CMAW Target Pension Plan

Financial Statements

For the year ended June 30, 2023

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Contents

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Independent Auditor's Report

To the Trustees of the CMAW Target Pension Plan

Qualified Opinion

We have audited the financial statements of CMAW Target Pension Plan (the “Plan”), which comprise the statement of financial position as at June 30, 2023, and the statement of changes in net assets available for benefits for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the *Basis for Qualified Opinion* section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Plan as at June 30, 2023, and the changes in its net assets available for benefits for the year then ended in accordance with Canadian accounting standards for pension plans.

Basis for Qualified Opinion

As agreed to by the Trustees of the Plan, the scope of our audit was limited to the records of the Plan and therefore, did not extend to an examination of the payroll records of the contributing employers. Accordingly, our verification of employer contribution revenue was limited to the amounts recorded in the records of the Plan and we were not able to determine whether any adjustments might be necessary to employer contribution revenue and increase in net assets for the years ended June 30, 2023 and 2022, assets as at June 30, 2023 and 2022 and net assets available for benefits as at July 1, 2022 and 2021 and June 30 for both the 2023 and 2022 years. Our audit opinion on the financial statements for the year ended June 30, 2022 was modified accordingly because of the possible effects of this limitation in scope.

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

Responsibilities of Trustees and Those Charged with Governance of the Financial Statements

The Trustees are responsible for the preparation and fair presentation of these financial statements in accordance with the Canadian accounting standards for pension plans, and for such internal control as the Trustees determine is necessary to enable the preparation of plan financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Trustees are responsible for assessing the Plan's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Trustees either intend to liquidate the Plan or to cease operations, or have no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Plan's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Trustees.
- Conclude on the appropriateness of the Trustees' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Plan's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Plan to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieve 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.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
December 19, 2023

CMAW Target Pension Plan
Statement of Financial Position

June 30	2023	2022
Assets		
Investments (Note 3)	$340,335,144	$ 312,731,345
Receivables		
Employers' contributions receivable	1,680,726	1,512,892
Due from CMAW Benefit Plan (Note 5)	408,895	-
GST recoverable	29,679	27,690
Prepaid expenses	28,818	8,970
	342,483,262	314,280,897
Liabilities		
Accounts payable and accrued liabilities	454,047	374,058
Transfer deficiencies (Note 6)	832,473	885,768
	1,286,520	1,259,826
Net assets available for benefits	$341,196,743	$313,021,071

Approved by the Board of Trustees:

Jessie Gregg ______________________ Trustee

______________________ Trustee

The accompanying notes are an integral part of these financial statements

CMAW Target Pension Plan
Statement of Changes in Net Assets Available for Benefits

For the year ended June 30	2023	2022
Increase in assets		
Employer contributions	$13,066,431	$ 12,140,604
Investment income (loss) (Note 4)	29,152,725	(6,646,979)
	42,219,156	5,493,625
Decrease in assets		
Benefit costs		
Pension payments	10,912,541	10,863,178
Lump sum payments	1,174,541	926,115
	12,087,082	11,789,293
Administrative expenses (Note 2)	1,956,402	1,907,736
	14,043,484	13,697,029
Increase (decrease) in net assets available for benefits for the year	28,175,672	(8,203,404)
Net assets available for benefits, beginning of year	313,021,071	321,224,475
Net assets available for benefits, end of year	$341,196,743	$313,021,071

1. Significant Accounting Policies

(a) Purpose of the Plan

The CMAW Target Pension Plan (the "Plan") was established December 30th, 1971, between the British Columbia Provincial Council of Carpenters ("BCPC Council") and the Trustees. Effective October 5, 2006 the BCPC Council transferred its duties and obligations under the Trust Agreement to the Construction, Maintenance & Allied Workers Bargaining Council (the "CMAW Council") and a new Agreement and Declaration of Trust was executed accordingly.

The Plan is a target benefit pension plan that specifies the expected benefits to be paid to members upon pension eligibility. The Plan is registered under the British Columbia Pension Benefits Standards Act and financed entirely by employer contributions, as specified in the collective agreements, and by investment earnings. Prior to June 30, 2016, the Plan was a multi-employer negotiated contribution pension plan. On September 13, 2018, the Carpentry Workers' Pension Plan of B.C. was renamed to CMAW Target Pension Plan.

The Plan is a Registered Pension Plan and Trust as defined in the Income Tax Act and is not subject to income taxes.

(b) Basis of Presentation

The financial statements have been prepared in accordance with the provisions of Section 4600 - Pension Plans in Part IV - Accounting Standards for Pension Plans of the Chartered Professional Accounting (CPA) Canada Handbook - Accounting. For accounting policies that do not relate to the Plan's investment portfolio (Note 1(e)), the Plan has elected to apply Canadian accounting standards for private enterprises.

These financial statements are prepared on a going concern basis and present the aggregate financial position of the Plan as a separate financial reporting entity independent of the participating employers and Plan members. They are prepared to assist Plan members and others in reviewing the activities of the Plan for the fiscal period but they do not portray the funding requirements of the Plan or the benefit security of individual Plan members.

The Plan's Rules and Regulations specify the expected benefits to be paid to members upon pension eligibility. For accounting purposes, the Plan is considered to be a defined contribution pension plan since contributions are limited to amounts contractually agreed to in the collective agreement and employers are not required to fund actuarially determined funding deficiencies that may occur from time to time. Rather, such actuarially determined funding deficiencies are addressed by options including, but not limited to making changes to the Plan's investment strategies, negotiating changes to the contribution rates and/or reducing accrued benefits.

1. Significant Accounting Policies - Continued

(c) Revenues

Contributions

Employer contributions are recorded on the accrual basis. Contributions are recorded on the basis of employer contribution reports received in respect of work months up to June 30 based on hours reported by contributing employers at rates negotiated in the collective agreements.

Investment Income

Investment income includes dividends, interest, gain (loss) on sale of investments and unrealised changes in market value. Dividend and interest income is recognized as revenue in the year earned. The gain (loss) on sale of investments is determined by the excess (shortfall) of the proceeds over the average cost of investments sold. Unrealised changes in the market values (Note 4) represents the unrealised appreciation (depreciation) in fair value of the investments held at the year end less the related unrealised appreciation (depreciation) at the previous year end.

(d) Use of Estimates

The preparation of financial statements in accordance with Canadian accounting standards for pension plans requires the trustees to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from the trustee's best estimates as additional information becomes available in the future. Items requiring significant estimates made by the trustees include the fair value of the private equity fund, real estate and infrastructure investments, the completeness of accounts payable and accrued liabilities and the actuarial valuation.

(e) Investments

Investments are stated at fair value. Fair value amounts represent estimates of the consideration that would be agreed upon between knowledgeable, willing parties who are under no compulsion to act. It is best evidenced by a quoted market price, if one exists. The calculation of estimated fair value is based on market conditions at a specific point in time and may not be reflective of future fair values. Transaction costs related to investments are expensed as incurred.

Pooled fixed income funds, pooled mortgage funds and pooled equity funds are valued using unit prices which represents the Plan's proportionate share of underlying net assets at fair value using closing market prices.

1. Significant Accounting Policies - Continued

(e) Investments - Continued

The Plan holds units in private equity funds where public market prices or quotations are not ascertainable. Estimated fair values are determined using methods such as discounted cash flows, earnings multiples, appraisals, prevailing market rates for instruments with similar characteristics and other pricing models, as appropriate. The Plan values their underlying portfolio based on market conditions and certain assumptions made by the management of the private equity fund at a specific point in time.

Infrastructure consists of shares in privately owned infrastructure funds. The share value of the infrastructure funds are based on a net asset value per unit provided by management of these funds. Investments values are calculated using fair values based on periodic, independent appraisals of the underlying assets.

Real estate consists of shares in privately owned real estate development companies with share values based on share prices provided by management of those companies using a combination of the discounted cash flows method and estimate market value approach.

(f) Pension Rights

No provision is made in the financial statements of the Plan for the accrued pension rights of members.

(g) Pension Benefits

Pension benefits are shown as expenditures in the year of payment, except that transfer deficiencies payable (Note 6) are accrued when a member opts to terminate and transfer out the commuted value of their accrued benefits prior to the Plan's conversion to a target benefit plan.

(h) Foreign Currency Translation

Foreign currency accounts are translated to Canadian dollars as follows:

At the transaction date, each asset, liability, revenue or expense is translated into Canadian dollars by the use of the exchange rate in effect at that date. At the year end date, monetary assets and liabilities, including investments carried at fair value, are translated into Canadian dollars by using the exchange rate in effect at the date and the resulting foreign exchange gains and losses are included in investment income in the current year.

2. Administrative Expenses

Administrative expenses of the Plan are presented below.

	2023	2022
Actuarial and consulting fees	$ 319,714	$ 248,507
Administrator fees	424,068	381,114
Audit and accounting	52,476	65,074
Custodial fees and bank charges	68,200	67,613
Investment management fees	837,127	887,215
Legal fees	69,264	83,071
Office and miscellaneous	52,506	29,774
Pension registration fees	78,359	74,593
Trustees' expenditures	54,688	70,775
	$1,956,402	$1,907,736

3. Investments

	2023			2022		
	% of Portfolio	Fair Value	Cost	% of Portfolio	Fair Value	Cost
Fixed Income Investments						
Cash	0.4	$ 1,530,703	$ 1,530,703	0.7	$ 2,191,079	$ 2,191,079
Pooled fixed income funds	8.4	28,544,420	33,334,493	8.2	25,778,866	31,590,524
Canadian corporate and government bonds	24.4	83,053,489	86,984,252	24.6	76,659,407	84,465,952
Foreign corporate bonds	0.5	1,650,000	1,603,571	0.2	738,406	800,000
Pooled mortgage funds	8.7	29,726,259	26,907,474	9.1	28,385,235	26,235,815
	42.4	144,504,871	150,360,493	42.8	133,752,993	145,283,370
Canadian pooled equity funds	5.1	17,316,941	11,459,784	4.9	15,314,209	10,713,690
Global pooled equity funds	14.6	49,654,696	39,451,370	14.5	45,465,647	40,251,003
Private equity fund	9.9	33,782,023	23,087,392	9.8	30,612,371	21,348,678
Infrastructure funds	10.4	35,303,334	27,786,952	10.3	32,342,250	28,115,481
Real estate	17.6	59,773,279	11,997,534	17.7	55,243,875	11,997,534
	57.6	195,830,273	113,783,032	57.2	178,978,352	112,426,386
	100	$ 340,335,144	$ 264,143,525	100	$ 312,731,345	$ 257,709,756

Cash consists of bank balances bearing interest at the prevailing rates for chequing accounts. Pooled fixed income funds consist of units held in pooled funds that are invested in corporations, Provincial governments and the Federal government.

The directly held Canadian bonds mature from November 2025 to December 2053 (2022 -June 2024 to December 2053) with interest rates ranging from 1.750% to 7.50% (2022 -1.150% to 7.214%). The foreign bond(s) have an interest rate at 5.059% (2022 - ranging from 2. 493% to 5.059%), maturing at December 2036 (2022 - maturing from February 2027 to December 2036).

Pooled mortgage funds consist of investments in two mortgage funds.

Equities consist of units in Canadian and global equity pooled funds.

Private equity fund consists of units held in two funds that is invested in private equity investments.

Infrastructure consists of investments in units of various North American and European infrastructure funds.

The investment in real estate consists of investments in shares in privately held real estate development companies.

4. Investment Income (Loss)

Year Ended June 30,			2023	2022
	Investment Income Earned (Loss)	Unrealised Change in Market Value	Total	Total
Cash	$ 7,786	$ -	$ 7,786	$ 1,808
Pooled fixed income funds	1,418,654	1,021,585	2,440,239	(3,036,910)
Mortgages and pooled mortgage funds	671,659	669,365	1,341,024	(214,499)
Equities	2,419,295	6,245,320	8,664,615	(5,396,569)
Private equity	2,058,374	1,430,938	3,489,312	5,435,152
Bonds	1,276,118	3,983,805	5,259,923	(11,129,752)
Infrastructure	130,809	3,289,613	3,420,422	3,238,640
Real estate	-	4,529,404	4,529,404	4,455,151
	$ 7,982,695	$ 21,170,030	$ 29,152,725	$ (6,646,979)

5. Due from CMAW Benefit Plan

The amount due from the CMAW Benefit Plan was non-interest bearing and had no specific terms of repayment. Both the CMAW Benefit Plan and the Plan are funded by common participating employers and have certain common trustees. The amount was collected in full after June 30, 2023.

6. Transfer Deficiencies

As a defined benefit plan prior to June 30, 2016, if the Plan was less than fully funded on a solvency basis at the time a member opted to terminate their membership in the Plan and transfer out the commuted value of their accrued benefits, lump sum termination payments were transferred in two installments. The first installment was equal to the commuted value of their accrued benefits multiplied by the solvency funding ratio of the Plan. The remaining balance, which is called a transfer deficiency, is to be paid, with interest as determined by current market rates. The actuarial valuation (Note 7) also includes transfer deficiencies payable in the plan assets at the valuation date as part of the actuarial accrued pension benefit liability.

Now that the Plan is a target benefit plan, members who terminate before becoming eligible for an early retirement pension, are eligible to receive the going-concern funded value of their benefits which is payable in a single installment.

7. Actuarial Valuation

The last actuarial valuation of the Plan was done by PBI Actuarial Consultants (the "Actuary") as at June 30, 2022 and was dated March 24, 2023 with an addendum dated August 21, 2023. The actuarial value of assets, accrued pension benefits liability and surplus as at June 30, 2022 on a going concern best estimate basis (before taking any provisions for adverse deviation into account) are summarized in the report as follows:

Actuarial value of assets	$312,368,000
Actuarial accrued pension benefits liability	215,006,000
Surplus	$ 97,362,000

The actuarial value of the assets of the Plan has been established as the market value of the assets net of payables and receivables. The actuarial accrued liability has been calculated using the unit credit actuarial cost method.

Actuarial valuations are prepared based on actuarial assumptions and unit credit cost method adopted by the Trustees taking into account long-term best estimates of the Plan's future experience. As actuarial valuations are prepared based on estimates and assumptions involving future events, actual results could differ from those estimates and the unfunded accrued pension benefits liability could be materially different from that reported in the last actuarial valuation of the Plan.

The Plan is subject to the British Columbia *Pension Benefits Standards Act* which requires a pension plan to file an actuarial valuation report at least once every three years. The actuarial valuation report includes an estimate of the funding of the Plan on both a going-concern and solvency basis. The next actuarial valuation will be prepared as of June 30, 2025.

8. Financial Instrument Risks

The Plan may be exposed to a variety of financial risks including credit risk, liquidity risk and market risk (including interest rate risk, currency risk, and other price risk). There have been no significant changes to these risks from the prior year.

(a) Credit Risk

Credit risk is the risk that the counterparty to a financial instrument will fail to discharge an obligation that is entered into with the Plan, including the inability or unwillingness to pay borrowed principal and interest when they come due. Credit risk can also lead to losses when issuers and debtors are downgraded by credit rating agencies, usually leading to a fall in the market value of the debtors' obligations.

The Trustees have put in place investment policies and procedures that have established investment criteria designed to manage credit risk by setting limits to credit exposure from individual entities and by requiring interest bearing investments to meet a minimum credit rating.

The Plan's most significant credit risk exposure arises from its investments in interest bearing investments. While the Plan may have credit risk exposure to bonds and mortgages, it manages this risk in part by investing in pooled funds. As at June 30, 2023, $84,703,489 (2022 - $77,397,813) of the investments were in directly held bonds. The bonds are investments based on the following credit ratings.

As at June 30, 2023, the directly held bonds representing 24.9% (2022 - 24.7%) of the Plan's investments were invested as follows:

	2023		2022	
Credit Rating	Value	Allocation	Value	Allocation
AAA	$ 1,555,714	1.84 %	$ 151,946	0.17 %
AA	17,543,372	20.71 %	16,599,609	16.07 %
A	42,725,926	50.45 %	35,298,524	33.84 %
BBB	19,644,297	23.19 %	22,302,596	41.59 %
BB	2,671,765	3.15 %	3,045,138	8.33 %
Unrated	562,415	0.66 %	-	- %
	$ 84,703,489	100.00 %	$ 77,397,813	100.00 %

8. Financial Instrument Risks - Continued

(b) Liquidity Risk

Liquidity risk is the risk of not being able to meet the Plan’s cash requirements in a timely and cost effective manner. Liquidity requirements are managed through income generated from the investments, monthly contributions made by employers, and by investing in publicly traded liquid assets that are easily sold and converted to cash. These sources of funds are used to pay pension benefits, make additional investments and fund operating expenses. Except for investments in directly held bonds, private equity, real estate and infrastructure, the Plan invests only in investments that are traded in an active market. At June 30, 2023, 62.8% (2022 - 62.5%) of the Plan's investments were held in directly held bonds, private equity fund, real estate and infrastructure, which contain restrictions on redemption.

(c) Market Risk

Market risk is the risk that the value of an investment will fluctuate as a result of changes in market conditions, whether those changes are caused by factors specific to the individual investment, or factors affecting all securities traded in the market. Market risk encompasses a variety of financial risks, such as foreign exchange risk, interest risk and price risk. The Trustees use various investment strategies to mitigate the various forms of market risk including investing in pooled funds.

Interest Rate Risk

Interest rate risk refers to the effect on the fair market value of the Plan's assets due to fluctuation in interest rates. The Trustees of the Plan have put in place a Statement of Investment Policies and Procedures that contain a set of guidelines for the fixed income portfolio to limit single issuer exposure and duration of the fixed income portfolio to mitigate this risk.

8. Financial Instrument Risks - Continued

Interest Rate Risk - Continued

The Plan invests in units of pooled funds, which in turn invest in a diversified portfolio of assets. While the underlying investments in the pooled funds are susceptible to interest rate risk, the risk to the Plan is indirect in nature. The Plan has mitigated some of its exposure to interest rate risk with its holdings in pooled funds.

The Plan has $84,703,489 (2022 - $77,397,813) invested in directly held bonds which give rise to interest rate risk as changes in the interest rate will affect the fair value of these investments. As at June 30, 2023, for the directly held bonds, had prevailing interest rates increased or decreased by 1% with all other variables held constant, the change in net assets available for benefits would have decreased or increased, respectively by approximately $7,570,000 (2022 - $5,940,000).

The following table summarizes the Plan's exposure to interest risk by remaining term to maturity.

Term to Maturity	2023	2022
Less than 1 year	0.2 %	0.3 %
1 - 5 years	8.4 %	28.1 %
5 - 10 years	13.6 %	15.8 %
Greater than 10 years	77.8 %	55.8 %
	100.0 %	100.0 %

Foreign Currency Risk

Investments denominated in currencies other than the Canadian dollar expose the Plan to fluctuations in foreign exchange rates. Fluctuations in the relative value of the Canadian dollar against these foreign currencies can result in a positive or a negative effect on the fair value of investments.

8. Financial Instrument Risks - Continued

Foreign Currency Risk - Continued

As at June 30, 2023, the Plan had $120,390,053 (2022 - $109,158,674) of investments exposed to foreign currency risk, as some investments are denominated in USD. If the Canadian dollar had appreciated or depreciated by 10% against the underlying foreign currencies of the foreign investments at that date, with all other variable held constant, unrealised gains or loss would be approximately $12,039,000 (2022 - $10,916,000) lower or higher respectively.

Other Price Risk

Other price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices, other than those arising from interest rate risk or currency risk, whether those changes are caused by factors specific to the individual financial instrument or its issuer, or factors affecting all similar financial instruments traded in a market. The Plan manages other price risk by diversifying investments in accordance with the Plan’s Statement of Investment Policies and Procedures as approved by the Trustees.

As at June 30, 2023, if the unit prices of the pooled fixed income funds and pooled mortgage funds were to increase or decrease by 10% with all other variables held constant, the impact on the net assets available for benefits would be approximately $5,827,000 (2022 - $5,416,000). If the equity prices were to increase or decrease by 10% with all other variables held constant, the impact on the net assets available for benefits would be approximately $10,075,000 (2022 - $9,139,000).

8. Financial Instrument Risks - Continued

Sensitivity Analysis

The sensitivity analysis included in this note should be used with caution as the changes are hypothetical and are not predictive of future performance. The above sensitivities are calculated with reference to year-end balances and will change due to fluctuations in the balances in the future. In addition, for the purpose of the sensitivity analysis, the effect of a variation in a particular assumption on the fair value of the financial instruments was calculated independently of any change in another assumption. Actual changes in one factor may contribute to changes in another factor, which may magnify or counteract the effect on the fair value of the financial instrument.

Financial Instruments Fair Value Hierarchy

Disclosure of a three-level hierarchy for fair value measurements is based upon transparency of inputs to the valuation of an asset or liability as of the measurement date. The three levels are defined as follows;

Level 1:

For securities valued based on unadjusted quoted prices in active markets for identical assets.

Level 2:

For securities valued based on inputs, other than quoted prices included in Level 1, that are observable for the asset, either directly or indirectly.

Level 3:

For securities valued based on inputs that are based on unobservable market data.

8. Financial Instrument Risks - Continued

Financial Instruments Fair Value Hierarchy - Continued

As at June 30, 2023 and 2022 the following table represents a summary of investments held by level:

	2023	2022
Level 1 - Cash and pooled equity funds	$ 68,502,340	$ 62,970,935
Level 2 - Mortgage funds, pooled fixed income funds and bonds	142,974,168	131,561,914
Level 3 - Real estate, infrastructure, and private equity fund	128,858,636	118,198,496
	$340,335,144	$312,731,345

Fair value measurements using level 3 inputs

	Private Equity Fund	Infrastructure	Real Estate	Total
Balance at July 1, 2021	$ 19,162,372	$ 30,619,112	$ 50,788,724	$ 100,570,208
Net purchases and sales	8,119,379	(134,097)	-	7,985,282
Gains	3,330,620	1,857,235	4,455,151	9,643,006
Balance at June 30, 2022	$ 30,612,371	32,342,250	55,243,875	118,198,496
Net purchases and sales	1,738,715	(328,528)	-	1,410,187
Gains (losses)	1,430,937	3,289,612	4,529,404	9,249,953
Balance at June 30, 2023	$ 33,782,023	$ 35,303,334	$ 59,773,279	$128,858,636

During the year, the Plan transferred approximately $1,400,000 (2022 - $8,000,000) of funds previously invested in Level 1 and Level 2 investments to make the Level 3 purchases during the year.

9. Description of the Plan

The following description of the Plan is a summary only. For more complete information, reference should be made to the Trust Agreement and Plan Document.

(a) Funding Policy

Benefits are funded by contributions made by the participating employers under the terms of the Collective Agreements. The rate of contribution from the participating employers is $2.17 to $4.45 per hour.

(b) Hours of Covered Employment

The most common way a member accrues pensionable service credits is through Hours of Covered Employment. Hours are accrued when a person is a member of the Union or for non-union members under a participation agreement and is employed by a participating employer and are pro-rated to the standard rate of contribution per hour.

(c) Benefits

The Plan is designed to provide a monthly life income for members and spouses who retire under the plan after completing certain age and service requirements.

10. Capital Management

The Trustees define the Plan's capital as the funded status (surplus/(deficit)) of the Plan, as determined based on the fair value of the net assets of the Plan and an actuarial valuation prepared by the Plan’s independent actuary (Note 7). The Trustees’ objective is to ensure that the Plan is fully funded over the long-term through the management of investments, contribution rates and benefits provided. Investments (Note 3) are based on an asset mix that is projected to enable the Plan to meet or exceed its long-term funding requirement within an acceptable level of risk, consistent with the Plan’s Statement of Investment Policy Objectives and Procedures as approved by the Trustees.

The funded status of the Plan and the related cash flows are also impacted by the level of contributions and benefits provided. The Trustees are responsible for determining benefits for the Plan based on negotiated contribution rates.

The Plan is subject to the regulations of the BC Financial Services Authority, which require a pension plan to file an actuarial valuation report for a funding valuation at least once every three years. The Trustees are responsible for determining when an actuarial valuation of the Plan should be filed, subject to the requirements under the regulations.

There have been no changes in what the Plan considers to be its capital and there have been no significant changes to the Plan's capital management objectives, policies and processes in the year.

11. Commitments

In 2019 the Plan committed to investing US$19,000,000 into the fund Northleaf Private Equity Investors (Canada) VII LP. During the year ended June 30, 2023, the Plan advanced US$190,000 and with previous funding provided, as at June 30, 2023 has a remaining commitment of US$4,940,000. Subsequent to June 30, 2023, the Plan advanced a further US$570,000 towards the total commitment.

In 2021, the Plan committed to investing US$27,000,000 into the fund Northleaf Private Equity Investors (Canada) VIII LP. During the year ended June 30, 2023, the Plan advanced US$1,350,000 and with previous funding provided, as at June 30, 2023, has a remaining commitment of US$20,790,000. Subsequent to June 30, 2023, the Plan advanced a further US$2,700,000 towards the total commitment.