Mortgages: Fixed Term & Construction - Pooled Fund Financial Statements

DECEMBER 31, 2019

MANAGEMENT’S RESPONSIBILITY FOR FINANCIAL STATEMENTS

British Columbia Investment Management Corporation (“BCI”) manages Pooled Investment Portfolios on behalf of governing fiduciaries such as pension fund trustees and other public sector clients. QuadReal Property Group Limited Partnership and affiliates (“QuadReal”) manage the Mortgage and Real Estate programs pursuant to asset management agreements as agreed to between BCI and QuadReal. This report contains the financial statements for the following Pooled Investment Portfolios for the year ended December 31, 2019:

- Fixed Term Mortgage Fund
- Construction Mortgage Fund

The financial statements of these Pooled Investment Portfolios have been prepared by QuadReal and approved by the BCI Chief Investment Officer/Chief Executive Officer. All of the financial statements have been prepared in accordance with International Financial Reporting Standards. The significant accounting policies used in the preparation of these statements are disclosed in note 3 to the financial statements. The statements include certain amounts that are based on management’s judgement and best estimates.

BCI’s Board has established an Audit Committee. The BCI Committee’s mandate includes oversight of the financial statements of the Pooled Investment Portfolio’s managed by QuadReal through a governance framework established with QuadReal’s Board and Audit Committee. Through this governance framework, the BCI Committee mandate is executed through oversight from QuadReal’s Audit Committee and includes making recommendations on the appointment of the external auditor for the Pooled Investment Portfolios, reviewing the external audit plan; reviewing BCI’s Service Organization Controls Report for the Investment System of British Columbia Investment Management Corporation, including QuadReal related controls, and reviewing the annual audited financial statements of the Pooled Investment Portfolios. The BCI Committee and QuadReal Committee reviews the recommendations of the internal and external auditors with respect to internal controls and the responses of management to those recommendations, and also meets with management and the internal and external auditors to review annual audit plans.

BCI and QuadReal maintain a system of internal control and supporting processes to provide reasonable assurance that assets are safeguarded; that transactions are appropriately authorized and recorded; and that there are no material misstatements in the financial statements. BCI’s and QuadReal’s internal control framework includes: a strong corporate governance structure; a code of conduct that includes conflict of interest guidelines; an organizational structure that provides for appropriate segregation of duties and accountability for performance; an enterprise-wide risk management framework that identifies, monitors and reports on key risks; and adherence to BCI Board-approved Pooled Investment Portfolio Policies and client-approved investment mandates. BCI’s and QuadReal’s system of internal control is supported by external auditors who review and evaluate internal controls and report directly to the BCI and QuadReal Audit Committees.

BCI's and QuadReal's external auditors, KPMG LLP, have full and unrestricted access to the BCI and QuadReal Audit Committees and BCI and QuadReal management. KPMG LLP discusses with management and the Committees the results of their audit of the Pooled Investment Portfolios' financial statements and related findings with respect to such audits. Each of the Pooled Investment Portfolio financial statements is audited by KPMG LLP in accordance with Canadian generally accepted auditing standards. KPMG LLP has performed such tests and other procedures as they considered necessary to express an opinion on the Pooled Investment Portfolio financial statements.

[S] Gordon J. Fyfe

Gordon J. Fyfe
Chief Executive Officer, BCI
Chief Investment Officer, BCI

[S] Dennis Lopez

Dennis Lopez
Chief Executive Officer, QuadReal

[S] Tamara Lawson

Tamara Lawson
Chief Financial Officer, QuadReal

April 3, 2020

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INDEPENDENT AUDITORS' REPORT

To the Unitholders of the following Mortgage Pooled Investment Portfolios:
Fixed Term Mortgage Fund
Construction Mortgage Fund
(collectively, the "Funds")

Opinion

We have audited the financial statements of the Funds, which comprise:

- the statements of financial position as at December 31, 2019
- the statements of comprehensive income for the year then ended
- the statements of changes in net assets attributable to holders of redeemable units for the year then ended
- the statements of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies.

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Funds as at December 31, 2019, and their financial performance and their cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

Basis for Opinion

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

We are independent of the Funds in accordance with the ethical requirements that are relevant to our audits 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 the Manager and Those Charged with Governance for the Financial Statements

The Manager is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Funds' abilities to continue as going concerns, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to liquidate the Funds or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

  The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Funds' internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Funds' ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Funds to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audits.

KPMG LLP

Chartered Professional Accountants

Vancouver, Canada
April 3, 2020

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Financial Position

December 31, 2019 with comparative information for 2018

	Note	2019	2018
Assets			
Cash		$ 1,652	$ -
Investment in QuadReal receivable	4	21,171	-
Receivable from issuance of units		-	44,000
Investments		1,719,007	1,790,853
Total assets		1,741,830	1,834,853
Liabilities			
Management fees payable		4,359	-
BCI and QuadReal cost recoveries payable	4	864	2,110
Other accounts payable		2,106	11
Total liabilities		7,329	2,121
Net assets attributable to holders of redeemable units		$ 1,734,501	$ 1,832,732
Number of redeemable units outstanding	5	382.289	423.997
Net assets attributable to holders of redeemable units per unit		$ 4,537	$ 4,323

See accompanying notes to financial statements.

[S] Gordon J. Fyfe

Gordon J. Fyfe
Chief Executive Officer
Chief Investment Officer

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Comprehensive Income

Year ended December 31, 2019 with comparative information for 2018

	Note		2019		2018
Revenue:					
Interest income		$	76,528	$	63,505
Net realized loss			(48)		(263)
Net change in unrealized appreciation			23,151		7,906
			99,631		71,148
Expenses:					
BCI and QuadReal cost recoveries	4		2,618		4,223
Management fees			4,587		-
Administrative and professional fees			57		39
			7,262		4,262
Increase in net assets attributable to holders of redeemable units from operations excluding distributions			92,369		66,886
Distributions to holders of redeemable units from net investment income			(62,950)		(68,770)
Increase (decrease) in net assets attributable to holders of redeemable units		$	29,419	$	(1,884)

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Changes in Net Assets Attributable to Holders of Redeemable Units

Year ended December 31, 2019 with comparative information for 2018

	2019	2018
Balance, beginning of year	$ 1,832,732	$ 1,601,846
Increase (decrease) in net assets attributable to holders of redeemable units	29,419	(1,884)
Redeemable unit transactions:		
Proceeds from units issued	125,000	415,844
Reinvestment of distributions	62,950	68,770
Amounts paid for units redeemed	(315,600)	(251,844)
Net (decrease) increase from redeemable unit transactions	(127,650)	232,770
Balance, end of year	$ 1,734,501	$ 1,832,732

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Cash Flows

Year ended December 31, 2019 with comparative information for 2018

	2019	2018
Cash flows provided by (used in):		
Operations:		
Increase (decrease) in net assets attributable to holders of redeemable units	$ 29,419	$ (1,884)
Adjustments for:		
Interest income	(76,528)	(63,505)
Net realized loss from investments	48	263
Net change in unrealized appreciation from investments	(23,151)	(7,906)
Non-cash distributions	62,950	68,770
Proceeds from sale of investments	261,278	700,222
Amounts paid for purchase of investments	(187,500)	(871,029)
Management fees payable	4,359	-
BCI and QuadReal cost recoveries payable	(1,246)	564
Other accounts payable	2,095	-
Interest received	76,528	63,505
	148,252	(111,000)
Financing:		
Proceeds from issuance of redeemable units	169,000	371,844
Payments on redemption of redeemable units	(315,600)	(260,844)
	(146,600)	111,000
Increase in cash	1,652	-
Cash, beginning of year	-	-
Cash, end of year	$ 1,652	$ -

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Schedule of Investments

December 31, 2019

	2019		2018	
	Fair value	Cost	Fair value	Cost
Mortgage investments [1]	$ 1,719,007	$ 1,701,822	$ 1,789,691	$ 1,774,484
Units of BCI Pooled Investment Portfolio Fund ST1	-	-	1,162	1,163
Total investments	$ 1,719,007	$ 1,701,822	$ 1,790,853	$ 1,775,647

[1] The mortgage investments are held through a limited partnership.

(Expressed in thousands except number of units)

Schedule of Financial Risk Management Discussion

December 31, 2019

The investment objectives, eligible investments and general information on the financial risks related to the Fixed Term Mortgage Fund are described in note 6(a) of the financial statements. The information contained in this Schedule of Financial Risk Management Discussion pertains specifically to the Fixed Term Mortgage Fund.

The Fund holds most of its investments through a limited partnership. The limited partnership holds the following investments, cash and other net receivables:

	2019		2018	
	Amount	%	Amount	%
Fixed-Rate Mortgages	$ 1,685,076	98.0%	$ 1,527,451	85.3%
Floating-Rate Mortgages	16,688	1.0%	173,155	9.7%
Cash	13,083	0.8%	-	-
Money Market Funds	-	-	84,504	4.7%
Other Net Receivables	4,160	0.2%	4,581	0.3%
Total Net Assets of Limited Partnership	$ 1,719,007	100%	$ 1,789,691	100%

The Fund’s activities expose it to a variety of financial risks. For purposes of describing the financial risks of the Fund, the composition of the investments held by the limited partnership have been considered.

(Expressed in thousands except number of units)

Credit risk

The majority of the Fund's holdings are in uninsured first mortgages where the possibility of a borrower defaulting on payment obligations exists. To reduce default risk, the Fund invests in uninsured mortgages with conservative loan to value ratios. No uninsured mortgages will be entered into, and no mortgage bonds or A/B Notes will be purchased, if they exceed a 75% loan-to-value ratio at inception. Also, all mortgages will include additional collateral and guarantees from borrowers. The fair value of the Fund's mortgage and money market investments represents the Fund's maximum exposure to credit risk. See additional credit risk discussion in note 6(b) of the financial statements.

Mortgages by Industry Sector

Investments in the Fund are diversified across industry sectors. Sectors to which the Fund had exposure as at December 31 are as follows:

	2019			2018		
Industry sector	Amount	Mortgage count	%	Amount	Mortgage count	%
Retail	$ 426,601	7	25.1%	$ 437,677	8	25.7%
Office	595,848	16	35.0%	689,814	19	40.6%
Industrial	41,482	3	2.4%	204,041	5	12.0%
Residential	624,521	13	36.7%	355,792	8	20.9%
Other	13,312	1	0.8%	13,282	1	0.8%
Total mortgages	$ 1,701,764	40	100%	$ 1,700,606	41	100%

Liquidity risk

The Fund's non-derivative liabilities are due within three months of the year-end of the Fund. Please refer to note 6(c) of the financial statements for additional discussion of liquidity risk.

(Expressed in thousands except number of units)

Interest rate risk

The Fund invests in fixed term mortgages with maturities typically ranging from 1 to 5 years. The duration of the Fund is 2.5 years (2018 - 3.1 years). Lending rates for fixed-rate mortgages are determined based on the current yield of Government of Canada debt securities with a similar term to maturity plus a risk and liquidity premium. Floating rate mortgages are determined based on bank prime lending rates plus a risk and liquidity premium. Please refer to note 6(d)(i) of the financial statements for additional discussion of interest rate risk.

As at December 31, the Fund invested in mortgages with the following terms to maturity:

	2019		2018	
Mortgages by maturity date	Amount	Average effective yield %	Amount	Average effective yield %
Floating rate mortgages:				
Within 1 year	$ 16,688	n/a	$ 173,155	n/a
Fixed rate mortgages:				
Within 1 year	232,781	3.44%	161,475	3.58%
1 to 5 years	1,156,804	3.52%	1,070,355	3.61%
5 to 10 years	295,491	3.21%	295,621	3.61%
Total mortgages	$ 1,701,764	3.39%	$ 1,700,606	3.60%

If prevailing interest rates increased or decreased by 1% (100 bps), with all other variables held constant, net assets would have decreased or increased by approximately $41,817 (2018 - $47,193), representing 2.4% of the Fund's net assets (2018 - 2.6%).

Currency risk

General information on currency risks is described in note 6(d)(ii) of the financial statements. The Fund is not exposed to significant currency risk since the Fund's assets and liabilities are denominated in Canadian dollars.

Other price risk

General information on other price risk related to the Fixed Term Mortgage Fund is described in note 6(d)(iii) of the financial statements. Management monitors the concentration of risk for mortgage securities based on counterparties and industries and geographic location. The Fund’s industry sector exposure is presented in the Credit Risk section.

The Fund is not exposed to significant other price risk since the Fund's assets and liabilities are fixed income instruments.

Investments by Geographic Region

All of the Fund’s mortgage investments are exposed to the Canadian market.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
FIXED TERM MORTGAGE FUND
(Expressed in thousands except number of units)

Schedule of Fair Value Measurement

December 31, 2019

As described in note 7 of the financial statements, a three-tier hierarchy is used as a framework for disclosing fair value based on inputs used to value the Fund's financial instruments.

The table below analyses financial instruments measured at fair value at the reporting date by the level in the fair value hierarchy into which the fair value measurement is categorized. The amounts are based on the values recognized in the Statement of Financial Position.

All fair value measurements noted in the tables below are recurring:

	December 31, 2019		
	Level 1 Quoted price in active market	Level 2 Significant observable inputs	Total
Mortgage Investments	$ -	$ 1,701,764	$ 1,701,764
Cash	13,083	-	13,083
Net Investment-Related Receivable	-	4,160	4,160
Total investments	$ 13,083	$ 1,705,924	$ 1,719,007

	December 31, 2018		
	Level 1 Quoted price in active market	Level 2 Significant observable inputs	Total
Mortgage Investments	$ -	$ 1,700,606	$ 1,700,606
Money Market Funds	85,666	-	85,666
Net Investment-Related Receivable	-	4,581	4,581
Total investments	$ 85,666	$ 1,705,187	$ 1,790,853

The carrying amount of the Fund's net assets attributable to the holders of redeemable units also approximates fair value as it is measured at redemption amount and is classified as Level 2 in the fair value hierarchy.

During 2019 and 2018, there were no significant transfers between Level 1 and Level 2.

(Expressed in thousands except number of units)

Schedule of Involvement with Structured Entities

December 31, 2019

The Fund disposed all of its interests in the structured entity in first half of 2019. A structured entity is an entity that has been designed so that voting or other similar rights are not the dominant factor in determining who controls the entity. The Fund holds interests in structured entities. These structured entities are comprised of investee funds organized as unit trusts. These investee funds have been constituted to manage assets on behalf of third-party investors and are financed through the issue of units to these investors. During 2018, the Fund did not provide additional financial or other support to this structured entity other than through its investment in units of this entity. Accordingly, the Fund's interests in these entities is reflected through the holdings of units issued by the investee funds. Furthermore, these structured units are not subject to restrictions over operations or redemptions, other than certain investment related restrictions in accordance with maintaining their investment objectives. The table below sets out the interests held by the Fund in these structured entities:

	December 31, 2019		
Entity	Number of investee funds	Total net assets of investee funds	Carrying amount included in the statement of financial position
Investee money market funds	-	$ -	$ -

	December 31, 2018		
Entity	Number of investee funds	Total net assets of investee funds	Carrying amount included in the statement of financial position
Investee money market funds	1	$ 1,699,706	$ 85,666

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Financial Position

December 31, 2019 with comparative information for 2018

	Note	2019	2018
Assets			
Cash		$ 990	$ -
Investment in QuadReal receivable	4	14,570	-
Receivable from issuance of units		-	41,000
Investments		1,483,782	1,274,622
Total assets		1,499,342	1,315,622
Liabilities			
Management fees payable		4,288	-
BCI and QuadReal cost recoveries payable	4	685	1,778
Other accounts payable		1,620	11
Total liabilities		6,593	1,789
Net assets attributable to holders of redeemable units		$ 1,492,749	$ 1,313,833
Number of redeemable units outstanding	5	363.076	338.330
Net assets attributable to holders of redeemable units per unit		$ 4,111	$ 3,883

See accompanying notes to financial statements.

[S] Gordon J. Fyfe

Gordon J. Fyfe
Chief Executive Officer
Chief Investment Officer

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Comprehensive Income

Year ended December 31, 2019 with comparative information for 2018

	Note	2019	2018
Revenue:			
Interest income		$ 169	$ 234
Change in fair value of investments:			
Net realized gain		30,182	42,230
Net change in unrealized appreciation		59,632	23,790
		89,983	66,254
Expenses:			
BCI and QuadReal cost recoveries	4	3,277	5,584
Management fees		4,513	-
Administrative and professional fees		77	40
		7,867	5,624
Increase in net assets attributable to holders of redeemable units from operations excluding distributions		82,116	60,630
Distributions to holders of redeemable units:			
From net investment income		7,685	6,283
From net realized gains on investments		(30,311)	(42,383)
		(22,626)	(36,100)
Increase in net assets attributable to holders of redeemable units		$ 59,490	$ 24,530

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Changes in Net Assets Attributable to Holder of Redeemable Units

Year ended December 31, 2019 with comparative information for 2018

	2019	2018
Balance, beginning of year	$ 1,313,833	$ 1,105,203
Increase in net assets attributable to holders of redeemable units	59,490	24,530
Redeemable unit transactions:		
Proceeds from units issued	318,800	471,000
Reinvestment of distributions	22,626	36,100
Amounts paid for units redeemed	(222,000)	(323,000)
Net increase from redeemable unit transactions	119,426	184,100
Balance, end of year	$ 1,492,749	$ 1,313,833

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Statement of Cash Flows

Year ended December 31, 2019 with comparative information for 2018

	2019	2018
Operating activities:		
Increase in net assets attributable to holders of redeemable units	$ 59,490	$ 24,530
Adjustments for:		
Interest income	(169)	(234)
Net realized gain from investments	(30,182)	(42,230)
Net change in unrealized appreciation from investments	(59,632)	(23,790)
Non-cash distributions	22,626	36,100
Proceeds from sale of investments	345,884	959,246
Amounts paid for purchase of investments	(479,800)	(1,092,224)
Management fees payable	4,288	-
BCI and QuadReal cost recoveries payable	(1,093)	868
Other accounts payable	1,609	-
Interest received	169	234
	(136,810)	(137,500)
Financing:		
Proceeds from issuance of redeemable units	359,800	460,500
Payments on redemption of redeemable units	(222,000)	(323,000)
	137,800	137,500
Increase in cash	990	-
Cash, beginning of year	-	-
Cash, end of year	$ 990	$ -

See accompanying notes to financial statements.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Schedule of Investments

December 31, 2019

	2019		2018	
	Fair value	Cost	Fair value	Cost
Mortgage investments [1]	$ 1,483,782	$ 1,269,716	$ 1,273,609	$ 1,104,604
Units of BCI Pooled Investment Portfolio Fund ST1	-	-	1,013	1,014
Total investments	$ 1,483,782	$ 1,269,716	$ 1,274,622	$ 1,105,618

[1] The mortgage investments are held through a private corporation.

(Expressed in thousands except number of units)

Schedule of Financial Risk Management Discussion

December 31, 2019

The investment objectives, eligible investments and general information on the financial risks related to the Construction Mortgage Fund are described in note 6(a) of the financial statements. The information contained in this Schedule Financial Risk Management Discussion pertains specifically to the Construction Mortgage Fund.

The Fund holds most of its investments through a corporation. The corporation holds the following investments, cash and other net receivables:

	2019		2018	
	Amount	%	Amount	%
Variable-Rate Mortgages	$ 1,251,162	84.3%	$ 1,052,554	82.6%
Fixed-Rate Mortgages	144,131	9.7%	160,705	12.6%
Cash	86,898	5.9%	-	-
Money Market Funds	-	-	56,735	4.5%
Other Net Receivables	1,591	0.1%	3,615	0.3%
Total Net Assets of Corporation	$ 1,483,782	100%	$ 1,273,609	100%

The Fund’s activities expose it to a variety of financial risks. For purposes of describing the financial risks of the Fund, the composition of the investments held by the corporation have been considered.

Credit Risk

The majority of the Fund’s holdings are in uninsured first mortgages where the possibility of a borrower defaulting on payment obligations exists. To reduce default risk, the Fund invests in uninsured mortgages with conservative loan to value ratios. No uninsured mortgages will be entered into, and no mortgage bonds or A/B Notes will be purchased, if they exceed a 75% loan-to-value ratio at inception and no insured mortgages will be entered into if they exceed a 95% loan-to-value ratio at inception. Also, all mortgages will include additional collateral and guarantees from borrowers. The fair value of the Fund’s mortgage and money market investments represents the Fund’s maximum exposure to credit risk. See additional credit risk discussion in note 6(b) of the financial statements.

(Expressed in thousands except number of units)

Mortgages by Industry Sector

Investments in the Fund are diversified across industry sectors. Sectors to which the Fund had exposure as at December 31 are as follows:

	2019			2018		
Industry sector	Amount	Mortgage count	%	Amount	Mortgage count	%
Industrial	$ 7,990	1	0.6%	$ -	-	-
Office	-	-	-	102,648	1	8.5%
Residential	1,109,560	22	79.5%	791,506	19	65.2%
Other	277,743	4	19.9%	319,105	5	26.3%
Total mortgages	$ 1,395,293	27	100%	$ 1,213,259	25	100%

Liquidity risk

The Fund's non-derivative liabilities are due within three months of the year-end of the Fund. Please refer to note 6(c) of the financial statements for additional discussion of liquidity risk.

(Expressed in thousands except number of units)

Interest rate risk:

The Fund invests in construction mortgages with maturities typically ranging from 1 to 5 years. The duration of the Fund is 0.33 years (2018 - 1.1 years). Construction mortgages are usually extended with floating interest rates based on bank prime lending rates plus a risk and liquidity premium. Therefore, the floating rate construction mortgages do not have significant exposure to interest rate risk. Lending rates for fixed-rate mortgages are determined based on the current yield of Government of Canada debt securities with a similar term to maturity plus a risk and liquidity premium. Please refer to note 6(d)(i) of the financial statements for additional discussion of interest rate risk.

As at December 31, the Fund invested in mortgages with the following terms to maturity:

	2019		2018	
Mortgages by maturity date	Amount	Average effective yield %	Amount	Average effective yield %
Floating rate mortgages:				
Within 1 year	$ 571,398	n/a	$ 355,133	n/a
1 to 5 years	679,764	n/a	572,621	n/a
5 to 10 years	-	n/a	124,800	n/a
Fixed rate mortgages:				
Within 1 year	7,200	3.5%	26,210	4.7%
1 to 5 years	136,931	5.1%	134,495	5.2%
Total mortgages	$ 1,395,293	5.1%	$ 1,213,259	5.1%

If prevailing interest rates increased or decreased by 1% (100 bps), with all other variables held constant, net assets would have decreased or increased by approximately $1,298 (2018 - $2,517), representing 0.1% of the Fund's net assets (2018 - 0.2%).

Currency risk

General information on currency risks is described in note 6(d)(ii) of the financial statements. The Fund is not exposed to significant currency risk since the Fund's assets and liabilities are denominated in Canadian dollars.

Other price risk

General information on other price risk related to the Construction Mortgage Fund is described in note 6(d)(iii) of the financial statements. The Fund is not exposed to significant other price risk since the Fund's assets and liabilities are fixed income instruments.

Management monitors the concentration of risk for mortgage securities based on counterparties and industries and geographic location. The Fund's industry sector exposure is presented in the Credit Risk section.

Investments by Geographic Region

All of the Fund's mortgage investments are exposed to the Canadian market.

BRITISH COLUMBIA INVESTMENT MANAGEMENT CORPORATION
POOLED INVESTMENT PORTFOLIOS
CONSTRUCTION MORTGAGE FUND
(Expressed in thousands except number of units)

Schedule of Fair Value Measurement Discussion

December 31, 2019

As described in note 7 of the financial statements, a three-tier hierarchy is used as a framework for disclosing fair value based on inputs used to value the Fund's financial instruments.

The table below analyses financial instruments measured at fair value at the reporting date by the level in the fair value hierarchy into which the fair value measurement is categorized. The amounts are based on the values recognized in the Statement of Financial Position.

All fair value measurements noted in the tables below are recurring.

	December 31, 2019		
	Level 1 Quoted price in active market	Level 2 Significant observable inputs	Total
Mortgage Investments	$ -	$ 1,395,293	$ 1,395,293
Cash	86,898	-	86,898
Net Investment-Related Receivable	-	1,591	1,591
Total investments	$ 86,898	$ 1,396,884	$ 1,483,782

	December 31, 2018		
	Level 1 Quoted price in active market	Level 2 Significant observable inputs	Total
Mortgage Investments	$ -	$ 1,213,259	$ 1,213,259
Money Market Funds	57,748	-	57,748
Net Investment-Related Receivable	-	3,615	3,615
Total investments	$ 57,748	$ 1,216,874	$ 1,274,622

The carrying amount of the Fund's net assets attributable to the holders of redeemable units also approximates fair value as it is measured at redemption amount and is classified as Level 2 in the fair value hierarchy.

During 2019 and 2018, there were no significant transfers between Level 1 and Level 2.

(Expressed in thousands except number of units)

Schedule of Involvement with Structured Entities

December 31, 2019

The Fund disposed its interests in the structured entity in in first half 2019. A structured entity is an entity that has been designed so that voting or other similar rights are not the dominant factor in determining who controls the entity. The Fund holds interests in structured entities. These structured entities are comprised of investee funds organized as unit trusts. These investee funds have been constituted to manage assets on behalf of third-party investors and are financed through the issue of units to these investors. During 2018, the Fund did not provide additional financial or other support to these structured entities, other than through its investment in units of these entities. Accordingly, the Fund’s interests in these entities is reflected through the holdings of units issued by the investee funds. Furthermore, these structured units are not subject to restrictions over operations or redemptions, other than certain investment related restrictions in accordance with maintaining their investment objectives. The table below sets out the interests held by the Fund in these structured entities:

	December 31, 2019		
Entity	Number of investee funds	Total net assets of investee funds	Carrying amount included in the statement of financial position
Investee money market funds administered by BCI	-	$ -	$ -

	December 31, 2018		
Entity	Number of investee funds	Total net assets of investee funds	Carrying amount included in the statement of financial position
Investee money market funds administered by BCI	1	$ 1,699,706	$ 57,748

(Expressed in thousands except number of units)

1. The portfolios:

British Columbia Investment Management Corporation (“BCI”) was established under the Public Sector Pension Plans Act as a trust company authorized to carry on trust business and investment management services. The address of BCI's registered office is 750 Pandora Avenue, Victoria, British Columbia, Canada.

QuadReal Property Group Limited Partnership and affiliates (“QuadReal”) manage the Mortgage Funds pursuant to an Asset Management Agreement as agreed to between BCI and QuadReal. These financial statements have been prepared by QuadReal. In 2018, the financial statements were prepared by BCI.

Under the Public Sector Pension Plans Act and the Pooled Investment Portfolios Regulation, B.C. Reg. 447/99 (the "Regulations"), BCI may establish and operate pooled investment portfolios ".... in which money from trust funds, special funds or other funds, other public money and the money of government bodies and designated institutions may be combined in common for the purpose of investment by means of investment units of participation in a pooled investment portfolio." In addition, pooled investment portfolios (the “Funds”) previously established under the Financial Administration Act and the Pooled Investment Portfolios Regulation, B.C. Reg. 84/86, were continued under the Pooled Investment Portfolios Regulation, B.C. Reg. 447/99, to be held in trust by BCI and invested by the Chief Investment Officer of BCI.

The Funds were established on the following dates:

Pooled Investment Portfolios	Dates established
Fixed Term Mortgage Fund	June 30, 1995
Construction Mortgage Fund	December 1, 1995

2. Basis of preparation:

(a) Statement of compliance:

These financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRS”) as issued by the International Accounting Standards Board (“IASB”).

The financial statements were authorized for issue by the BCI Chief Executive Officer/Chief Investment Officer on April 3, 2020.

(b) Basis of measurement:

These financial statements have been prepared on a historical cost basis except for investments, which are measured at fair value.

2. Basis of preparation (continued):

(c) Functional and presentation currency:

These financial statements are presented in Canadian dollars which is the Funds' functional currency.

(d) Use of estimates and judgments:

The preparation of financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Financial results as determined by actual events could differ from those estimates and assumptions, and the difference could be material.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognized in the period in which the estimates are revised and in any future period affected

3. Significant accounting policies:

The accounting policies set out below have been applied consistently to all periods presented in these financial statements.

(a) Financial instruments:

(i) Recognition and measurements:

Financial instruments are required to be classified into one of the following categories: amortized cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL"). All financial instruments are measured at fair value on initial recognition. Measurement in subsequent periods depends on the classification of the financial instrument. Transaction costs are included in the initial carrying amount of financial instruments except for financial instruments classified as FVTPL in which case transaction costs are expensed as incurred.

Financial assets and financial liabilities are recognized initially on the trade date, which is the date on which the Funds become a party to the contractual provisions of the instrument. The Funds derecognize a financial liability when its contractual obligations are discharged, cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position only when the Funds have a legal right to offset the amounts and intends either to settle on a net basis or to realize the asset and settle the liability simultaneously.

3. Significant accounting policies (continued):

(a) Financial instruments (continued):

(i) Recognition and measurements (continued):

A financial asset is measured at amortized cost if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A financial asset is measured at FVOCI if it meets both of the following conditions:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

All financial assets not classified as measured at amortized cost or FVOCI as described above are measured at FVTPL. On initial recognition the Funds irrevocably elect to measure financial assets that otherwise meets the requirements to be measured at amortized cost or at FVOCI as at FVTPL when doing so results in more relevant information.

Financial assets are not reclassified subsequent to their initial recognition, unless the Funds change their business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

The Funds have not classified any of its financial assets as FVOCI.

A financial liability is generally measured at amortized cost, with exceptions that may allow for classification as FVTPL. These exceptions include financial liabilities that are mandatorily measured at fair value through profit or loss, such as derivative financial liabilities. On initial recognition the Funds irrevocably designate a financial liability as measured at FVTPL when doing so results in more relevant information.

3. Significant accounting policies (continued):

(a) Financial instruments (continued):

(ii) Fair value through profit and loss:

Financial instruments classified as FVTPL are subsequently measured at fair value at each reporting period with changes in fair value recognized in the statement of comprehensive income in the period in which they occur. The Funds' investment in QuadReal receivable, investments and redeemable units are classified as FVTPL.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value of financial assets and liabilities traded in active markets (such as publicly traded derivatives and marketable securities) are based on quoted market prices at the close of trading on the reporting date. The Funds' policy is to recognize transfers into and out of the fair value hierarchy levels as of the date of the event or change in circumstances giving rise to the transfer.

The fair value of financial assets and liabilities that are not traded in an active market, is determined using valuation techniques. Valuation techniques include the use of comparable recent arm’s length transactions, reference to other instruments that are substantially the same, discounted cash flow analysis, and others commonly used by market participants and which make the maximum use of observable inputs. Should the value of the financial asset or liability, in the opinion of management, be inaccurate, unreliable or not readily available, the fair value is estimated on the basis of the most recently reported information of a similar financial asset or liability.

(iii) Amortized cost:

Financial assets and liabilities classified as amortized cost are recognized initially at fair value plus any directly attributable transaction costs. Subsequent measurement is at amortized cost using the effective interest method, less any impairment losses. The Funds classify cash, receivable from issuance of units, payables for redemption of units, management fees payable, BCI and QuadReal cost recoveries payable, and other accounts payable as amortized cost.

The effective interest method is a method of calculating the amortized cost of a financial asset or liability and of allocating interest income or expense over the relevant period. The effective interest rate is the rate that discounts estimated future cash payments through the expected life of the financial asset or liability, or where appropriate, a shorter period.

3. Significant accounting policies (continued):

(b) Redeemable units:

The Funds classify financial instruments issued as financial liabilities or equity instruments in accordance with the substance of the contractual terms of the instruments. In accordance with the Regulations, each Fund is required to distribute, to unitholders of the respective Fund's redeemable units, the taxable income and taxable capital gains of the Fund at least annually. Accordingly, such units are classified as financial liabilities at FVTPL and measured at redemption amount. Distributions to holders of redeemable units are recognized in comprehensive income when they are authorized.

(c) Issue and redemption of units:

Participation in each Fund is expressed in units. The initial value of a unit on inception is $1 million. For each subsequent unit issuance and redemption, the unit value is determined by dividing the fair value of the net assets of the portfolio by the total number of units outstanding. Where one Fund invests in another Fund, the unit issuances and redemptions are transacted on the same basis as client transactions. All unit transactions are recorded on a trade date basis. All of the Funds were open ended Funds throughout the year where the number of units available for issue was unlimited and the proportion of units issued or redeemed by each client on a particular valuation date depended on changes to their desired asset allocation.

(d) Revenue recognition:

Interest income is recognized on an accrual basis using the effective interest method. Dividend income is recognized on the date that the right to receive payment is established, which for quoted equity securities is usually the ex-dividend date. Portfolio transactions are recorded on the trade date. Realized gains and losses arising from the sale of investments are determined on the average cost basis of the respective investments. Commissions and other identifiable transaction costs that are directly attributable to the acquisition or disposal of an investment are expensed as incurred. Pursuit costs are charged to the statement comprehensive income of the respective Funds in the period incurred.

(e) Income taxes:

The Funds qualify as inter vivos trusts under section 108(1) of the Income Tax Act (Canada). All of the Funds' net income for tax purposes and net capital gains realized in any period are required to be distributed to unitholders such that no income tax is payable by the Funds. As a result, the Funds do not record income taxes. Income taxes associated with any of the Funds' underlying investments are accounted for in determining the fair value of the respective investments.

(Expressed in thousands except number of units)

4. Related party transactions:

The Fund's related parties include QuadReal, BCI, the Province of British Columbia and related entities, investments where the Funds have a controlling interest or significant influence, and other related entities for which the Funds provide investment management services. The funds had the following transactions with related parties for the year ended December 31, 2019:

BCI and QuadReal cost recoveries

The Funds incurred cost recoveries from BCI and QuadReal, including indirect costs initially paid by BCI and QuadReal. These costs were recovered from the Fund through cost recoveries charged by BCI and QuadReal. BCI and QuadReal cost recoveries and the corresponding payable are disclosed in the Fund's Statement of Comprehensive Income and Statement of Financial Position, respectively.

Investment in QuadReal receivable

During 2019, the Funds acquired an interest in QuadReal, its manager, which amounted to 10.66% of the outstanding interest of the manager.

5. Redeemable units:

The Funds are authorized to issue an unlimited number of units. Units issued and outstanding represent the capital of each Fund. The Funds are not subject to any internally or externally imposed restrictions on their capital. QuadReal manages the capital of each Fund in accordance with the respective Fund's investment objectives, including managing the redeemable units to ensure a stable base to maximize returns to all investors, and managing liquidity in order to meet redemptions. The following is a summary of the changes in redeemable units outstanding during the year ended:

	Fixed Term Mortgage Fund		Construction Mortgage Fund	
	2019	2018	2019	2018
Outstanding, beginning of year	423.997	385.024	338.330	299.811
Issued for cash	28.855	98.637	80.351	123.877
Issued on reinvestment of distributions	14.216	16.253	5.644	9.520
Consolidation of units	(14.216)	(16.253)	(5.644)	(9.520)
Redeemed	(70.563)	(59.664)	(55.605)	(85.358)
Outstanding, end of year	382.289	423.997	363.076	338.330

6. Financial risk management:

(a) Risk management framework:

Each Fund has its own investment objectives. The Funds' overall risk management program seeks to minimize the potentially adverse effect of risk on the Funds' financial performance in a manner consistent with the Funds' investment objectives. In the normal course of business, each Fund is exposed to financial risks including credit risk, liquidity risk, and market risk (including interest rate risk, currency risk and other price risk). The level of risk varies depending on the investment objective of the Fund and the type of investments it holds. The mandates and investment policies are described below.

Fixed Term Mortgage Fund

The investment objective of the Fixed Term Mortgage Fund (the "Fund") is to increase returns relative to the Fund's benchmark, the ICE Bank of America Merrill Lynch 1 10 Year Canada Government Index plus 120 basis points (to compensate for illiquidity and credit risk relative to the bond index).

The Fund is actively managed. Portfolio managers utilize a multi factor risk rating model to assess risk levels of individual investment opportunities. The risk factors that are evaluated include location, structure quality, tenant quality, green building features, borrower and covenantor's financial strength, loan to value levels, debt servicing ability, and borrower's experience. This information is used to determine the risk premium for each mortgage investment. The Fund maintains a prudent level of diversification by property type, geographic location, investment size, and risk.

The Fund may invest in the following securities:

- Canadian fixed term first, second, and third mortgages, on income producing commercial properties and income producing land;
- Canadian first mortgage bonds;
- A/B Notes, providing noteholders with pro rata interest in first mortgage loan or loans, with security in favour of holders of B Notes subordinated to the security in favour of corresponding A Notes;
- Units in Canadian Money Market Fund, and/or government debt securities with a maximum term of maturity of 5 years, for cash management purposes; and
- Units in the Floating Rate Funds.

6. Financial risk management (continued):

(a) Risk management framework (continued):

Fixed Term Mortgage Fund (continued)

The following restrictions apply to the Fund:

- Mortgages must be eligible investments under the Pensions Benefits Standards Act;
- Mortgages are not eligible to be lent under BCI's security lending program;
- Publicly traded securities are eligible to be lent under BCI's securing lending program;
- No uninsured mortgages will be entered into, and no mortgage bonds or A/B Notes will be purchased, if the underlying secured property exceeds a 75% Loan to Value Ratio at inception;
- No mortgages will be made on raw land;
- No mortgages will be made without a site inspection, current market appraisal and a current environmental audit;
- The Fund may not invest in derivatives with the exception of securities noted above;
- The maximum duration of the Fund is 5 years;
- In the event of a default, the Fund may hold assets that otherwise would not be permitted provided the holdings are approved by BCI Chief Investment Officer ("CIO") and accepting the assets are deemed to be in the best interest of pool participants.

BCI, as trustee of the Pool, has the power to vary the investments and assets of the Pool and reinvest proceeds realized from the investments of the Pool all within the bounds of the investment policies, rules and restrictions established for and governing the Pool.

Construction Mortgage Fund

The investment objective of the Construction Mortgage Fund (the "Fund") is to increase returns relative to the Fund's benchmark, 3 month CDOR plus 200 basis points (to compensate for illiquidity and credit risk relative to the index). Portfolio managers utilize a multi factor risk rating model to assess risk levels of individual investment opportunities. The risk factors that are evaluated include location, structure quality, tenant quality, green building features, borrower and covenantor's financial strength, loan to value levels, loan to cost levels, debt servicing ability, and developer's experience. This information is used to determine the risk premium for each mortgage investment.

6. Financial risk management (continued):

(a) Risk management framework (continued):

Construction Mortgage Fund (continued)

The risks associated with construction projects are mitigated by requiring the involvement of only experienced developers, obtaining construction engineer evaluations, requiring specified pre-sales/pre-leasing levels and sufficient profit margin levels, as well as obtaining additional security provisions from borrowers.

The Fund may invest in the following securities:

- Canadian construction first, second, and third mortgages;
- Canadian first, second and third mortgages on land held for development;
- A/B Notes, providing noteholders with a pro rata interest in a first mortgage loan or loans, with the security in favour of holders of B Notes subordinated to the security in favour of corresponding A Notes;
- Units in the Canadian Money Market Fund for cash management purposes; and
- Units in the Floating Rate Funds.

The following restrictions apply to the Fund:

- Mortgages must be eligible investments under the Pensions Benefits Standards Act;
- The Fund shall maintain a prudent level of diversification;
- Mortgages are not eligible to be lent under BCI's security lending program;
- Publicly traded securities are eligible to be lent under BCI's security lending program;
- No uninsured mortgages will be entered into, and no A/B Notes will be purchased, if the underlying secured property exceeds a 75% Loan to Value Ratio at inception;
- No uninsured mortgages will be entered into if they exceed a 95% Loan to Value Ratio at inception;
- Publicly traded securities are eligible to be lent under BCI's security
- The Fund may not invest in derivatives with the exception of securities noted above;
- No mortgages will be made without a site inspection, current market appraisal and a current environmental audit;
- The maximum duration of the Fund is 1.5 years;
- In the event of default, the Fund may hold assets that otherwise would not be permitted providing the holdings are approved by the BCI CIO and accepting the assets are deemed to be in the best interest of pool participants.

6. Financial risk management (continued):

(a) Risk management framework (continued):

BCI, as trustee of the Pool, has the power to vary the investments and assets of the Pool and reinvest proceeds realized from the investments of the Pool all within the bounds of the investment policies, rules and restrictions established for and governing the Pool.

(b) Credit risk:

Credit risk is the risk that a counterparty to a financial instrument will fail to discharge an obligation or commitment that it has entered into with the Funds, resulting in a financial loss to the Funds. It arises principally from debt securities held, cash and other receivables due to the Funds. The carrying value of these financial instruments as recorded in the statements of financial position reflects the Funds' maximum exposure to credit risk.

To avoid undue credit risk, the Funds have established specific investment criteria, such as minimum credit ratings for investees and counterparties. Counterparty risk represents the credit risk from current potential and future exposure related to transactions. In order to minimize counterparty risk, counterparties are required to provide adequate collateral and meet minimum credit rating requirements.

The Funds’ activities may also give rise to settlement risk. Settlement risk is the risk of loss due to failure of an entity to honour its obligations to deliver cash, securities, or other assets prior to the settlement of the transaction as contractually agreed. All investment transactions are settled or paid upon delivery with approved brokers. The risk of default is mitigated since the delivery of securities sold is made simultaneously with the broker receiving payment. Payment is made on a purchase once the securities have been received by the broker. The trade fails if either party fails to meet its obligations.

See additional discussion of credit risk in the Financial Risk Management Discussion in the notes specific to each Fund.

(c) Liquidity risk:

Liquidity risk is the risk that the Funds will encounter difficulty in meeting the obligations associated with their financial liabilities that are settled by delivering cash or another financial asset. QuadReal’s approach to managing liquidity risk is to ensure, as far as possible, that each Fund has sufficient liquidity to meet its liabilities when due. Each Fund is exposed to the liquidity risk associated with the requirement to redeem units. Units of the Funds may only be acquired by eligible clients or client groups in accordance with the respective Fund’s purchasing limits that may be established by the Chief Investment Officer (“CIO”). In order to protect the interest of all clients, the CIO may also establish redemption limits for each Fund. The purchase and redemption limits may vary depending on market circumstances, client demand, and the liquidity of the underlying investments.

6. Financial risk management (continued):

(c) Liquidity risk (continued):

The Funds' cash position is monitored on a daily basis. QuadReal management utilizes appropriate measures and controls to monitor liquidity risk in order to ensure that there is sufficient liquidity to meet financial obligations as they come due. The Funds' liquidity position is monitored daily by taking into consideration future forecasted cash flows. This attempts to ensure that sufficient cash reserves are available to meet forecasted cash outflows.

See additional discussion of liquidity risk in the Financial Risk Management Discussion in the notes specific to each Fund.

(d) Market risk:

Market risk is the risk that changes in market prices, such as interest rates, foreign exchange rates and equity prices will affect the Funds' income or the fair value of their holdings of financial instruments. Each Fund's strategy for the management of market risk is driven by the Fund's investment objective. Investment objectives for the Funds are outlined in the notes specific to each Fund.

(i) Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of financial instruments will fluctuate as a result of changes in market interest rates.

The mortgages are subject to interest rate risk. The Funds have established duration bands based on their relevant benchmarks to avoid undue active interest rate risk.

See additional discussion of interest rate risk in the Financial Risk Management Discussion in the notes specific to each Fund.

(ii) Currency risk:

Currency risk is the risk that the fair value of financial instruments denominated in currencies other than the functional currency of the Fund will fluctuate due to changes in foreign exchange rates.

The Funds are not exposed to significant currency risk as the Fund's assets and liabilities are denominated in Canadian dollars.

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6. Financial risk management (continued):

(d) Market risk (continued):

(iii) Other price risk:

Other price risk is the risk that the fair value of a financial instrument will fluctuate as a result of changes in market prices (other than those arising from interest rate risk or currency risk), whether caused by factors specific to an individual investment or its issuer or factors affecting all instruments traded in the market.

All financial instruments are subject to other price risk and a potential loss of capital. The maximum risk is determined by the market value of the financial instruments. There are established investment criteria for each Fund related to diversification of investments and investment mandates for external managers to avoid undue market risk.

See additional discussion of other price risk in the Financial Risk Management Discussion in the notes specific to each Fund.

7. Fair value of financial instrument:

(a) Fair value hierarchy:

The fair values of financial assets and financial liabilities that are traded in active markets are based on quoted market prices or dealer price quotations. For all other financial instruments, the Funds determine fair values using other valuation techniques.

For financial instruments that trade infrequently and have little price transparency, fair value is less objective, and requires varying degrees of judgment depending on liquidity, concentration, uncertainty of market factors, pricing assumptions and other risks affecting the specific instrument.

The Funds measure fair values using the following fair value hierarchy that reflects the significance of the inputs used in making the measurements.

- Level 1 - inputs that are quoted market prices (unadjusted) in active markets for identical instruments.
- Level 2 - inputs other than quoted prices included within Level 1 that are observable either directly (i.e., as prices) or indirectly (i.e., derived from prices).
- Level 3 - inputs that are unobservable.

See additional discussion on the three-tier hierarchy in the Fair Value Measurement Discussion in the notes specific to each Fund.

7. Fair value of financial instrument (continued):

(b) Valuation models:

The objective of valuation techniques is to arrive at a fair value measurement that reflects the price that would be received to sell the asset or paid to transfer the liability in an orderly transaction between market participants at the measurement date.

The Funds use widely recognized valuation methods for determining the fair value of common and simpler financial instruments. Valuation techniques include net present value and discounted cash flow models, comparison with similar instruments for which observable market prices exists and other valuation models. Assumptions and inputs used in valuation techniques include risk free and benchmark interest rates, credit spreads and other factors used in estimating discount rates, money market prices, and foreign currency exchange rates in estimating valuations of foreign currency contracts.

Observable prices and model inputs are usually available in the market for listed debt and equity securities, exchange traded derivatives and simple OTC derivatives. The availability of observable market prices and model inputs reduces the need for management judgment and estimation and reduces the uncertainty associated with the determination of fair values. The availability of observable market prices and inputs varies depending on the products and markets and is prone to changes based on specific events and general conditions in the financial markets.

(c) Valuation framework:

When third-party information, such as broker quotes or pricing services, is used to measure fair value, then management assesses and documents the evidence obtained from third-parties to support the conclusion that such valuations meet the requirements of IFRS. This includes:

- verifying that the broker or pricing service is approved for use in pricing the relevant type of financial instrument;
- understanding how the fair value has been arrived at and the extent to which it represents actual market transactions;
- when prices for similar instruments are used to measure fair value, how these prices have been adjusted to reflect the characteristics of the instrument subject to measurement; and
- if a number of quotes for the same financial instrument have been obtained, then how fair value has been determined using those quotes.

7. Fair value of financial instrument (continued):

(d) Financial instruments not measured at fair value:

The carrying value of cash and cash equivalents, receivable from issuance of units, payable for redemption of units, management fees payable, BCI and QuadReal cost recoveries payable and other accounts payable approximate their fair value given their short-term nature. These financial instruments are classified as Level 2 in the fair value hierarchy because while prices are available, there is no active market for these instruments.

8. Taxes:

Net cumulative capital losses and non-capital losses for each Fund having such losses are as follows:

	December 31, 2019	
Pooled Investment Portfolios	Net capital losses	Non-capital losses
Fixed Term Mortgage Fund	$ 614	$ -
Construction Mortgage Fund	173	-

Net capital losses are available to be carried forward indefinitely and applied against future net realized capital gains. Non-capital losses may be carried forward up to 20 years to reduce future taxable income.

9. Subsequent events:

Subsequent to December 31, 2019, the COVID-19 outbreak was declared a pandemic by the World Health Organization. COVID-19 and its negative impact on the global economy has resulted in a decline in the global financial market and significantly increased volatility. Given the extent of the crisis, it is difficult to estimate the duration of the increased volatility or the ultimate impact on the investment performance of the Funds.