

Consolidated Interim Financial Statements  
(Expressed in thousands of Canadian dollars)

**LAND TITLE AND SURVEY AUTHORITY  
OF BRITISH COLUMBIA**

Three and six months ended September 30, 2024 and 2023  
(Unaudited)

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Financial Position (unaudited)

(Expressed in thousands of Canadian dollars)

	September 30, 2024	March 31, 2024
<b>Assets</b>		
Current assets:		
Cash and cash equivalents (note 6)	\$ 16,377	\$ 15,350
Investments (note 7)	80,623	75,996
Funds held for customers	4,933	4,823
Trade and other receivables	1,349	1,323
Prepaid expenses	782	1,212
	<b>104,064</b>	<b>98,704</b>
Property and equipment (note 8)	11,230	12,631
Intangible assets (note 9)	28,069	27,421
Long-term investments (note 7)	4,500	4,500
Goodwill	1,910	1,910
	<b>45,709</b>	<b>46,462</b>
	<b>\$ 149,773</b>	<b>\$ 145,166</b>
<b>Liabilities and Equity</b>		
Current liabilities:		
Trade and other payables	\$ 2,352	\$ 2,755
Customer deposits held	4,933	4,823
Provisions	737	487
Taxes payable	336	-
Employee benefits (note 10)	3,603	4,882
Contract liabilities (note 11)	1,991	1,861
Current lease liabilities (note 12)	2,026	2,064
	<b>15,978</b>	<b>16,872</b>
Deferred tax liabilities	605	801
Contract liabilities (note 11)	921	1,337
Lease liabilities (note 12)	6,944	7,965
	<b>8,470</b>	<b>10,103</b>
	<b>24,448</b>	<b>26,975</b>
Equity:		
Retained earnings	125,325	118,191
	<b>\$ 149,773</b>	<b>\$ 145,166</b>

See accompanying notes to the consolidated interim financial statements.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Comprehensive Income (unaudited)  
(Expressed in thousands of Canadian dollars)

Three and six months ended September 30, 2024, with comparative information for 2023

	Three Months		Six Months	
	2024	2023	2024	2023
Revenue:				
Examination services	\$ 6,864	\$ 6,738	\$ 13,594	\$ 12,499
Information products and subscriptions	4,903	4,840	10,060	9,619
Service fees	3,399	2,494	6,924	4,839
	<b>15,166</b>	14,072	<b>30,578</b>	26,957
Cost of revenue (note 4):				
Cost of examination services	5,319	5,454	10,751	11,035
Cost of information products and subscriptions	1,311	1,344	2,650	2,720
Cost of service fees	1,723	883	3,524	1,787
	<b>8,353</b>	7,681	<b>16,925</b>	15,542
Gross income	<b>6,813</b>	6,391	<b>13,653</b>	11,415
Operating expenses (note 4):				
Research and development	1,906	1,262	3,678	2,474
Policy and regulation	1,145	1,149	2,690	2,330
General and administrative	2,121	2,153	4,420	4,330
	<b>5,172</b>	4,564	<b>10,788</b>	9,134
Operating income	<b>1,641</b>	1,827	<b>2,865</b>	2,281
Other income (expenses)				
Lease interest	(49)	(69)	(104)	(143)
Bank charges and investment fees	(72)	(70)	(138)	(138)
Investment income (note 5)	4,336	426	5,171	1,412
Gain on disposal of property and equipment	3	-	4	-
	<b>4,218</b>	287	<b>4,933</b>	1,131
Income before income taxes	<b>5,859</b>	2,114	<b>7,798</b>	3,412
Income tax expense (recovery):				
Current	438	309	860	585
Deferred	(126)	(112)	(196)	(10)
	<b>312</b>	197	<b>664</b>	575
Net income and comprehensive income	<b>\$ 5,547</b>	\$ 1,917	<b>\$ 7,134</b>	\$ 2,837

See accompanying notes to the consolidated interim financial statements.

## LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Changes in Equity (unaudited)  
(Expressed in thousands of Canadian dollars)

Six months ended September 30, 2024, with comparative information for 2023

	Unappropriated retained earnings	Assurance Fund reserve	Total retained earnings
Balance, April 1, 2023	\$ 107,006	\$ 6,000	\$ 113,006
Net income and comprehensive income	2,837	-	2,837
Balance, September 30, 2023	\$ 109,843	\$ 6,000	\$ 115,843
Balance, April 1, 2024	\$ 112,191	\$ 6,000	\$ 118,191
Net income and comprehensive income	7,134	-	7,134
Balance, September 30, 2024	<b>\$ 119,325</b>	<b>\$ 6,000</b>	<b>\$ 125,325</b>

See accompanying notes to the consolidated interim financial statements.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Consolidated Interim Statement of Cash Flows (unaudited)  
(Expressed in thousands of Canadian dollars)

Three and six months ended September 30, 2024, with comparative information for 2023

	Three Months		Six Months	
	2024	2023	2024	2023
Cash flow from operating activities:				
Cash received for:				
Fees	\$ 14,830	\$ 13,942	\$ 30,350	\$ 27,089
Fees collected on behalf of the Province of BC	9,149	9,886	18,661	19,085
Fees collected on behalf of other parties	5,353	4,014	10,263	7,782
Interest	275	275	551	507
	<b>29,607</b>	28,117	<b>59,825</b>	54,463
Cash paid for:				
Salaries and benefits	(7,024)	(6,195)	(14,669)	(14,083)
Goods and services	(4,432)	(3,715)	(7,765)	(7,426)
Sales and income taxes	(588)	(464)	(1,274)	(1,145)
Fees submitted to the Province of BC	(9,163)	(9,889)	(18,700)	(19,053)
Fees submitted to other parties	(5,328)	(4,016)	(10,234)	(7,775)
	<b>(26,535)</b>	(24,279)	<b>(52,642)</b>	(49,482)
Total cash flow from operating activities	<b>3,072</b>	3,838	<b>7,183</b>	4,981
Cash flow from financing activities:				
Repayment of finance lease obligations	(534)	(525)	(1,059)	(1,045)
Lease interest	(49)	(69)	(104)	(143)
	<b>(583)</b>	(594)	<b>(1,163)</b>	(1,188)
Cash flow from investing activities:				
Purchase of investments	(707)	(10,080)	(7,911)	(27,988)
Proceeds from sale or maturity of investments	813	9,355	7,343	27,099
Interest and dividend proceeds	491	336	831	811
Purchase of property and equipment, net	(116)	(52)	(227)	(78)
Purchase of intangible assets	(2,895)	(2,574)	(5,029)	(4,973)
	<b>(2,414)</b>	(3,015)	<b>(4,993)</b>	(5,129)
Net increase (decrease) in cash and cash equivalents	<b>75</b>	229	<b>1,027</b>	(1,336)
Cash and cash equivalents, beginning of period	<b>16,302</b>	16,530	<b>15,350</b>	18,095
Cash and cash equivalents, end of period	<b>\$ 16,377</b>	\$ 16,759	<b>\$ 16,377</b>	\$ 16,759

See accompanying notes to the consolidated interim financial statements.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

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## 1. Nature of operations:

The Land Title and Survey Authority of British Columbia (the "LTSA") is an independent, not-for-profit corporation without share capital. It is established under the *Land Title and Survey Authority Act* and has responsibility for managing, operating and maintaining British Columbia's land title and land survey systems. Our corporate head office is located at Suite 200, 1321 Blanshard Street, Victoria, British Columbia. The LTSA's primary customers are legal professionals, land surveyors, certain statutory officers and other professionals who act on behalf of those who have an interest in conducting land-related transactions. Other stakeholders include all levels of government and First Nations, real estate professionals, financial institutions, historians, registry agents and other organizations, and the general public.

The LTSA operates independently from the provincial government, but must meet obligations and targets that the provincial government has established for it both in legislation and in a written Operating Agreement. The Operating Agreement has a term of 60 years, with the provision to renegotiate the revenue arrangement between the province and the LTSA every 10 years. The last operating review was performed in 2015.

## 2. Basis of presentation and statement of compliance:

These interim consolidated financial statements have been prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("IASB"). They include the assets, liabilities, revenues and expenses of the LTSA and its wholly owned subsidiaries LandSure Systems Limited ("LandSure") and Autoprop Software Limited ("Autoprop"). All significant intercompany balances and transactions have been eliminated on consolidation.

These interim consolidated financial statements do not include all the information required for full annual financial statements and should be read in conjunction with the LTSA's consolidated financial statements for the year ended March 31, 2024 which are included in the LTSA's 2024 financial report. The consolidated interim financial statements were authorized for issue on December 3, 2024 by the LTSA's Board of Directors.

## 3. Summary of significant accounting policies:

The significant accounting policies that have been applied, on a consistent basis, in the preparation of these interim consolidated financial statements are included in the LTSA's audited consolidated financial statements for the year ended March 31, 2024. Those accounting policies have been used throughout all periods presented in the interim consolidated financial statements and are prepared in accordance with IFRS.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 4. Expenses:

	Three Months		Six Months	
	2024	2023	2024	2023
<b>Expenses by nature:</b>				
Salaries and benefits	\$ 6,374	\$ 6,126	\$ 13,384	\$ 12,758
Information services	1,876	1,541	3,628	3,234
Office and business expenses	682	705	1,811	1,461
Building occupancy	405	400	764	794
Professional fees	1,634	1,275	3,063	2,066
Amortization of assets	2,554	2,198	5,063	4,363
	\$ 13,525	\$ 12,245	\$ 27,713	\$ 24,676
<b>Expenses per Statement of Comprehensive Income:</b>				
Cost of revenue	\$ 8,353	\$ 7,681	\$ 16,925	\$ 15,542
Operating expenses	5,172	4,564	10,788	9,134
	\$ 13,525	\$ 12,245	\$ 27,713	\$ 24,676

## 5. Investment income (loss):

	Three Months		Six Months	
	2024	2023	2024	2023
Interest and dividend income	\$ 755	\$ 683	\$ 1,381	\$ 1,338
Change in fair value of investments	3,577	(253)	3,689	78
Gain (loss) on disposal of investments	4	(4)	101	(4)
	\$ 4,336	\$ 426	\$ 5,171	\$ 1,412

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 6. Cash and cash equivalents:

	September 30, 2024	March 31, 2024
Cash in bank and on hand	\$ 16,377	\$ 15,176
Cash equivalents	-	174
	\$ 16,377	\$ 15,350

Included in cash in bank and on hand are fees payable to the Province of British Columbia of \$172 (March 31, 2024: \$211) and other fees payable of \$265 (March 31, 2024: \$64).

Under the terms of the Operating Agreement with the Province of British Columbia, the province's share of fees are collected on behalf of the province and must be remitted within one business day of collection. These amounts payable to the province are included in trade and other payables.

## 7. Financial Risk Management:

Fair value of financial instruments:

Fair value determination is classified within a three-level hierarchy, based on observability of significant inputs to the measurement, as follows:

- Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.
- Level 3: Unobservable inputs for the asset or liability.



# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 7. Financial Risk Management (continued):

The following tables present the financial instruments recorded at fair value in the consolidated statements of financial position classified using the fair value hierarchy described above:

Financial assets	Level 1	Level 2	Level 3	September 30, 2024
Investments:				
Pooled equity funds	\$ 26,533	\$ -	\$ -	\$ 26,533
Bonds	-	54,090	-	54,090
Long-Term Investments	-	4,500	-	4,500
	\$ 26,533	\$ 58,590	\$ -	\$ 85,123

Financial assets	Level 1	Level 2	Level 3	March 31, 2024
Investments:				
Pooled equity funds	\$ 24,264	\$ -	\$ -	\$ 24,264
Bonds	-	51,732	-	51,732
Long-Term Investment	-	4,500	-	4,500
	\$ 24,264	\$ 56,232	\$ -	\$ 80,496

During the quarter, no transfers occurred between levels.

Pooled equity funds are traded on an over-the-counter market and are valued at their closing bid price on the valuation date. Where a bid price is not available, they are valued at the closing sale price on the valuation date. Short-term notes and bonds which have quoted prices available but are not traded in an active market have been classified as Level 2 in the fair value hierarchy.

The long-term investments are comprised of an equity investment in a real estate venture builder partnership, as well as an equity investment in a building and development software company by LandSure. The investments have been classified as Level 2 investments in the fair value hierarchy using recent observable market transactions for the same securities. LandSure intends to hold these investments for an indeterminate period.

Due to their short-term nature, the carrying amount of the following financial assets and liabilities is considered a reasonable approximation of fair value: cash and cash equivalents, funds held for customers, trade and other receivables, trade and other payables and other liabilities and provisions. These financial assets and liabilities are measured at amortized cost in the consolidated interim financial statements.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 8. Property and equipment:

	Vault storage systems	Technical equipment	Office furniture and equipment	Leasehold improvements	Right of use assets	Total
<b>Cost:</b>						
Balance, April 1, 2023	\$ 1,223	\$ 3,359	\$ 2,825	\$ 9,451	\$ 13,859	\$ 30,717
Additions	-	79	4	(5)	-	78
<b>Balance, Sep 30, 2023</b>	<b>\$ 1,223</b>	<b>\$ 3,438</b>	<b>\$ 2,829</b>	<b>\$ 9,446</b>	<b>\$ 13,859</b>	<b>\$ 30,795</b>
Balance, April 1, 2024	\$ 1,240	\$ 3,505	\$ 2,728	\$ 9,104	\$ 17,273	\$ 33,850
Additions	7	168	42	13	-	230
Disposals	-	(105)	-	-	-	(105)
<b>Balance, Sep 30, 2024</b>	<b>\$ 1,247</b>	<b>\$ 3,568</b>	<b>\$ 2,770</b>	<b>\$ 9,117</b>	<b>\$ 17,273</b>	<b>\$ 33,975</b>
<b>Amortization:</b>						
Balance, April 1, 2023	\$ (728)	\$ (2,502)	\$ (1,968)	\$ (5,817)	\$ (7,323)	\$ (18,338)
Amortization	(56)	(215)	(120)	(554)	(929)	(1,874)
<b>Balance, Sep 30, 2023</b>	<b>\$ (784)</b>	<b>\$ (2,717)</b>	<b>\$ (2,088)</b>	<b>\$ (6,371)</b>	<b>\$ (8,252)</b>	<b>\$ (20,212)</b>
Balance, April 1, 2024	\$ (829)	\$ (2,782)	\$ (2,126)	\$ (6,589)	\$ (8,893)	\$ (21,219)
Amortization	(56)	(182)	(103)	(396)	(894)	(1,631)
Disposals	-	105	-	-	-	105
<b>Balance, Sep 30, 2024</b>	<b>\$ (885)</b>	<b>\$ (2,859)</b>	<b>\$ (2,229)</b>	<b>\$ (6,985)</b>	<b>\$ (9,787)</b>	<b>\$ (22,745)</b>
Net book value:						
September 30, 2023	\$ 439	\$ 721	\$ 741	\$ 3,075	\$ 5,607	\$ 10,583
<b>September 30, 2024</b>	<b>\$ 362</b>	<b>\$ 709</b>	<b>\$ 541</b>	<b>\$ 2,132</b>	<b>\$ 7,486</b>	<b>\$ 11,230</b>

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 9. Intangible assets:

	Software systems	Software systems under development	Cadastral fabric	Total
<b>Cost:</b>				
Balance, April 1, 2023	\$ 65,741	\$ 1,657	\$ 10,554	\$ 77,952
Additions	8	5,752	-	5,760
Transfers	1,089	(1,089)	-	-
Disposals	(14)	-	-	(14)
<b>Balance, Sep 30, 2023</b>	<b>\$ 66,824</b>	<b>\$ 6,320</b>	<b>\$ 10,554</b>	<b>\$ 83,698</b>
Balance, April 1, 2024	\$ 71,471	\$ 7,205	\$ 10,554	\$ 89,230
Additions	-	4,078	-	4,078
Transfers	8,257	(8,257)	-	-
<b>Balance, Sep 30, 2024</b>	<b>\$ 79,728</b>	<b>\$ 3,026</b>	<b>\$ 10,554</b>	<b>\$ 93,308</b>
<b>Amortization:</b>				
Balance, April 1, 2023	\$ (51,790)	\$ -	\$ (4,560)	\$ (56,350)
Amortization	(2,141)	-	(350)	(2,491)
Disposals	14	-	-	14
<b>Balance, Sep 30, 2023</b>	<b>\$ (53,917)</b>	<b>\$ -</b>	<b>\$ (4,910)</b>	<b>\$ (58,827)</b>
Balance, April 1, 2024	\$ (56,551)	\$ -	\$ (5,258)	\$ (61,809)
Amortization	(3,080)	-	(350)	(3,430)
<b>Balance, Sep 30, 2024</b>	<b>\$ (59,631)</b>	<b>\$ -</b>	<b>\$ (5,608)</b>	<b>\$ (65,239)</b>
Net book value:				
September 30, 2023	\$ 12,907	\$ 6,320	\$ 5,644	\$ 24,871
<b>September 30, 2024</b>	<b>\$ 20,097</b>	<b>\$ 3,026</b>	<b>\$ 4,946</b>	<b>\$ 28,069</b>

Intangible asset additions are internally generated and include payments to third party software developers. Software systems under development are primarily costs to align survey plan submission, develop the LTSA's underlying platform services technology, and build back office solutions to increase automation and reduce processing defects.

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 10. Employee benefits:

The following amounts represent the LTSA's obligations to its current and former employees that are expected to be settled during the next twelve months:

	September 30, 2024	March 31, 2024
Salaries payable	\$ 2,329	\$ 3,788
Employee leave liability	1,151	978
Superannuation and group RRSP benefits	123	116
	\$ 3,603	\$ 4,882

### Public service pension plan:

The LTSA paid \$271 and \$546 for employer contributions to the plan during the three and six months ended September 30, 2024 which represents 0.1% of the total plan contributions (2023: \$273 and \$544).

### Retirement benefit:

LandSure contributed up to 6.0% of employees' base salaries to group registered retirement savings plans. The amount recognized as an expense for the three and six months ended September 30, 2024 was \$148 and \$292 (2023: \$137 and \$273).

## 11. Contract Liabilities:

Contract liabilities represents cash received from customers in excess of revenue recognized on incomplete contracts, more specifically relating to subscription contracts, software as a service fees for property tax deferral, as well as unprocessed examination services at period end. Examination services processing times are outlined in the LTSA's Operating Agreement performance targets. The majority of contract liabilities are expected to be realized within a period of 12 months.

	2024	2023
Balance, April 1	\$ 3,198	\$ 1,048
Additions to contract liabilities	1,035	1,033
Revenue recognized during the periods	(1,321)	(909)
Balance, September 30	\$ 2,912	\$ 1,172

# LAND TITLE AND SURVEY AUTHORITY OF BRITISH COLUMBIA

Notes to Consolidated Interim Financial Statements

(Tabular amounts expressed in thousands of Canadian dollars, unless otherwise indicated)

Three and six months ended September 30, 2024, with comparative information for 2023

## 12. Lease Liabilities:

The LTSA incurs lease payments for certain assets under lease agreements consisting primarily of office buildings and office equipment.

The leases have interest rates ranging from 3.95% to 4.69% per annum and expire between August 2025 and August 2034.

	2024	2023
Balance, April 1	\$ 10,029	\$ 8,154
Payments	(1,163)	(1,189)
Interest	104	144
Balance, September 30	\$ 8,970	\$ 7,109
Amount due for settlements within 12 months	\$ 2,026	\$ 2,121
Amount due for settlements after 12 months	6,944	4,988
Total	\$ 8,970	\$ 7,109

The LTSA made payments of \$583 (2023: \$594). Interest was \$49 (2023: \$69) during the three months.

## 13. Related party transactions:

### Province of British Columbia:

The Province of British Columbia provincial ministries, central agencies and certain other organizations are exempt from the payment of LTSA fees. During the three and six months ended September 30, 2024, the LTSA provided services to these organizations which, if assessed fees at the usual rates applicable to other entities, would have resulted in additional revenues of \$7,940 and \$14,272 respectively (2023: \$5,870 and \$12,420).

Products and services acquired from the province for the three and six months ended September 30, 2024 totaled \$65 and \$141 (2023: \$84 and \$135).

### Real property taxation authorities:

Various real property taxation authorities are entitled to use the land title system free of charge for the administration of the taxation of real property. During the three and six months ended September 30, 2024, the LTSA provided services to these authorities which, if assessed fees at the usual rates applicable to other entities, would have resulted in additional revenues of \$296 and \$564 respectively (2023: \$260 and \$490).