

# University of Toronto Asset Management Corporation

Financial statements  
December 31, 2020



# Independent auditor's report

To the Directors of  
**University of Toronto Asset Management Corporation**

## Opinion

We have audited the financial statements of **University of Toronto Asset Management Corporation** ["UTAM"], which comprise the statements of financial position as at December 31, 2020 and 2019, and the statements of net income, comprehensive income and changes in net assets and cash flows for the years 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 UTAM as at December 31, 2020 and 2019, and its financial performance and its cash flows for the years then ended in accordance with the financial reporting framework specified in paragraph 3.2(3)(a) of National Instrument 52-107, *Acceptable Accounting Principles and Auditing Standards*, for financial statements delivered by registrants.

## Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report. We are independent of UTAM 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.

## Emphasis of matter – basis of accounting and restriction on use

We draw attention to note 2 to the financial statements, which describes the basis of accounting. The financial statements are prepared to assist UTAM in complying with the requirements of National Instrument 31-103 *Registration Requirements, Exemptions and Ongoing Registrant Obligations*. As a result, the financial statements may not be suitable for another purpose. Our report is intended solely for UTAM and the Ontario Securities Commission, and should not be used by parties other than UTAM or the Ontario Securities Commission. Our opinion is not modified in respect of this matter.

## Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the financial reporting framework specified in paragraph 3.2(3)(a) of National Instrument 52-107, *Acceptable Accounting Principles and Auditing Standards*, for financial statements delivered by registrants, 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 UTAM'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 UTAM or to cease operations, or has no realistic alternative but to do so.

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



### **Auditor's responsibilities for the audit of the financial statements**

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

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional scepticism 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 UTAM'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 UTAM'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 UTAM 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.

Toronto, Canada  
March 25, 2021

*Ernst & Young LLP*

Chartered Professional Accountants  
Licensed Public Accountants



# University of Toronto Asset Management Corporation

## Statements of financial position

As at December 31

	2020	2019
	\$	\$
<b>Assets</b>		
<b>Current</b>		
Cash	84,956	73,751
Due from University of Toronto <i>[notes 6[a] and [e]]</i>	243,857	808,716
Accounts receivable	94	4,674
Realty taxes recoverable	—	54,766
Prepaid expenses	576,850	107,850
<b>Total current assets</b>	<b>905,757</b>	<b>1,049,756</b>
Capital assets, net <i>[note 4]</i>	712,661	779,965
	<b>1,618,418</b>	<b>1,829,721</b>
<b>Liabilities and net assets</b>		
<b>Current</b>		
Accounts payable and accrued liabilities	518,760	500,940
<b>Total current liabilities</b>	<b>518,760</b>	<b>500,940</b>
Deferred capital contributions <i>[note 5]</i>	712,661	779,965
Deferred incentive bonuses <i>[note 6[f]]</i>	293,735	459,326
Deferred lease costs	93,262	89,491
<b>Total liabilities</b>	<b>1,618,418</b>	<b>1,829,722</b>
<b>Net assets</b>	<b>—</b>	<b>—</b>

See accompanying notes

On behalf of the Board:



Director



Director

# University of Toronto Asset Management Corporation

## Statements of net income, comprehensive income and changes in net assets

Years ended December 31

	2020	2019
	\$	\$
<b>Expenses</b> <i>[note 6]</i>		
Staffing	6,121,300	4,648,613
Communications and information technology support	641,634	480,175
Consulting fees	303,521	499,408
Occupancy	291,689	285,651
Professional fees	218,903	204,534
Amortization of capital assets	200,216	188,229
Office supplies and services	107,545	103,950
Travel	22,336	161,938
	<b>7,907,144</b>	<b>6,572,498</b>
<b>Recoveries and other income</b>		
Recoveries from University of Toronto <i>[note 6]</i>	7,706,928	6,384,269
Amortization of deferred capital contributions <i>[note 5]</i>	200,216	188,229
	<b>7,907,144</b>	<b>6,572,498</b>
<b>Net income and comprehensive income for the year</b>	<b>—</b>	<b>—</b>
Net assets, beginning of year	<b>—</b>	<b>—</b>
<b>Net assets, end of year</b>	<b>—</b>	<b>—</b>

See accompanying notes

# University of Toronto Asset Management Corporation

## Statements of cash flows

Years ended December 31

	2020 \$	2019 \$
<b>Operating activities</b>		
Net income and comprehensive income for the year	—	—
Add (deduct) items not involving cash		
Amortization of capital assets	200,216	188,229
Amortization of deferred capital contributions	(200,216)	(188,229)
Deferred incentive bonuses	474,284	(8,347)
Deferred lease costs	3,771	2,615
Net change in non-cash working capital balances related to operations		
Due to/from University of Toronto	(75,016)	293,569
Accounts receivable	4,580	(4,674)
Realty taxes recoverable	54,766	44,275
Prepaid expenses	(469,000)	(57,882)
Accounts payable and accrued liabilities	17,820	(312,336)
<b>Cash provided by (used in) operating activities</b>	<b>11,205</b>	<b>(42,780)</b>
<b>Investing activities</b>		
Purchase of capital assets	(133,512)	(23,797)
<b>Cash used in investing activities</b>	<b>(133,512)</b>	<b>(23,797)</b>
<b>Financing activities</b>		
Deferred capital contributions to fund purchase of capital assets	133,512	23,797
<b>Cash provided by financing activities</b>	<b>133,512</b>	<b>23,797</b>
<b>Net increase (decrease) in cash during the year</b>	<b>11,205</b>	<b>(42,780)</b>
Cash, beginning of year	73,751	116,531
<b>Cash, end of year</b>	<b>84,956</b>	<b>73,751</b>

See accompanying notes

# University of Toronto Asset Management Corporation

## Notes to financial statements

December 31, 2020 and 2019

### 1. Relationship with the University of Toronto

University of Toronto Asset Management Corporation ["UTAM"] is a corporation without share capital incorporated on April 25, 2000 by the Governing Council of the University of Toronto [the "Governing Council"] under the Corporations Act (Ontario) in Canada. UTAM is a non-profit organization under the *Income Tax Act* (Canada) and, as such, is exempt from income taxes. UTAM is registered as a portfolio manager in Ontario. UTAM is domiciled in the Province of Ontario, Canada and its registered office address is at 777 Bay Street, Suite 2502, Toronto, Ontario, Canada.

UTAM was formed by the University of Toronto ["U of T"] to engage in professional investment management activities in order to manage the investment assets of U of T, which currently comprise its Endowment Fund, Expendable Fund and Pension Plan, through a formal delegation of authority and investment management agreement between UTAM and U of T. The pension plan stakeholders of U of T and two other Ontario universities have developed a new jointly sponsored multi-employer pension plan, the University Pension Plan Ontario ["UPP"], which was formally established on January 1, 2020, to cover employees, retired employees and other members in the existing plans at all three universities. The assets and liabilities of the University's registered pension plan will be transferred to the UPP as at July 1, 2021, the effective date of the commencement of accrual of the benefits and contributions under the UPP. When the transfer of pension-related assets occurs, this may impact UTAM's relationship with U of T in the management of its pension-related assets.

The financial statements of UTAM were authorized for issue by the Board of Directors on March 15, 2021.

### 2. Basis of accounting

The financial statements have been prepared in accordance with the financial reporting framework specified in paragraph 3.2(3)(a) of National Instrument 52-107, *Acceptable Accounting Principles and Auditing Standards* for financial statements delivered by registrants [the "framework"]. This framework requires the financial statements be prepared in accordance with International Financial Reporting Standards ["IFRS"], except that any investments in subsidiaries, jointly controlled entities and associates must be accounted for as specified for separate financial statements in IAS 27, *Consolidated and Separate Financial Statements*. The financial statements have been prepared by management to meet the requirements of National Instrument 31-103, *Registration Requirements, Exemptions and Ongoing Registrant Obligations*, and as a result, the financial statements may not be suitable for another purpose.

These financial statements present the financial position, financial performance and cash flows of UTAM as a separate legal entity. The securities representing the investments of the funds of U of T are held on behalf of U of T in the names of such trustees or nominees as may be directed by UTAM, but not in the name of UTAM.

UTAM manages U of T's Endowment Fund, Expendable Fund and Pension Plan investments, through a formal delegation of authority and investment management agreement between UTAM and U of T.

The financial statements of UTAM have been prepared on a going concern basis and on the historical cost basis. UTAM's presentation currency is the Canadian dollar, which is also its functional currency.

## University of Toronto Asset Management Corporation

### Notes to financial statements

December 31, 2020 and 2019

#### 3. Summary of significant accounting policies

##### Significant accounting policies

The significant accounting policies applied in the preparation of these financial statements are summarized as follows:

##### Critical accounting estimates and judgments

The preparation of financial statements in conformity with the framework requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of recoveries and expenses during the reporting period. Actual results could differ from those estimates.

UTAM based its assumptions and estimates on parameters available when the financial statements were prepared. However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of UTAM. Such changes are reflected in the assumptions when they occur.

##### Financial instruments

Financial assets and financial liabilities are initially recognized at fair value and their subsequent measurement is dependent on their classification. Their classification depends on the purpose for which the financial instruments were acquired or issued, their characteristics or UTAM's designation of such instruments. UTAM has classified all of its financial assets as loans and receivables, and all of its financial liabilities as other financial liabilities. All of UTAM's financial instruments are carried at either cost or amortized cost and are short-term in nature. Unless otherwise noted, it is management's opinion that UTAM is not exposed to significant risks arising from these financial instruments.

UTAM's management has established a control environment that endeavours to ensure significant operating risks are reviewed regularly and that controls are operating as intended, including assessing and mitigating the various financial risks that could impact UTAM's financial position and financial performance.

##### *Market risk*

Market risk is the risk of a financial loss resulting from adverse changes in underlying market factors, such as interest rates, foreign exchange rates and equity prices. A description of each component of market risk is described below:

##### *[i] Interest rate risk*

Interest rate risk is the risk that changes in interest rates will adversely affect the future cash flows or fair values of financial instruments. As at December 31, 2020 and 2019, UTAM has no significant assets or liabilities subject to interest rate risk.

## University of Toronto Asset Management Corporation

### Notes to financial statements

December 31, 2020 and 2019

[ii] Currency risk

Currency risk is the risk that fluctuations in exchange rates will result in losses to the Company on monetary assets and liabilities denominated in foreign currencies. While certain expenses are paid in foreign currencies, these amounts are not significant. As at December 31, 2020 and 2019, UTAM has no significant assets or liabilities denominated in a foreign currency and has no significant exposure to currency risk.

[iii] Other price risk

Other price risk is the risk of gain or loss due to the changes in the price and the volatility of individual equity instruments and equity indices. UTAM is not exposed to other price risk as at December 31, 2020 and 2019.

*Liquidity risk*

Liquidity risk is the risk that UTAM will encounter difficulties in meeting obligations associated with financial liabilities. UTAM monitors its current and expected cash flow requirements to ensure it has sufficient cash to meet its liquidity requirements. The operations of UTAM are funded by U of T.

*Credit risk*

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss. UTAM does not have a significant exposure to any individual counterparty, except for U of T, which funds its operations. Therefore, credit risk is not a significant risk to UTAM as at December 31, 2020 and 2019.

#### Capital assets

Capital assets are recorded at cost less accumulated amortization. Amortization is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Leasehold improvements	Term of lease
IT infrastructure equipment	5 years
Audio-visual and communications equipment	5 years
Furniture	5 years
Personal computers and software	3 years

#### Revenue recognition

Recoveries from U of T are recorded when expenses are incurred. Recoveries related to the purchase of capital assets are deferred and amortized over the life of the related capital asset.

#### Employee future benefits

UTAM's contributions to U of T's employee future benefit plans are expensed when due [note 6[b]].

## University of Toronto Asset Management Corporation

### Notes to financial statements

December 31, 2020 and 2019

#### Foreign currency translation

Transactions in foreign currencies are initially recorded at the functional currency rates prevailing at the date of the transaction. Monetary assets and liabilities in foreign currencies are translated into the functional currency at rates prevailing at the year-end. Gains and losses resulting from foreign currency transactions are included in the statements of net income, comprehensive income and changes in net assets.

#### 4. Capital assets

Capital assets consist of the following:

	Leasehold improvements \$	IT infrastructure equipment \$	Audio- visual and communica- -tions equipment \$	Furniture \$	Personal computers and software \$	Total \$
<b>Cost</b>						
Balance, January 1, 2019	886,659	295,447	56,805	67,027	183,682	1,489,620
Additions	—	—	—	9,018	14,779	23,797
Balance, December 31, 2019	886,659	295,447	56,805	76,045	198,461	1,513,417
Additions	38,047	11,492	—	37,460	46,513	133,512
<b>Balance, December 31, 2020</b>	<b>924,706</b>	<b>306,939</b>	<b>56,805</b>	<b>113,505</b>	<b>244,974</b>	<b>1,646,929</b>
<b>Accumulated amortization</b>						
Balance, January 1, 2019	185,218	190,711	24,615	28,197	116,482	545,223
Amortization	87,934	41,348	11,361	14,239	33,347	188,229
Balance, December 31, 2019	273,152	232,059	35,976	42,436	149,829	733,452
Amortization	89,541	41,961	11,361	17,082	40,871	200,816
<b>Balance, December 31, 2020</b>	<b>362,693</b>	<b>274,020</b>	<b>47,337</b>	<b>59,518</b>	<b>190,700</b>	<b>934,268</b>
<b>Net book value</b>						
Balance, December 31, 2019	613,507	63,388	20,829	33,609	48,632	779,965
<b>Balance, December 31, 2020</b>	<b>562,013</b>	<b>32,919</b>	<b>9,468</b>	<b>53,987</b>	<b>54,274</b>	<b>712,661</b>

## University of Toronto Asset Management Corporation

### Notes to financial statements

December 31, 2020 and 2019

#### 5. Deferred capital contributions

Deferred capital contributions represent the unamortized amount of recoveries from U of T received in connection with the purchase of capital assets. The amortization of deferred capital contributions is recorded as income in the statements of net income, comprehensive income and changes in net assets.

The continuity of deferred capital contributions is as follows:

	2020 \$	2019 \$
<b>Balance, beginning of year</b>	<b>779,965</b>	944,397
Recoveries received during the year related to capital asset purchases	<b>133,512</b>	23,797
Amortization of deferred capital contributions	<b>(200,816)</b>	(188,229)
<b>Balance, end of year</b>	<b>712,661</b>	779,965

#### 6. Related party transactions

UTAM is affiliated with and controlled by U of T.

- [a] In accordance with an Investment Management Agreement dated November 26, 2008 between the Governing Council and UTAM [the "Agreement"], U of T will reimburse UTAM for its services an amount which will enable it to recover the appropriate costs to support its operations. As at December 31, 2020, \$243,857 is due from U of T as a result of the actual cost of operations exceeding reimbursements [2019 - \$808,716 due to U of T].
- [b] Certain eligible employees of UTAM are members of U of T's pension plan and participate in other employee future benefit plans offered by U of T. U of T's employee future benefit plans are defined benefit plans. In accordance with the Agreement, U of T pays for UTAM's employee benefits. In 2020, contributions of \$387,671 [2019 - \$334,444] related to these plans have been expensed in UTAM's financial statements.
- [c] UTAM obtains certain services from U of T, such as payroll services and some IT services. There is a charge for some of these services, which is reimbursed by U of T in accordance with the Agreement. In 2020, these services totalled \$69,480 [2019 - \$66,013].
- [d] The Governing Council entered into a lease with a term of ten years commencing December 1, 2016 for premises occupied by UTAM. Under this lease, UTAM will incur annual expenses of approximately \$169,000 over the term of the lease, which represents the minimum rent component of the lease obligations.

In addition to the above minimum rent payments, there are additional payments in respect of operating costs that are subject to change annually based on market rates and actual usage. These costs totalled \$107,620 [2019 - \$102,586] in 2020. These expenses are reimbursed by U of T in accordance with the Agreement.

## University of Toronto Asset Management Corporation

### Notes to financial statements

December 31, 2020 and 2019

- [e] Transactions with U of T are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration agreed to by the parties. Amounts due to/from U of T are non-interest bearing and due on demand.
- [f] Commencing 2017, UTAM implemented a new incentive bonus plan for the senior management team, replacing the previous plan, whereby the majority of the incentive bonus payments continue to be directly related to and, vary with, the actual performance of U of T's investment portfolios compared to passive benchmark portfolios, but now only over a four-year measurement horizon. In addition, a portion of the incentive bonus continues to be subject to mandatory deferral over a service period and paid at specified dates during that service period. The expense for deferred incentive bonus awards is recognized when paid out to employees that remain entitled to receive them and are remeasured at each applicable date as specified under the incentive bonus plan with remeasurement gains or losses recognized in net income. Under this incentive bonus plan, a portion of each year's incentive bonus awards is expensed in that year, with the remaining deferred amounts recorded as an expense in future years. As at December 31, 2020, as much as approximately \$467,713, \$123,251, and \$89,673 plus an adjustment for the performance of U of T's investment portfolios, could be recorded as an expense in 2021, 2022 and 2023, respectively, under this deferred arrangement on a cumulative basis.

Additionally, participants in the incentive bonus plan have the irrevocable option to voluntarily defer receipt of all or part of their immediate awards in order to receive them at the same defined dates as applied to mandatory deferred awards. These voluntary deferrals are remeasured at each applicable date as defined in the incentive bonus plan with remeasurement gains or losses recognized in net income. As these voluntarily deferred awards vest immediately, they are expensed in the year in which they are earned and reflected as liabilities, adjusted by applicable remeasurement gains or losses during the deferral period, until paid. As at December 31, 2020, \$293,735 [2019 – \$459,326] in incentive bonuses adjusted for remeasurement gains or losses have been deferred under the new incentive plan.

- [g] Transactions with key management personnel

Compensation of UTAM's key management personnel during the year ended December 31 is as follows:

	2020	2019
	\$	\$
Short-term employee benefits	2,495,373	1,913,615
Post-employment benefits	180,768	176,273
Other long-term benefits	8,762	9,289
	<b>2,684,903</b>	<b>2,099,177</b>

Short-term employee benefits include amounts related to the variable incentive bonus awards [note 6[f)].

## **University of Toronto Asset Management Corporation**

### **Notes to financial statements**

December 31, 2020 and 2019

#### **7. Capital management**

In managing capital, UTAM focuses on liquid resources available for operations. U of T provides funds as required to allow UTAM to meet its current obligations. As at December 31, 2020 UTAM has sufficient liquid resources to meet its current obligations.