



ISLAND INVESTMENT DEVELOPMENT INC.

RAPPORT ANNUEL

2023-2024

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Message du ministre



À L'HONORABLE ANTOINETTE PERRY

Lieutenante-gouverneure de l'Île-du-Prince-Édouard

Votre Honneur,

Conformément au cadre de reddition annuelle de comptes de la *Financial Administration Act* (loi sur l'administration financière) régissant les sociétés d'État, j'ai le plaisir de vous présenter le rapport annuel d'Island Investment Development Inc. pour l'exercice financier terminé le 31 mars 2024.

Veuillez agréer, Votre honneur, l'expression de mes sentiments distingués.

Le ministre du Développement économique, de l'Innovation et du Commerce,

A handwritten signature in black ink, appearing to read 'G. Arsenault'.

Gilles Arsenault

Le 18 septembre 2024

Message de la présidente du conseil

À L'HONORABLE GILLES ARSENAULT

Ministre du Développement économique, de l'Innovation et du Commerce
Île-du-Prince-Édouard

Monsieur le Ministre,

J'ai le plaisir de vous présenter le rapport annuel pour l'exercice financier terminé le 31 mars 2024.

Ce rapport annuel est déposé conformément à l'*Island Investment Development Act* (loi sur Island Investment Development).

Veillez agréer, Monsieur le Ministre, l'expression de mes sentiments distingués.

La présidente du conseil d'administration d'Island Investment Development Inc.,



Jacinthe Lemire

Le 18 septembre 2024

Message de la directrice générale

À L'HONORABLE GILLES ARSENAULT

Ministre du Développement économique, de l'Innovation et du Commerce
Île-du-Prince-Édouard

Monsieur le Ministre,

J'ai le plaisir de vous présenter le rapport annuel pour l'exercice financier terminé le 31 mars 2024.

Ce rapport annuel est déposé conformément à l'*Island Investment Development Act* (loi sur Island Investment Development).

Veillez agréer, Monsieur le Ministre, l'expression de mes sentiments distingués.

La directrice générale,



Natalie Mitton

Le 18 septembre 2024

Vue d'ensemble de l'entité gouvernementale

Island Investment Development Inc. (IIDI) est une société d'État administrée par un conseil et relevant du ministre du Développement économique, de l'Innovation et du Commerce. Le mandat d'IIDI est autorisé par l'*Island Investment Development Act* (1990, chap. 13, R.S.P.E.I. 1988, 1-10.1). Les responsabilités d'IIDI sont les suivantes :

- Promouvoir la province comme un lieu propice aux investissements étrangers.
- Attirer de l'expertise en entrepreneuriat et de la main-d'œuvre qualifiée dans la province.
- Fournir du financement à des projets grandement profitables pour l'économie de la province.
- Investir dans des fonds de capital-risque investissant dans la province.

Mission

La mission d'IIDI est d'appuyer les personnes immigrantes qui choisissent de vivre et de travailler à l'Île. IIDI continue de mettre l'accent sur cet aspect en travaillant avec les employeurs de l'Île et d'autres intervenantes et intervenants externes ainsi qu'avec d'autres ministères pour promouvoir et mettre en œuvre des stratégies de rétention de la population.

Vision

La vision d'IIDI est une population dynamique et en croissance, grâce à l'immigration, qui contribue à l'économie et à la culture dans l'ensemble de l'Île-du-Prince-Édouard.

Mandat

IIDI est responsable de l'immigration, de l'établissement et de la rétention, et travaille en collaboration avec d'autres ministères à la croissance économique et démographique générale de l'Île-du-Prince-Édouard. Les programmes et services d'IIDI s'adressent également aux Insulaires, aussi bien à l'intérieur qu'à l'extérieur de la province, ainsi qu'aux Canadiennes et Canadiens à la recherche d'occasions à l'Île-du-Prince-Édouard.

IIDI est déterminée à concrétiser sa vision, qui consiste à établir et à maintenir l'Île-du-Prince-Édouard en tant que lieu de choix pour les nouvelles arrivantes et nouveaux arrivants et les résidentes et résidents actuels. Notre engagement à l'égard de cette vision est la raison d'être de l'IIDI :

- Administrer le Programme des candidats de l'Île-du-Prince-Édouard (PCP) et le Programme d'immigration au Canada atlantique (PICA), et sélectionner les personnes immigrantes qui répondent à un besoin sur le marché du travail et qui apporteront une contribution à l'économie de l'Île-du-Prince-Édouard.

Island Investment Development Inc.

- Élaborer, mettre en œuvre et offrir des programmes d'immigration qui encouragent l'intégration et la rétention des nouvelles arrivantes et nouveaux arrivants.
- Promouvoir les relations et les services de soutien pour mettre en contact les employeurs avec des candidates et candidats d'origine étrangère.
- Promouvoir toutes les voies d'immigration vers l'Île-du-Prince-Édouard et faire valoir celle-ci en tant que destination d'immigration attrayante pour les possibilités de travail aussi bien que pour le développement communautaire.
- Assurer la coordination et le financement des parties prenantes qui offrent divers services aux nouvelles arrivantes et nouveaux arrivants.
- Stimuler le développement économique par le truchement de prêts, afin de soutenir la croissance et les besoins du secteur privé de l'Île-du-Prince-Édouard.
- Soutenir les entrepreneuses et entrepreneurs immigrants dans la mise sur pied de leur entreprise.

IIDI offre du soutien sous forme de prêts à des projets privés contribuant au mandat économique global du gouvernement provincial. De plus, IIDI est l'administrateur ministériel des investissements du gouvernement dans des fonds de capital-risque à l'Île-du-Prince-Édouard vu sa raison d'être, soit l'investissement dans des activités commerciales actives. Les investissements sont généralement faits dans des entreprises nouvelles ou en croissance.

IIDI est l'unique actionnaire de Slemon Park, l'ancienne base des Forces armées canadiennes à Summerside. Slemon Park loue des biens immobiliers à des locataires commerciaux et résidentiels, en plus d'exploiter un aéroport et des divisions d'hébergement, des aliments et boissons et de vente au détail.

Bureau de l'immigration de l'Î.-P.-É.

En tant que Bureau de l'immigration de l'Î.-P.-É., IIDI est responsable de l'immigration provinciale, comme le prévoit l'Accord de collaboration Canada – Île-du-Prince-Édouard sur l'immigration. Cette responsabilité comprend l'exécution du Programme des candidats de l'Île-du-Prince-Édouard (PCP) ainsi que la promotion, le recrutement, la sélection, l'établissement et l'intégration des personnes immigrantes dans la province. IIDI a également la responsabilité d'administrer le Programme d'immigration au Canada atlantique (PICA) en collaboration avec Immigration, Réfugiés et Citoyenneté Canada (IRCC).

Vers la fin des années 1990, IRCC, auparavant Citoyenneté et Immigration Canada, a mis sur pied des programmes de candidats provinciaux pour permettre aux provinces et territoires de désigner les

ressortissantes et ressortissants étrangers qui satisfont aux exigences liées à l'immigration économique et qui souhaitent s'établir dans leur province ou territoire. L'Île-du-Prince-Édouard a signé l'Accord en juin 2008. L'un des objectifs principaux des nouveaux accords était d'appuyer la réorientation des nouvelles arrivantes et nouveaux arrivants vers les provinces plus petites, notamment l'Île-du-Prince-Édouard.

Le PCP désigne des candidates et candidats à la résidence permanente au gouvernement fédéral. Les personnes sont choisies en fonction de leur capacité à réussir leur établissement économique à l'Île-du-Prince-Édouard et de leur intention d'y vivre et d'y travailler. Si le gouvernement fédéral donne son approbation, elles obtiennent la résidence permanente. En outre, la province a signé un accord avec IRCC visant la mise en œuvre du PICA. Il s'agit d'un programme permanent d'immigration basé sur un programme pilote fructueux qui s'est échelonné sur cinq ans. Le PICA a été lancé le 1^{er} janvier 2022.

Le processus d'obtention de la résidence permanente par la voie de l'immigration peut s'avérer long, avec des délais de traitement moyens allant de six mois à deux ans. Le Bureau de l'immigration accepte et examine les demandes dans le cadre du PCP et, si celles-ci sont approuvées, les candidates et candidats sont alors désignés au gouvernement fédéral en vue d'obtenir la résidence permanente. Après l'approbation d'IRCC, les candidates et candidats (et les membres de leur famille) sont inscrits comme admis à la résidence permanente à l'Île-du-Prince-Édouard.

Programmes et initiatives

Déclaration d'intérêt

Chaque ressortissante ou ressortissant étranger qui souhaite faire une demande de résidence permanente dans le cadre de la catégorie Impact sur les entreprises, d'Entrée express ou de la catégorie Main-d'œuvre doit d'abord créer un compte et un profil au moyen de notre système de déclaration d'intérêt en ligne.

Le système de déclaration d'intérêt de l'Île-du-Prince-Édouard recueille des renseignements importants sur les candidates et candidats afin de classer et de sélectionner les candidatures les plus susceptibles de répondre aux besoins économiques et en main-d'œuvre de l'Île-du-Prince-Édouard. Au cours de l'exercice financier 2023-2024, IIDI a délivré 50 invitations dans le cadre du programme Impact sur les entreprises et invité 2 065 demandeuses et demandeurs aux programmes pour la main-d'œuvre (pour un total de 2 115).

Des renseignements sur nos tirages de déclarations d'intérêt sont disponibles sur notre site Web : princeedwardisland.ca/fr/sujet/declaration-dinteret.

Catégories d'immigration

Impact sur les entreprises – Les ressortissantes et ressortissants étrangers qui envisagent de créer une entreprise à l'Île-du-Prince-Édouard empruntent cette voie pour obtenir la résidence permanente. La catégorie Impact sur les entreprises vise à attirer les candidates et candidats qui disposent de ressources financières suffisantes et d'un passé de propriétaire d'entreprise ou d'une expérience en haute gestion. Cette catégorie vise à stimuler le développement économique et aide à diversifier les possibilités du marché en attirant de nouvelles et nouveaux propriétaires d'entreprises à l'Île-du-Prince-Édouard.

Cette voie permet aux candidates et candidats de venir à l'Île avec un permis de travail et d'acheter ou de démarrer leur entreprise avant d'être désignés par la province. La désignation pour la résidence permanente dépend alors du rendement de la candidate ou du candidat.

Main-d'œuvre – La catégorie des programmes de l'Île-du-Prince-Édouard axée sur les travailleuses et travailleurs est la catégorie Main-d'œuvre. La catégorie Main-d'œuvre est conçue pour aider à remédier aux pénuries permanentes de main-d'œuvre et aux lacunes en matière de compétences dans les entreprises insulaires qui ont épuisé tous les autres moyens de trouver une ou un Insulaire ou une autre Canadienne ou un autre Canadien désireux et capable d'effectuer le travail. Cette catégorie fournit des voies de soutien vers la résidence permanente pour les ressortissantes et ressortissants étrangers qui ont une offre d'emploi à long terme valide d'une entreprise située à l'Île-du-Prince-Édouard. La catégorie Main-d'œuvre permet aux entreprises de l'Île de trouver du personnel adéquat en cas de pénurie de main-d'œuvre due aux compétences requises ou à la saisonnalité de l'emploi.

Les cinq voies parmi lesquelles une candidate ou un candidat peut choisir sont les suivantes :

- I. **Travailleurs qualifiés** – Ce programme est conçu pour attirer et retenir les travailleuses et travailleurs hautement qualifiés qui possèdent la formation, l'expérience professionnelle et les compétences linguistiques appropriées pour remédier aux pénuries de main-d'œuvre déterminées par les employeurs. Cette voie est généralement employée par les secteurs de la technologie de l'information, du tourisme, de l'aérospatiale, de l'agriculture, du transport et de la logistique, et des soins de santé pour aider à remédier aux pénuries de main-d'œuvre.
- II. **Travailleurs essentiels** – Ce programme est également conçu pour attirer et retenir les travailleuses et travailleurs afin de remédier aux pénuries à long terme sur le marché du travail dans des professions qui exigent généralement un diplôme d'études secondaires ou une formation en cours d'emploi ou les deux. La transformation des fruits de mer, le tourisme et les soins de santé sont des secteurs qui recourent généralement à cette voie pour remédier aux pénuries de main-d'œuvre.
- III. **Diplômés étrangers** – Ce programme est conçu pour permettre aux étudiantes et étudiants qui ont fréquenté une université ou un collège public de l'Île-du-Prince-

Édouard d'obtenir le statut de résidente ou résident permanent, à condition de trouver un emploi à plein temps chez un employeur insulaire.

L'Île-du-Prince-Édouard continue d'être une destination de choix pour les étudiantes et étudiants étrangers. Les établissements d'enseignement supérieur de l'Île-du-Prince-Édouard sont fréquentés chaque année par des milliers d'étudiantes et étudiants étrangers en raison de leur culture et de leur communauté. Il est impératif que nous nous assurions que ces jeunes gens talentueux et brillants ont la possibilité de rester à l'Île, d'y bâtir leur vie et de contribuer à la croissance de l'économie insulaire après l'obtention de leur diplôme.

- IV. **Compétences intermédiaires** – Ce programme permet aux employeurs de l'Île de pourvoir des postes à compétences intermédiaires qu'ils ne parviennent pas à pourvoir localement. Ce programme est conçu pour attirer et retenir les travailleuses et travailleurs ayant une expérience de travail pertinente au Canada dans des professions qui exigent généralement un diplôme d'études secondaires ou une formation en cours d'emploi ou les deux. La transformation des aliments et la construction sont des secteurs qui recourent généralement à cette voie pour remédier aux pénuries de main-d'œuvre.
- V. **Professions en demande** – Ce programme est conçu pour attirer et retenir les travailleuses et travailleurs afin de remédier aux pénuries à long terme sur le marché du travail dans des secteurs prioritaires particuliers à l'Île-du-Prince-Édouard. Ces secteurs comprennent le transport et la logistique, le tourisme et l'accueil, la construction, les soins de santé, la transformation des aliments et le secteur manufacturier.

Entrée express – IRCC dispose d'un système électronique de gestion des demandes, appelé Entrée express, pour administrer ses programmes d'immigration pour les catégories des travailleurs qualifiés, des travailleurs de métiers spécialisés et de l'expérience canadienne. Les candidates et candidats sont classés en fonction d'un certain nombre de facteurs liés au capital humain, et celles et ceux ayant obtenu les meilleures notes sont ensuite invités à demander la résidence permanente. Les principaux objectifs du système Entrée express consistent à éliminer les arriérés qu'avait IRCC dans ces programmes, à supprimer l'obligation de traiter les dossiers selon le principe du premier entré, premier sorti, et à améliorer les délais de traitement en général. Avec ce système, les candidates et candidats les mieux classés seulement sont sélectionnés pour présenter une demande.

Chaque province reçoit une allocation renforcée à utiliser au moyen d'Entrée express afin de désigner les personnes qui ont l'intention de vivre et de travailler dans cette province. Dans ce contexte, les candidates et candidats doivent répondre aux critères d'au moins un des programmes fédéraux administrés par le système mentionnés ci-dessus, et exprimer leur intérêt à vivre et à travailler à l'Île-du-Prince-Édouard. IIDI sélectionne ensuite les personnes qui répondent aux besoins particuliers du marché du travail de la province et les invite à présenter une demande officielle.

Programme d’immigration au Canada atlantique (PICA) – Le PICA a été lancé le 1^{er} janvier 2022; il s’agit d’un programme d’immigration fédéral axé sur les employeurs et conçu pour aider les entreprises insulaires à remédier aux pénuries permanentes de main-d’œuvre et aux lacunes dans les compétences en endossant des ressortissantes et ressortissants étrangers en vue d’une résidence permanente. Il est basé sur les aspects fructueux du programme pilote précédent, qui visait à accroître le nombre de nouvelles personnes immigrantes s’établissant dans la région de l’Atlantique.

Gestion de fonds, prêts et initiatives stratégiques

IIDI administre aussi le Fonds Century 2000 de l’Île-du-Prince-Édouard, conçu pour appuyer la croissance et les besoins du secteur privé et stimuler le développement économique. Pour ce faire, IIDI prête des fonds aux entreprises insulaires en leur offrant du financement productif d’intérêts lorsque d’importantes retombées économiques entrent en jeu pour la province.

Les conditions générales associées aux prêts du Fonds Century 2000 de l’Île-du-Prince-Édouard sont les suivantes :

- Les prêts sont disponibles pour un terme de cinq ans.
- Les prêts portent intérêt à un taux annuel de 4 % pour le premier terme.
- Le Fonds Century 2000 de l’Île-du-Prince-Édouard cherche à obtenir des garanties similaires à celles qui seraient normalement demandées par une institution financière à charte traditionnelle.
- À la fin de l’exercice financier 2023-2024, le portefeuille de prêts s’élevait à 183 532 352 \$.

Le Fonds Century 2000 de l’Île-du-Prince-Édouard a cessé d’accepter les nouvelles demandes en janvier 2023.

Slemon Park Corporation

Slemon Park est une société privée détenue à 100 % par IIDI. IIDI travaille en collaboration avec la Slemon Park Corporation (SPC) sur des initiatives clés visant à soutenir la croissance économique. La vision de la SPC, telle qu’établie dans le plan stratégique 2024-2027, est d’être une communauté active et dynamique qui favorise la prospérité des Insulaires, avec pour objectif de créer de la prospérité et des emplois viables à l’Île-du-Prince-Édouard en exploitant les actifs de Slemon Park et en facilitant les investissements de développement économique stratégiques des secteurs privé et public dans l’aérospatiale, la formation et le développement commercial et résidentiel. Slemon Park est gouverné par un conseil d’administration, duquel relève la directrice ou le directeur général.

Indicateurs clés

La province de l'Île-du-Prince-Édouard reçoit chaque année une allocation d'IRCC qui est le nombre maximal de certificats de désignation de résidente ou résident permanent qu'IIDI peut utiliser dans une année. Un certificat de désignation représente une unité familiale et est délivré sur la base d'une année civile. Les allocations de la province pour 2023 et 2024 sont indiquées dans le tableau ci-dessous.

Tableau 1 : Allocations pour 2023 et 2024

Voie	2023	2023*	2024
PCP de base	1 150	1 400	1 200
Entrée express	450	400	400
PICA	<u>450</u>	<u>450</u>	<u>450</u>
Total	2 050	2 250	2 050

* Données révisées du Rapport annuel 2022-2023

L'allocation accordée à la province est répartie entre la voie du PCP (allocation de base), la voie Entrée express (allocation renforcée) et la voie du PICA. En 2023, nous avons obtenu une hausse pour le PCP et avons pu la répartir entre les différents programmes afin d'aider à répondre aux besoins en main-d'œuvre des entreprises insulaires.

Il existe plusieurs facteurs de sélection qui sont utilisés par IIDI pour s'assurer que les candidates et candidats répondent aux critères des programmes et pour permettre aux candidates et candidats retenus d'avoir les meilleures chances de s'établir économiquement à l'Île-du-Prince-Édouard. L'âge, la formation, les compétences linguistiques, l'expérience professionnelle et les liens avec le monde du travail sont autant de facteurs clés qui influencent la réussite d'une nouvelle arrivante ou d'un nouvel arrivant après son arrivée. Les tableaux suivants donnent un aperçu des désignations d'IIDI pour 2023-2024.

Island Investment Development Inc.

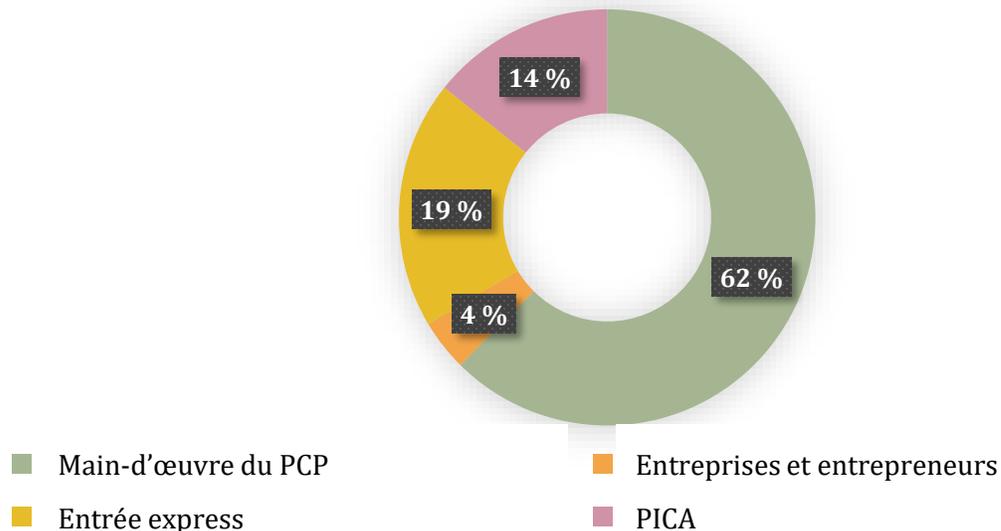
En 2023-2024, 96 % des désignations concernaient des programmes axés sur la main-d'œuvre afin de soutenir les employeurs de l'Île-du-Prince-Édouard. Les employeurs de notre province se sont tournés vers l'immigration pour pallier les pénuries auxquelles on ne peut pas remédier par la main-d'œuvre canadienne existante. Nous continuons de soutenir les employeurs de l'Île qui font face à des défis de main-d'œuvre par l'intermédiaire de nos programmes d'immigration.

En tout, 46 lettres de soutien au permis de travail ont été délivrées à des candidates et candidats entrepreneurs en 2023-2024. À la fin des accords de rendement, ces candidates et candidats entrepreneurs sont invités par la province à solliciter une résidence permanente auprès du gouvernement fédéral.

Tableau 2 : Désignations de 2023-2024 selon la catégorie

Voie	N ^{bre} de familles	%
Main-d'œuvre du PCP	1 282	63 %
Entreprises et entrepreneurs	82	4 %
Entrée express	396	19 %
PICA	293	14 %
Total	2 053	100 %

Désignations selon la catégorie



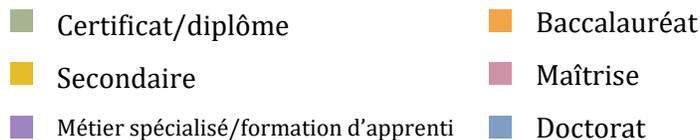
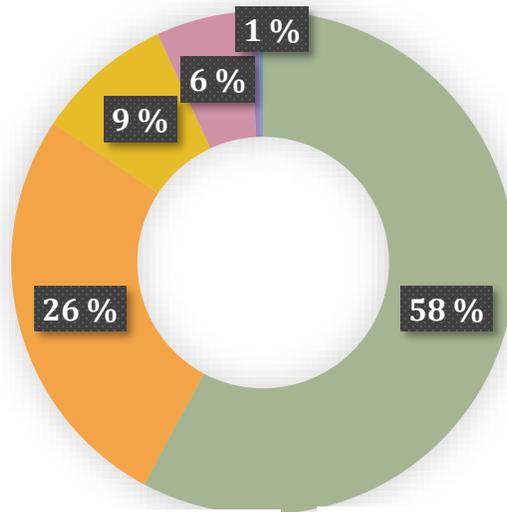
Island Investment Development Inc.

Le niveau de scolarité est l'un des facteurs qu'IIDI évalue pour déterminer la probabilité qu'une candidate ou un candidat s'établisse économiquement dans la province. Le tableau ci-dessous résume le plus haut niveau de scolarité atteint par les candidates et candidats de notre programme en 2023-2024.

Tableau 3 : Désignations de 2023-2024 selon le niveau de scolarité

Niveau de scolarité	N ^{bre} de candidatures	%
Doctorat	6	0 %
Maîtrise	123	6 %
Baccalauréat	544	26 %
Certificat/diplôme	1 187	58 %
Métier spécialisé/formation d'apprenti	12	1 %
Secondaire	181	9 %
Total	2 053	100 %

Désignations selon le niveau de scolarité



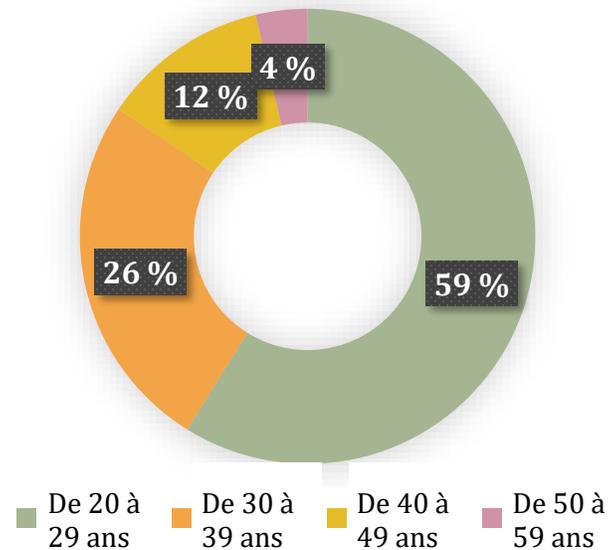
Island Investment Development Inc.

Le vieillissement de la population a une incidence directe sur l'économie et l'ensemble du marché du travail. Le tableau ci-dessous résume nos désignations selon l'âge pour toutes nos voies d'immigration. En 2023-2024, 84 % des personnes désignées avaient moins de 40 ans. Ces pourcentages élevés de nouvelles arrivantes et nouveaux arrivants de moins de 40 ans qui s'établissent l'Île-du-Prince-Édouard ont contribué à la baisse de l'âge médian dans la province au cours des trois dernières années.

Tableau 4 : Désignations de 2023-2024 selon l'âge pour toutes les catégories

Âge à la désignation	N ^{bre} de candidatures	%
De 20 à 29 ans	1 206	59 %
De 30 à 39 ans	524	25 %
De 40 à 49 ans	244	12 %
De 50 à 59 ans	75	4 %
60 ans et plus	4	0 %
Total	2 053	100 %

Désignations selon l'âge



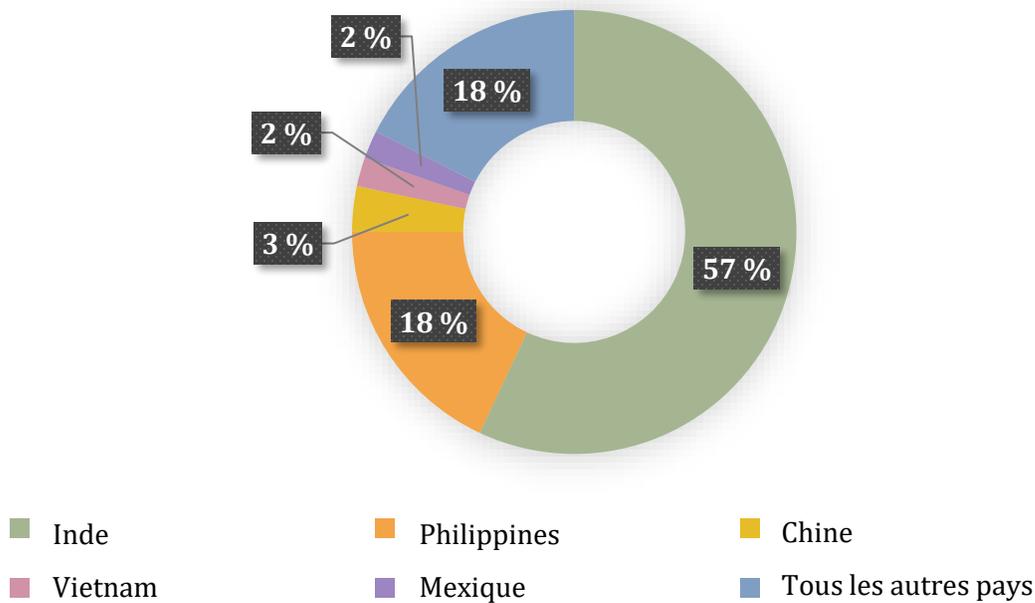
Island Investment Development Inc.

La création de communautés familiares et d'un environnement culturel solide pour les nouvelles arrivantes et nouveaux arrivants est importante pour la réussite de leur établissement et leur rétention à l'Île-du-Prince-Édouard. Au cours des dernières années, les pays d'origine des nouvelles arrivantes et nouveaux arrivants à l'Île-du-Prince-Édouard se sont diversifiés. Un total de 80 pays d'origine sont représentés par nos candidates et candidats dans le cadre des programmes.

Tableau 5 : Désignations de 2023-2024 selon le pays

Pays	N ^{bre} de familles	%
Inde	1 170	57 %
Philippines	370	18 %
Chine	68	3 %
Vietnam	43	2 %
Mexique	42	2 %
Tous les autres pays	360	18 %
Total	2 053	100 %

Désignations selon le pays



Island Investment Development Inc.

Nos programmes d'immigration aident la province à accroître sa population, à réduire son âge médian et à offrir des avantages économiques dans l'ensemble de la province. Les programmes d'immigration ont joué un rôle clé dans le développement régional et rural grâce à l'établissement de nouvelles familles dans des communautés de toute l'Île-du-Prince-Édouard. Le tableau ci-dessous résume le pourcentage accru de nouvelles arrivantes et nouveaux arrivants qui se sont établis dans des communautés rurales au cours des dernières années.

Tableau 6 : Pourcentage des établissements en région rurale*

	2019	2020	2021	2022	2023
Région rurale	22 %	31 %	31 %	35 %	36 %
Région urbaine (Charlottetown)	78 %	69 %	69 %	65 %	64 %

* IRCC – Admissions de résidents permanents selon la province/le territoire et la région métropolitaine de recensement de destination envisagés (classement 2023), de janvier 2015 à mars 2024

Le tableau ci-dessous indique le nombre d'établissements (résidence permanente pour tous les membres de la famille) à l'Île-du-Prince-Édouard dans le cadre de tous les programmes d'immigration.

Tableau 7 : Établissements à l'Île-du-Prince-Édouard*

	2019	2020	2021	2022	2023
Catégorie du regroupement familial	135	65	130	165	155
Immigration économique – Fédéral	505	170	925	720	660
Immigration économique – Provincial	1 725	1 005	1 480	1 685	2 620
Réfugiées et réfugiés (personnes protégées)	80	55	65	90	160
Total	2 445	1 295	2 600	2 660	3 595

* IRCC – Admissions de résidents permanents selon la province/le territoire de destination envisagé et la catégorie d'immigration, de janvier 2015 à mars 2024

Island Investment Development Inc.

Au cours de l'année, nos programmes d'immigration ont soutenu environ 400 employeurs insulaires dans divers secteurs, notamment les soins de santé, le camionnage, le secteur manufacturier et la transformation, l'agriculture, la technologie de l'information et les services.

Nous travaillons dur à l'amélioration des taux de rétention des nouvelles personnes immigrantes, et nos taux s'améliorent de façon constante. Nous continuons d'examiner nos programmes d'immigration, de les remanier et de les améliorer au besoin, et de soutenir les fournisseurs de services d'établissement et les initiatives connexes dans toute la province afin de continuer d'améliorer les taux de rétention.

Le 22 février 2024, le gouvernement de l'Île-du-Prince-Édouard a publié le cadre démographique provincial et introduit une approche recentrée des programmes d'immigration de l'Île-du-Prince-Édouard afin d'harmoniser les candidatures aux pressions et aux priorités provinciales. Cette approche comprend ce qui suit :

- Une approche ciblée et plus équilibrée du recrutement à l'étranger et de l'immigration.
- Des désignations pour l'immigration harmonisées aux besoins en main-d'œuvre dans la province.
- Un accent sur les désignations pour l'immigration liées aux secteurs de la construction et des soins de santé afin de soutenir l'infrastructure et les services essentiels dans un contexte de croissance démographique continue.
- Des hausses dans les secteurs de la construction et des soins de santé compensées par des réductions dans les secteurs des ventes et des services (c.-à-d. restauration rapide et centres d'appel), où les désignations sont bien supérieures aux taux d'emploi actuels à l'Île-du-Prince-Édouard.
- Des rapports trimestriels au conseil d'administration d'IIDI présentant les progrès réalisés relativement aux cibles établies.

Le Bureau de l'immigration de l'Î.-P.-É. harmonise les désignations aux pressions et priorités provinciales. Le tableau suivant présente les cibles par secteur pour 2024, telles qu'annoncées en février :

Secteur	Cibles pour 2024
Construction	185
Soins de santé	300
Petite enfance et éducation	80
Fabrication et transformation	435
Tourisme, agriculture et pêches	120
Services professionnels et sciences	85
Camionnage et transport	170
Ventes et services	215
	1 590

Résumé du plan stratégique et des orientations

IIDI continue à fournir des programmes et des services adaptés qui facilitent et stimulent la croissance économique et sociale à l'Île-du-Prince-Édouard. L'immigration demeure un élément important nous permettant d'aborder les grands enjeux démographiques qui se posent pour notre province et notre région, comme le vieillissement de la population, la diminution de la main-d'œuvre et la réduction de la taille des familles.

L'Île-du-Prince-Édouard compte bien des histoires de réussite où des travailleuses et travailleurs et des entrepreneuses et entrepreneurs immigrants ont choisi la province comme lieu où vivre et travailler. Nous visons à ce que ces histoires et d'autres réussites se poursuivent. C'est essentiel pour la croissance démographique à l'Île-du-Prince-Édouard et l'enrichissement de notre communauté, de notre économie et de notre culture.

IIDI reconnaît l'importance de continuer d'harmoniser le recrutement des personnes immigrantes aux besoins sur le marché du travail, de simplifier la navigation des voies vers la résidence permanente et de mettre en place, directement ou par l'intermédiaire de partenariats, des mesures de soutien pour l'intégration et la rétention réussies des entrepreneuses et entrepreneurs et des travailleuses et travailleurs immigrants et de leur famille.

Voici quelques-unes des activités que le Bureau de l'immigration a menées au cours du dernier exercice pour atteindre ces objectifs :

- Poursuite du travail avec IRCC pour maximiser les programmes actuels ou concevoir de nouvelles voies afin de répondre aux besoins sur le marché du travail.
- Organisation et animation de missions de recrutement qui ont permis aux employeurs insulaires d'entrer en contact avec des travailleuses et travailleurs et d'en recruter dans des secteurs comme les soins de santé, le transport, la construction et le secteur manufacturier.
- Recentrage de nos programmes d'immigration afin de s'assurer que les secteurs prioritaires bénéficient du soutien nécessaire selon la croissance démographique et les besoins en main-d'œuvre futurs.
- Participation à l'exécution du Plan d'action stratégique pour l'immigration francophone de l'Î.-P.-É. 2023-2028 (publié en juin 2023).
- Dans notre rôle à la présidence de la Table de l'immigration et de l'attraction de l'Atlantique, collaboration avec nos collègues de l'Atlantique afin de formuler des recommandations de changements possibles aux programmes d'immigration en vue d'améliorer les processus et de répondre aux besoins particuliers de la région, puis de les présenter à IRCC.
- Offre de possibilités de perfectionnement professionnel au personnel, y compris des séances sur l'amélioration du travail d'équipe, les communications et la productivité au travail.

Island Investment Development Inc.

- Organisation de plus de 120 activités de sensibilisation et d'engagement et présentations pour les employeurs, les associations sectorielles, les établissements postsecondaires et les fournisseurs de services d'établissement.

Nous considérons toujours que l'immigration sera un facteur important de notre croissance économique et sociale dans les années à venir, et nous continuerons d'organiser des activités qui contribueront à l'atteinte des objectifs de notre plan stratégique. Ces efforts permettront à l'Île-du-Prince-Édouard de continuer de compter sur une population dynamique et en croissance grâce à une immigration qui contribue à son économie et à sa culture.

Faits saillants et réalisations

Malgré des défis économiques en cours d'année, l'économie insulaire est restée forte en 2023. Toute l'année, la croissance démographique a amené dans la province un flux constant de main-d'œuvre supplémentaire, et la demande pour les produits insulaires est restée forte. On estime que l'économie de l'Île-du-Prince-Édouard a progressé de 2,2 % en 2023, soit la plus forte hausse au Canada atlantique. À l'échelle nationale, on a enregistré une croissance de 1,1 % du PIB, stimulée par une forte croissance dans l'Ouest.

Au cours de l'exercice 2023-2024, on estime que la population de l'Île-du-Prince-Édouard est passée à 177 081 habitantes et habitants (un sommet dans l'histoire de la province), soit une hausse de 3,1 %; à l'échelle nationale, la population a augmenté de 3,2 %.

Le taux d'emploi à l'Île-du-Prince-Édouard a augmenté de 5,7 % en 2023, pour atteindre un sommet de tous les temps, à 89 000 personnes. Il s'agit de la deuxième année consécutive où la province connaît une croissance record de l'emploi, tant en pourcentage qu'en nombre de travailleuses et travailleurs. Le taux de chômage annuel moyen est passé de 7,6 % en 2022 à 7,3 % en 2023.

IIDI reconnaît l'importance du recrutement à l'étranger dans la recherche et l'attraction de gens de talent pour vivre et travailler à l'Île-du-Prince-Édouard, et ce, dans le but de remédier aux pénuries de main-d'œuvre qualifiée, de favoriser la croissance économique et d'accroître la diversité au sein de la main-d'œuvre provinciale. Les employeurs insulaires demandent constamment des solutions en matière de recrutement et des mesures de soutien à l'immigration supplémentaires, et le Bureau de l'immigration de l'Île-du-Prince-Édouard a pris des mesures proactives en vue d'animer de multiples missions de recrutement qui ont permis aux employeurs d'entrer en contact avec des gens de talent à l'étranger et d'en recruter.

Ces missions étaient axées sur le recrutement de main-d'œuvre qualifiée dans des secteurs hautement prioritaires, comme les soins de santé, le camionnage, le tourisme, le secteur manufacturier et la construction. Attirer des gens de talent de partout dans le monde contribuera à la création d'une communauté et d'une main-d'œuvre fortes et dynamiques qui stimulent la croissance et le développement pendant des années.

Dans le cadre de son mandat, IIDI continue de fournir une aide à l'établissement aux entrepreneuses et entrepreneurs qui immigreront à l'Île-du-Prince-Édouard par le truchement de la catégorie Impact sur les entreprises. Une grande partie de ce soutien est fournie à l'interne par le Service d'intégration entrepreneuriale. Le personnel de ce service rencontre les nouvelles arrivantes et nouveaux arrivants dans le mois qui suit leur arrivée au Canada, et il continue à communiquer avec elles et eux et à répondre à leurs questions afin d'assurer le respect de leur accord d'entiercement ou de rendement.

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IIDI fournit du financement à la Chambre de commerce du Grand Charlottetown pour le programme Liens Î.-P.-É. Ce programme offre des services de soutien aux entreprises dont les propriétaires-exploitantes et propriétaires-exploitants sont issus de l'immigration. L'initiative met également en relation les nouvelles et nouveaux Insulaires et les jeunes diplômées et diplômés avec les entreprises et les leaders de la communauté afin de faire croître les réseaux professionnels et d'élargir les possibilités de carrière à l'Île. Pour ce faire, le personnel du programme organise des rencontres individuelles, des ateliers d'affaires et des activités de réseautage. Liens Î.-P.-É. offre des services sans frais de sorte à favoriser l'établissement de liens et fournir les ressources nécessaires aux personnes à la recherche d'un emploi et aux entrepreneuses et entrepreneurs. Le programme Liens Î.-P.-É. a une présence dans les trois comtés, grâce à ses bureaux à Charlottetown, Summerside et Three Rivers. La visée de Liens Î.-P.-É. est de faciliter l'intégration, la réussite et la rétention des personnes immigrantes à l'Île-du-Prince-Édouard.

IIDI finance également des cours de langue qui répondent aux besoins particuliers des clientes et clients entrepreneurs et travailleurs. Le niveau de base en anglais des candidates et candidats au PCP a augmenté au fil des années, et il a été déterminé qu'il était nécessaire de mettre en place une formation plus pointue liée à la langue des affaires et du travail. Des cours de langue sur le lieu de travail sont financés par l'intermédiaire de l'école de langues Study Abroad Canada pour répondre à ce besoin.

La rétention des diplômées et diplômés étrangers de nos établissements postsecondaires constitue une priorité pour la province. Le personnel d'IIDI travaille en étroite collaboration avec le Collège Holland, l'Université de l'Île-du-Prince-Édouard et le Collège de l'Île pour aider les étudiantes et étudiants étrangers qui souhaitent rester à l'Île pour y vivre et y travailler après l'obtention de leur diplôme.

L'Île-du-Prince-Édouard est fière des réalisations de ses programmes d'immigration. Nous continuons de soutenir les efforts d'intégration, de mettre en valeur les succès obtenus et de travailler avec nos groupes et partenaires ethnoculturels pour soutenir ces efforts. L'immigration continue d'être un moteur important de notre économie et de notre culture alors que nous poursuivons l'harmonisation de nos programmes d'immigration aux pressions et priorités provinciales.

Gestion de fonds, prêts et initiatives stratégiques

IIDI administre le Fonds Century 2000 de l'Île-du-Prince-Édouard, conçu pour appuyer la croissance et les besoins du secteur privé et stimuler le développement économique. Parmi les secteurs ainsi soutenus, mentionnons l'aérospatiale, l'agriculture, les sciences biologiques, les pêches et l'aquaculture, le logement, les petites entreprises, la technologie de l'information, la fabrication de pointe et le tourisme.

À la fin de l'exercice financier 2023-2024, le portefeuille de prêts s'élevait à 183 532 352 \$. Le portefeuille comprend ce qui suit :

- 73 prêts à des entreprises privées en vue de permettre leur croissance et leur expansion.
- 17 prêts pour le développement d'immeubles d'habitation.
- 10 prêts pour le Fonds d'aide au logement, lancé en 2022-2023.
- Prêt à la Slemon Park Corporation pour des rénovations et des réparations, entre autres.

Le Fonds Century 2000 de l'Île-du-Prince-Édouard a cessé d'accepter les nouvelles demandes de prêt en janvier 2023.

IIDI est l'administrateur ministériel des investissements du gouvernement dans des fonds de capital-risque à l'appui des entrepreneuses et entrepreneurs de la province. Ces investissements sont généralement faits dans des entreprises en démarrage ayant besoin de capitaux afin de commercialiser leurs produits.

Au 31 mars 2023 et 2024, IIDI avait investi dans les fonds suivants :

- Fonds régional de capital de risque de l'Atlantique I et II
- Island Capital Partners Seed Investment Fund I and II
- Sandpiper Ventures Fund Limited

Slemon Park Corporation

En 2016, IIDI est devenue l'unique actionnaire de la Slemon Park Corporation (SPC). La SPC est responsable de l'ancienne base des Forces armées canadiennes située en périphérie de Summerside. Le parc englobe une combinaison de propriétés commerciales et résidentielles en location. Le volet commercial du parc appuie la croissance d'entreprises locales. Le volet résidentiel du parc comprend 250 résidences unifamiliales en location.

Island Investment Development Inc.

La SPC a bien rebondi en 2023-2024, après un exercice 2022-2023 où elle a subi les répercussions des prix élevés du mazout et des pertes causées par l'ouragan Fiona.

Faits saillants financiers	2023-2024	2022-2023	Variation (%)	2021-2022
Loyers commerciaux	5 014 934 \$	4 737 664 \$	5,9 %	4 629 206 \$
Loyers résidentiels	3 791 409 \$	3 589 534 \$	5,6 %	3 024 018 \$
Revenus des aliments et boissons	2 403 088 \$	1 969 037 \$	22,0 %	1 466 974 \$
Revenus de l'hébergement	1 807 424 \$	1 848 575 \$	-2,2 %	1 590 717 \$
Total des revenus	13 801 643 \$	12 931 993 \$	6,7 %	11 409 745 \$
Salaires et avantages sociaux	4 162 513 \$	3 930 601 \$	5,9 %	3 574 611 \$
Mazout	1 634 847 \$	2 029 515 \$	-19,4 %	1 429 639 \$
Total des dépenses	12 499 431 \$	12 500 085 \$	0,0 %	10 729 679 \$
Revenus d'exploitation	1 302 212 \$	431 908 \$	201,5 %	680 066 \$
Autres revenus (pertes)	44 329 \$	(677 515 \$)		6 246 \$
Revenus nets (pertes nettes)	1 346 541 \$	(245 607 \$)		686 312 \$

La SPC accueille depuis longtemps la formation de l'Académie de police de l'Atlantique (APA) et, en partenariat avec l'APA, elle a commencé à accueillir la formation du Service correctionnel du Canada (SCC) en 2019-2020, et celle du ministère des Pêches et des Océans (MPO) en 2022-2023. Les formations de l'APA, du SCC et du MPO contribuent considérablement aux revenus des activités commerciales, résidentielles, d'hébergement et liées aux aliments et boissons. Les jours de formation sont passés de 20 492 en 2020-2021 à 31 133 en 2021-2022, puis à 40 361 en 2022-2023 et 43 824 en 2023-2024. En 2023-2024, le taux d'occupation des locaux commerciaux était de 95 %, et celui des résidences était de 99 %. Les variations des dépenses en mazout sont dues aux changements des prix du mazout et à une conversion du mazout au propane dans certains bâtiments. En 2023-2024, il y a eu une hausse de 6,7 % du total des revenus, alors que le total des dépenses est demeuré plutôt constant, ce qui a entraîné des revenus d'exploitation forts, à 1 302 212 \$.

Les autres revenus (pertes) des deux derniers exercices sont principalement liés aux dommages causés par l'ouragan Fiona. Au cours des deux derniers exercices, des coûts de 1 265 398 \$ ont été engagés en lien avec l'ouragan Fiona, et ces coûts ont été compensés en partie par le recouvrement de 838 391 \$ grâce aux assurances multirisques et par le Fonds de rétablissement de l'ouragan Fiona du gouvernement fédéral. De plus, des charges de 275 228 \$ liées à la baisse de valeur des immobilisations à la suite de l'ouragan Fiona ont été enregistrées en 2022-2023.

L'entretien et la mise à niveau des infrastructures vieillissantes (bâtiments, eau, eaux usées et aéroport) de Slemon Park continuent de poser des défis majeurs. Au cours des quatre derniers exercices, 11 695 083 \$ ont été investis dans les immobilisations, soit plus de 2,9 millions par année en moyenne.

Conseil d'administration

Johnny Flynn* | Président
Membre à titre individuel

Brendon McCloskey
Membre à titre individuel

Jacinthe Lemire
Membre à titre individuel

Pamela Montgomery
Membre à titre individuel

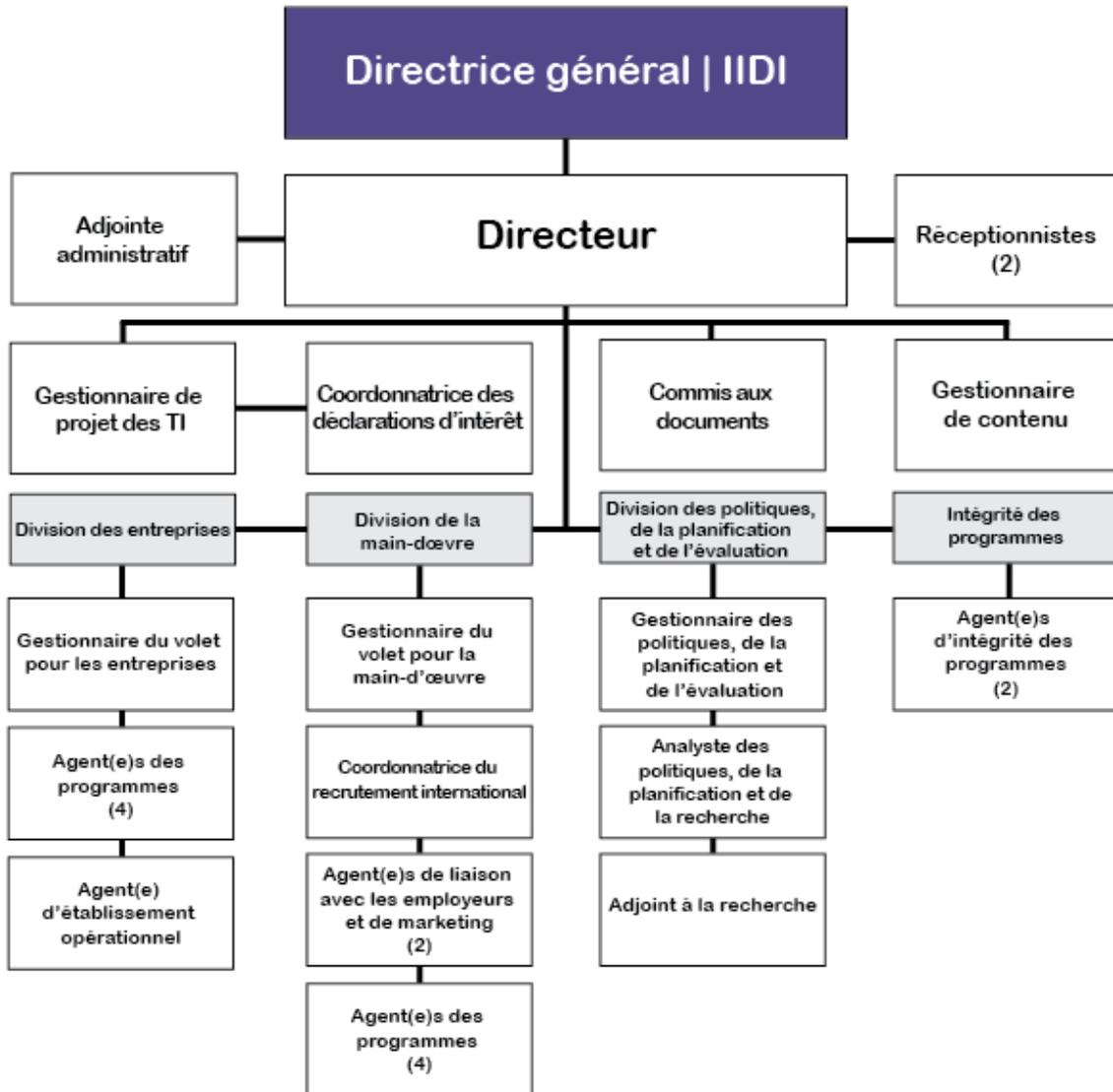
Stefanie Corbett
Sous-ministre du Développement économique, de l'Innovation et
du Commerce

Natalie Mitton
Directrice générale de l'IID

Denise Lewis-Fleming
Sous-ministre des Finances

* Le 18 septembre 2024, Jacinthe Lemire a été nommée présidente du conseil d'administration, en remplacement de Johnny Flynn.

Structure organisationnelle



Island Investment Development Inc.

Consolidated Financial Statements
March 31, 2024



June 27, 2024

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, 2024, 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 consolidated financial statements present fairly, in all material respects, the financial position of Island Investment Development Inc. as at March 31, 2024, 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 Canadian generally accepted audited standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated 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 consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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.



Member of The AC Group of Independent Accounting Firms

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 consolidated 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 consolidated 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.

ArsenaultBestCameronEllis

Chartered Professional Accountants

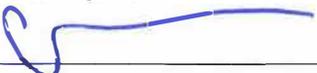
Island Investment Development Inc.

Consolidated Statement of Financial Position

As at March 31, 2024

	2024	2023
	\$	\$
Assets		
Cash	25,580,219	19,139,730
Marketable securities	26,477,747	48,890,720
Accounts receivable (notes 6 and 15)	7,539,269	6,836,143
Prepaid expense	74,538	50,194
Inventory	389,597	188,928
Demand loan receivable (note 8)	7,028,524	7,026,112
Notes receivable (note 9)	155,166,546	133,717,762
Advances to related company (note 15)	10,066,584	10,056,402
Investment in private companies (note 10)	6,127,348	3,790,723
Investment properties (notes 7 and 13)	18,010,267	17,002,946
Property and equipment (Schedule and note 13)	4,289,427	3,944,855
Restricted funds (note 11)		
Cash and marketable securities	13,390,833	25,155,833
	<u>274,140,899</u>	<u>275,800,348</u>
Liabilities		
Accounts payable and accrued liabilities (notes 12 and 15)	3,383,622	3,163,236
Long-term debt (note 13)	4,244,242	3,535,665
Restricted funds (note 11)	13,390,833	25,155,833
	<u>21,018,697</u>	<u>31,854,734</u>
Commitments (note 18)		
Retained earnings		
	<u>253,122,202</u>	<u>243,945,614</u>
	<u>274,140,899</u>	<u>275,800,348</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, 2024

	2024	2023
	\$	\$
Retained earnings - Beginning of year	243,945,614	226,009,321
Net earnings for the year	9,176,588	17,936,293
Retained earnings - End of year	<u>253,122,202</u>	<u>243,945,614</u>

Island Investment Development Inc.

Consolidated Statement of Comprehensive Income For the year ended March 31, 2024

	2024	2023
	\$	\$
Revenue		
Interest on notes and loan receivable (note 15)	6,715,671	7,025,145
Investment income	4,133,717	2,789,565
Provincial Nominee Program fees	945,200	1,283,800
Provincial Nominee Program defaults	1,275,000	2,650,000
Property operations (notes 14 and 15)	13,801,643	12,931,993
	<u>26,871,231</u>	<u>26,680,503</u>
Expenses		
Doubtful accounts (recovery)	97,299	(156,650)
Education contribution	541,569	641,423
Equipment	7,053	12,607
Grants for settlement funding	644,517	726,928
Interest and bank charges	1,828	2,618
Interest on long-term debt (note 15)	119,444	99,710
Management fees (note 15)	537,500	537,500
Meetings and conferences	57,713	100,207
Office	165,450	130,910
Professional fees	99,472	82,927
Promotion and advertising	4,419	17,785
Property operations (note 15)	10,856,484	10,976,237
Provision for possible losses (recovery)	807,376	(8,511,268)
Rent (note 15)	117,368	116,023
Salaries (note 15)	2,311,292	1,914,231
Travel	89,033	77,364
Amortization	1,281,155	1,298,143
	<u>17,738,972</u>	<u>8,066,695</u>
Operating earnings	<u>9,132,259</u>	<u>18,613,808</u>
Other income (expense)		
Gain on sale of property and equipment	-	69,049
Impairment of capital assets due to hurricane	-	(275,228)
Loss from hurricane damages	(664,970)	(600,428)
Insurance recovery from hurricane damages	709,299	129,092
	<u>44,329</u>	<u>(677,515)</u>
Net earnings for the year	<u>9,176,588</u>	<u>17,936,293</u>

Island Investment Development Inc.

Consolidated Statement of Cash Flows

For the year ended March 31, 2024

	2024	2023
	\$	\$
Cash provided by (used in)		
Operating activities		
Net earnings for the year	9,176,588	17,936,293
Items not affecting cash		
Amortization	1,281,155	1,298,143
Gain on sale of property and equipment	-	(69,049)
Provision for (recovery of) possible losses	807,376	(8,511,268)
Impairment of capital assets due to hurricane	-	275,228
	<u>11,265,119</u>	<u>10,929,347</u>
Net change in non-cash working capital items		
Decrease (increase) in accounts receivable	(703,126)	377,974
Decrease (increase) in prepaid expense	(24,344)	35,062
Decrease (increase) in inventory	(200,669)	19,181
Increase (decrease) in accounts payable and accrued liabilities	220,386	(248,986)
	<u>10,557,366</u>	<u>11,112,578</u>
Financing activities		
Decrease (increase) in advances to related company	(10,182)	48,086
Decrease in long-term debt - net	(668,405)	(1,095,297)
Proceeds from issuance of long-term debt	1,376,982	-
	<u>698,395</u>	<u>(1,047,211)</u>
Investing activities		
Decrease (increase) in marketable securities - net	22,412,973	(25,296,520)
Increase in demand loan receivable	(2,412)	(22,181)
Decrease (increase) in notes receivable - net	(22,256,160)	2,966,747
Increase in investment in private companies	(2,336,625)	(497,416)
Additions to investment properties	(1,863,072)	(2,271,263)
Additions to property and equipment	(779,290)	(371,694)
Decrease in restricted funds - cash and marketable securities	11,765,000	13,275,000
Decrease in restricted funds - liability	(11,765,000)	(13,275,000)
Capital grants received	9,314	24,932
Proceeds on disposal of property and equipment	-	69,049
	<u>(4,815,272)</u>	<u>(25,398,346)</u>
Increase (decrease) in cash	6,440,489	(15,332,979)
Cash - Beginning of year	19,139,730	34,472,709
Cash - End of year	<u>25,580,219</u>	<u>19,139,730</u>

Island Investment Development Inc.

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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 consolidated financial statements in compliance with Canadian International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB).

These consolidated financial statements have been approved for issue by the Board of Directors on June 27, 2024.

2 Basis of presentation

(a) Basis of consolidation

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

Island Investment Development Inc.

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(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 estimates and judgments that have the most significant effect on the amounts recognized in the consolidated financial statements are detailed in note 4.

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:

- the company's business model for managing the asset; and
- 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.

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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 (SPPI) on the principal amount outstanding.

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 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 9. Interest income from these financial assets is included in "Interest on notes and loans receivable" using the effective interest rate method.

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Fair value through profit or loss

Assets that do not meet the criteria for amortized cost or FVOCI are measured at FVTPL. A gain or loss on a debt investment that is subsequently measured at FVTPL 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 SPPI, 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 OCI 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.

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Financial liabilities measured at amortized cost

Long-term debt and restricted funds are accounted for at amortized cost. Interest on long-term debt, 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.

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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.

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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.

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- 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 recover, 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.

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(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. 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 long-term debt, which is 60 months.

(e) Borrowing costs

Borrowing costs directly attributable to the acquisition or construction of 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

An 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, 2024.

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(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.

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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.

Property operations revenue arises mainly from the rental of commercial, residential and hotel accommodation and food and beverage revenues. Revenue from these contracts is recognized in accordance with the five step model in IFRS 15:

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1. identify the contract with a customer;
2. identify the performance obligations in the contract;
3. determine the transaction price, which is the total consideration provided by the customer;
4. allocate the transaction price among the performance obligations in the contract based on their relative fair values; and
5. recognize revenue when the relevant criteria are met for each performance obligation.

Accommodation revenues are recognized over time as the accommodation service is provided. Food and beverage, retail and airport operations are recognized at a point in time. The transaction price is 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, \$9,314 (2023 - \$45,199) in grants were received or receivable related to capital projects and credited to investment properties and property and equipment.

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(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.

4 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.

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.

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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 10 is determined as follows:

- Atlantic Canada Regional Venture Fund LP, Island Capital Partners Seed Investment Fund LP, and Sandpiper Ventures 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 7.

(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.

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5 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 value hierarchy	March 31, 2024		April 1, 2023	
		Carrying amount \$	Fair value \$	Carrying amount \$	Fair value \$
Financial assets					
Cash	Level 1	25,580,219	25,580,219	19,139,730	19,139,730
Marketable securities	Level 1	26,477,747	26,477,747	48,890,720	48,890,720
Accounts receivable	Level 2	7,539,269	7,539,269	6,836,143	6,836,143
Demand loan receivable	Level 2	7,028,524	7,028,524	7,026,112	7,026,112
Notes receivable	Level 2	155,166,546	155,166,546	133,717,762	133,717,762
Advance to related company	Level 2	10,066,584	10,066,584	10,056,402	10,056,402
Investments in private companies	Level 3	6,127,348	6,127,348	3,790,723	3,790,723
Restricted funds	Level 1	13,390,833	13,390,833	25,155,833	25,155,833
		<u>251,377,070</u>	<u>251,377,070</u>	<u>254,613,425</u>	<u>254,613,425</u>
Financial liabilities carried					
Accounts payable and accrued liabilities	Level 2	3,383,622	3,383,622	3,163,236	3,163,236
Long-term debt	Level 2	4,244,242	4,244,242	3,535,665	3,535,665
Restricted funds	Level 2	13,390,833	13,390,833	25,155,833	25,155,833
		<u>21,018,697</u>	<u>21,018,697</u>	<u>31,854,734</u>	<u>31,854,734</u>

6 Accounts receivable

	2024 \$	2023 \$
Trade	2,223,829	1,949,320
Related party (note 15)	6,721,502	6,257,057
Other	390,420	299,609
Less: Allowance for doubtful accounts	(1,796,482)	(1,669,843)
	<u>7,539,269</u>	<u>6,836,143</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2024

7 Investment properties

The fair market value of investment properties as of March 31, 2024 is \$38,569,229 (2023 - \$40,575,341). The investment properties have been valued by using 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 11% to 14% (2023 - 11% to 14%) for commercial assets and 8% for residential assets (2023 - 8%). 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.

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, 2023	1,590,495	19,990,042	21,580,537
Additions	3,246	1,859,826	1,863,072
Balance - March 31, 2024	<u>1,593,741</u>	<u>21,849,868</u>	<u>23,443,609</u>
Accumulated amortization			
Balance - March 31, 2023	(46,484)	(4,531,107)	(4,577,591)
Amortization expense	(10,511)	(845,240)	(855,751)
Balance - March 31, 2024	<u>(56,995)</u>	<u>(5,376,347)</u>	<u>(5,433,342)</u>
Net carrying value			
March 31, 2023	<u>1,544,011</u>	<u>15,458,935</u>	<u>17,002,946</u>
March 31, 2024	<u>1,536,746</u>	<u>16,473,521</u>	<u>18,010,267</u>

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	3,567,156
2 to 5 years	9,843,561
Over 5 years	<u>1,765,991</u>
Total	<u>15,176,708</u>

8 Demand loan receivable

	2024	2023
	\$	\$
Demand note receivable from Finance PEI	6,998,482	6,998,482
Accrued interest receivable	<u>30,042</u>	<u>27,630</u>
	<u>7,028,524</u>	<u>7,026,112</u>

The company entered into an agreement with 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.

Notes to Consolidated Financial Statements

March 31, 2024

9 Notes receivable

(a) Loans at amortized cost

	2024			2023		
	Gross loans \$	Allowance for credit losses \$	Net carrying amount \$	Gross loans \$	Allowance for credit losses \$	Net carrying amount \$
Manufacturing and processing - general	33,474,805	9,971,122	23,503,683	35,920,535	8,108,416	27,812,119
Aerospace	2,455,950	2,455,950	-	2,485,618	2,405,581	80,037
Tourism	23,575,294	1,736,760	21,838,534	25,795,263	1,727,173	24,068,090
General business	62,562,007	13,620,705	48,941,302	63,653,650	13,991,768	49,661,882
Agriculture	1,722,054	-	1,722,054	1,763,228	-	1,763,228
Fisheries/aquaculture	581,269	581,269	-	588,042	588,042	-
Residential	48,804,746	-	48,804,746	20,616,879	-	20,616,879
Bioscience	10,356,227	-	10,356,227	10,452,977	737,450	9,715,527
	<u>183,532,352</u>	<u>28,365,806</u>	<u>155,166,546</u>	<u>161,276,192</u>	<u>27,558,430</u>	<u>133,717,762</u>

(b) Impaired loans

	2024			2023		
	Gross impaired loans \$	Allowance for credit losses \$	Net carrying amount \$	Gross impaired loans \$	Allowance for credit losses \$	Net carrying amount \$
Manufacturing and processing - general	21,117,136	9,971,122	11,146,014	22,579,866	8,107,515	14,472,351
Aerospace	2,455,950	2,455,950	-	2,485,618	2,405,581	80,037
Tourism	3,432,648	1,736,760	1,695,888	3,677,022	1,727,173	1,949,849
General business	32,046,866	13,435,391	18,611,475	33,512,742	13,755,945	19,756,797
Agriculture	1,722,056	-	1,722,056	1,763,228	-	1,763,228
Fisheries/aquaculture	581,269	581,269	-	588,042	588,042	-
Bioscience	5,196,544	-	5,196,544	1,535,883	-	1,535,883
	<u>66,552,469</u>	<u>28,180,492</u>	<u>38,371,977</u>	<u>66,142,401</u>	<u>26,584,256</u>	<u>39,558,145</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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(c) Allowance for credit losses

	2024			
	Balance as at April 1, 2023 \$	Provision for (recovery of) credit losses \$	Net write-offs \$	Net \$
Manufacturing and processing				
- general	8,108,416	1,862,706	-	9,971,122
Aerospace	2,405,581	50,369	-	2,455,950
Tourism	1,727,173	9,587	-	1,736,760
General business	13,991,768	(371,063)	-	13,620,705
Fisheries/aquaculture	588,042	(6,773)	-	581,269
Bioscience	737,450	(737,450)	-	-
	27,558,430	807,376	-	28,365,806
				2023
	Balance as at April 1, 2022 \$	Provision for (recovery of) credit losses \$	Net write-offs \$	Net \$
Manufacturing and processing				
- general	15,570,214	(7,461,798)	-	8,108,416
Aerospace	2,660,438	(254,857)	-	2,405,581
Tourism	1,876,663	(149,490)	-	1,727,173
General business	16,224,705	(2,232,937)	-	13,991,768
Fisheries/aquaculture	572,418	15,624	-	588,042
Bioscience	165,259	572,191	-	737,450
	37,069,697	(9,511,267)	-	27,558,430

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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As at March 31, 2024	Stage 1 \$	Stage 2 \$	Stage 3 \$	Total \$
Manufacturing and processing				
- general	-	-	9,971,121	9,971,121
Aerospace	-	-	2,455,950	2,455,950
Tourism	-	-	1,736,760	1,736,760
General business	185,315	13,196,593	238,798	13,620,706
Fisheries/aquaculture	-	-	581,269	581,269
	<u>185,315</u>	<u>13,196,593</u>	<u>14,983,898</u>	<u>28,365,806</u>
As at March 31, 2023	Stage 1 \$	Stage 2 \$	Stage 3 \$	Total \$
Manufacturing and processing				
- general	901	-	8,107,515	8,108,416
Aerospace	-	-	2,405,581	2,405,581
Tourism	-	-	1,727,173	1,727,173
General business	235,823	13,517,634	238,311	13,991,768
Fisheries/aquaculture	-	-	588,042	588,042
Bioscience	737,450	-	-	737,450
	<u>974,174</u>	<u>13,517,634</u>	<u>13,066,622</u>	<u>27,558,430</u>

Loans past due but not impaired

	2024			2023		
	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 \$3,471,847 (2023 - \$3,529,073).

Included in notes receivable is accrued interest of \$740,882 (2023 - \$740,924) from Finance PEI.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2024

10 Investment in private companies

	2024	2023
	\$	\$
Investment in private companies:		
Atlantic Canada Regional Venture Fund LP	4,940,547	2,603,922
Island Capital Partners Seed Investment Fund	1,882,353	1,882,353
Sandpiper Ventures Fund Limited	304,448	304,448
	<u>7,127,348</u>	<u>4,790,723</u>
Less: allowance for possible losses	<u>(1,000,000)</u>	<u>(1,000,000)</u>
	<u>6,127,348</u>	<u>3,790,723</u>

11 Restricted funds

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

	2024	2023
	\$	\$
Good Faith deposits	54,073	54,073
Language deposits	21,665	21,665
Escrow deposits - Business Impact category	12,315,095	24,080,095
Intermediary deposits	1,000,000	1,000,000
	<u>13,390,833</u>	<u>25,155,833</u>

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

12 Accounts payable and accrued liabilities

	2024	2023
	\$	\$
Trade payables and accrued liabilities	2,520,478	2,016,359
Government remittances	32,270	119,748
Related entities (note 15)	159,656	148,950
Other	671,218	878,179
	<u>3,383,622</u>	<u>3,163,236</u>

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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13 Long-term debt

	2024	2023
	\$	\$
<u>Island Investment Development Inc.</u>		
4.83% term loan, due August 2027, to the Province of Prince Edward Island, payable in quarterly payments of \$161,698 including interest, unsecured	2,071,310	2,613,415
<u>Slemon Park Corporation</u>		
Non-interest bearing loan, payments of \$6,250, commenced on September 1, 2019 for 120 consecutive months	462,500	537,500
Non-interest bearing loan, payments of \$4,275, commencing on July 1, 2020, for 116 consecutive months	333,450	384,750
5.00% fixed rate loan, maturing in 2028, repayable in blended quarterly installments of principal and interest of \$85,340. Loan will be \$4,300,000 when fully drawn down	225,909	-
5.91% fixed rate loan, maturing in 2028, repayable in blended quarterly installments of principal and interest of \$31,776. Loan will be \$1,500,000 when full drawn	1,151,073	-
	<u>4,244,242</u>	<u>3,535,665</u>

Slemon Park Corporation

As security for the 5.00% and 5.91% loans noted above, Slemon Park Corporation has provided an agreement granting first security interest in all present and after acquired personal property, an open-ended collateral mortgage, giving first charge over land and buildings located at Aerospace Blvd, Slemon Park, PE, general assignment of rents and leases and a promissory note for the full amount of the loan.

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

	\$
Year ending March 31, 2025	683,030
2026	710,411
2027	739,138
2028	443,931
2029	126,300

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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14 Revenue from contracts with customers

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

	2024	2023
	\$	\$
Accommodations	2,403,088	1,848,575
Food and beverage	1,807,424	1,969,037
Airport	395,374	424,163
Retail	389,414	363,020
	<u>4,995,300</u>	<u>4,604,795</u>

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

	2024	2023
	\$	\$
Commercial rent	5,014,934	4,737,664
Residential rent	3,791,409	3,589,534
	<u>8,806,343</u>	<u>8,327,198</u>
	<u>13,801,643</u>	<u>12,931,993</u>

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 Slemmon Park, Prince Edward Island. The company has not recognized any additional contract assets or liabilities associated with this revenue.

15 Related party transactions

Related parties

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

Island Investment Development Inc.

Notes to Consolidated Financial Statements

March 31, 2024

Related party balances

Included in accounts receivable is \$5,689,260 (2023 - \$5,696,630) from Finance PEI and \$1,032,242 (2023 - \$560,427) from other enterprises owned or controlled by the Province of Prince Edward Island.

Included in accounts payable and accrued liabilities is nil (2023 - \$9,461) to the Province of Prince Edward Island and \$159,656 (2023 - \$139,489) to other enterprises owned or controlled by the Province of Prince Edward Island.

Advances to related company:

	2024	2023
	\$	\$
Finance PEI	10,066,584	10,056,402

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

Transactions

Included in interest on notes and loan receivable is \$417,963 (2023 - \$286,558) from Finance PEI.

Included in property operations is revenue of \$5,978,627 (2023 - \$5,146,640) and purchases of \$589,479 (2023 - \$644,025) from enterprises controlled by the Province of Prince Edward Island.

Included in expenses are management fees of \$537,500 (2023 - \$537,500) and rent of \$50,000 (2023 - \$50,000) to Finance PEI and interest on long-term debt of \$94,350 (2023 - \$87,054) to the Province of Prince Edward Island.

Included in capital grants received is \$9,314 (2023 - \$24,932) from the Province of Prince Edward Island or enterprises controlled by the Province of Prince Edward Island.

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

Remuneration of directors and key management personnel were as follows:

	2024	2023
	\$	\$
Salaries	744,625	627,318

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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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 (2023 - \$537,500) management fee paid to Finance PEI.

16 Commitments

Prince Edward Island Century 2000 Fund Inc. loans approved but not disbursed at March 31, 2024 amount to \$28,496,418 (2023 - \$11,386,338).

Island Investment Development Inc. has committed to, but not disbursed \$4,652,707 (2023 - \$2,453,405) in advances to private companies.

17 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.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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

	2024	2023
	\$	\$
Cash	25,580,219	19,139,730
Marketable securities	26,477,747	48,890,720
Accounts receivable	7,539,269	6,836,143
Demand loan receivable	7,028,524	7,026,112
Notes receivable	155,166,546	133,717,762
Advances to related company	10,066,584	10,056,402
Investment in private companies	6,127,348	3,790,723
Restricted funds	13,390,833	25,155,833
	<u>251,377,070</u>	<u>254,613,425</u>

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 in 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, long-term debt 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.

Island Investment Development Inc.

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	2024				
	Under 1 year \$	Between 1 - 2 years \$	Between 2 - 5 years \$	Over 5 years \$	Total \$
Accounts payable and accrued liabilities	3,383,622	-	-	-	3,383,622
Long-term debt	683,030	710,411	1,309,369	1,541,432	4,244,242
Restricted funds	13,390,833	-	-	-	13,390,833
	17,457,485	710,411	1,309,369	1,541,432	21,018,697

	2023				
	Under 1 year \$	Between 1 - 2 years \$	Between 2 - 5 years \$	Over 5 years \$	Total \$
Accounts payable and accrued liabilities	3,163,236	-	-	-	3,163,236
Long-term debt	2,739,715	126,300	378,900	290,750	3,535,665
Restricted funds	25,155,833	-	-	-	25,155,833
	31,058,784	126,300	378,900	290,750	31,854,734

As at March 31, 2024, the company has \$65,448,798 (2023 - \$93,186,283) 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. The company is not exposed to commodity price risk. To manage its price risk arising from marketable securities the company diversifies its portfolio.

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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(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.

	2024				
	Under 1 year	Between 1 to 5 years	Over 5 years	Not interest rate sensitive	Total
	\$	\$	\$	\$	\$
Assets					
Cash	25,580,219	-	-	-	25,580,219
Marketable securities	26,477,747	-	-	-	26,477,747
Accounts receivable	-	-	-	7,539,269	7,539,269
Prepaid expenses	-	-	-	74,538	74,538
Inventory	-	-	-	389,597	389,597
Demand loan receivable	7,000,894	-	-	27,630	7,028,524
Effective interest rate	4.77%				
Notes receivable (net of allowance for losses)	48,845,358	106,321,188	-	-	155,166,546
Effective interest rate	2.39%	3.82%			
Advances to related company	-	-	-	10,066,584	10,066,584
Investment in private companies	-	-	-	6,127,348	6,127,348
Investment properties	-	-	-	18,010,267	18,010,267
Property and equipment	-	-	-	4,289,427	4,289,427
Restricted funds	-	-	-	13,390,833	13,390,833
Total assets	107,904,218	106,321,188	-	59,915,493	274,140,899
Liabilities and surplus					
Accounts payable and accrued liabilities	-	-	-	3,383,622	3,383,622
Long-term debt	683,030	3,396,762	164,450	-	4,244,242
Effective interest rate	3.94%	2.34%	0.00%		
Restricted funds	-	-	-	13,390,833	13,390,833
Retained earnings	-	-	-	253,122,202	253,122,202
Total liabilities and retained earnings	683,030	3,396,762	164,450	269,896,657	274,140,899
Interest rate sensitivity gap	107,221,188	102,924,426	(164,450)	(209,981,164)	-

Island Investment Development Inc.

Notes to Consolidated Financial Statements

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					2023
	Under 1 year \$	Between 1 to 5 years \$	Over 5 years \$	Not interest rate sensitive \$	Total \$
Assets					
Cash	19,139,730	-	-	-	19,139,730
Marketable securities	48,890,720	-	-	-	48,890,720
Accounts receivable	-	-	-	6,836,143	6,836,143
Prepaid expenses	-	-	-	50,194	50,194
Inventory	-	-	-	188,928	188,928
Demand loan receivable	6,998,482	-	-	27,630	7,026,112
Effective interest rate	4.77%				
Note receivable (net of allowance for losses)	30,792,054	86,608,020	16,317,688	-	133,717,762
Effective interest rate	4.07%	4.42%	2.43%		
Advances to related company	-	-	-	10,056,402	10,056,402
Investment in private companies	-	-	-	3,790,723	3,790,723
Investment properties	-	-	-	17,002,946	17,002,946
Property and equipment	-	-	-	3,944,855	3,944,855
Restricted funds	-	-	-	25,155,833	25,155,833
Total assets	105,820,986	86,608,020	16,317,688	67,053,654	275,800,348
Liabilities and surplus					
Accounts payable and accrued liabilities	-	-	-	3,163,236	3,163,236
Long-term debt	2,739,715	505,200	290,750	-	3,535,665
Effective interest rate	2.81%	0.00%	0.00%		
Restricted funds	-	-	-	25,155,833	25,155,833
Retained earnings	-	-	-	243,945,614	243,945,614
Total liabilities and retained earnings	2,739,715	505,200	290,750	272,264,683	275,800,348
Interest rate sensitivity gap	103,081,271	86,102,820	16,026,938	(205,211,029)	-

(d) Operational risk

Operational risk is the risk of direct or indirect losses 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, 2024

(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.

18 Commitments and contingent gains

On September 24, 2022 the Province of Prince Edward Island was hit by Hurricane Fiona. The storm caused significant damage to property as it passed over the Island. The Slemon Park Corporation ("SPC") had significant damage to a number of its buildings. As a result, the SPC has recorded an impairment on these properties of \$275,228, which is reflected in the March 31, 2023 statement of income (loss) and comprehensive income (loss).

The estimated cost to repair the damage to the buildings is \$1,348,461 which will be offset by an expected insurance recovery of \$289,951. In addition, \$71,546 has been approved by the insurance provider for the business interruption claim. Of the expected repair costs, \$600,428 were incurred in 2022-23 and another \$664,970 were incurred in 2023-24, which have been recorded as an expense. This has been offset by the expected insurance recovery of \$129,092 in 2022-23 and \$208,942 in 2023-24, which has been recorded as a receivable. In addition, the SPC received \$500,357 of funding from the Atlantic Canada Opportunities Agency (ACOA) through their Hurricane Fiona Recovery Fund, to recover a portion of the costs not covered by the insurance policy. The amount of the final insurance cost and insurance recovery will be determined as the repair work progresses and are the subject of ongoing discussions and information sharing between the SPC and the insurance provider, as is normally the case in these situations.

Island Investment Development Inc.

Schedule of Property and Equipment
For the year ended March 31, 2024

	Cost 2024				Accumulated amortization 2024			2024
	Beginning \$	Additions \$	Grants Received \$	Ending \$	Beginning \$	Amortization \$	Ending \$	Net book value \$
Land	47,543	-	-	47,543	-	-	-	47,543
Buildings and improvements	1,779,362	360,944	-	2,140,306	413,953	79,751	493,704	1,646,602
Paving and water and sewer	1,955,286	184,337	(9,314)	2,130,309	530,883	88,951	619,834	1,510,475
Furniture and equipment	1,895,836	103,610	-	1,999,446	1,159,153	145,671	1,304,824	694,622
Motor vehicles	463,650	87,228	-	550,878	259,823	54,459	314,282	236,596
Computer equipment and software	462,189	43,171	-	505,360	295,199	56,572	351,771	153,589
	6,603,866	779,290	(9,314)	7,373,842	2,659,011	425,404	3,084,415	4,289,427

	Cost 2023				Accumulated amortization 2023			2023
	Beginning \$	Additions \$	Grants Received \$	Ending \$	Beginning \$	Amortization \$	Ending \$	Net book value \$
Land	47,543	-	-	47,543	-	-	-	47,543
Buildings and improvements	1,685,761	93,601	-	1,779,362	344,231	69,722	413,953	1,365,409
Paving and water and sewer	1,864,464	115,754	(24,932)	1,955,286	443,546	87,337	530,883	1,424,403
Furniture and equipment	1,788,718	107,118	-	1,895,836	1,002,022	157,131	1,159,153	736,683
Motor vehicles	416,241	47,409	-	463,650	208,418	51,405	259,823	203,827
Computer equipment and software	454,377	7,812	-	462,189	225,306	69,893	295,199	166,990
	6,257,104	371,694	(24,932)	6,603,866	2,223,523	435,488	2,659,011	3,944,855

Coordonnées

Island Investment Development Inc.

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