



*CONSOLIDATED FINANCIAL
STATEMENTS*

Year ended April 30, 2017



RYERSON UNIVERSITY

Year ended April 30, 2017

	Page
Independent Auditors' Report	2
Consolidated Financial Statements	
Consolidated Balance Sheet	4
Consolidated Statement of Operations	5
Consolidated Statement of Changes in Net Assets	6
Consolidated Statement of Cash Flows	7
Notes to Consolidated Financial Statements	
1. Description	8
2. Summary of Significant Accounting Policies	8
3. Investments and Investment Income	11
4. Employee Future Benefits	13
5. Accounts Receivable	15
6. Notes Receivable	16
7. Capital Assets	16
8. Accounts Payable and Accrued Liabilities	17
9. Long-term Debt and Derivative Financial Instruments	17
10. Deferred Revenue Contributions	19
11. Deferred Capital Contributions	20
12. Endowments	20
13. Internally Restricted Net Assets	21
14. Investment in Capital Assets	22
15. Donations	23
16. Commitments	23
17. Contingent Liabilities	24
18. Net Change in Non-Cash Working Capital Balances	24
19. Fair Values of Financial Assets and Liabilities	24
20. Ontario Student Opportunity Trust Fund and Ontario Trust for Student Support	25



KPMG LLP
Vaughan Metropolitan Centre
100 New Park Place, Suite 1400
Vaughan ON L4K 0J3
Canada
Tel 905-265-5900
Fax 905-265-6390

INDEPENDENT AUDITORS' REPORT

To the Board of Governors of Ryerson University

We have audited the accompanying consolidated financial statements of Ryerson University, which comprise the consolidated balance sheet as at April 30, 2017, the consolidated statements of operations, changes in net assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Page 2

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of Ryerson University as at April 30, 2017, and its consolidated results of operations and its consolidated cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

June 29, 2017
Vaughan, Canada

RYERSON UNIVERSITY

Consolidated Balance Sheet
[In thousands of dollars]

April 30, 2017, with comparative information for 2016

	2017 \$	2016 \$
ASSETS		
Current		
Cash and cash equivalents	117,544	152,721
Short-term investments	33,054	4,030
Accounts receivable [note 5]	30,053	28,536
Prepaid expenses	9,333	7,459
Inventories	1,076	1,196
Current portion of notes receivable [note 6]	264	248
Total current assets	191,324	194,190
Investments [note 3[a]]	274,126	240,426
Employee future benefits - pension [note 4]	176,854	63,241
Notes receivable [note 6]	5,165	5,428
Capital assets [note 7]	1,061,677	1,012,683
	1,709,146	1,515,968
LIABILITIES, DEFERRED CONTRIBUTIONS AND NET ASSETS		
Current		
Accounts payable and accrued liabilities [note 8]	81,504	77,496
Deferred revenue	20,951	21,410
Current portion of long-term debt [note 9[a]]	6,605	6,254
Current portion of fair value of interest rate swap [note 9[b]]	6,624	6,885
Total current liabilities	115,684	112,045
Employee future benefits - other [note 4]	23,286	21,262
Long-term debt [note 9[a]]	161,387	167,992
Fair value of interest rate swap [note 9[b]]	39,258	43,760
Deferred revenue contributions [note 10]	83,423	65,678
Deferred capital contributions [note 11]	227,886	201,521
Total Liabilities	650,924	612,258
Net assets		
Endowments [notes 3[a] and 12]	125,804	118,326
Other [notes 13 and 14]	932,418	785,384
Total net assets	1,058,222	903,710
Commitments [note 16]		
Contingent liabilities [note 17]		
Total Liabilities and Net Assets	1,709,146	1,515,968

See accompanying notes to consolidated financial statements

On behalf of the Board of Governors:



Chair



Secretary

RYERSON UNIVERSITY

Consolidated Statement of Operations
[In thousands of dollars]

Year ended April 30, 2017, with comparative information for 2016

	2017 \$	2016 \$
REVENUE		
Grants and contracts	312,642	301,459
Student fees	323,176	296,715
Sales and services	34,400	35,877
Donations recognized <i>[note 15]</i>	11,571	7,244
Amortization of deferred capital contributions <i>[note 11]</i>	8,179	8,603
Investment income <i>[note 3[b]]</i>	6,207	5,274
Other income	4,950	4,944
	<u>701,125</u>	<u>660,116</u>
EXPENSES		
Salaries and benefits	434,254	409,787
Materials, supplies, repairs and maintenance	153,709	135,817
Bursaries and scholarships	38,272	34,896
Interest <i>[note 9[a]]</i>	9,676	10,085
Amortization of capital assets <i>[note 7]</i>	29,433	27,715
	<u>665,344</u>	<u>618,300</u>
Unrealized loss (gain) on interest rate swaps <i>[note 9[b]]</i>	(4,763)	3,051
	<u>660,581</u>	<u>621,351</u>
Revenue less expenses	<u>40,544</u>	<u>38,765</u>

See accompanying notes to consolidated financial statements

RYERSON UNIVERSITY

Consolidated Statement of Changes in Net Assets
[In thousands of dollars]

Year ended April 30, 2017, with comparative information for 2016

				2017	2016
	Unrestricted \$	Internally Restricted \$	Endowments \$	Total \$	Total \$
		[note 13]	[note 12]		
Net assets, beginning of year	(183,966)	969,350	118,326	903,710	935,461
Revenue less expenses	81,654	(41,110)	-	40,544	38,765
Capitalization of investment income (loss) in endowments	(68)	-	2,716	2,648	410
Internally restricted endowment	(2,007)	-	2,007	-	-
Endowment contributions	-	-	2,755	2,755	836
Employee Future Benefit Remeasurement [note 4]	-	108,565	-	108,565	(71,762)
Employee Future Benefit Contribution	(22,881)	22,881	-	-	-
Allocation of Carry Forwards	(31,114)	31,114	-	-	-
Change in internally restricted net assets	(56,893)	56,893	-	-	-
Net assets, end of year	(215,275)	1,147,693	125,804	1,058,222	903,710

See accompanying notes to consolidated financial statements

RYERSON UNIVERSITY

Consolidated Statement of Cash Flows
[In thousands of dollars]

Year ended April 30, 2017, with comparative information for 2016

	2017 \$	2016 \$
OPERATING ACTIVITIES		
Revenue less expenses	40,544	38,765
Add (deduct) non-cash items:		
Amortization of capital assets <i>[note 7]</i>	29,433	27,715
Amortization of deferred capital contributions <i>[note 11]</i>	(8,179)	(8,603)
Unrealized (gain) loss on interest rate swap <i>[note 9[b]]</i>	(4,763)	3,051
Unrealized gain on investments <i>[note 3[b]]</i>	(8,434)	—
Employee future benefits contributions <i>[note 4]</i>	(22,881)	(20,968)
Employee future benefits expense <i>[note 4]</i>	19,857	14,125
Net change in deferred revenue contributions <i>[note 10]</i>	17,745	6,825
Net change in non-cash working capital balances <i>[note 18]</i>	278	11,247
Cash provided by operating activities	63,600	72,157
INVESTING ACTIVITIES		
Decrease in notes receivable <i>[note 6]</i>	247	235
Acquisition of capital assets <i>[note 7]</i>	(78,427)	(42,477)
Increase in short-term investments	(29,024)	(3,436)
Increase in investments	(25,266)	(11,358)
Cash used in investing activities	(132,470)	(57,036)
FINANCING ACTIVITIES		
Contributions received for capital purposes <i>[note 11]</i>	34,544	12,334
Endowment contributions <i>[note 12]</i>	2,755	836
Capitalization of investment income in endowments <i>[note 12]</i>	2,648	410
Repayment of long-term debt principal <i>[note 9[a]]</i>	(6,254)	(5,847)
Cash provided by financing activities	33,693	7,733
Net increase (decrease) in cash and cash equivalents during the year	(35,177)	22,854
Cash and cash equivalents, beginning of year	152,721	129,867
Cash and cash equivalents, end of year	117,544	152,721
Supplemental cash flow information:		
Interest paid	9,676	10,085

See accompanying notes to consolidated financial statements

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements
[In thousands of dollars]

Year ended April 30, 2017

1. DESCRIPTION

Ryerson University [the "University"] was incorporated in 1948 under the laws of the Province of Ontario. The mission of the University is the advancement of applied knowledge and research to address societal needs and the provision of programs of study that provide a balance between theory and application and that prepare students for careers in professional and quasi-professional fields. As a leading centre for applied education, the goal of the University is to be recognized for the excellence of its teaching, the relevance of its curriculum, the success of its students in achieving their academic and career objectives, the quality of its scholarship, research and creative activity, and its commitment to accessibility, lifelong learning and involvement in the broader community.

These consolidated financial statements reflect the assets, liabilities, net assets, revenues, expenses and other transactions of all of the operations controlled by the University, including its wholly owned subsidiary, Ryerson Futures Incorporated. Accordingly, these consolidated financial statements include the academic, administrative and other operating expenditures funded by fees, grants and other general revenue; restricted purpose funds, including endowment, research and trust; and the ancillary operations, such as residences, food services and parking.

The University is a registered charity and, therefore, is exempt from income taxes under the Income Tax Act [Canada].

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with Part III of the Chartered Professional Accountants of Canada ("CPA Canada") Handbook, which sets out generally accepted accounting principles for not-for-profit organizations in Canada and includes the significant accounting policies set out below:

Cash and cash equivalents and investments

Cash and cash equivalents consist of cash on hand and money-market instruments, such as treasury bills, with a term to maturity of three months or less at the time of purchase and which are readily convertible to cash on short notice. All investments with a maturity date greater than three months and less than one year are classified as short-term investments. All investments in excess of one year are classified as long-term investments.

Inventories

Inventories, which consist of goods held for resale, are recorded at the lower of cost and net realizable value.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES [continued]

Employee future benefits

The University has defined benefit pension plans for its employees and provides other retirement benefits, such as extended health and dental care, for some of its employees. Consistent with the CPA Canada Handbook Accounting Part III Section 3463, all employee future benefits plans are reflected using the Funding Valuation Approach.

The University recognizes the amount of the accrued obligation, net of the fair value of plan assets in the consolidated balance sheet. Current service and finance costs are expensed during the year. Remeasurements and other items which represent the total of the difference between actual and expected return on plan assets, actuarial gains and losses, and past service costs, are recognized directly in the consolidated statement of changes in net assets as a separately identified line item.

The cost of pensions and other retirement benefits earned by employees is determined using the projected benefit method prorated on services and management's best estimates regarding assumptions about a number of future conditions, including investment returns, salary changes, withdrawals, mortality rates and expected health care costs. The fair market value of assets is used for disclosure and calculation of pension cost, effective on the measurement date, which is April 30 of each year.

Contributions to defined benefit plans are expensed when due.

Capital assets

Capital assets acquired and constructed by the University are recorded at cost. Contributions of capital assets are capitalized at fair value at the date of contribution. Capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Buildings	40 years
Equipment and furnishings	3 - 10 years
Library books	5 years
Leasehold improvements	Over lease term

Costs of capital projects in progress, including interest, are capitalized. Interest costs are capitalized during the construction period. Amortization is not recognized until project completion.

Collections

Purchases of collections are expensed. Donated collections [artworks] are not recognized in the consolidated financial statements.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES [continued]

Revenue recognition

The University follows the deferral method of accounting for contributions, which includes donations and government grants. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Contributions externally restricted for purposes other than endowment are deferred and recognized as revenue in the year in which the related expenses are recognized. Endowment investment income is deferred and recognized as revenue in the year in which the related expenses are recognized. Donation pledges are not recorded since they are not legally enforceable claims. Endowment contributions are recognized as direct increases in net assets in the year in which they are received. Student fees are recognized as revenue when courses and seminars are held. Sales and services revenue is recognized at point of sale or when the service has been provided.

Foreign currency translation

Monetary assets and liabilities in foreign currencies are translated at the exchange rate in effect at year end. Operating revenue and expenses are translated at average rates prevailing during the year. Gains or losses arising from these translations are included in the consolidated statement of operations.

Contributed services

An indeterminable number of hours are contributed by volunteers each year. However, because of the difficulty of determining their fair value, contributed services are not recognized in these consolidated financial statements.

Use of estimates

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenue and expenses for the year. Significant items subject to such estimates and assumptions include the valuation of derivatives, and employee future benefits. Actual results could differ from those estimates.

Financial instruments

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. Investments in equity instruments that are not quoted in an active market are measured at cost, less any reduction for impairment. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value. The University has elected to continue to carry any such financial instruments at fair value.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES [continued]

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the straight-line method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year. If there is an indicator of impairment, the University determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the University expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

Capital management

The University manages its capital by maintaining optimum levels on an ongoing basis. The objective is to ensure an adequate supply for operations while maintaining the flexibility to maximize investment returns and/or to reduce the cost of any potential external financing.

The levels of liquid resources are considered in the annual budget process. Cash flows are monitored on a daily basis, and actual operating results are compared to budget on a quarterly basis. The consolidated financial statements are augmented by reports that detail the liquid inflows and outflows.

3. INVESTMENTS AND INVESTMENT INCOME

[a] Investments classified as long-term represent funds held for endowments, deferred revenue contributions, unspent deferred capital contributions and internally designated funds for capital projects.

Investments held for endowment net assets consist of cash and units of Fiera Capital Corp., Fiera Balanced Endowment Foundation and Trust Fund ["EFT"]. The EFT asset mix was 6.5% short-term investments [2016 - 5.1%], 30.9% bonds [2016 - 30.1%], 33.2% Canadian equities [2016 - 33.3%] and 29.4% foreign equities [2016 - 31.5%].

Investments held for other purposes are invested in investment savings accounts.

	2017 \$	2016 \$
Endowments	125,804	118,326
Deferred unrealized gain on endowments	11,245	2,811
Investments- other	137,077	119,289
Investments	274,126	240,426

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

3. INVESTMENTS AND INVESTMENT INCOME [continued]

[b] Investment income included in the consolidated statement of operations is calculated as follows:

	2017 \$	2016 \$
Net investment income	19,611	3,116
Add (less) amount attributed from (to) deferred revenue contributions [note 10]	(2,283)	2,622
Less amount attributed to deferred capital contributions [note 11]	(39)	(54)
Less amount attributed to endowment capital preservation [note 12]	(2,648)	(410)
Less unrealized investment gain [note 10]	(8,434)	—
Investment income recognized during the year	6,207	5,274

Investment income earned is net of management fees of \$354 [2016 - \$343].

[c] The associated risks with the investments are as follows:

Liquidity risk:

Liquidity risk is the risk that an entity will encounter difficulty in meeting obligations associated with financial liabilities. All of the University's pooled fund investments, held from time to time, are considered to be readily realizable as they are listed on recognized stock exchanges and can be quickly liquidated at amounts close to their fair value in order to meet liquidity requirements.

Interest rate risk:

The value of fixed income securities, held from time to time, will generally rise if interest rates fall and fall if interest rates rise. The value of securities will vary with developments within the specific companies or governments which issue the securities.

Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations, resulting in a financial loss. The University is exposed to credit risk with respect to investments and accounts receivable. The University assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts.

Market risk:

The value of equity securities changes with stock market conditions, which are affected by general economic and market conditions. The University manages the market risk of its investment portfolio by investing in pooled funds in a widely diversified group of asset classes managed by external investment managers.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

3. INVESTMENTS AND INVESTMENT INCOME [continued]

Foreign exchange risk:

The value of securities denominated in a currency other than the Canadian dollar will be affected by changes in the value of the Canadian dollar in relation to the value of the currency in which the security is denominated.

4. EMPLOYEE FUTURE BENEFITS

The University has defined benefit plans, being the Ryerson Retirement Pension Plan, Total Earnings Supplementary Plan and the Supplemental Retirement Pension Plan. Other defined benefit plans provide other retirement and post-employment benefits to most of its employees. Certain faculty are members of the Teachers' Superannuation Fund, a multi-employer defined benefit plan. Pension indexing has been incorporated in the plans.

The University's pension plans are based on years of service and the average pensionable salary over a consecutive 60-month period. Pension benefits will be increased each year in accordance with the increases to the Consumer Price Index ["CPI"] to a maximum CPI increase of 8%. Any increases in the CPI above 8% will be carried forward and added in years when the CPI is less than 8%.

Other defined benefit plans are for faculty early retirees where the University pays 100% of the premium for medical, dental and life insurance until the age of 65. All retirees after the age of 65 are required to pay their own premiums for medical and dental benefits.

The latest actuarial valuations for the registered pension plans were performed and submitted as at January 1, 2016. The next required actuarial valuation will be on January 1, 2018. The University has a practice of performing annual valuations for accounting purposes for defined benefit plans. The University measures its accrued benefit obligation and the fair value of plan assets as at April 30.

	2017		2016	
	Pension benefit plans	Other benefit plans	Pension benefit plans	Other benefit plans
	\$	\$	\$	\$
Fair value of plan assets	1,281,675	—	1,107,100	—
Accrued benefit obligations	(1,104,821)	(23,286)	(1,043,859)	(21,262)
Employee future benefits asset (liability)	176,854	(23,286)	63,241	(21,262)

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

4. EMPLOYEE FUTURE BENEFITS [continued]

Information about the expense, funding and benefits paid under the University's defined benefit plans is as follows:

	2017			2016		
	Pension benefit plans \$	Other benefit plans \$	Total benefit plans \$	Pension benefit plans \$	Other benefit plans \$	Total benefit plans \$
Funding by employer	22,146	735	22,881	20,037	931	20,968
Defined benefit plans cost (income)	(5,040)	2,016	(3,024)	(8,799)	1,956	(6,843)
Employee future benefits expense	17,106	2,751	19,857	11,238	2,887	14,125
Contributions to multi-employer defined benefit plan	47	—	47	43	—	43
Benefits paid	42,141	735	42,876	39,762	931	40,693

The principal actuarial assumptions adopted in measuring the University's accrued benefit obligations and expense for defined benefit plans are as follows:

	2017		2016	
	Pension benefit plans %	Other benefit plans %	Pension benefit plans %	Other benefit plans %
Accrued benefit obligation				
Discount rate	6.25	6.25	6.50	6.50
Rate of compensation increase	3.50	3.50	3.75	3.75
Rate of inflation	2.00	—	2.25	—
Benefit cost				
Discount rate	6.50	6.50	6.50	6.50
Rate of compensation increase	3.75	3.75	3.75	3.75
Rate of inflation	2.25	—	2.25	—
Medical costs				
Drug	—	6.70	—	7.00
Hospital	—	4.00	—	4.00
Other medical	—	4.00	—	4.00
Dental	—	4.00	—	4.00

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

4. EMPLOYEE FUTURE BENEFITS [continued]

Internally restricted net assets [note 13] for employee future benefits are calculated as follows:

	2017 \$	2016 \$
Pension benefit plan asset	176,854	63,241
Other benefit plans liability	(23,286)	(21,262)
	153,568	41,979

Increase / (decrease) to net assets from remeasurement:

	2017			2016		
	Pension benefit plans \$	Other benefit plans \$	Total benefit plans \$	Pension benefit plans \$	Other benefit plans \$	Total benefit plans \$
Difference between actual asset return and expected return	100,256	—	100,256	(58,027)	—	(58,027)
Actuarial gain(loss) on obligation	8,317	(8)	8,309	(15,584)	1,849	(13,735)
Remeasurement	108,573	(8)	108,565	(73,611)	1,849	(71,762)

5. ACCOUNTS RECEIVABLE

	2017 \$	2016 \$
Student receivable	20,798	20,113
Grants receivable	53	450
Other receivable	10,166	8,897
	31,017	29,460
Less allowance for doubtful accounts	(964)	(924)
	30,053	28,536

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

6. NOTES RECEIVABLE

The notes receivable balance includes:

The Palin Foundation, in the amount of \$5,429 [2016 - \$5,676], as outlined in the Student Campus Centre Operating Agreement, which bears interest at 5.93% per annum.

The repayment period will continue until January 2031 as follows:

	\$
2018	264
2019	279
2020	297
2021	315
2022	334
Thereafter	3,940
	5,429
Less current portion	(264)
	5,165

Total interest earned during fiscal 2017 is \$330 [2016 - \$344] and principal repayments received during the year totalled \$247 [2016 - \$235].

7. CAPITAL ASSETS

Capital assets consist of the following:

	2017			2016		
	Cost	Accumulated	Net	Cost	Accumulated	Net
	\$	\$	book	\$	\$	book
			value			value
			\$			\$
Land	523,554	—	523,554	513,982	—	513,982
Buildings	584,522	192,591	391,931	583,458	179,179	404,279
Equipment and furnishings	342,387	279,333	63,054	309,002	266,321	42,681
Library books	30,544	27,963	2,581	29,368	26,784	2,584
Leasehold improvements	27,112	9,460	17,652	9,005	7,631	1,374
Capital projects in progress	62,905	—	62,905	47,783	—	47,783
	1,571,024	509,347	1,061,677	1,492,598	479,915	1,012,683

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

7. CAPITAL ASSETS [continued]

The change in net book value of capital assets is due to the following:

	2017 \$	2016 \$
Balance, beginning of year	1,012,683	997,921
Purchase of capital assets internally financed [note 14[b]]	50,639	31,478
Purchase of capital assets funded by deferred capital contributions	27,788	10,999
Less amortization of capital assets [note 14[b]]	(29,433)	(27,715)
Balance, end of year	1,061,677	1,012,683

8. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

Included in accounts payable and accrued liabilities are government remittances payable of \$3,777 [2016 - \$3,567], which includes amounts payable for harmonized sales tax and payroll-related taxes.

9. LONG-TERM DEBT AND DERIVATIVE FINANCIAL INSTRUMENTS

[a] Long-term debt consists of the following:

	2017 \$	2016 \$
Facilities Expansion Loan [the "TD Loan"] A variable rate loan with interest only payable up to July 2, 2014, principal and interest payable thereafter. The loan bears interest at the bank's cost of funds in effect for term loans from time to time plus 1.150%. The loan matures on July 3, 2034	118,033	121,943
Facilities Expansion Loan [the "BMO Loan"] A variable rate loan with interest and principal payable monthly. The loan bears interest at the bank's cost of funds in effect for term loans from time to time plus 0.225%. The loan matures on January 2, 2024	49,859	52,203
Other project	100	100
	167,992	174,246
Less current portion	(6,605)	(6,254)
	161,387	167,992

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

9. LONG-TERM DEBT AND DERIVATIVE FINANCIAL INSTRUMENTS [continued]

The long-term debt is unsecured; however, in the event of default, the bank may impose additional requirements.

The fair value of the long-term debt approximates its carrying value as the rates fluctuate with bank prime.

The following are the future minimum annual debt principal repayments due over the next five fiscal years and thereafter:

	\$
2018	6,605
2019	6,997
2020	7,394
2021	7,819
2022	8,334
Thereafter	130,843
	167,992

Total interest expense on long-term debt for the year ended April 30, 2017 was \$9,676 [2016 - \$10,085].

[b] Derivative financial instruments:

The University has in place two Interest Rate Swap Agreements ["Agreements"]. The BMO agreement will expire on January 1, 2031, and the TD agreement will expire on July 4, 2034. Under the terms of the Agreements, the University agrees with the counterparty to exchange, at specified intervals and for a specified period, its floating interest on the BMO Loan and TD Loan [note 9[a]] for fixed interest of 5.705% for the BMO Agreement and 4.675% for the TD Agreement calculated on the notional principal amount of each loan, respectively. The use of the swaps effectively enable the University to convert the floating rate interest obligations of the loans into fixed rate obligations and thus, manage its exposure to interest rate risk.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

9. LONG-TERM DEBT AND DERIVATIVE FINANCIAL INSTRUMENTS [continued]

The notional amount of the loan and the fair value of the derivative liability are as follows:

	2017		2016	
	Notional amount	Fair value	Notional amount	Fair value
	\$	\$	\$	\$
Interest rate swap:				
BMO	49,859	(14,650)	52,203	(16,636)
TD	118,033	(31,232)	121,943	(34,009)
	167,892	(45,882)	174,146	(50,645)
Less current portion:				
BMO	–	(2,312)	–	(2,428)
TD	–	(4,312)	–	(4,457)
	167,892	(39,258)	174,146	(43,760)

The change in fair values of the interest rate swaps for the year ended April 30, 2017 was \$4,763 [2016 - (\$3,051)].

10. DEFERRED REVENUE CONTRIBUTIONS

Deferred revenue contributions represent unspent externally restricted grants and donations for research and other specific purposes. The changes in the deferred revenue contributions balance were as follows:

	2017	2016
	\$	\$
Balance, beginning of year	65,678	58,853
Grants and donations received	65,468	61,721
Unrealized investment gain [note 3[b]]	8,434	–
Amount recognized as investment expense (income) [note 3[b]]	2,283	(2,622)
Amount recognized as revenue	(58,440)	(52,274)
Balance, end of year	83,423	65,678

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

11. DEFERRED CAPITAL CONTRIBUTIONS

Deferred capital contributions represent the unamortized and unspent amounts of donations and grants received for the purchase of capital assets. The amortization of deferred capital contributions is recorded as revenue in the consolidated statement of operations over the estimated useful lives of the capital assets. The changes in the deferred capital contributions balance were as follows:

	2017 \$	2016 \$
Balance, beginning of year	201,521	197,790
Grants and donations received	34,505	12,280
Investment income [note 3[b]]	39	54
Amortization of deferred capital contributions [note 14[b]]	(8,179)	(8,603)
Balance, end of year	227,886	201,521

The balance of deferred capital contributions related to capital assets consists of the following:

	2017 \$	2016 \$
Unamortized deferred capital contributions		
used to purchase capital assets [note 14[a]]	215,432	195,823
Unspent deferred capital contributions	12,454	5,698
	227,886	201,521

12. ENDOWMENTS

Endowments consist of internally and externally restricted donations and grants received by the University. The endowment principal is required to be maintained intact, with the investment income generated used for the purposes established by donors. The University ensures, as part of its fiduciary responsibilities, that all funds received with a restricted purpose are expended for the purpose for which they were provided. The University has established a policy with the objective of protecting the real value of the endowments. The amount of income made available for spending is prescribed annually and an amount is added to endowment net assets for capital preservation. The changes in the endowment fund balance were as follows:

	2017 \$	2016 \$
Endowment balance, beginning of year	118,326	116,928
Donations received - externally restricted [note 15]	2,755	836
Donations received - internally restricted [note 15]	2,007	148
Capital preservation - externally restricted [note 3[b]]	2,648	410
Capital preservation - internally restricted	68	4
Endowment balance, end of year	125,804	118,326

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

12. ENDOWMENTS (continued)

The accumulated internally restricted endowment for the year ended April 30, 2017 was \$3,323 [2016 - \$1,140].

13. INTERNALLY RESTRICTED NET ASSETS

Internally restricted net assets represent unspent funds which have been committed for specific purposes to enhance the University's operations, including its facilities, equipment, and information technology.

Internally restricted net assets – carryforwards have been designated for the following purposes:

	2017 \$	2016 \$
Investment in capital assets [a, note 14[a]]	678,253	642,614
Employee Future Benefits [b, note 4]	153,568	41,979
Professional development fund [c]	2,038	1,831
Capital projects [d]	48,077	48,784
Student assistance and related funds [e]	20,564	18,097
Academic plan, growth and internal research [f]	99,094	85,245
Department carryforwards [g]	103,343	93,424
Information Technology and other initiatives [h]	31,409	27,179
One time only strategic budget allocations [i]	11,347	10,197
	1,147,693	969,350

[a] Investment in capital assets represents the unamortized value of capital assets funded by the University, net of outstanding debt. It excludes those amounts funded through capital contributions.

[b] Employee future benefits balance represents the surpluses or deficits associated with the pension and other benefit plans.

[c] Professional development fund represents unspent funds of individual members of the Ryerson Faculty Association, as provided by their collective agreement.

[d] Capital projects represent internally restricted funds for deferred maintenance, renovations and capital projects, either planned or in progress.

[e] Student assistance and related funds include funds which have been approved as part of the operating budget each year. It also includes the expendable portion of unrestricted donations and endowment fund income. Related funds include the athletic fee, the special activities reserve fee, the student services fee and other similar fees.

[f] Academic plan, growth and internal research funds represent amounts which have been allocated to the Provost for support of the academic plan, new programs and internally funded research and projects.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

13. INTERNALLY RESTRICTED NET ASSETS [continued]

- [g] Department carryforwards represent unspent budgets at the end of the fiscal year. The University has in place a flexible budgeting program, which allows operating budget units to defer surpluses and deficits to the subsequent year(s).
- [h] Information Technology and other initiatives include funds allocated to new enterprise systems and other technological initiatives. This also includes a number of centrally funded projects, from self-insurance to safety initiatives and staff training.
- [i] One time only strategic budget allocations includes additional grants and other savings which were allocated as part of the annual budget process.

14. INVESTMENT IN CAPITAL ASSETS

- [a] Net assets invested in capital assets, which represent internally financed capital assets, are calculated as follows:

	2017 \$	2016 \$
Capital assets [note 7]	1,061,677	1,012,683
Less long-term debt [note 9[a]]	(167,992)	(174,246)
Less unamortized deferred capital contributions [note 11]	(215,432)	(195,823)
	678,253	642,614

- [b] The net change in net assets invested in capital assets is calculated as follows:

	2017 \$	2016 \$
Purchase of capital assets internally financed [note 7]	50,639	31,478
Repayment of long-term debt principal [note 9[a]]	6,254	5,847
	56,893	37,325
Amortization of deferred capital contributions [note 11]	8,179	8,603
Less amortization of capital assets [note 7]	(29,433)	(27,715)
	(21,254)	(19,112)
	35,639	18,213

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

15. DONATIONS

Donation recognized is calculated as follows:

	2017 \$	2016 \$
Donations received	21,680	17,723
Less: donations to endowments [note 12]	(4,762)	(984)
Less: donations restricted for capital purposes	(2,434)	(951)
Less: donations restricted for other purposes	(2,913)	(8,544)
	11,571	7,244
Unrestricted donations	1,494	1,340
Restricted donations spent	10,077	5,904
	11,571	7,244

16. COMMITMENTS

- [a] The estimated cost to complete construction and renovation projects in progress as at April 30, 2017, which will be funded by government grants, donations and operations, is \$135,410 [2016 - \$158,023].
- [b] The operating contribution to the Student Campus Centre is approximately \$400 per year.
- [c] The following are the future minimum annual operating lease payments due over the next five fiscal years and thereafter:

	\$
2018	11,173
2019	9,875
2020	9,230
2021	8,808
2022	7,896
Thereafter	36,958
	83,940

- [d] The University is contingently liable in the amount of \$4,366 with respect to letters of guarantee issued.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

17. CONTINGENT LIABILITIES

- [a] In 2013, the University renewed its agreement with the Canadian Universities Reciprocal Insurance Exchange ["CURIE"] for a period of five years, ending January 1, 2018. CURIE is a pooling of the property damage and public liability insurance risks of its members. All members pay annual deposit premiums which are actuarially determined and are subject to further assessment in the event members' premiums are insufficient to cover losses and expenses.
- [b] The University is involved from time to time in litigation, which arises in the normal course of operations. With respect to claims as at April 30, 2017, the University believes it has valid defences, funded provisions and/or appropriate insurance coverage in place. In the unlikely event any claims are successful, such claims are not expected to have a material effect on the University's consolidated financial position.

18. NET CHANGE IN NON-CASH WORKING CAPITAL BALANCES

The net change in non-cash working capital balances related to operations consists of the following:

	2017 \$	2016 \$
Accounts receivable	(1,517)	316
Prepaid expenses	(1,874)	(3,296)
Inventories	120	236
Accounts payable and accrued liabilities	4,008	11,209
Deferred revenue	(459)	2,782
	278	11,247

19. FAIR VALUES OF FINANCIAL ASSETS AND LIABILITIES

The fair values of financial instruments approximate their carrying values unless otherwise noted.

Fair value estimates are made at a specific point in time, based on relevant market information and information about the financial instruments. These estimates involve uncertainties and matters of significant judgment and, therefore, cannot be determined with precision. Changes in assumptions could significantly affect the estimates.

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

20. ONTARIO STUDENT OPPORTUNITY TRUST FUND AND ONTARIO TRUST FOR STUDENT SUPPORT

The Ministry of Training, Colleges and Universities ["MTCU"] requires separate reporting of balances and details of changes in balances for the two phases of the Ontario Student Opportunity Trust Fund ["OSOTF I and II"] and the Ontario Trust for Student Support ["OTSS"]. The required government reporting for each is as follows:

- [a] The following is the schedule of changes for the year ended April 30 in the first phase of the OSOTF I balance, which is included in the endowment balance [note 12]:

	2017 \$	2016 \$
Endowment balance at cost, beginning of year	8,377	8,372
Cash donations received	71	5
Capital preservation	156	—
Endowment balance at cost, end of year	8,604	8,377
Cumulative unrealized gain	1,568	867
Endowment balance at market, end of year	10,172	9,244

The following is the schedule of changes for the year ended April 30 in the OSOTF I expendable funds available for awards. The balance is included in deferred revenue contributions [note 10]. Investment income, net of direct investment-related expenses represents the balance made available for spending by the University during the year in accordance with its policy.

	2017 \$	2016 \$
Expendable balance at cost, beginning of year	—	—
Investment and other income, net of direct investment-related expenses	307	288
Bursaries awarded	(293)	(222)
Unspent balance transfer to stabilization account	(14)	(66)
Expendable balance at cost, end of year	—	—
Number of bursaries awarded	208	176

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

20. ONTARIO STUDENT OPPORTUNITY TRUST FUND AND ONTARIO TRUST FOR STUDENT SUPPORT [continued]

The following is the schedule of changes for the year ended April 30 in the OSOTF I Stabilization funds. Investment income earned in excess of amounts made available for spending is recorded in the Stabilization funds as deferred revenue contributions [note 10].

	2017 \$	2016 \$
Stabilization funds balance at cost, beginning of year	1,132	1,305
Investment income not available (available) for spending and capital preservation	142	(239)
Unspent balance transfer from expendable accounts	14	66
Stabilization funds balance at cost, end of year	1,288	1,132

[b] The following is the schedule of changes for the year ended April 30 in the second phase of the OSOTF II balance, which is included in the endowment balance [note 12].

	2017 \$	2016 \$
Endowment balance at cost, beginning of year	3,838	3,807
Cash donations received	25	31
Capital preservation	72	—
Endowment balance at cost, end of year	3,935	3,838
Cumulative unrealized gain	606	297
Endowment balance at market, end of year	4,541	4,135

The following is the schedule of changes for the year ended April 30 in the OSOTF II expendable funds available for awards. The balance is included in deferred revenue contributions [note 10]. Investment income, net of direct investment-related expenses, represents the balance made available for spending by the University during the year in accordance with its policy.

	2017 \$	2016 \$
Expendable balance, beginning of year	—	—
Investment and other income, net of direct investment-related expenses	142	133
Bursaries awarded	(138)	(124)
Unspent balance transfer to stabilization accounts	(4)	(9)
Expendable balance, end of year	—	—
Number of bursaries awarded	87	70

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

20. ONTARIO STUDENT OPPORTUNITY TRUST FUND AND ONTARIO TRUST FOR STUDENT SUPPORT [continued]

The following is the schedule of changes for the year ended April 30 in the OSOTF II Stabilization funds. Investment income earned in excess of amounts made available for spending is recorded in the Stabilization funds as deferred revenue contributions [note 10].

	2017 \$	2016 \$
Stabilization funds balance at cost, beginning of year	462	562
Investment income not available (available) for spending and capital preservation	63	(109)
Unspent balance transfer from expendable accounts	4	9
Stabilization funds balance at cost, end of year	529	462

- [c] The Government of Ontario requires separate reporting of balances as at March 31, 2017 and details of the changes in the balances for the period then ended in connection with the OTSS fund, which is included in the endowment balance [note 12].

The following is the schedule of donations received between April 1 and March 31:

	2017 \$	2016 \$
Cash donations	—	—
Unmatched cash donations	13	18
Total cash donations	13	18

The following is the schedule of changes in endowment balance of OTSS for the period from April 1 to March 31:

	2017 \$	2016 \$
Endowment balance at cost, beginning of year	49,766	49,748
Eligible cash donations received	13	18
Matching funds received/receivable from MTCU	—	—
Capital preservation and others	—	—
Endowment balance at cost, end of year	49,779	49,766
Cumulative unrealized gain	7,677	4,232
Endowment balance at market value, end of year	57,456	53,998

RYERSON UNIVERSITY

Notes to Consolidated Financial Statements [continued]
[In thousands of dollars]

Year ended April 30, 2017

20. ONTARIO STUDENT OPPORTUNITY TRUST FUND AND ONTARIO TRUST FOR STUDENT SUPPORT [continued]

The following is the schedule of changes in expendable funds available for awards of OTSS for the period from April 1 to March 31. Investment income, net of direct investment-related expenses, represents the balance made available for spending by the University during the year in accordance with its policy.

	2017 \$	2016 \$
Expendable balance, beginning of year	403	372
Investment and other income, net of direct investment-related expenses	1,803	1,734
Bursaries awarded	(1,538)	(1,417)
Unspent balance transfer to Stabilization account	(281)	(286)
Expendable balance, end of year	387	403
Number of bursaries awarded	482	474

The following is the schedule of changes for the period from April 1 to March 31 in the OTSS Stabilization funds. Investment income earned in excess of amounts made available for spending is recorded in the Stabilization funds as a deferred revenue contribution [note 10].

	2017 \$	2016 \$
Stabilization funds balance at cost, beginning of year	6,010	7,354
Investment and other income not available (available) for spending	1,714	(1,630)
Unspent balance transfer from Expendable account	281	286
Stabilization funds balance at cost, end of year	8,005	6,010

OTSS awards issued for the period from April 1, 2016 to March 31, 2017:

Status of Recipients	OSAP Recipients		Non-OSAP Recipients		Total	
	#	\$ (In dollars)	#	\$ (In dollars)	#	\$ (In dollars)
Full-Time	240	905,887	126	417,460	366	1,323,347
Part-Time	32	94,098	84	120,304	116	214,402
Total	272	999,985	210	537,764	482	1,537,749