, CA
Executive Director
September 1, 2021

Government Entity Overview

Island Investment Development Inc. (IIDI) is a crown corporation administered by a board reporting to the Minister of Economic Growth, Tourism and Culture. IIDI's mandate is authorized under the Island Investment Development Act (1990, c.13 R.S.P.E.I. 1988, 1-10.1). IIDI's responsibilities are as follows:

- raise capital in foreign and domestic markets;
- provide financing to projects of significant economic benefit to the province;
- promote the province as a destination for offshore investment and;
- attract entrepreneurial expertise and skilled labour to the province.

Mission

The mission of IIDI is to support immigrants who choose to live and work in Prince Edward Island. IIDI continues to focus on this by working with Island employers and other external stakeholders and working with other Departments to promote and implement population retention strategies.

Vision

The vision of IIDI is for a vibrant and growing population, through immigration, contributing to the economy and culture across PEI.

Mandate

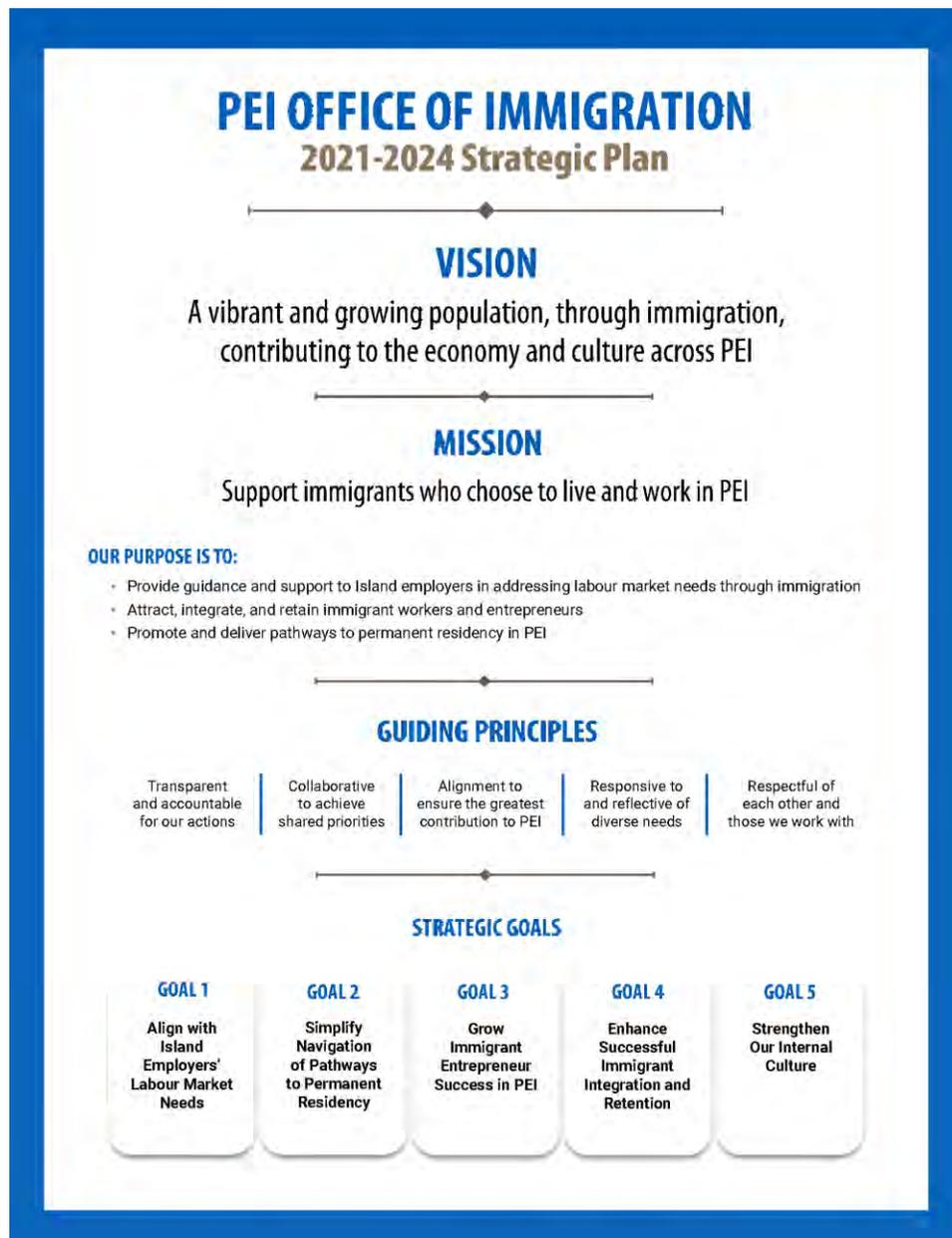
IIDI is responsible for immigration, settlement and retention while working collaboratively with other departments toward the overall economic and population growth of PEI. IIDI's programs and services also extend to Islanders, both within and outside of the province, and to Canadians looking for opportunities in Prince Edward Island.

IIDI is committed to its vision of establishing and maintaining Prince Edward Island as a destination of choice for newcomers and current residents. It is through our commitment to this vision, which IIDI will work to:

- Administer the PEI Provincial Nominee Program (PNP) and Atlantic Immigration Pilot Program (AIPP) and select immigrants who fulfill a labour market need, and will make a contribution to PEI's economy;
- Develop, implement and deliver immigration programs that encourage the integration and retention of newcomers;
- Promote relationships and support services for connecting employers with foreign national employees;

Island Investment Development Inc.

- Market all of the immigration pathways to Prince Edward Island, and promote PEI as an attractive immigration destination for both working opportunities and community building;
- Provide coordination and funding to stakeholders that are delivering various services to newcomers;
- Stimulate economic development through lending, to support the growth and needs of the private sector in PEI and;
- Support immigrant entrepreneurs in the establishment of their business.



PEI Office of Immigration

Operating as the PEI Office of Immigration, IIDI is responsible for provincial immigration as outlined in the Canada-Prince Edward Island Co-operation on Immigration agreement. This responsibility includes the delivery of the Prince Edward Island Provincial Nominee Program (PNP) as well as the promotion, recruitment, selection, settlement and integration of immigrants to the province. IIDI is also responsible for administering the Atlantic Immigration Pilot Program in collaboration with Immigration Refugee and Citizenship Canada (IRCC).

The Provincial Nominee Programs were established by Immigration, Refugees and Citizenship Canada (IRCC) formerly Citizenship Immigration Canada (CIC) beginning in the late 1990's to allow provinces and territories to nominate foreign nationals who met the requirements for economic immigration and were interested in settling in their province. Prince Edward Island signed the agreement in June 2008. One of the primary goals of the new agreements was to support a shift in the destination of newcomers to benefit smaller provinces, such as Prince Edward Island.

The Prince Edward Island Provincial Nominee Program (PNP) nominates individuals to the federal government for permanent residency. Individuals are chosen based on their ability to economically establish and their intent to live and work in PEI. If approved by the federal government, they receive permanent residence. Additionally, the province has signed a 3 year agreement with IRCC to implement the Atlantic Immigration Pilot Program (AIPP). The AIPP is designed to support Atlantic Canada with an additional 2,500 newcomers and their families annually. During the 2018/2019 year, a two year extension to the Pilot was announced expiring in December 2021. Negotiations are currently ongoing between the Provinces and the Federal government to make the AIPP a permanent program.

The process of receiving permanent residency through the immigration pathway can be a lengthy process with average processing times ranging from six months to two years. The *Office of Immigration* accepts and reviews applications for PNP, and if approved, the candidate is then nominated to the federal government for permanent residency. After being approved by IRCC for permanent residency, the candidates (and family members) land on PEI and are recorded as permanent residency admissions for PEI.

Programs and Initiatives

Expression of Interest

In 2018, IIDI launched an Expression of Interest (EOI) system for receiving applications. All foreign nationals interested in applying for permanent residency through the Business Impact Category, Express Entry or Labour Impact Category must first create an account and profile through our on-line Expression of Interest System.

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On a monthly basis, applicants who meet our program criteria, and meet the minimum established point threshold will receive an Invitation to Apply to the PEI Provincial Nominee Program. During fiscal 2020/2021, IIDI invited 234 applicants to the Business program and 1,922 applicants to our Labour programs (total 2,156).

Details on our Expression of Interest draws can be found on our website at: www.princeedwardisland.ca/en/topic/expression-interest.

Immigration Categories

Business Impact Category- Foreign nationals who are planning to establish a business on PEI use this pathway to gain permanent residency. The Business Impact Category aims to attract the applicants that have sufficient financial resources and either a history of business ownership or a high-level of management experience. This category aids in stimulating economic development and helps diversify the market opportunities through attracting new business owners to PEI.

This stream allows applicants to come to PEI on a Work Permit and purchase and/or start their business prior to being nominated by the Province. Nomination for permanent residency is then dependent on the performance of the applicant.

Labour Impact Category- The employer-driven category of PEI programs is called the Labour Impact Category. The Labour Impact Category is designed to help fill permanent labour shortages and skill gaps in PEI businesses who have exhausted all other avenues of finding a PEI resident, or other Canadian, willing and able to perform the job. This category provides support pathways to permanent residency for foreign nationals who have a valid long-term job offer from a company located in PEI. The Labour Impact Category ensures that island businesses are able to find suitable employees when labour shortages arise due to required skill sets or seasonality. The three streams from which an applicant can choose, are as follows:

- I. **Skilled Worker:** This program is designed to attract and retain highly skilled workers that have completed the appropriate training, work experience and language ability to fill employer-identified labour market shortages. This stream is typically used by the Information Technology, Restaurant and Tourism, Aerospace, Agriculture and Health Care Sectors to help address their labour shortages.
- II. **Critical Worker:** This program is also designed to attract and retain workers to fill long-term labour market shortages in occupations that typically require a high school education and/or on-the-job training. Transportation and Logistics, Seafood Processing, and Health Care are sectors that typically use this stream to help address their labour shortages.

- III. **International Graduate:** This program is designed to provide a pathway for those students that attended a publicly funded PEI University or College to obtain permanent residency, so long as they find full time employment with a PEI employer.

Prince Edward Island continues to be a destination of choice of international students. PEI post-secondary institutions are attended each year by thousands of international students because of its culture and community. It is imperative that we make sure that these talented, bright, young individuals have the opportunity to stay on PEI and build their lives here and contribute to growing the PEI economy after graduation.

Express Entry- IRCC has an electronic application management system that was started in 2015 called Express Entry. The programs that are administered through this system are the Federal Skilled Worker, the Federal Skilled Trades, and the Canadian Experience Class. Applicants are ranked on a number of human capital factors and the top scoring applicants are then invited to apply for permanent residency. The primary goals of the Express Entry Category are to eliminate backlogs that IRCC had in these programs, to eliminate the requirement to process files on a first-in, first-out basis, and to improve overall processing times. Through this system, only the top ranked applicants are selected to apply. IRCC has committed to a process that will see 80% of applicants processed within six months.

Each province is given an enhanced allocation to use through Express Entry in order to nominate individuals who intended to live and work in that province. Applicants through this stream are required to meet the criteria of at least one of the federal programs mentioned above that are administered through the system, as well as having expressed their interest to live and work in PEI. IIDI then selects the individuals that meet the specific needs of the province's labour market and invites them to make a formal application.

Atlantic Immigration Pilot- In July 2016 a partnership between the federal government and the four Atlantic Canadian provinces was announced to launch a new Atlantic Growth Strategy. The partnership was aimed at increasing job opportunities and stimulating economic development in Atlantic Canada. Included in the plan was a three-year immigration pilot program which is aimed to increase the number of new immigrants establishing in the Atlantic region by 2,000 additional families annually. Due to the success of the program, IRCC has extended the program until December 2021 as well as increased the annual allocation to the Atlantic region by five hundred. The Provinces are currently in the process of negotiating the structure of a permanent program with IRCC.

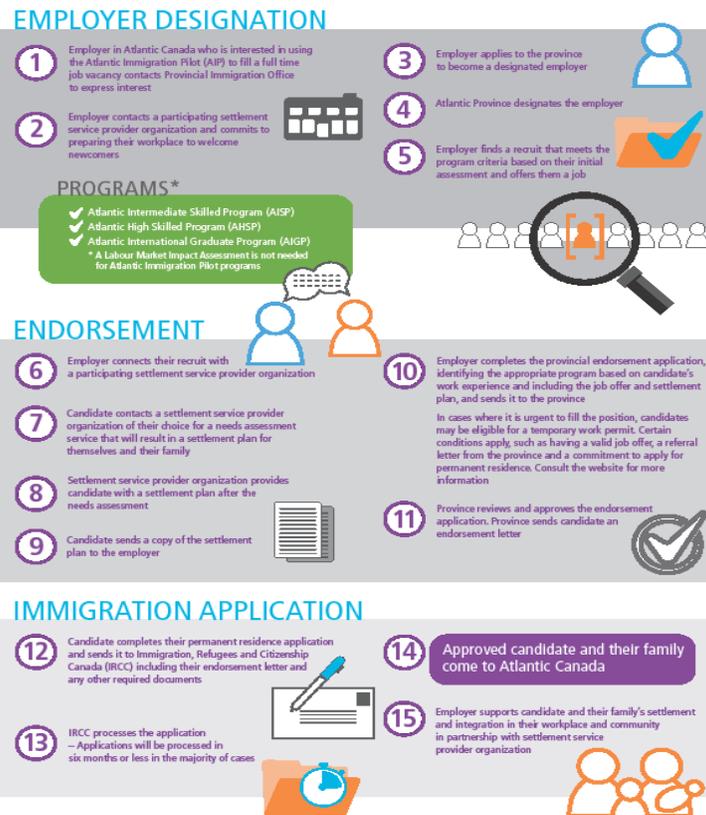
Island Investment Development Inc.

The Atlantic Immigration Pilot Program (AIPP) is an employer-driven federal immigration pilot program that is designed to help PEI businesses fill permanent labour shortages and skill gaps by endorsing foreign nationals for permanent residency. The AIPP includes three different streams that aim to address different needs:

- i. **Atlantic High Skilled Program:** allows employers to attract highly skilled individuals
- ii. **Atlantic Intermediate Skilled Program:** allows employers to attract semi-skilled individuals
- iii. **Atlantic International Graduate Program:** allows employers to attract recent graduates from Atlantic Canadian post-secondary institutions.

ATLANTIC IMMIGRATION PILOT

A step by step guide



For more details on the Atlantic Immigration Pilot, see www.canada.ca/atlantic-immigration

 Immigration, Refugees and Citizenship Canada



Fund Management, Lending and Strategic Initiatives

IIDI also administers the PEI Century 2000 Fund Inc. (PEICF), which was created to support the growth and needs of the private sector and stimulate economic development. Through this fund, IIDI loans funds through interest bearing financing programs to PEI businesses where there will be significant economic benefit to the Province.

General lending conditions associated with PEICF loans are as follows:

- Loans are available for a term of five years;
- Loans bear interest at an annual rate of **4%**;
- PEICF seeks similar security packages as would be ordinarily sought by a traditional chartered bank;
- At the end of 2020/21 fiscal year the loan portfolio was **\$181,855,898**.

PEICF's lending activities are aligned with provincial priorities and Innovation PEI's Strategic Sectors. On occasion, PEICF may also finance certain projects that may fall outside of PEI's Strategic Sectors, which have significant economic benefits to the provincial economy.

In many instances PEICF works in partnership with traditional lending institutions, Federal Government agencies and other local economic development agencies to complete financing packaged for a variety of projects.

Slemon Park is a private corporation and is owned 100% by IIDI. IIDI works collaboratively with Slemon Park Corporation on key initiatives to support economic growth. Slemon Park is a globally competitive business park that hosts some of the world's most successful aerospace, manufacturing, and public safety training organizations. Slemon Park is also home to a thriving residential community of more than 230 families and 700 people. Slemon Park amenities include; a private airport, hotel, conference centre, food services, health centre, retail outlet and more. Slemon Park is a unique opportunity for businesses, families and people to work, live and learn.

Key Indicators

The Province of Prince Edward Island is given an allocation from IRCC every year, which is the maximum number of permanent resident nomination certificates IIDI can use in a year. A nomination certificate represents a family unit and is given out on a calendar year basis. The Province's allocation for 2020 is 1,150. The allocation given to the Province is then further divided between the PEI PNP streams, also known as "base allocation" of 800 and the Express Entry stream, called "enhanced allocation" of 350. In fiscal 2020/21 there was an additional allocation of 222 under the Atlantic Immigration Pilot. Despite the effects of the COVID-19 pandemic, we were able to utilize 87% of the total nominations allocated by IRCC to the Province for the year.

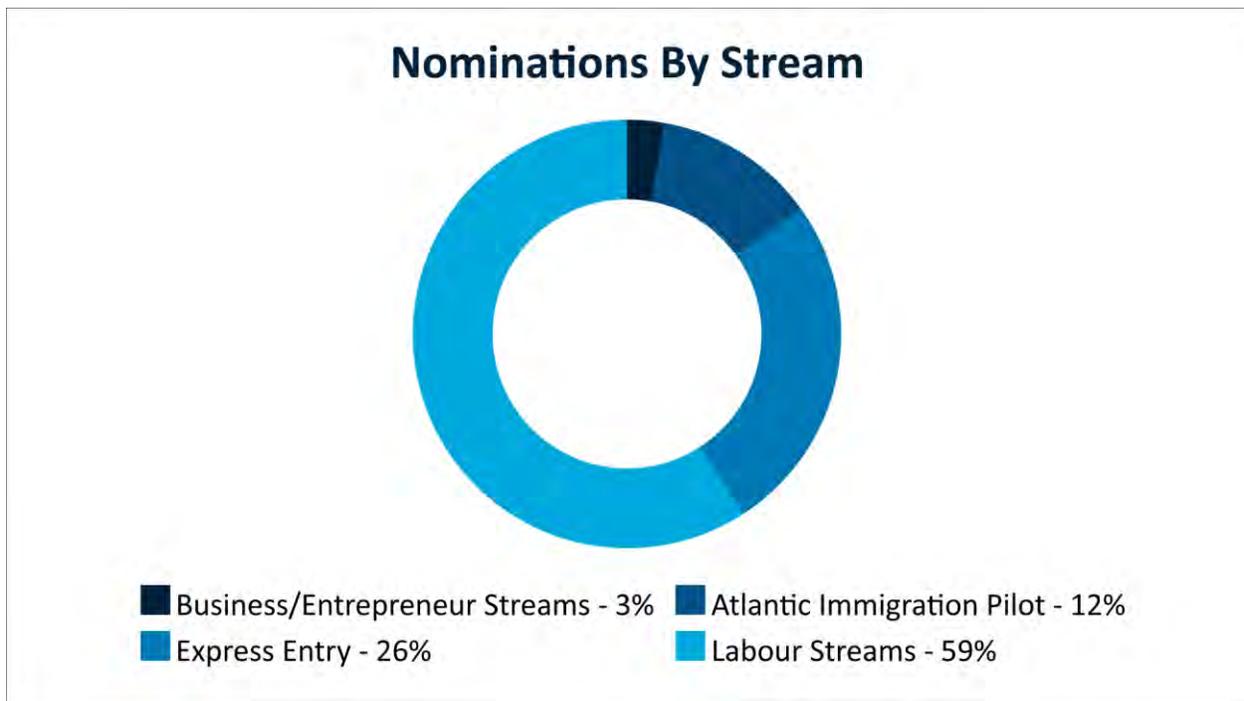
There are several selection factors that are used by IIDI to ensure that all candidates meet program criteria and allow for the best chance for successful candidates to economically establish themselves in Prince Edward Island. Age, education, language ability, work experience, and connection to the workforce are all key factors that influence the success of a newcomer after their landing. The following tables reflect an overview of IIDI's nominations for 2020-2021.

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In 2020-2021, 97% of nominations were for employer driven programs to support workforce in PEI. The decrease in entrepreneur nominations is related to the transition from the Escrow Model (direct to Permanent Residence) to the work permit model (Temporary Residence to Permanent Residence). 74 work permit support letters were issued to entrepreneur applicants in 2020-2021. Upon completion of Performance Agreements, the Work Permit applicants will then be nominated by the Province to apply to the Federal government for permanent residence.

Table 1: 2020-21 Nominations by Stream

Stream	#	%
Labour Streams	829	59%
Business/Entrepreneur Streams	33	3%
Express Entry	363	26%
Atlantic Immigration Pilot	<u>170</u>	<u>12%</u>
Total	1395	100%

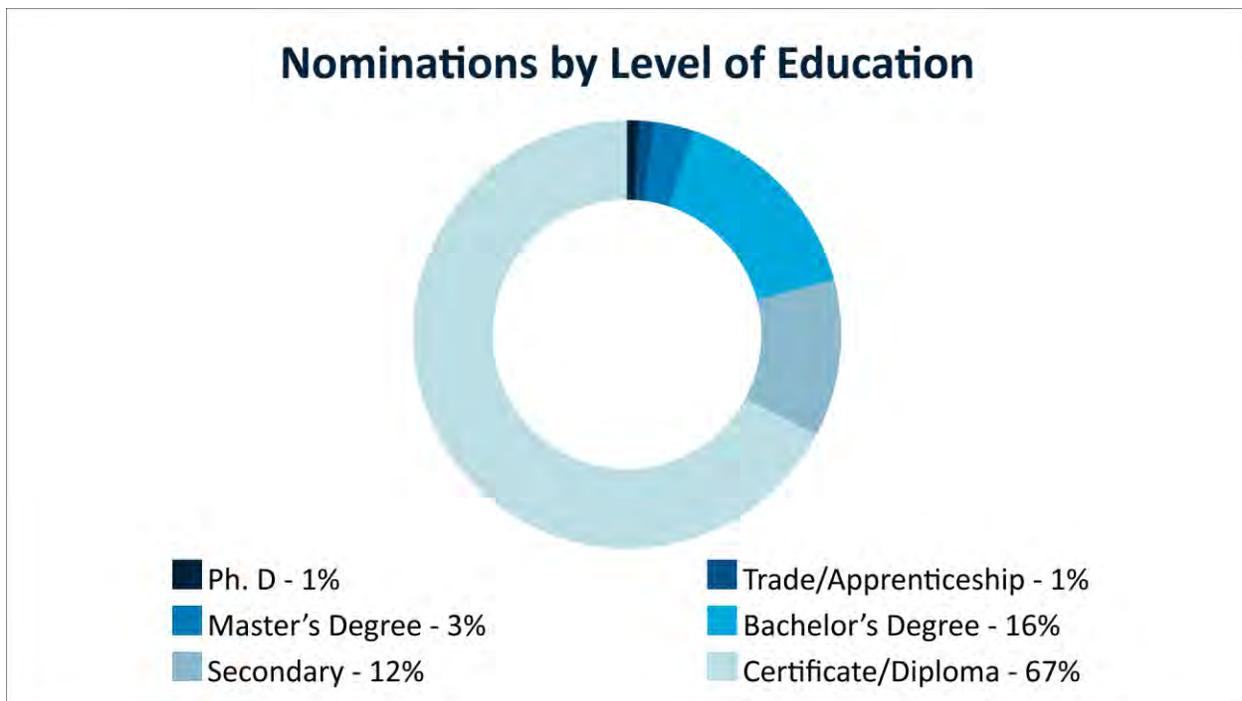


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Level of education is one factor that IIDI evaluates when determining the likelihood of an applicant to economically establish in the province. The table below summarizes the highest level of educations achieved by our program applicants in 2020-2021.

Table 2: 2020-21 Nominations by Level of Education

Level of Education	#	%
Ph. D	5	1%
Master's Degree	53	3%
Bachelor's Degree	224	16%
Certificate/Diploma	932	67%
Trade/Apprenticeship	10	1%
Secondary	<u>171</u>	<u>12%</u>
Total	1395	100%



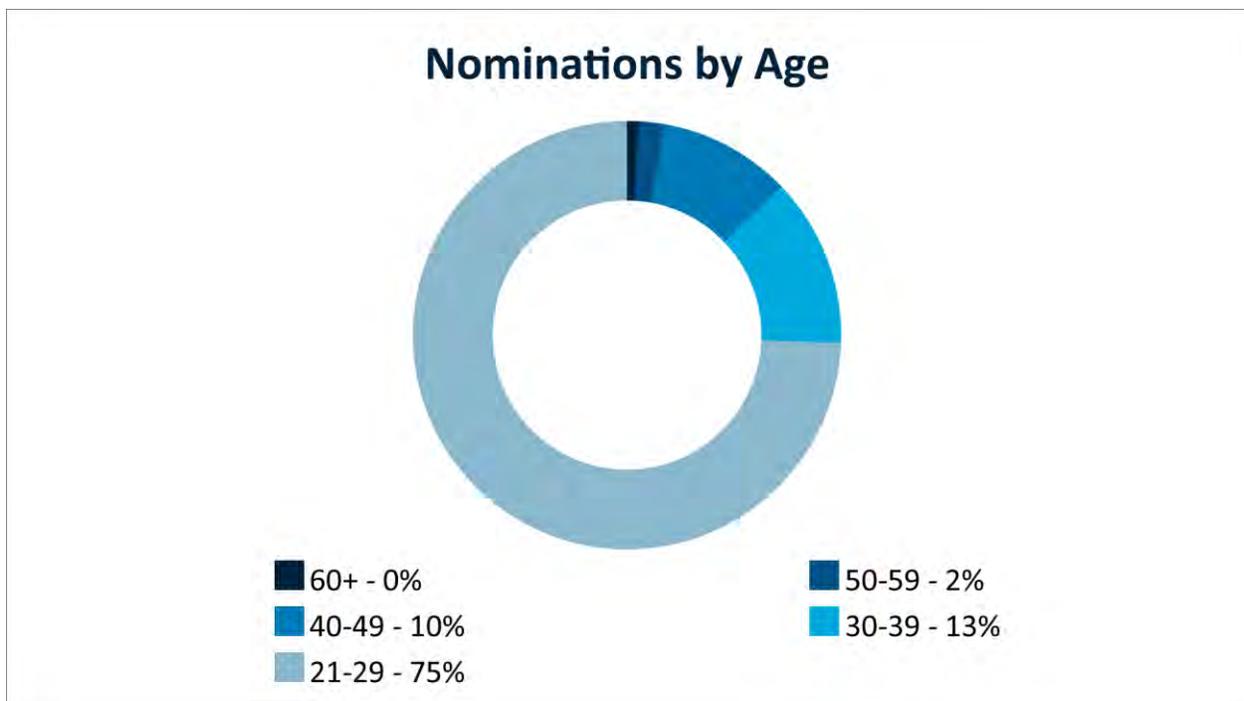
Note: Minimum education requirement for the AIPP is Secondary. All applicants under this stream are included in this category.

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An aging population has a direct effect on the economy and the overall labour market. The table below summarizes our nominations by age over all our immigration streams. In 2020-2021, 88% of our nominations were under the age of 40 (84% in 2019-2020). These high percentages of newcomers under the age of 40 settling in Prince Edward Island have helped the decline of the province's median age over the last 3 years.

Table 3: 2020-21 Nominations by Age

Age at Nomination	#	%
21-29	1052	75%
30-39	175	13%
40-49	144	10%
50-59	23	2%
60+	<u>1</u>	<u>0%</u>
Total	1395	100%

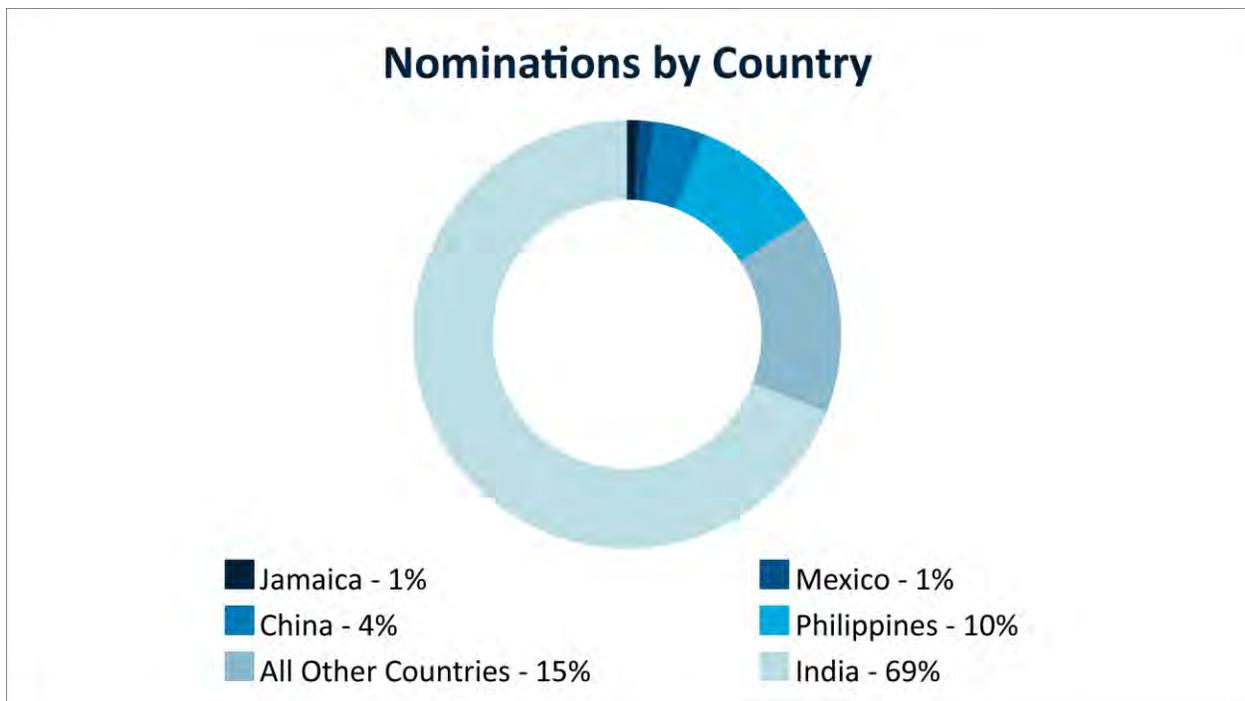


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Creating familiar communities and strong cultural surroundings for newcomers is important in the successful settlement and retention of newcomers in PEI. The countries of origin that have been nominated by PEI have diversified over the past number of years. A total of 76 different countries of origin are represented by our program applicants.

Table 4: 2020-21 Nominations by Country

Country	#	%
India	960	69%
Philippines	134	10%
China	55	4%
Jamaica	20	1%
Mexico	19	1%
All Other Countries	<u>207</u>	<u>15%</u>
Total	1395	100%



Island Investment Development Inc.

Our immigration programs are helping the province increase its population, reduce its median age and provide economic benefits to the entire province. Immigration programs have been a key contributor towards regional and rural development as new families move into communities across PEI. The table below summarizes the increased percentage of newcomers who have settled in rural communities over the last several years.

Table 5: Rural Landings Percentage

	2017	2018	2019	2020
Rural	11%	19%	22%	32%
Urban (Charlottetown)	89%	81%	78%	68%

The table below reflects the immigration landings (permanent residence for all family members) in Prince Edward Island for all immigration programs.

Table 6: Prince Edward Island Landings

	2017	2018	2019	2020
Family Class	85	110	135	65
Economic Immigration - Federal	125	310	505	170
Economic Immigration - Provincial	2050	1630	1725	1,005
Refugees (Protected Persons)	90	85	80	55
Total	2,350	2,135	2,445	1,295

In 2020, the COVID-19 virus has impacted immigration across Canada significantly with only 184,625 landings across the country (2019 – 341,180). The impacts of the pandemic on IRCC’s operations have been significant and certainly affected landings of newcomers in all jurisdictions, including PEI.

While permanent resident approvals were significantly lower than 2019 levels, PEI saw tremendous growth in immigration with higher nomination levels in 2020 as compared to 2019. Throughout the pandemic, the Province has continued to support workforce in PEI by nominating individuals for Permanent Residence who have been living and working in PEI, especially those in essential service industries (ie. Healthcare, trucking, manufacturing and processing).

Summary of the Strategic Plan and Future Direction

IIDI will continue to deliver adaptive programs and services that facilitate and stimulate economic and social growth on Prince Edward Island. Immigration continues to be an important part of addressing the overall demographics that our province and our region is facing (ie. aging populations, declining workforce, smaller family sizes).

International immigration accounts for approximately 1.5% of annual population growth for each of the last five years. PEI has been recognized for the high percentage of immigration that contributes to population growth compared to other Canadian provinces. The goal is to continue to achieve a high attraction of immigration while working hard on continual improvement and success with immigrant integration and retention.

PEI has several success stories where immigrant workers and entrepreneurs have chosen PEI as their place to live and work. The intent is that these and other successes will continue into the future. This is critical to growing PEI's population and enriching our economy and culture.

IIDI recognizes the importance of continuing to align immigrant recruitment with labour market needs, simplifying the navigation of pathways to permanent residency, and putting in place—directly and through partnerships—the supports for successful integration and retention of immigrant workers, entrepreneurs and their families.

IIDI and specifically The Office of Immigration has five goals over the next three years:

GOAL 1: Align with Island Employers' Labour Market Needs

GOAL 2: Simplify Navigation of Pathways to Permanent Residency

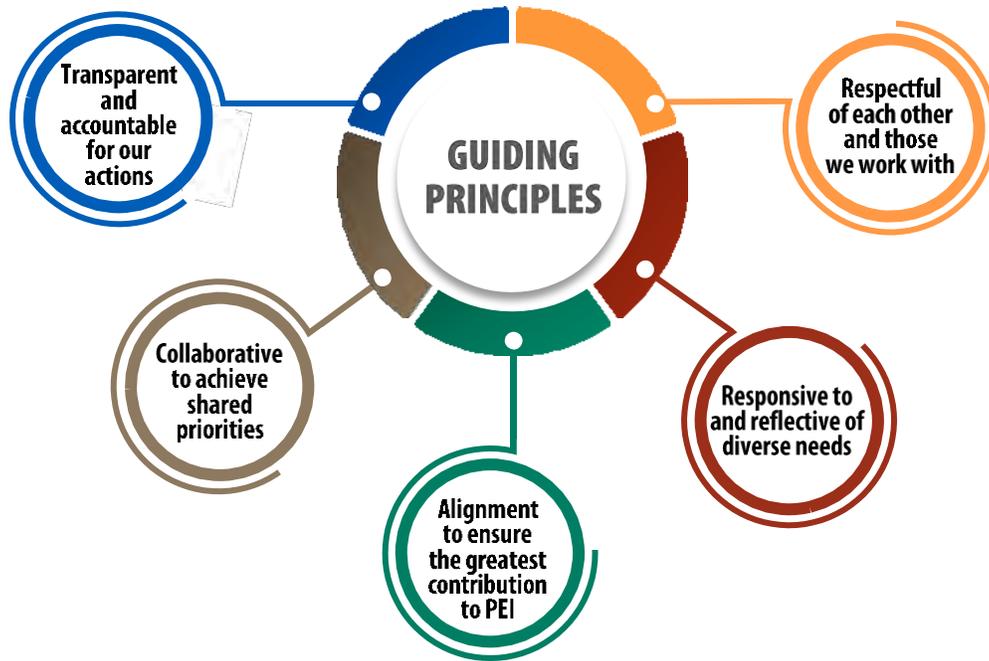
GOAL 3: Grow Immigrant Entrepreneur Success in PEI

GOAL 4: Enhance Successful Immigrant Integration and Retention

GOAL 5: Strengthen Our Internal Culture

Island Investment Development Inc.

Five principles guide our decision-making and actions:



Through these efforts, PEI will continue to experience a vibrant and growing population through immigration that contributes to PEI's economy and culture.

We continue to see immigration as an important factor in our economic and social growth in years to come as the Province's allocation of permanent resident nomination certificates from IRCC continues to increase.

Table 7: Provincial Permanent Resident Allocations

Stream	2020	2021
Provincial Nominee Programs	800	860
Express Entry	350	350
Atlantic Immigration Pilot	<u>222</u>	<u>240</u>
Total	1,372	1,450

Island Investment Development Inc.

The COVID-19 virus has impacted immigration across Canada significantly, bringing about broad closures within Canada and globally. These closures include international borders, visa application centers, many services that affect migration flows (biometrics, language assessment services, refugee referral services, etc.), as well as settlement services. The impacts of the pandemic on IRCC's operations have been significant. As a result, immigration levels for Canada were not achieved for 2020 and some impacts are anticipated to persist into 2021. This has certainly affected landings of newcomers to PEI with permanent resident approvals significantly lower than 2019 levels.

While landings of newcomers may be lower due to the effect of COVID-19 on Federal processing, the Province has continued to support workforce in PEI by nominating individuals for Permanent Residence who have been living and working in PEI, especially those in essential service industries (ie. Healthcare, trucking, manufacturing and processing). We anticipate our annual nomination levels for 2021 to be comparable to prior years.

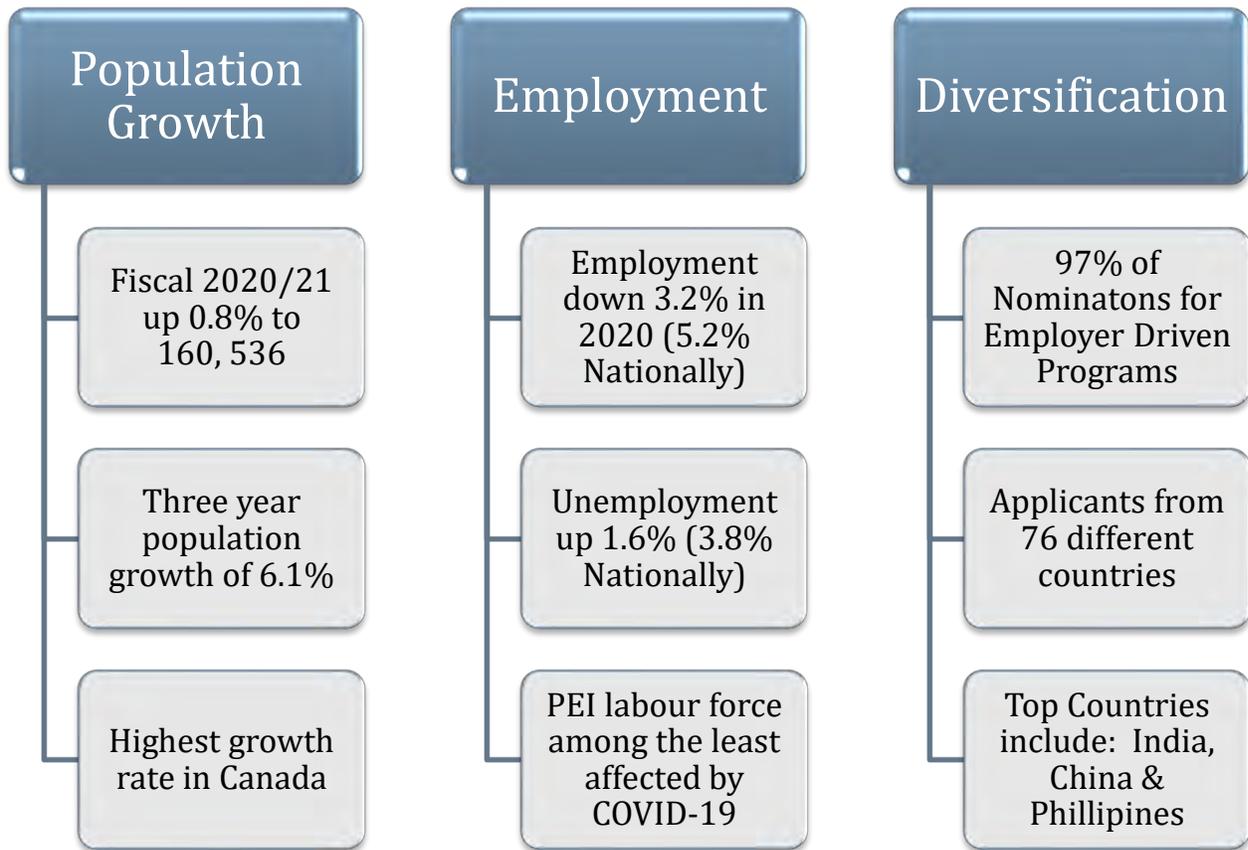
Highlights and Accomplishments

Prior to the beginning of the COVID-19 pandemic in March 2020, economic growth in PEI was strong largely due to a growing population, a growing labour force, and strong demand for the products and services produced on the Island both domestically and abroad. In fact, the PEI economy began 2020 leading the nation as it had in 2019. The COVID-19 pandemic has been widespread and the resulting travel restrictions have had serious negative impacts on the economy that are likely to persist for some time.

The onset of the pandemic initially curtailed economic activity on the Island, however, Prince Edward Island's response to the pandemic kept the number of COVID-19 cases in the province low, limiting the number of shutdowns. Most Island businesses were able to adapt to COVID-19 protocols and were able to restart, and in some cases, even saw a boost in their business. Prince Edward Island's economy was estimated to have contracted by only 3.0 per cent in 2020, the smallest decline among provinces, while nationally, the economy experienced a 5.4% decrease in GDP.

In fiscal 2020/21, PEI's population is projected to have grown 0.8% to 160,536. This was one of the highest percentage changes among all provinces in Canada. Nationally, population grew only 0.4%. PEI's three-year population growth of 6.1% leads the country and the 160,536 is the highest population in the history of the Province.

As a result of COVID-19 restrictions, employment on Prince Edward Island contracted for the first time since 2016. After growing by 3.4% in 2019, employment declined by 3.2% in 2020. The annual average unemployment rate had declined from 2016 to 2019 to reach the lowest annual rate on current record (since 1976) in 2019 of 8.8%. Due to pandemic restrictions, the rate increased 1.6% to 10.4% in 2020.



As part of its mandate, IIDI continues to provide settlement support for entrepreneurs that immigrate to PEI through the Business Impact Category. Much of this support is provided in-house through the Business Integration Unit. The staff in this unit meets with newcomers within one month of their arrival date in Canada and they continue to meet with them and answer any questions in order to ensure the newcomers compliance with their escrow or performance agreements.

IIDI is a funding partner with the Greater Charlottetown Area Chamber of Commerce for the PEI Connectors Program. The PEI Connectors program offers support services to businesses owned and operated by immigrants. The initiative also connects new Islanders and new graduates to business and community leaders in order to grow professional networks and expand career opportunities on the Island. They do this through hosting one on one meetings, business workshops, and networking events as part of their programming. PEI Connectors offers services at no cost in English, French, Hindi, Mandarin, Cantonese, and Persian to encourage connections and provide necessary resources to job seekers and entrepreneurs. PEI Connectors Program has a presence in all three counties with offices in Charlottetown, Summerside and Three Rivers. Ultimately, PEI Connectors is designed to aid integration, success, and retention of immigrants on Prince Edward Island.

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IIDI has funded a Settlement Worker position at the PEI Association for Newcomers (PEIANC). This individual is responsible for travelling across the province visiting businesses and meeting with both employers and employees who are part of the AIPP. This person delivers presentations to employers to help them understand their role and responsibilities in the AIPP and provides detailed information on PEIANC programs and services as well referrals for additional settlement support, integration activities, language learning supports, transportation, etc.

IIDI also funds PEIANC's annual DiverseCity Multicultural Festival which celebrates multiculturalism on PEI. DiverseCity is PEI's largest, family-friendly, free, outdoor street festival and provides a multicultural meeting-place which is accessible to all Islanders — new and established — and helps to create a more welcoming community for immigrants. DiverseCity festivals are held annually in Summerside, Alberton, Three Rivers and Charlottetown.

IIDI also funds language classes specific to the needs of both entrepreneur and labour clients. The basic English or French level of PNP applicants has been increasing over the years, and a need was identified for more specific training in business and workplace language as opposed to basic English or French. On-site workplace language classes have been funded through Study Abroad Canada to meet this need.

There are currently close to over 1,500 international students enrolled at PEI post-secondary institutions. The retention of International graduates is a priority of the Province of PEI. IIDI has dedicated staff who works closely with Holland College, UPEI, and Collège de l'Île assisting international students who may wish to stay on PEI to live and work upon graduation.

During the height of the COVID-19 pandemic, IIDI worked in collaboration with other government departments, settlement agencies, and ethno-cultural groups in an effort to communicate information on government supports, changes in immigration processes, and other relevant information to our newcomer population. In collaboration with the Department of Economic Growth, Tourism, and Culture, IIDI has funded a Family Counsellor position at the PEI Association for Newcomers (PEIANC). This individual is responsible for providing the newcomer population in PEI with proactive counselling that will assist them in dealing with some of the psychological, cultural, and environmental factors that are having a negative impact on their settlement, adaptation, and integration process as a result of the COVID-19 pandemic.

During the year, our Department partnered with the PEI Association for Newcomers to Canada (PEIANC) to support the development of the Newwelcom app to assist in communication with the Newcomer population. The app provides information in 11 different languages including French, Arabic, Chinese, Farsi, Spanish and Vietnamese and allows newcomers to view information on topics such as local events, medical clinics, local weather, and waste collection in their primary language.

Island Investment Development Inc.

Prince Edward Island is proud of the accomplishments of our Immigration Programs. We continue to support integration efforts and showcase success achieved and work with our ethno-cultural groups and partners to support integration efforts. There are currently over twenty active ethno-cultural groups that call the Island home. It is important to celebrate the success of our newcomers and we will continue to profile these successes on our website and YouTube channel.

Island Investment Development Inc.

Board of Directors

Johnny Flynn | Chairperson
Member at Large

Brendon McCloskey
Member at Large

Leticia LaRosa
Member at Large

Pamela Montgomery
Member at Large

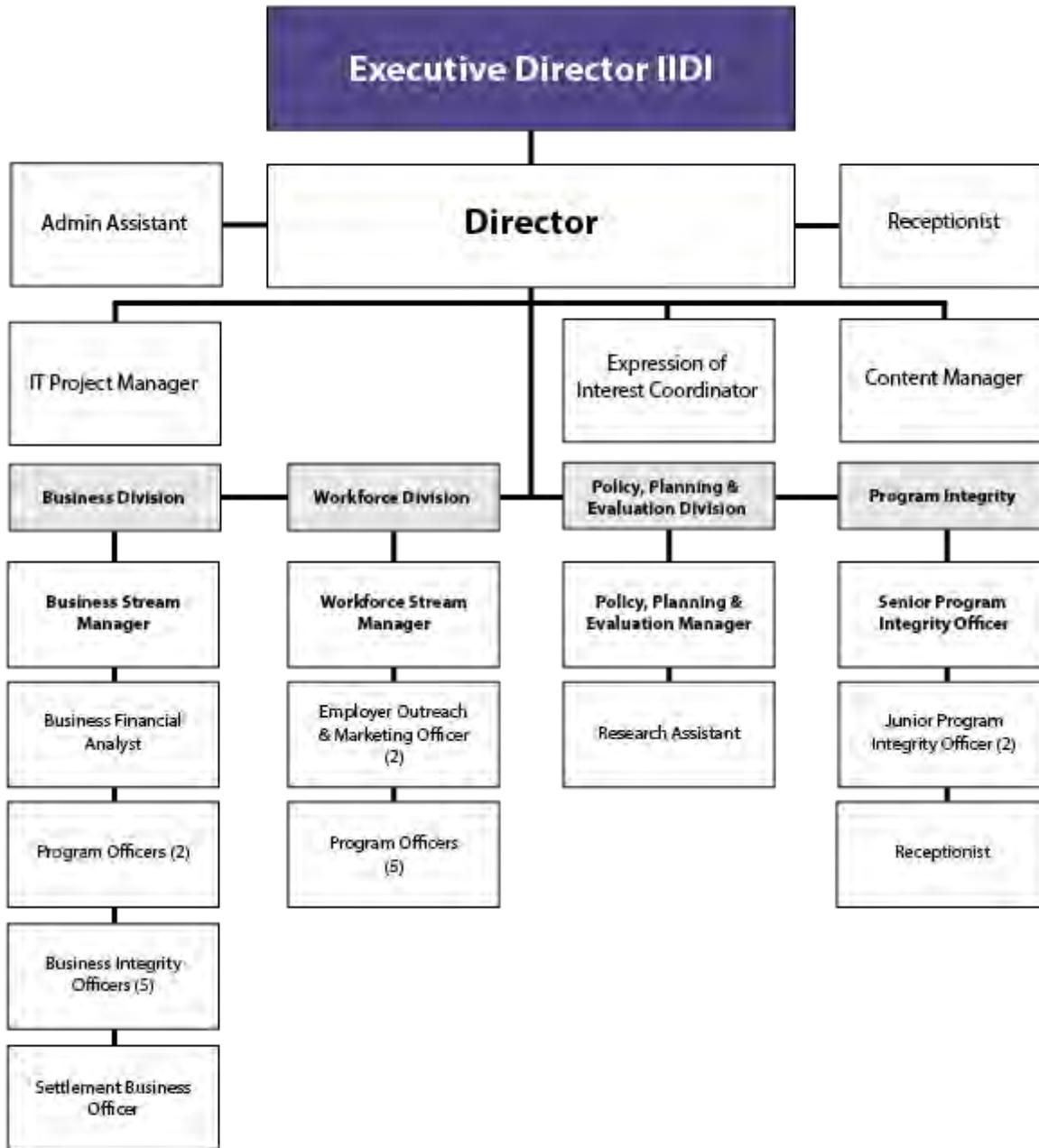
Erin McGrath-Gaudet
Deputy Minister | Department of Economic Growth, Tourism and Culture

Jamie Aiken
Executive Director | IIDI

Dan Campbell
Deputy Minister | Department of Finance

Island Investment Development Inc.

Organizational Chart



Island Investment Development Inc.

Consolidated Financial Statements
March 31, 2021

Member of The AC Group of Independent Accounting Firms

June 22, 2021

Independent Auditor's Report

To the Board of Directors of Island Investment Development Inc.

Opinion

We have audited the accompanying consolidated financial statements of Island Investment Development Inc., which comprise the consolidated statement of financial position as at March 31, 2021, and the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Island Investment Development Inc. as at March 31, 2021, and the results of its operations and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

Basis for Opinion

We conducted our audit in accordance with International Financial Reporting Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of Island Investment Development Inc. 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 Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting 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 Island Investment Development Inc.'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 Island Investment Development Inc. or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing Island Investment Development Inc.'s financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated 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 these 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 Island Investment Development Inc.'s internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- 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 Island Investment Development Inc.'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 Island Investment Development Inc. 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.

We 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.

Arsenault Best Cameron Ellis

Chartered Professional Accountants

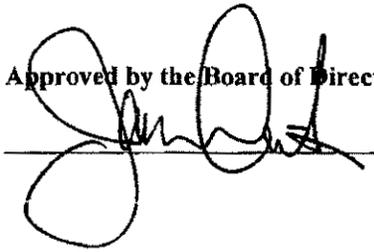
Island Investment Development Inc.

Consolidated Statement of Financial Position

As at March 31, 2021

	2021	2020
	\$	\$
Assets		
Cash	19,518,800	18,704,173
Marketable securities	13,331,443	5,562,756
Accounts receivable (notes 7 and 17)	7,310,285	6,985,131
Prepaid expense	377,947	44,104
Inventory (note 15)	119,466	121,272
Demand loan receivable (note 9)	6,998,482	7,007,465
Notes receivable (note 10)	145,522,391	144,580,842
Advances to related company (note 17)	7,152,986	2,119,298
Investment in private companies (note 11)	4,155,397	4,148,387
Deferred financing costs (note 12)	60,844	77,100
Investment properties (notes 8 and 15)	13,951,366	12,916,348
Property and equipment (Schedule and note 15)	3,569,864	3,049,115
Restricted funds (note 13)		
Cash and marketable securities	72,729,781	121,489,012
	<u>294,799,052</u>	<u>326,805,003</u>
Liabilities		
Accounts payable and accrued liabilities (notes 14 and 17)	3,214,712	2,895,037
Long-term debt (note 15)	5,825,439	7,920,859
Restricted funds (note 13)	72,729,781	121,489,012
	<u>81,769,932</u>	<u>132,304,908</u>
Commitments (note 18)		
Retained earnings	<u>213,029,120</u>	<u>194,500,095</u>
	<u>294,799,052</u>	<u>326,805,003</u>

Approved by the Board of Directors

 Director



Director

Island Investment Development Inc.

Consolidated Statement of Changes in Equity

For the year ended March 31, 2021

	2021 \$	2020 \$
Retained earnings - Beginning of year	194,500,095	170,360,268
Net earnings for the year	<u>18,529,025</u>	<u>24,139,827</u>
Retained earnings - End of year	<u>213,029,120</u>	<u>194,500,095</u>

Island Investment Development Inc.

Consolidated Statement of Comprehensive Income

For the year ended March 31, 2021

	2021	2020
	\$	\$
Revenue		
Interest on notes and loan receivable (note 17)	7,155,058	6,474,181
Investment income	2,398,013	3,812,088
Provincial Nominee Program fees	1,923,401	1,767,112
Provincial Nominee Program defaults	10,553,179	16,600,000
Property operations (notes 16 and 17)	10,092,513	11,305,989
	<u>32,122,164</u>	<u>39,959,370</u>
Expenses		
Doubtful accounts	84,314	135,334
Education contribution	457,156	498,708
Equipment	1,109	29,755
Grants - private companies	461,558	501,338
Interest and bank charges	1,320	1,699
Interest on notes payable (note 17)	140,146	135,516
Management fees (note 17)	537,500	535,326
Meetings and conferences	1,620	59,857
Office	61,551	105,401
Professional fees	193,788	133,200
Promotion and advertising	803	9,124
Property operations (note 17)	7,818,766	8,465,253
Provision for possible losses	629,765	2,447,626
Rent (note 17)	113,260	64,582
Salaries (note 17)	2,004,905	1,678,678
Travel	17,055	31,926
Amortization	1,061,508	903,391
Amortization of deferred financing costs	16,256	63,165
	<u>13,602,380</u>	<u>15,799,879</u>
Operating earnings	<u>18,519,784</u>	<u>24,159,491</u>
Other income (expense)		
Gain on sale of property and equipment	9,241	5,336
Loss from hurricane damages	(1,142,704)	(513,051)
Insurance recovery from hurricane damages	1,142,704	488,051
	<u>9,241</u>	<u>(19,664)</u>
Net earnings for the year	<u>18,529,025</u>	<u>24,139,827</u>

Island Investment Development Inc.

Consolidated Statement of Cash Flows

For the year ended March 31, 2021

	2021	2020
	\$	\$
Cash provided by (used in)		
Operating activities		
Net earnings for the year	18,529,025	24,139,827
Items not affecting cash		
Amortization	1,061,508	903,391
Amortization of deferred financing costs	16,256	63,165
Gain on sale of property and equipment	(9,241)	(5,336)
Provision for possible losses	629,765	2,447,626
	<u>20,227,313</u>	<u>27,548,673</u>
Net change in non-cash working capital items		
Increase in accounts receivable	(325,154)	(4,563,059)
Decrease (increase) in prepaid expense	(333,843)	27,619
Decrease in inventory	1,806	27,618
Increase (decrease) in accounts payable and accrued liabilities	319,675	(222,787)
	<u>19,889,797</u>	<u>22,818,064</u>
Financing activities		
Decrease in long-term debt - net	(2,095,420)	(14,944,219)
Decrease (increase) in advances to related company	(5,033,688)	400,986
	<u>(7,129,108)</u>	<u>(14,543,233)</u>
Investing activities		
Increase in investment in private companies	(7,010)	(861,293)
Decrease (increase) in marketable securities - net	(7,768,687)	2,691,951
Decrease in restricted funds - cash and marketable securities	(48,759,231)	(51,917,524)
Decrease in restricted funds - liability	48,759,231	51,917,524
Increase in notes receivable - net	(1,571,314)	(7,999,677)
Decrease in demand loan receivable	8,983	2,084
Additions to property and equipment	(911,747)	(640,762)
Additions to investment properties	(1,959,491)	(2,036,909)
Capital grants received	253,963	156,057
Proceeds on disposal of property and equipment	9,241	5,336
Increase in deferred financing costs	-	(2,996)
	<u>(11,946,062)</u>	<u>(8,686,209)</u>
Increase (decrease) in cash	814,627	(411,378)
Cash - Beginning of year	<u>18,704,173</u>	<u>19,115,551</u>
Cash - End of year	<u>19,518,800</u>	<u>18,704,173</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

1 Reporting entity

The company is a provincial Crown corporation established under the provisions of the Island Investment Development Inc. Act and is therefore a non-taxable entity under the provisions of the Income Tax Act.

The company is the corporate administrator of government-administered venture capital funds in the Province of Prince Edward Island with its purpose to invest in active business operations. The investments are made in typically new or expanding companies. The company also develops and commercializes the real property assets of the former Canadian Forces Base Summerside. It rents real property to commercial and residential tenants and operates airport, accommodations, food and beverage and retail divisions.

The company administers the Prince Edward Island Provincial Nominee Program on behalf of the Province of Prince Edward Island, and charges applicants under the program various fees to process the applications received.

Island Investment Development Inc.'s head office is located in Charlottetown, Prince Edward Island.

Island Investment Development Inc. prepares its financial statements in compliance with Canadian International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB").

These financial statements have been approved for issue by the Board of Directors on June 22, 2021.

2 Basis of presentation

(a) Basis of consolidation

These financial statements include the operations of Island Investment Development Inc. and its wholly-owned subsidiaries, Prince Edward Island Century 2000 Fund Inc. (Century 2000 Fund) and Slemon Park Corporation.

(b) Basis of measurement

These financial statements have been presented on the historical cost basis except for certain financial instruments as indicated in note 3(a).

(c) Functional and presentation currency

These financial statements are presented in Canadian dollars, which is the company's functional currency.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

(d) Use of estimates and judgments

The preparation of the financial statements requires management to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, revenue and expenses during the period. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making judgments about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results could differ from those estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected.

The judgments that have the most significant effect on the amounts recognized in the financial statements are detailed in note 5.

3 Summary of significant accounting policies

(a) Financial instruments

i) *Classification and measurement of financial assets*

The company applies IFRS 9 and classifies its financial assets into one of the following measurement categories:

- Amortized cost;
- Fair value through profit or loss (FVTPL); or
- Fair value through other comprehensive income (FVOCI).

Financial assets include both debt and equity instruments.

Debt instruments

Classification and subsequent measurement of debt instruments depend on:

- i) the company's business model for managing the asset; and
- ii) the cash flow characteristics of the asset.

Business model assessment involves determining how financial assets are managed in order to generate cash flows. The company's business model assessment is based on the following categories:

- Held to collect: The objective of the business model is to hold assets and collect contractual cash flows. Any sales of the asset are incidental to the objective of the model.
- Held to collect and for sale: Both collecting contractual cash flows and sales are integral to achieving the objectives of the business model.
- Other business model: The business model is neither held-to-collect nor held-to-collect and for sale.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

The company assesses the business model at a portfolio level reflective of how groups of assets are managed together to achieve a particular business objective. For the assessment of a business model, the company takes into consideration the following factors:

- Whether the assets are held for trading purposes (ie. assets that the company acquires or incurs principally for the purpose of selling or repurchasing in the near term, or holds as part of a portfolio that is managed together for short-term profit or position taking);
- The risks that affect the performance of assets held within a business model and how those risks are managed; and
- The revenue of prior periods and expectations about future revenue activity.

The contractual cash flow characteristics assessment involves assessing the contractual features of an instrument to determine if they give rise to cash flows that are consistent with a basic lending arrangement. Contractual cash flows are consistent with a basic lending arrangement if they represent cash flows that are solely payments of principal and interest on the principal amount outstanding (SPPI).

Principal is defined as the fair value of the instrument at initial recognition. Principal may change over the life of the instrument due to repayments or amortization of premium/discount.

Interest is defined as the consideration for the time value of money and the credit risk associated with the principal amount outstanding and for other basic lending risks and costs (liquidity risk and administrative costs), and a profit margin.

If the company identifies any contractual features that could significantly modify the cash flows of the instrument such that they are no longer consistent with a basic lending arrangement, the related financial asset is classified and measured at FVTPL.

Based on these factors, the company classifies its debt instruments into one of the following three measurement categories:

Amortized cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest ("SPPI"), and that are not designated at FVTPL, are measured at amortized cost. The carrying amount of these assets is adjusted by any expected credit loss allowance recognized and measured in note 10. Interest income from these financial assets is included in 'Interest on notes and loans receivable' using the effective interest rate method.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

Fair value through profit or loss

Assets that do not meet the criteria for amortized cost or FVOCI are measured at fair value through profit or loss. A gain or loss on a debt investment that is subsequently measured at fair value through profit or loss and is not part of a hedging relationship is recognized in profit or loss and presented in the profit or loss statement within "Investment income" in the period in which it arises, unless it arises from debt instruments that were designated at fair value or which are not held for trading, in which case they are presented separately in "Investment income". Interest income from these financial assets is included in "Investment income" using the effective interest method.

Fair value through other comprehensive income (FVOCI)

Financial assets that are held for collection of contractual cash flows and for selling the assets, where the assets' cash flows represent solely payments of principal and interest, and that are not designated at FVTPL, are measured at fair value through other comprehensive income (FVOCI). Movements in the carrying amount are taken through other comprehensive income (OCI), except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses on the instrument's amortized cost which are recognized in profit or loss. When the financial asset is derecognized, the cumulative gain or loss previously recognized in OCI is reclassified from equity to profit or loss and recognized in "Investment income". Interest income from these financial assets is included in "Investment income" using the effective interest rate method.

Equity instruments

The company subsequently measures all equity investments at FVTPL, except where the company's management has elected, at initial recognition, to irrevocably designate an equity investment at FVOCI. When this election is used, fair value gains and losses are recognized in other comprehensive income and are not subsequently reclassified to profit or loss, including on disposal. Impairment losses and reversals of impairment losses are not reported separately from other changes in fair value. Dividends, when representing a return on such investments, continue to be recognized in profit or loss as other income when the company's right to receive payments is established.

Gains and losses on equity investments at FVTPL are included in "Investment income" in the statement of comprehensive income.

ii) *Classification and measurement of financial liabilities*

Financial liabilities are classified into one of the following measurement categories:

- Amortized cost;
- Fair value through profit or loss (FVTPL);
- Designated at FVTPL.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

Financial liabilities measured at amortized cost

Long-term debt and restricted funds are accounted for at amortized cost. Interest on notes payable, calculated using the effective interest rate method, is recognized as interest expense.

Financial liabilities measured at FVTPL

Financial liabilities measured at FVTPL are held principally for the purpose of repurchasing in the near term, or form a part of a portfolio of identified financial instruments that are managed together and for which there is evidence of a recent actual pattern of short-term profit-making. Financial liabilities are recognized on a trade date and are accounted for at fair value, with changes in fair value and any gains or losses recognized in the Statement of Comprehensive Income as part of the non-interest income. Transaction costs are expensed as incurred.

Financial liabilities designated at FVTPL

Financial liabilities classified in this category are those that have been designated by the company upon initial recognition, and once designated, the designation is irrevocable. The FVTPL designation is only available for those financial liabilities for which a reliable estimate of fair value can be obtained.

Financial liabilities are designated at FVTPL when one of the following criteria is met:

- The designation eliminates or significantly reduces an accounting mismatch which would otherwise arise; or
- A group of financial liabilities are managed and their performance is evaluated on a fair value basis, in accordance with a documented risk management strategy; or
- The financial liability contains one or more embedded derivatives which significantly modify the cash flows otherwise required.

Financial liabilities designated at FVTPL are recorded in the Statement of Financial Position at fair value and any changes in fair value are recognized in the Statement of Comprehensive Income.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

iii) *Determination of fair value*

Fair value of a financial asset or liability is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants in the principal, or in its absence, the most advantageous market to which the company has access at the measurement date.

The company measures instruments carried at fair value under the following fair value hierarchy. The different levels have been defined as follows:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (ie. as prices) or indirectly (ie. derived from prices); and
- Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Determination of fair value and the resulting hierarchy requires the use of observable market data whenever available. The classification in the hierarchy is based upon the lowest level of input that is significant to the measurement of fair value.

iv) *Derecognition of financial assets and liabilities*

The derecognition criteria are applied to the transfer of part of an asset rather than the asset as a whole, only if such part comprises specifically identified cash flows from the asset, a fully proportionate share of the cash flows from the asset, or a fully proportionate share of specifically identified cash flows from the asset.

A financial asset is derecognized when the contractual rights to the cash flows from the asset has expired or the company transfers the contractual rights to receive the cash flows from the financial asset; or has assumed an obligation to pay those cash flows to an independent third-party, or the company has transferred substantially all the risks and rewards of ownership of that asset to an independent third-party. Management determines whether substantially all the risk and rewards of ownership have been transferred by quantitatively comparing the variability in cash flows before and after the transfer. If the variability in cash flows remains significantly similar subsequent to the transfer, the company has retained substantially all of the risks and rewards of ownership.

Where substantially all the risks and rewards of ownership of the financial asset are neither retained nor transferred, the company derecognizes the transferred asset only if it has lost control over the asset. Control over the asset is represented by the practical ability to sell the transferred asset. If the company retains control over the asset, it will continue to recognize the asset to the extent of its continuing involvement.

On derecognition of a financial asset, the difference between the carrying amount and the sum of (i) the consideration received and (ii) any cumulative gain or loss that had been recognized in other comprehensive income is recognized in the Statement of Comprehensive Income.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expires. If an existing financial liability is replaced by another from the same counterparty on substantially different terms or the terms of the existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability at fair value. The difference in the respective carrying amount of the existing liability and the new liability is recognized as a gain/loss in the Statement of Comprehensive Income.

v) *Impairment*

The company applied a three-stage approach to measure allowance for credit losses, using an expected credit loss approach as required under IFRS 9 for the financial assets measured at amortized cost.

The expected credit loss impairment model reflects the present value of all cash shortfalls related to default events either (i) over the following 12 months or (ii) over the expected life of a financial instrument.

The impairment model measures credit loss allowances using a three-stage approach based on the extent of credit deterioration since origination:

- Stage 1 – where there has not been a significant increase in credit risk since initial recognition of a financial instrument, an amount equal to 12 months expected credit loss is recorded. The expected credit loss is computed using a probability of default occurring over the next 12 months. For those instruments with a remaining maturity of less than 12 months, a probability of default corresponding to remaining term to maturity is used.
- Stage 2 – when a financial instrument experiences a credit risk subsequent to origination but is not considered to be in default, it is included in Stage 2. This requires the computation of expected credit loss based on the probability of default over the remaining estimated life of the financial instrument.
- Stage 3 – financial instruments that are considered to be in default are included in this stage. Similar to Stage 2, the allowance for credit losses captures the lifetime expected credit losses.

The probability of default (PD), exposure at default (EAD) and loss given default (LGD) inputs used to estimate expected credit losses are modelled based on macroeconomic variables that are most closely related with credit losses in the relevant portfolio.

Details of these statistical inputs are as follows:

- PD – the probability of default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the remaining estimated life.
- EAD – the exposure at default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities and accrued interest from missed payments.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

- LGD – the loss given default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realization of any collateral. It is usually expressed as a percentage of the EAD.

At each reporting date, the company assesses whether there has been a significant increase in credit risk for exposures since initial recognition by comparing the risk of default occurring over the remaining expected life from the reporting date and the date of initial recognition. The assessment considers borrower-specific quantitative and qualitative information without consideration of collateral and the impact of forward-looking macroeconomic factors. Common assessments for credit risk include management judgment, delinquency and monitoring.

When measuring expected credit loss, the company considers the maximum contractual period over which the company is exposed to credit risk. All contractual terms are considered when determining the expected life, including prepayment and extension and rollover options.

The company considers a financial instrument to be in default as a result of one or more loss events that occurred after the date of initial recognition of the instrument and the loss event has a negative impact on the estimated future cash flows of the instrument that can be reliably estimated. This includes events that indicate:

- Significant financial difficulty of the borrower;
- Default or delinquency in interest or principal payments;
- High probability of the borrower entering a phase of bankruptcy or a financial recognition;
- Measurable decrease in the estimated future cash flows from the loan or the underlying assets that back the loan.

The company considers that default has occurred and classifies the financial asset as impaired when it is more than 90 days past due.

The company writes off an impaired financial asset, either partially or fully, when there is no realistic prospect of recovery. Where financial assets are secured, write-off is generally after receipt of any proceeds from the realization of security. In circumstances where the net realizable value of any collateral has been determined and there is no reasonable expectation of further recovery, write-off may be earlier.

(b) Cash

Cash consists of cash held in banks and cash on hand. Bank indebtedness is considered to be a financing instrument.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

(c) Inventory

Inventories are valued at the lower of cost and net realizable value. Costs are assigned using the specific item formula for food inventory. Costs include all expenses directly attributable to the purchase and delivery of the product to the Company's location. Fuel oil inventory is valued at the lower of cost and net realizable value and is recorded at invoice cost on a first-in, first-out basis. Net realizable value is the estimated selling price in the ordinary course of business less any applicable selling expenses.

(d) Deferred financing costs

The costs incurred in obtaining financing have been capitalized and are being amortized using the straight-line basis over the term of the notes payable, which is 60 months.

(e) Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of a qualifying assets are added to the cost of the assets until they are substantially ready for their intended use. Other borrowing costs are expensed in the period in which they are incurred.

(f) Property and equipment

Property and equipment are recorded at the fair value on the transition date of April 1, 2015 to IFRS for Slemon Park Corporation, a subsidiary, as deemed cost, with additions since that time measured at historic cost. Subsequent to initial recognition, property and equipment is recorded at cost less accumulated amortization and accumulated impairment losses. The company allocates the amount recognized in respect of each item in property and equipment to its significant components and amortizes each component separately.

Amortization is recognized so as to write-off the cost less residual values over the useful lives of the assets. The estimated useful lives, residual values and amortization method are reviewed at each year-end with the effect of any changes in estimates accounted for on a prospective basis.

Amortization rates are as follows:

Sewer and water infrastructure	2% - 4%	declining balance
Runways and taxiways	8%	declining balance
Roads and parking areas	8%	declining balance
Buildings	4% - 20%	declining balance
Heavy equipment	20%	declining balance
Furniture and equipment	20%	declining balance
Motor vehicles	30%	declining balance
Computer equipment and software	30%	declining balance

As asset's carrying value is written down immediately to its recoverable amount if the asset's carrying amount is higher than its estimated recoverable amount. The recoverable amount is the higher of the asset's fair value less costs to sell and the value in use. No property and equipment were identified as impaired as at March 31, 2021.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

(g) Investment properties

Investment properties include land and buildings, roads and paving held to earn rental income. Investment properties are recorded at the fair value on the transition date of April 1, 2015 to IFRS of Slemon Park Corporation, a subsidiary, as deemed cost, with additions since that time measured at historic cost. Subsequent to its initial recognition, investment properties are recorded at cost less accumulated amortization and accumulated impairment losses. The company allocates the amount recognized in respect of each item in investment properties to its significant components and amortizes each component separately.

Amortization is recognized so as to write-off the cost less residual values over the useful lives of the assets. The estimated useful lives, residual values and amortization method are reviewed at each year-end with the effect of any changes in estimates accounted for on a prospective basis.

Amortization rates are as follows:

Building	4%	declining balance
Building - roof/shingles	6%	declining balance
Building - equipment	8%	declining balance
Building - painting	10%	declining balance
Building - tenant improvements - based on lease term 1 - 5 years	20%	declining balance
Building - tenant improvements - based on lease term 6 - 15 years	10%	declining balance

Investment properties are derecognized when it has been disposed of or permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on retirement or disposal of investment properties are recognized in the income statement in the year of retirement or disposal.

(h) Capitalization policy - property and equipment and investment properties

Acquisition, construction or development over time:

The cost of constructing a capital asset includes direct construction or development costs (such as materials and labour) and overhead costs directly attributable to the construction or development activity.

The cost of capital assets includes the purchase price and other acquisition costs such as installation costs including architectural, design and engineering fees, legal fees, survey costs, site preparation costs, freight charges, transportation insurance costs, duties, testing and preparation charges.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

Betterment:

The cost incurred to enhance the service potential of a capital asset is a betterment. Service potential may be enhanced when there is an increase in the previously assessed physical output or service capacity, associated operating costs are lowered, the life or useful life is extended, or the quality of output is improved. The cost incurred in the maintenance of the service potential of a capital asset is a repair, not a betterment. If a cost has the attributes of both a repair and a betterment, the portion considered to be a betterment is included in the cost of the capital asset.

Government assistance:

Government assistance towards acquisition of capital assets is deducted from the related capital assets with any amortization calculated on the net amount.

Buildings and renovations:

All expenditures that provide future benefit beyond the annual operating period and which are an integral component of the building are classified as an addition to the building.

(i) Impairment of long-lived assets

For impairment assessment purposes, assets are grouped at the lowest levels for which there are largely independent cash inflows (cash generating units). As a result, some assets are tested individually for impairment and some are tested at cash generating unit level. The company tests long-lived assets for impairment on an annual basis or whenever events or changes in circumstances indicate that its carrying amount of the asset is not recoverable. An impairment loss is recognized when the carrying amount of the asset is not recoverable and exceeds its fair value. The impairment loss is measured as the amount by which the carrying amount of the long-lived asset exceeds its recoverable amount. The carrying amount of a long-lived asset is not recoverable if the carrying amount exceeds the higher of fair value less costs to disposal and value-in-use. To determine the value-in-use, management estimates expected future cash flows from each cash-generating unit and determines a suitable discount rate in order to calculate the present value of those cash flows.

(j) Revenue recognition

Interest on notes and loans receivable is recognized as revenue in the period earned.

Investment income is recorded in the period earned.

Provincial Nominee Program fees are recorded as revenue when earned.

Provincial Nominee Program defaults are recorded as revenue in the year in which the deposit period ends and the applicant does not meet the conditions for repayment.

Island Investment Development Inc.

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Property operations revenue is recognized when all the following criteria have been met: transfer to the buyer of significant risks and rewards of ownership; the company does not retain any continuing managerial involvement; the revenue amount can be reliably measured; it is probably that the economic benefits will flow to the company; and costs incurred can be reliably measured.

Accommodation, food and beverage, sports centre, retail and airport operation revenues, included in property operations, are measured at the fair value of the consideration received or receivable less any trade discounts or volume rebates. Revenues are recognized when the goods or services have been provided to the customer, it is probable that the associated economic benefit will flow to the company and the amount of revenue can be reliably measured.

Revenue from commercial and residential rental operations, included in property operations, is recognized straight-line over the terms of the leases when collection is reasonably assured. The difference between the rental revenue recognized and the amounts contractually due under the lease agreements is recorded in trade receivables. The company retains substantially all of the benefits and risks of ownership of its income properties and, therefore, accounts for its leases with tenants as operating leases. Realty tax and operating cost recoveries, and other incidental income are recognized on an accrual basis.

Miscellaneous revenue is recognized in the period in which the transaction or events that give rise to the revenue occur and collection is reasonably assured.

(k) Government assistance and other grants

The Governments of Canada and Prince Edward Island have made grants to fund renovations to existing facilities of Slemon Park Corporation. Grants are not recognized until there is reasonable assurance that the entity will comply with the conditions attaching to the grant, and that the grant will be received. These funds, along with other grants received, are credited to the operating expenses or capital assets to which they relate. During the year, \$253,963 (2020 - \$156,057) in grants were received or receivable related to capital projects and credited to investment properties property and equipment.

(l) Provisions

Provisions are recorded when a present legal or constructive obligation exists as a result of past events where it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made. The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the statement of financial position date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows.

A provision for onerous contracts is recognized when the expected benefits to be derived by the company from a contract are lower than the unavoidable costs of meeting its obligations under the contract. No provisions meeting the criteria for recognition exist for the periods presented.

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4 Agent agreement

Prince Edward Island Century 2000 Fund Inc.

The Federal Minister of Citizenship and Immigration acts as an Agent for the company and Crown corporations of other participating provinces by receiving investments from immigrant investors and disbursing them to the provincial Crown corporations in accordance with the allocation formula set out in the federal Immigration Regulations, 1978. All monies received by the Agent pursuant to the issuance of debt obligations are held by the Agent in a separate account from the moment such monies are received, on behalf of the company and the provincial designates. Investments are subject to a commission agreement whereby a 5% commission is paid to the party that facilitates an investment. These commissions are paid out of the special account by the Agent on the first day of the second month following the issuance of a visa to the investor to the party that made the facilitated investment, and are recorded as deferred financing charges by the company.

The Agent disburses the provincial allocation, less applicable commissions, to the company at the beginning of the five-year allocation period. The Agent issues a promissory note to the investor on behalf of the company. The company is obligated to repay the note, bearing interest at 0%, within 30 days after the expiry of the allocation period.

The company is required to repay the investor, through the Agent, the investor's promissory note within 90 days of receipt by the Agent of a request by the investor to withdraw his/her application for permanent residence, or upon the refusal of the application by the Minister.

In the 2014 Federal Government Budget, it was disclosed that Citizenship Immigration Canada (CIC) would be terminating the Federal Immigrant Investor Programs during the 2014 calendar year. Subsequently, CIC has communicated to all provinces that there will be no accelerated repayment schedule for funds received through the Immigrant Investor Program.

5 Critical accounting estimates and judgments

The company makes estimates and assumptions concerning the future that will, by definition, seldom equal actual results. These estimates and judgments have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities in the period the assumptions change. The principal areas involving a higher degree of judgment or complexity and/or area which require significant estimates is described below:

(a) Allowance for credit losses

The expected credit loss model requires the recognition of credit losses based on up to 12 months of expected losses for performing loans and the recognition of lifetime losses on performing loans that have experienced a significant credit risk since origination.

The determination of a significant increase in credit risk takes into account many different factors since origination, and certain other criteria, such as delinquencies. The assessment of a significant increase in credit risk requires experienced credit judgment.

Island Investment Development Inc.

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In determining whether there has been a significant increase in credit risk and in calculating the amount of expected credit losses, we must rely on estimates and exercise judgment regarding matters for which the ultimate outcome is unknown. These judgments include changes in circumstances that may cause future assessments of credit risk to be materially different from current assessments, which could require an increase or decrease in the allowance for credit losses.

(b) Fair value of financial instruments

Fair value measurement techniques are used to value various financial assets and financial liabilities and are used in impairment testing on certain non-financial assets.

The fair values of the company's financial instruments were estimated using the valuation methods and assumptions described below. Since many of the company's financial instruments lack an available trading market, the fair values represent estimates of the current market value of instruments, taking into account changes in interest rates that have occurred since their origination. Due to the use of subjective assumptions and uncertainties, the fair value amounts should not be interpreted as being realizable in an immediate settlement of the instruments.

Fair values of floating loans and deposits approximate book value as the interest rates on these instruments automatically re-price to market and the spread remains appropriate. Fixed rate loans are valued by discounting the contractual future cash flows at current market rates for loans with similar credit risks. Fixed rate deposits are valued by discounting the contractual future cash flows using market rates currently being offered for deposits with similar terms. A credit valuation adjustment is applied to the calculated fair value of uninsured deposits to account for the company's own risk.

The fair value for the company's investments as detailed in note 11 is determined as follows:

- Atlantic Canada Regional Venture Fund LP and Island Capital Partners Seed Investment Fund LP do not trade in a public market. Fair value is determined by using Level 3 indicators.

(c) Estimated useful lives of investment properties and property and equipment

Management estimates the useful lives of investment properties and property and equipment based on the period during which assets are expected to be available for use. The amounts and timing of recorded amortization expense of investment properties and property and equipment for any period are affected by these estimated useful lives. The estimates are reviewed at least annually and are updated if expectations change as a result of physical wear and tear, legal and other limits to use. It is possible that changes in these factors may cause changes in the estimated useful lives of the company's investment properties and property and equipment in the future.

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(d) Investment properties fair value

The fair market value of investment properties is disclosed on an annual basis as of the statement of financial position date. This fair value information is also used to identify potential impairment losses as of the statement of financial position date. The valuations are prepared using recognized valuation techniques and the principles of IFRS 13, Fair Value Measurement. The determination of the fair value requires the use of estimates and judgments on future cash flows from assets, discount rates applicable to those assets due to their nature and location, the unit of account, and assumptions with respect to highest and best use. These estimates are based on local market conditions existing at the statement of financial position date, including the impact of recent market transactions. The valuation techniques and significant unobservable inputs used in determining the fair value of investment properties are set out in note 8.

(e) Investment properties and property and equipment

The company's accounting policies related to investment properties and property and equipment are described in note 3. In applying these policies, judgment is applied to determine the significant components of each asset, including the useful lives over which componentized assets are to be amortized. Judgment is also required in determining what assets are classified as property, plant and equipment and what assets are classified as investment property.

(f) COVID-19

Since January 31, 2020, the outbreak of COVID-19 (coronavirus), has resulted in governments worldwide enacting emergency measures to combat the spread of the virus. These measures have caused material disruption to businesses globally resulting in an economic slowdown, and global equity markets have experienced significant volatility. The duration and impact of the COVID-19 outbreak is unknown at this time, as is the outcome of government and central bank interventions.

The company has determined that these events have not had a material impact on the carrying value of assets and liabilities reported in these financial statements as at March 31, 2021. The duration and impact of the COVID-19 pandemic remains unclear at this time. Therefore, it is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the company for future periods.

Island Investment Development Inc.

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6 Financial instruments

Fair values versus carrying amounts

The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

	Fair level hierarchy	March 31, 2021		March 31, 2020	
		Carrying amount \$	Fair value \$	Carrying amount \$	Fair value \$
Financial assets					
Cash	Level 1	19,518,800	19,518,800	18,704,173	18,704,173
Marketable securities	Level 1	13,331,443	13,331,443	5,562,756	5,562,756
Accounts receivable	Level 2	7,310,285	7,310,285	6,985,131	6,985,131
Demand loan receivable	Level 2	6,998,482	6,998,482	7,007,465	7,007,465
Notes receivable	Level 2	145,522,391	145,522,391	144,580,842	144,580,842
Advance to related company	Level 2	7,152,986	7,152,986	2,119,298	2,119,298
Investments in private companies	Level 3	4,155,397	4,155,397	4,148,387	4,148,387
Restricted funds	Level 1	72,729,781	72,729,781	121,489,012	121,489,012
		<u>276,719,565</u>	<u>276,719,565</u>	<u>310,597,064</u>	<u>310,597,064</u>
Financial liabilities carried					
Accounts payable and accrued liabilities	Level 2	3,214,712	3,214,712	2,895,037	2,895,037
Long-term debt	Level 2	5,825,439	5,825,439	7,920,859	7,920,859
Restricted funds	Level 2	72,729,781	72,729,781	121,489,012	121,489,012
		<u>81,769,932</u>	<u>81,769,932</u>	<u>132,304,908</u>	<u>132,304,908</u>

7 Accounts receivable

	2021 \$	2020 \$
Trade	1,691,050	1,870,112
Related party (note 17)	6,646,408	6,405,260
Other	495,478	243,444
Less: Allowance for doubtful accounts	<u>(1,522,651)</u>	<u>(1,533,685)</u>
	<u>7,310,285</u>	<u>6,985,131</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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8 Investment properties

The fair market value of investment properties as of March 31, 2021 is \$37,240,000 (2020 - \$18,603,638). The investment properties have been valued by managing a capitalized net operating income method and a market approach. Under this method, capitalization rates are applied to net operating income (revenues less property operating expenses). The key assumption is the capitalization rate of 10% to 13% for commercial assets and 7% for residential assets (2020 - 10% to 14%). The rate was further calibrated by applying a 20% discount to reflect a recent orderly transaction occurring at arm's length under current market conditions. This discount is to reflect the nature of these specialized assets and their location. Management engaged a third party appraiser to value the entire portfolio of assets during the 2021 fiscal year, based on 2020 operating results, and have updated the valuation numbers for the year ended March 31, 2021 based on those appraisal numbers.

This valuation process is classified as Level 3 of the fair value hierarchy and represents the estimated price that would be received to sell the asset in an orderly transaction between market participants at the measurement dates. The fair value is based on each asset group's current use as a revenue generating investment property. The current use is considered to be the highest and best use. The company utilized capitalization and discount rates based on recent market transactions and past appraisals. To the extent that rates change from one reporting period to the next, or should another rate be more appropriate than the rate previously used, the fair value of the investment properties would increase or decrease accordingly.

	Land	Buildings, roads and paving	Total
	\$	\$	\$
Cost			
Balance - March 31, 2020	1,578,852	13,444,267	15,023,119
Additions	5,499	1,953,992	1,959,491
Grants received	-	(253,963)	(253,963)
Balance - March 31, 2021	1,584,351	15,144,296	16,728,647
Accumulated amortization			
Balance - March 31, 2020	(10,981)	(2,095,790)	(2,106,771)
Amortization expense	(12,510)	(658,000)	(670,510)
Balance - March 31, 2021	(23,491)	(2,753,790)	(2,777,281)
Net carrying value			
March 31, 2020	1,567,871	11,348,477	12,916,348
March 31, 2021	1,560,860	12,390,506	13,951,366

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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The future minimum lease payments to be received under non-cancelable operating leases in aggregate for each of the following periods:

	\$
Under 1 year	2,457,654
2 to 5 years	5,888,025
Over 5 years	<u>6,062,278</u>
Total	<u>14,407,957</u>

9 Demand loan receivable

	2021	2020
	\$	\$
Demand note receivable from Finance PEI	6,998,482	6,998,482
Accrued interest receivable	-	8,983
	<u>6,998,482</u>	<u>7,007,465</u>

The company entered into an agreement for Finance PEI, a provincial Crown corporation, to receive a \$15,000,000 revolving line of credit.

Interest is charged monthly at a rate equal to the Department of Provincial Treasury of Prince Edward Island's short-term lending rate and the total amount is repayable on demand.

The demand loan is secured by a promissory note for \$15,000,000 and a revolving credit agreement.

Island Investment Development Inc.

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10 Notes receivable

(a) Loans at amortized cost

	2021			2020		
	Gross loans \$	Allowance for credit losses \$	Net carrying amount \$	Gross loans \$	Allowance for credit losses \$	Net carrying amount \$
Manufacturing and processing - general	51,308,551	13,624,187	37,684,364	53,987,632	13,140,488	40,847,144
Manufacturing and processing - steel	6,855,219	-	6,855,219	7,416,529	-	7,416,529
Information and communication technology	-	-	-	211,585	205,914	5,671
Aerospace	2,556,577	2,545,393	11,184	2,435,505	2,434,896	609
Tourism	28,408,281	2,197,325	26,210,956	26,653,323	2,113,329	24,539,994
General business	72,400,441	16,817,752	55,582,689	74,646,602	14,510,041	60,136,561
Agriculture	1,822,122	-	1,822,122	1,757,889	-	1,757,889
Fisheries/aquaculture	2,223,465	921,960	1,301,505	2,143,635	2,141,581	2,054
Residential	4,565,856	-	4,565,856	374,615	-	374,615
Bioscience	11,715,386	226,890	11,488,496	10,657,269	1,157,493	9,499,776
	<u>181,855,898</u>	<u>36,333,507</u>	<u>145,522,391</u>	<u>180,284,584</u>	<u>35,703,742</u>	<u>144,580,842</u>

Island Investment Development Inc.

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(b) Impaired loans

	2021			2020		
	Gross impaired loans \$	Allowance for credit losses \$	Net carrying amount \$	Gross impaired loans \$	Allowance for credit losses \$	Net carrying amount \$
Manufacturing and processing - general	27,704,320	13,236,815	14,467,505	13,265,019	12,711,251	553,768
Manufacturing and processing - steel	672,760	-	672,760	696,730	-	696,730
Information and communication technology	-	-	-	211,585	205,914	5,671
Aerospace	2,556,577	2,545,392	11,185	2,435,505	2,434,896	609
Tourism	28,408,281	2,197,325	26,210,956	15,506,915	1,988,316	13,518,599
General business	35,388,513	16,745,170	18,643,343	35,672,986	14,082,587	21,590,399
Agriculture	1,822,122	-	1,822,122	1,757,889	-	1,757,889
Fisheries/aquaculture	2,223,465	921,960	1,301,505	2,143,635	2,141,581	2,054
Bioscience	1,466,872	-	1,466,872	1,414,947	945,645	469,302
	<u>100,242,910</u>	<u>35,646,662</u>	<u>64,596,248</u>	<u>73,105,211</u>	<u>34,510,190</u>	<u>38,595,021</u>

(c) Allowance for credit losses

	2021			
	Balance as at April 1, 2020 \$	Provision for credit losses \$	Net write-offs \$	Net \$
Manufacturing and processing - general	13,140,489	483,695	-	13,624,184
Information and communication technology	205,914	(205,914)	-	-
Aerospace	2,434,897	110,496	-	2,545,393
Tourism	2,113,328	84,000	-	2,197,328
General business	14,510,041	2,307,711	-	16,817,752
Fisheries/aquaculture	2,141,580	(1,219,620)	-	921,960
Bioscience	1,157,493	(930,603)	-	226,890
	<u>35,703,742</u>	<u>629,765</u>	<u>-</u>	<u>36,333,507</u>

Island Investment Development Inc.

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	2020			
	Balance as at April 1, 2019 \$	Provision for credit losses \$	Net write-offs \$	Net \$
Manufacturing and processing - general	10,048,679	3,091,810	-	13,140,489
Information and communication technology	157,554	48,360	-	205,914
Aerospace	2,493,664	(58,767)	-	2,434,897
Tourism	3,657,497	(1,544,169)	-	2,113,328
General business	14,158,175	351,866	-	14,510,041
Fisheries/aquaculture	978,357	1,163,223	-	2,141,580
Bioscience	1,762,190	(604,697)	-	1,157,493
	33,256,116	2,447,626	-	35,703,742
	Stage 1	Stage 2	Stage 3	Total
As at March 31, 2021	\$	\$	\$	\$
Manufacturing and processing - general	387,372	1,377,888	11,858,927	13,624,187
Aerospace	-	2,545,393	-	2,545,393
Tourism	-	681,277	1,516,048	2,197,325
General business	72,582	16,507,976	237,194	16,817,752
Fisheries/aquaculture	-	-	921,960	921,960
Bioscience	226,890	-	-	226,890
	686,844	21,112,534	14,534,129	36,333,507

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As at March 31, 2020	Stage 1 \$	Stage 2 \$	Stage 3 \$	Total \$
Manufacturing and processing - general	429,237	1,650,007	11,061,244	13,140,488
Information and communication technology	-	-	205,914	205,914
Aerospace	-	2,434,896	-	2,434,896
Tourism	125,013	429,710	1,558,606	2,113,329
General business	427,454	13,823,586	259,001	14,510,041
Fisheries/aquaculture	-	2,051,730	89,851	2,141,581
Bioscience	211,848	-	945,645	1,157,493
	<u>1,193,552</u>	<u>20,389,929</u>	<u>14,120,261</u>	<u>35,703,742</u>

Loans past due but not impaired

	2021			2020		
	31 - 90 days	91+ days \$	Total \$	31 - 90 days \$	91+ days \$	Total \$
Manufacturing and processing - general	-	2,724,119	2,724,119	-	2,724,119	2,724,119

Related party notes:

Included in manufacturing and processing are unsecured notes receivable due from Finance PEI of \$3,660,992 (2020 - \$3,703,648).

Included in notes receivable is accrued interest of \$738,275 (2020 - \$739,177) from Finance PEI.

11 Investment in private companies

	2021 \$	2020 \$
Investment in private companies:		
Atlantic Canada Regional Venture Fund LP	2,273,044	2,148,387
Island Capital Partners Seed Investment Fund	1,882,353	2,000,000
	<u>4,155,397</u>	<u>4,148,387</u>

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12 Deferred financing costs

			2021	2020
	Cost	Accumulated	Net	Net
	\$	amortization	\$	\$
		\$		
Commissions	752,857	692,013	60,844	77,100

13 Restricted funds

Restricted funds held in trust consist of the following amounts held under the Provincial Nominee Program:

	2021	2020
	\$	\$
Good Faith deposits	79,073	104,073
Language deposits	21,665	21,665
Escrow deposits - business impact category	71,929,043	120,663,274
Intermediary deposits	700,000	700,000
	<u>72,729,781</u>	<u>121,489,012</u>

The company has internally restricted cash and marketable securities to meet or exceed the restricted funds payable.

14 Accounts payable and accrued liabilities

	2021	2020
	\$	\$
Trade payables and accrued liabilities	1,882,768	1,674,833
Government remittances	67,821	75,866
Related entities	681,231	405,535
Other	582,892	738,803
	<u>3,214,712</u>	<u>2,895,037</u>

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15 Long-term debt

	2021	2020
	\$	\$
<u>Prince Edward Island Century 2000 Fund Inc.</u>		
Non-interest bearing notes payable, nominally dated with commencement dates ranging from April 1, 2016 to April 1, 2019, repayable in full in five years from the commencement date pursuant to the federally administered Immigrant Investor Program	654,463	2,032,751
<u>Island Investment Development Inc.</u>		
2.95% term loan, due August 2023, to the Province of Prince Edward Island, payable in quarterly payments of \$155,574 including interest, unsecured	3,668,499	4,173,233
2.46% term loan, due November 2022, to the Province of Prince Edward Island, payable in quarterly payments of \$47,962 including interest, unsecured	327,627	508,625
<u>Slemon Park Corporation</u>		
Non-interest bearing loan, payments of \$6,250, commenced on September 1, 2019 for 120 consecutive months	687,500	706,250
Non-interest bearing loan, payments of \$4,100, commencing on July 1, 2020, followed by payments of \$4,275 for all remaining periods	487,350	500,000
	<hr/>	<hr/>
	5,825,439	7,920,859
	<hr/>	<hr/>

Prince Edward Island Century 2000 Fund Inc.

All notes payable are pursuant to the Immigrant Investor Regulations.

The Province of Prince Edward has provided a guarantee of the notes payable to the Minister of Citizenship and Immigration (Agent) in the event of the failure of Prince Edward Island Century 2000 Fund Inc. to repay the notes payable to the Agent within 30 days following the end of the allocation period.

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Slemon Park Corporation

As additional security for certain long-term debt and an authorized operating line of credit of \$900,000, Slemon Park Corporation has provided a location specific general security agreement over all present and future personal property of certain buildings, a floating charge over inventory and appliances of the residential units, an assignment of residential rents, an assignment of specific commercial rents, a first fixed charge mortgage with cash value insurance coverage over the residential units, a collateral mortgage over certain properties and a general assignment of book debts.

The principal payments due on the long-term debt over the next five years are as follows:

	\$
Year ending March 31, 2022	1,191,373
2023	1,055,600
2024	2,782,516
2025	126,300
2026	126,300

16 Revenue from contracts with customers

The company has recognized the following amounts related to revenue in accordance with IFRS 15 on the statement of comprehensive income:

	2021	2020
	\$	\$
Accommodations	1,271,834	1,503,789
Food and beverage	940,302	1,906,831
Airport	481,638	513,008
Retail	245,897	300,488
	<hr/> 2,939,671	<hr/> 4,224,116

The company has recognized the following amounts related to revenue in accordance with IFRS 17 on the statement of income and comprehensive income:

	2021	2020
	\$	\$
Commercial rent	4,155,117	4,043,533
Residential rent	2,997,725	3,038,340
	<hr/> 7,152,842	<hr/> 7,081,873
	<hr/> 10,092,513	<hr/> 11,305,989

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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The revenue from contracts with customers is included in property operations on the Consolidated Statement of Comprehensive Income.

The above revenues recognized in accordance with IFRS 15 were derived from hotel, restaurant, airport and retail sites which are located at Slemon Park, Prince Edward Island. The company has not recognized any additional contract assets or liabilities associated with this revenue.

17 Related party transactions

Related parties

Finance PEI, Innovation PEI and Tourism PEI are Crown corporations of the Province of Prince Edward Island.

Related party balances

Included in accounts receivable is \$6,044,150 (2020 - \$5,818,648) from Finance PEI.

Included in accounts payable and accrued liabilities is \$85,445 (2020 - \$86,349) to Innovation P.E.I. and \$465,598 (2020 - nil) to the Province of Prince Edward Island.

Advances to related company:

	2021	2020
	\$	\$
Finance PEI	7,152,986	2,119,298

Advances to related company are non-interest bearing with no specific terms of repayment.

Transactions

Included in interest on notes and loan receivable is \$46,065 (2020 - \$164,904) from Finance PEI.

Included in property operations is revenue of \$4,034,394 (2020 - \$3,817,436) and purchases of \$584,311 (2020 - \$590,370) from enterprises controlled by the Province of Prince Edward Island.

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Included in expenses are management fees of \$537,500 (2020 - \$535,326) and rent of \$50,000 (2020 - \$50,000) to Finance PEI and interest on notes payable of \$138,313 (2020 - \$134,079) to the Province of Prince Edward Island.

Included in capital grants received is \$173,837 (2020 - \$156,065) from the Province of Prince Edward Island or enterprises controlled by the Province of Prince Edward Island.

As of March 31, 2021, Island Investment Development Inc. administered the Mandatory Isolation Support for Temporary Foreign Workers Program on behalf of the federal government for employers in Prince Edward Island. The company administered \$1,131,281 in funds for this program with \$465,598 to be paid to the Department of Finance to cover lodging costs and \$665,682 paid to employers to cover wage costs. As the company was acting as an agent for the federal government, these expenditures are not included as expenses of the corporation.

These transactions are in the normal course of operations and are measured at the amount of consideration established and agreed to by the two parties and approximate fair market value.

Compensation of directors and key management personnel

The remuneration of directors and key management personnel during 2021 and 2020 were as follows:

	2021	2020
	\$	\$
Salaries	778,540	636,588

Key management personnel consist of the executive director, directors and manager needed to administer the programs in Island Investment Development Inc. Certain members of key management are employed under Innovation PEI and the portion of their salary which pertains to the work performed for Island Investment Development Inc. is reflected in the \$537,500 (2020 - \$535,326) management fee paid to Finance PEI.

18 Commitments

Prince Edward Island Century 2000 Fund Inc. loans approved but not disbursed at March 31, 2021 amount to \$5,739,711 (2020 - \$14,301,198).

Island Investment Development Inc. has committed to, but not disbursed \$2,726,954 (2020 - \$2,851,611) in advances to private companies.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

19 Financial risk management objectives and policies

Island Investment Development Inc.'s principal business activities result in a statement of financial position that consists primarily of financial instruments. The principal financial risks that arise from transacting financial instruments include credit, liquidity, market and operational risk. Authority for all risk-taking activities rests with the Board of Directors (Board), which approves risk management policies, delegates' limits and regularly reviews management's risk assessments and compliance with approved policies. Qualified professionals throughout Island Investment Development Inc. manage these risks through comprehensive and integrated control processes and models, including regular review and assessment of risk measurement and reporting processes.

(a) Credit risk

Credit risk is the risk of financial loss to the company if a customer or counterparty of a financial instrument fails to meet its contractual obligations. Credit risk arises primarily from the company's notes receivable and marketable securities.

The company's maximum exposure to credit risk at the statement of financial position date in relation to each class of recognized financial assets is the carrying amount of those assets indicated in the statement of financial position. The maximum credit exposure does not take into account the value of any collateral or other security held, in the event other entities/parties fail to perform their obligations under the financial instruments in question.

The company's maximum exposure to credit risk at the reporting date was:

	2021	2020
	\$	\$
Cash	19,518,800	18,704,173
Marketable securities	13,331,443	5,562,756
Accounts receivable	7,310,285	6,985,131
Demand loan receivable	6,998,482	7,007,465
Notes receivable	145,522,391	144,580,842
Advances to related companies	7,152,986	2,119,298
Investment in private company	4,155,397	4,148,387
Restricted funds	72,729,781	121,489,012
	<u>276,719,565</u>	<u>310,597,064</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

i) Notes receivable

For the notes receivable portfolio, the company uses risk modelling that is customer based rather than product based. The company reviews the borrowers capacity to repay the loan rather than relying exclusively on collateral, although it is an important component in establishing credit risk. Typically, collateral consists of capital assets held by the borrower but can extend to working capital such as inventory when warranted. Any shortfall in collateral as compared to the carrying value of the loan is considered when analyzing the loan for the provision that needs to be applied to it.

Credit is approved by staff and the company's Board of Directors with loans in excess of \$1 million requiring approval by Treasury Board. The company factors the financial strength of each borrower, the security which is available, their position in industry and past payment history when assessing all potential loans.

ii) Cash and marketable securities

Cash and marketable securities have a low credit risk exposure as the assets are high quality investments with low risk counterparties.

(b) Liquidity risk

Liquidity risk is the risk that the company may not be able to meet its financial obligations as they come due. Specifically, the company needs to ensure it has adequate resources to repay all accounts payable and accrued liabilities, notes payable and to pay back any deposits under the Provincial Nominee Program as they come due. The company's approach to manage liquidity risk is to closely monitor its cash flows and forecast the expected receipts and obligations.

The table below analyzes the company's financial liabilities into relevant groupings based on the remaining period at the statement of financial position date to the contractual maturity date.

	2021				
	Under 1 year \$	Between 1 - 2 years \$	Between 2 - 5 years \$	Over 5 years \$	Total \$
Accounts payable and accrued liabilities	3,214,712	-	-	-	3,214,712
Long-term debt	1,191,373	1,055,600	3,035,116	543,350	5,825,439
Restricted funds	72,729,781	-	-	-	72,729,781
	<u>77,135,866</u>	<u>1,055,600</u>	<u>3,035,116</u>	<u>543,350</u>	<u>81,769,932</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

	2020				
	Under 1 year \$	Between 1 - 2 years \$	Between 2 - 5 years \$	Over 5 years \$	Total \$
Accounts payable and accrued liabilities	2,895,037	-	-	-	2,895,037
Long-term debt	2,229,266	1,191,373	3,912,470	587,750	7,920,859
Restricted funds	121,489,012	-	-	-	121,489,012
	<u>126,613,315</u>	<u>1,191,373</u>	<u>3,912,470</u>	<u>587,750</u>	<u>132,304,908</u>

As at March 31, 2021, the company has \$105,580,024 (2020 - \$145,755,941) in cash and marketable securities that is readily available to be used to meet the cash outflows of the company's financial liabilities.

(c) Market risk

Market risk is the risk that changes in market prices, such as interest rates and equity prices will affect the company's income or the value of its holdings in financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimizing the return on risk.

(i) Price risk

The company is exposed to price risk because of the marketable securities held by the company that are classified as fair value through profit or loss. This company is not exposed to commodity price risk. To manage its price risk arising from marketable security is the company diversifies its portfolio.

(ii) Interest rate risk

The following table sets out the assets and liabilities on the earlier of contractual maturity or repricing date. Use of the table to derive information about the company's interest rate risk position is limited by the fact that borrowers may choose to terminate their financial instruments at a date earlier than contractual maturity or repricing date. For example, notes receivable are shown at contractual maturity but could prepay earlier.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

	2021				
	Under 1 year \$	Over 1 to 5 years \$	Over 5 years \$	Not interest rate sensitive \$	Total \$
Assets					
Cash	19,518,800	-	-	-	19,518,800
Marketable securities	13,331,443	-	-	-	13,331,443
Accounts receivable	-	-	-	7,310,285	7,310,285
Prepaid expenses	-	-	-	377,947	377,947
Inventory	-	-	-	119,466	119,466
Demand loan receivable	6,998,482	-	-	-	6,998,482
Effective interest rate	1.53%				
Notes receivable (net of allowance for losses)	26,940,651	96,199,427	22,382,313	-	145,522,391
Effective interest rate	3.87%	4.07%	2.43%		
Advances to related company	-	-	-	7,152,986	7,152,986
Investment in private companies	-	-	-	4,155,397	4,155,397
Deferred financing costs	-	-	-	60,844	60,844
Property and equipment	-	-	-	3,569,864	3,569,864
Investment properties	-	-	-	13,951,366	13,951,366
Restricted funds	-	-	-	72,729,781	72,729,781
Total assets	66,789,376	96,199,427	22,382,313	109,427,936	294,799,052
Liabilities and surplus					
Accounts payable and accrued liabilities	-	-	-	3,214,712	3,214,712
Long-term debt	1,191,373	4,090,716	543,350	-	5,825,439
Effective interest rate	1.60%	1.51%	0.00%		
Restricted funds	-	-	-	72,729,781	72,729,781
Effective interest rate	0.94%				
Retained earnings	-	-	-	213,029,120	213,029,120
Total liabilities and retained earnings	1,191,373	4,090,716	543,350	288,973,613	294,799,052
Interest rate sensitivity gap	65,598,003	92,108,711	21,838,963	(179,545,677)	-

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

	2020				
	Under 1 year \$	Over 1 to 5 years \$	Over 5 years \$	Not interest rate sensitive \$	Total \$
Assets					
Cash	18,704,173	-	-	-	18,704,173
Marketable securities	5,562,756	-	-	-	5,562,756
Accounts receivable	-	-	-	6,985,131	6,985,131
Prepaid expenses	-	-	-	44,104	44,104
Inventory	-	-	-	121,272	121,272
Demand loan receivable	6,998,482	-	-	8,983	7,007,465
Effective interest rate	1.34%				
Note receivable (net of allowance for losses)	14,357,007	114,424,151	15,799,684	-	144,580,842
Effective interest rate	3.90%	4.15%	2.43%		
Advances to related company	-	-	-	2,119,298	2,119,298
Investment in private companies	-	-	-	4,148,387	4,148,387
Deferred financing costs	-	-	-	77,100	77,100
Property and equipment	-	-	-	3,049,115	3,049,115
Investment properties	-	-	-	12,916,348	12,916,348
Restricted funds	-	-	-	121,489,012	121,489,012
Total assets	45,622,418	114,424,151	15,799,684	150,958,750	326,805,003
Liabilities and surplus					
Accounts payable and accrued liabilities	-	-	-	2,895,037	2,895,037
Long-term debt	2,227,866	5,095,443	597,550	-	7,920,859
Effective interest rate	1.60%	1.51%	0.00%		
Restricted funds	-	-	-	121,489,012	121,489,012
Retained earnings	-	-	-	194,500,095	194,500,095
Total liabilities and retained earnings	2,227,866	5,095,443	597,550	318,884,144	326,805,003
Interest rate sensitivity gap	43,394,552	109,328,708	15,202,134	(167,925,394)	-

(d) Operational risk

Operational risk is the risk of direct or indirect loss arising from a wide variety of causes associated with the company's processes, personnel, technology and infrastructure, and from external factors other than credit, market and liquidity risks such as those arising from legal and regulatory requirements and generally accepted standards of corporate behaviour.

The company's objective is to manage operational risk so as to balance the avoidance of financial losses and damage to the company's reputation with overall cost effectiveness and to avoid control procedures that restrict initiative and creativity. The primary responsibility for the development and implementation of controls to address operational risk is assigned to senior management.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2021

(e) Capital management

The primary objective of Island Investment Development Inc.'s capital management is to ensure that it maintains a healthy financial position in order to support its business. Island Investment Development Inc. manages its capital structure and makes changes to it in light of changes in economic conditions.

Island Investment Development Inc.

Schedule of Property and Equipment

For the year ended March 31, 2021

Schedule

	Cost 2021			Accumulated amortization 2021			2021	
	Beginning \$	Additions \$	Grants Received \$	Ending \$	Beginning \$	Amortization \$		Ending \$
Land	30,043	-	-	30,043	-	-	-	30,043
Buildings and improvements	1,052,086	220,621	-	1,272,707	243,246	42,680	285,926	986,781
Paving and water and sewer	1,501,984	153,753	-	1,655,737	272,983	83,955	356,938	1,298,799
Furniture and equipment	1,430,126	190,051	-	1,620,177	679,863	158,769	838,632	781,545
Motor vehicles	290,739	76,972	-	367,711	101,237	52,602	153,839	213,872
Computer equipment and software	127,681	270,350	-	398,031	86,215	52,992	139,207	258,824
	4,432,659	911,747	-	5,344,406	1,383,544	390,998	1,774,542	3,569,864

	Cost 2020			Accumulated amortization 2020			2020	
	Beginning \$	Additions \$	Grants Received \$	Ending \$	Beginning \$	Amortization \$		Ending \$
Land	30,043	-	-	30,043	-	-	-	30,043
Buildings and improvements	930,985	121,101	-	1,052,086	208,140	35,106	243,246	808,840
Paving and water and sewer	1,417,942	92,571	(8,529)	1,501,984	188,308	84,675	272,983	1,229,001
Furniture and equipment	1,151,826	278,300	-	1,430,126	540,626	139,237	679,863	750,263
Motor vehicles	163,733	127,006	-	290,739	62,162	39,075	101,237	189,502
Computer equipment and software	105,897	21,784	-	127,681	73,111	13,104	86,215	41,466
	3,800,426	640,762	(8,529)	4,432,659	1,072,347	311,197	1,383,544	3,049,115

Island Investment Development Inc.

Contact Information

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