

## **HIGHLIGHTS – 2025**

### **1. Financial**

- a. Operating Revenues: \$9.993M; an increase of approx. 7.1% (\$0.659M) above 2024's \$9.334M.
- b. Operating Expenses: \$8.21M; an increase of 2.6% over 2024.
- c. Earnings from Operations: \$1.78M; an increase of 34% over 2024.
- d. Net Earnings: \$3.07M; an increase of 63.4% above 2024's \$1.879M.

### **2. Vessel Activity**

- a. Total Cargo Tonnage: 1,639,988; an overall increase of 1.2% from 2024 – General Cargo (Containers, Trailers, Breakbulk and Autos) increased by 10%.
- b. Vessel Arrivals: 1,046; a decrease of 7.5% from 2024; Offshore Vessel arrivals decreased by 14% with Other Vessels decreasing by less than 1%.
- c. Cruise Activity: 38 cruise vessels in 2025 with 27,829 passengers; an increase of 4 vessels (12%) over 2024.

### **3. Community Impact**

- a. SJPA's Community Investment Programme donated 0.5% of its Operating Income, or approximately \$50,000, for an eighth consecutive year to charitable giving (in partnership with the United Way).
- b. SJPA's Academic Support Programme continued – six annual scholarships, having awarded approximately \$157,500 since 1999 (Canada Port Authority status); plus one grant in support of Memorial University's Blundon Centre (which provides and coordinates programs and services that enable students with disabilities to maximize their educational potential).
- c. SJPA Presenting Sponsor of "Turning the Tide" Marine Industry Awards programme (\$50,000) for the eighth consecutive year.
- d. Harbour Lights Charity Campaign undertaken for the 22<sup>nd</sup> year, with Pipers Department Stores as Community Partner for the Campaign; a total of nearly \$413K raised to 2025.

---

# Financial statements of St. John's Port Authority

December 31, 2025

---

---

Independent Auditor's Report.....	1-2
Statement of earnings and other comprehensive income .....	3
Statement of changes in equity .....	4
Statement of financial position .....	5
Statement of cash flows .....	6
Notes to the financial statements.....	7-23

---

## Independent Auditor's Report

To the Directors of  
St. John's Port Authority

### Opinion

We have audited the financial statements of the St. John's Port Authority (the "Authority"), which comprise the statement of financial position as at December 31, 2025, and the statements of earnings and other comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policy information (collectively referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Authority as at December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB").

### Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards ("Canadian GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Authority in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRS Accounting Standards as issued by the IASB, and for such internal control as management 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, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

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

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

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

As part of an audit in accordance with Canadian GAAS, 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 Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

*Deloitte LLP*

Chartered Professional Accountants  
March 26, 2026

**St. John's Port Authority****Statement of earnings and other comprehensive income**

Year ended December 31, 2025

(Canadian dollars)

	2025	2024
Notes	<u>\$</u>	<u>\$</u>
<b>Operating revenue</b>		
Port fees	5,598,219	5,023,273
Rental revenue	4,273,430	4,082,530
Other	121,194	228,175
	<u>9,992,843</u>	<u>9,333,978</u>
<b>Operating expenses</b>		
Wages, salaries, and employee benefits	2,776,785	2,333,719
Other operating and administrative	1,805,899	1,852,224
Depreciation	1,303,593	1,495,090
Maintenance and repair costs	1,287,339	1,183,353
Professional and consulting fees	536,374	675,021
Payments in lieu of municipal taxes	280,629	267,573
Gross revenue charge	218,656	194,883
	<u>8,209,275</u>	<u>8,001,863</u>
Earnings from operations	<u>1,783,568</u>	<u>1,332,115</u>
<b>Other expense (income)</b>		
Interest expense	55,460	88,118
(Gain) loss on disposal of property, plant, and equipment	(868,271)	507
Investment income	(473,549)	(635,514)
	<u>(1,286,360)</u>	<u>(546,889)</u>
Net earnings	<u>3,069,928</u>	<u>1,879,004</u>
<b>Other comprehensive income</b>		
Actuarial gain on SJPA employee pension benefits	11 613,700	553,600
Actuarial gain (loss) on CPA employee pension benefits	11 8,000	(15,000)
	<u>621,700</u>	<u>538,600</u>
	<u>3,691,628</u>	<u>2,417,604</u>

The accompanying notes are an integral part of the financial statements.

**St. John's Port Authority**  
**Statement of changes in equity**  
Year ended December 31, 2025  
(Canadian dollars)

	Contributed capital \$	Retained earnings \$	Accumulated other comprehensive income \$	Total equity \$
Notes				
<b>Balance, January 1, 2025</b>	<b>18,422,104</b>	<b>30,794,143</b>	<b>(77,800)</b>	<b>49,138,447</b>
Net earnings	—	3,069,928	—	3,069,928
Other comprehensive income				
Net actuarial gain on employee pension benefits	—	—	621,700	621,700
11				
<b>Balance, December 31, 2025</b>	<b>18,422,104</b>	<b>33,864,071</b>	<b>543,900</b>	<b>52,830,075</b>
	Contributed capital \$	Retained earnings \$	Accumulated other comprehensive loss \$	Total equity \$
<b>Balance, January 1, 2024</b>	18,422,104	28,915,139	(616,400)	46,720,843
Net earnings	—	1,879,004	—	1,879,004
Other comprehensive loss				
Net actuarial gain on employee pension benefits	—	—	538,600	538,600
11				
<b>Balance, December 31, 2024</b>	<b>18,422,104</b>	<b>30,794,143</b>	<b>(77,800)</b>	<b>49,138,447</b>

The accompanying notes are an integral part of the financial statements.

**St. John's Port Authority**  
**Statement of financial position**  
As at December 31, 2025  
(Canadian dollars)

	Notes	2025 \$	2024 \$
<b>Assets</b>			
Current assets			
Cash and cash equivalents		<b>19,856,612</b>	16,343,352
Accounts receivable		<b>974,727</b>	1,088,948
Prepays		<b>75,689</b>	79,952
		<b>20,907,028</b>	17,512,252
Employee pension benefits	11	<b>252,000</b>	47,800
Property, plant and equipment	5	<b>34,421,296</b>	35,837,165
		<b>55,580,324</b>	53,397,217
<b>Liabilities</b>			
Current liabilities			
Accounts payable and accrued liabilities		<b>2,449,346</b>	2,733,185
Deferred revenue		<b>300,903</b>	279,971
Current portion of long-term debt	8	—	1,245,614
		<b>2,750,249</b>	4,258,770
<b>Equity</b>			
Contributed capital		<b>18,422,104</b>	18,422,104
Retained earnings		<b>33,864,071</b>	30,794,143
Accumulated other comprehensive income (loss)		<b>543,900</b>	(77,800)
		<b>52,830,075</b>	49,138,447
		<b>55,580,324</b>	53,397,217
Contingencies (Note 9)			
Subsequent event (Note 14)			

The accompanying notes are an integral part of the financial statements.

On behalf of the Authority



, Director



, President & Chief Executive Officer

**St. John's Port Authority**  
**Statement of cash flows**  
Year ended December 31, 2025  
(Canadian dollars)

	Notes	2025 \$	2024 \$
<b>Operating activities</b>			
Net earnings		3,069,928	1,879,004
Adjustments for:			
Depreciation		1,303,593	1,495,090
(Gain) loss on disposal of property, plant, and equipment		(868,271)	507
Change in employee pension benefits		417,500	41,700
Changes in non-cash operating working capital	12	(144,423)	1,355,497
		<u>3,778,327</u>	<u>4,771,798</u>
<b>Investing activities</b>			
Additions to property, plant, and equipment, net of government grant		(892,424)	(2,374,253)
Proceeds on disposal of property, plant, and equipment		1,872,971	—
		<u>980,547</u>	<u>(2,374,253)</u>
<b>Financing activity</b>			
Repayment of long-term debt		(1,245,614)	(376,434)
Net increase in cash and cash equivalents		3,513,260	2,021,111
Cash and cash equivalents, beginning of year		16,343,352	14,322,241
<b>Cash and cash equivalents, end of year</b>		<u>19,856,612</u>	<u>16,343,352</u>
<b>Cash and cash equivalents are comprised of</b>			
Cash		1,157,954	1,003,259
Short-term investments	4	18,698,658	15,340,093
		<u>19,856,612</u>	<u>16,343,352</u>

The accompanying notes are an integral part of the financial statements.

**1. Nature of operations**

On May 1, 1999, the St. John's Port Authority (the "Authority") was incorporated under the *Canada Marine Act* by Letters Patent issued by the Minister of Transport. This Act superseded the *Canada Ports Corporation Act*. In accordance with the *Canada Marine Act*, all assets, liabilities and equity were transferred at their carrying values in the accounts of the St. John's Port Corporation to the Authority. The registered office of the Authority is located at 1 Water Street, St. John's, Newfoundland and Labrador.

**2. Material accounting policy information**

*Statement of compliance*

These financial statements have been prepared in accordance with IFRS Accounting Standards as issued by the International Accounting Standards Board ("IASB"). The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented, unless otherwise stated.

These financial statements were authorized for issuance by the Board of Directors of the Authority on March 24, 2026.

*Basis of presentation*

These financial statements are presented in Canadian dollars, which is the functional currency of the Authority.

The financial statements have been prepared on a historical cost basis, with the exception of certain financial instruments that are measured at fair value, as explained in the accounting policies below. Historical cost is generally based on the fair value of the consideration given in exchange for assets.

The following significant accounting policies have been applied consistently by the Authority to all periods presented in these financial statements without exception.

*Cash and cash equivalents*

Cash and cash equivalents consist of amounts on deposit with banks as well as highly liquid investments.

*Revenue recognition*

Revenue is measured under IFRS 15 based on the consideration specified in the contract with a customer when transfer of control takes place and for an amount that the Authority expects to receive. The Authority recognizes revenue when it transfers control of a product or service to a customer. Determining when control is transferred (i.e., "At a point in time" or "over time") requires judgment. The Authority recognizes the following sources of revenue:

(a) *Leases*

Revenue from operating leases is recognized on a straight-line basis over the term of the lease. The unearned portion of lease revenue collected during the period is classified as deferred revenue. Deferred revenue that will be earned and recognized within the next twelve months is classified as a current liability. Initial direct costs incurred in negotiating and arranging an operating lease are capitalized and recognized in income on a straight-line basis over the lease term.

## **2. Material accounting policy information (continued)**

### *Revenue recognition (continued)*

#### *(b) Port fees*

Port fees include harbour dues, berthage and wharfage. Revenues are earned over time as services are rendered. Tariffs are set by the Authority and are available on the Authority's website. The Authority recognizes revenue in the amount which they have the right to invoice, in accordance with the applicable tariff, as this amount represents the value of the performance obligation received to date by customers. Payment terms are net 30 days from applicable tariff due date.

Other revenue includes items that are non-recurring and not directly related to the Authority's operations and activities in the course of ordinary operations. Finance income and expenses include investment income and interest expense on borrowings not capitalized.

### *Gross revenue charge*

In order to maintain the letters patent in good standing, the Authority is required to annually pay the Minister of Transport a charge calculated on a percentage of gross revenues.

### *Property, plant, and equipment*

Property, plant, and equipment consists of land, dredging, berthing structures, buildings, utilities, roads and surfaces, machinery and equipment, and office furniture and equipment. Federal real property is carried at historical cost less accumulated depreciation and any impairment losses.

Federal real property is owned by the federal government and is managed and operated by the Authority as an agent of His Majesty in right of Canada for certain activities set out in the Canada Marine Act, and excluding buildings and structures, cannot be mortgaged or pledged as security by the Authority. The Authority is responsible for performing necessary maintenance, restoration and replacement of federal real property that it manages.

Historical cost of property, plant, and equipment includes expenditures that are directly attributable to the acquisition or construction of the assets. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Authority and the cost of the item can be measured reliably. Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset will be capitalized during the period of time that it is necessary to complete and prepare the asset for its intended use. A qualifying asset is defined as such where it takes the Authority a substantial amount of time to complete.

Other borrowing costs are expensed in the period in which they are incurred and reported as interest expense in the statement of earnings and other comprehensive income. Capital expenditures for projects that are on-going at year-end are included in work under construction within property, plant, and equipment.

The carrying amount of replaced property, plant, and equipment is derecognized as incurred. All repairs and maintenance are expensed during the period in which they are incurred.

## **2. Material accounting policy information (continued)**

### *Property, plant and equipment (continued)*

Land and projects under construction that are not yet available for use are not depreciated. Depreciation on other assets is calculated on the straight-line basis, commencing when the asset is available for use, using rates based on the estimated useful lives of the assets. A full year of depreciation is recorded in the year of acquisition and no depreciation is recorded in the year of disposition. Depreciation rates based on the estimated useful lives of the assets are as follows:

Dredging	2.5%
Berthing structures	2.0-6.7%
Buildings	2.5-10%
Utilities	2.5-10%
Roads and surfaces	2.5-10%
Machinery and equipment	5.0-100%
Office furniture and equipment	20%

Residual values and useful lives are reviewed, and adjusted if necessary, at the end of each reporting period. Gains and losses arising on the disposal of property, plant, and equipment are determined as the difference between the disposal proceeds and the carrying amount of the assets and are recognized in earnings within other income or other expenses.

### *Government grants*

Grants are recognized at their fair value when it is reasonably assured that the grant will be received and the Authority will comply with all attached conditions. Government grants relating to property, plant and equipment are deducted from the cost therein and depreciation recorded on a net basis.

### *Impairment of long-lived non-financial assets*

Long-lived non-financial assets are reviewed for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. If such an indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss, if any. The recoverable amount is the higher of fair value less costs to sell and value-in-use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are largely independent cash inflows, or cash generating units ("CGUs"). Where the asset does not generate cash flows that are independent from other assets, the Authority estimates the recoverable amount of the CGU to which the asset belongs. When the recoverable amount of an asset (or CGU) is estimated to be less than its carrying amount, the carrying amount is reduced to the recoverable amount and an impairment loss is recognized. Impairment losses are recognized as an expense immediately in profit or loss. An impairment charge is reversed if the asset's (or CGUs) recoverable amount exceeds its carrying amount.

### *Payments in lieu of taxes*

The expense for payments in lieu of taxes is based on estimated municipal assessments adjusted in accordance with the *Payment in Lieu of Taxes Act*. Payments are made based on these assessments. Any adjustments upon finalization are reflected in the accounts in the year of settlement.

**2. Material accounting policy information (continued)**

*Provisions*

Provisions are recognized when the Authority has a present obligation, legal or constructive, as a result of a past event, and it is probable that the Authority will be required to settle the obligation and a reliable estimate of the amount of the obligation can be made.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the statement of financial position date, taking into account the risks and uncertainties surrounding the obligation. Where a provision is measured using the cash flows estimated to settle the present obligation for a period ending beyond one year, its carrying amount is the present value of those cash flows, where the time value of money is material. When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, the receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably. Provisions reflect the Authority's best estimate at the reporting date. Provisions are not recognized for future operating losses.

*Financial instruments*

Financial assets and financial liabilities are recognized in the statement of financial position when the Authority becomes a party to the contractual provisions of the instrument and are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognized immediately in profit or loss. All recognized financial assets and financial liabilities are subsequently measured in their entirety at either amortized cost or fair value, depending on the classification of the financial assets and financial liabilities.

*Classification of financial instruments*

The Authority has classified each of its financial instruments into the following categories: financial assets at amortized cost and financial liabilities at amortized cost.

Financial instrument	Category
Cash and cash equivalents	Amortized cost
Accounts receivable and accruals	Amortized cost
Other receivables	Amortized cost
Accounts payable and accrued liabilities	Amortized cost
Long-term debt	Amortized cost

(i) Effective interest method

The effective interest method is a method of calculating the amortized cost of a debt instrument and allocating interest income or expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts or payments (including all fees on points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) excluding expected credit losses for debt financial assets, through the expected life of the debt instrument, or, where appropriate, a shorter period to the gross carrying amount on initial recognition.

Income or expense is recognized on an effective interest basis for debt instruments other than those financial assets and liabilities classified as at fair value through profit and loss ("FVTPL").

## **2. Material accounting policy information (continued)**

### *Financial instruments (continued)*

#### *Financial assets*

##### (i) Financial assets at amortized cost

The amortized cost of a financial asset is the amount at which the financial asset is measured at initial recognition minus the principal repayments, plus the cumulative amortization using the effective interest method of any difference between that initial amount and the maturity amount, adjusted for any loss allowance. The gross carrying amount of a financial asset is the amortized cost of a financial asset before adjusting for any loss allowance.

#### *Cash and cash equivalents*

Interest income is calculated by applying the effective interest rate to the gross carrying amount of a financial asset, except for financial assets that have subsequently become credit impaired. For financial assets that have subsequently become credit-impaired, interest income is recognized by applying the effective interest rate to the amortized cost of the financial asset. If, in subsequent reporting periods, the credit risk on the credit-impaired financial instrument improves so that the financial asset is no longer credit-impaired, interest income is recognized by applying the effective interest rate to the gross carrying amount of the financial asset.

Interest income is recognized in profit or loss and is included in investment income.

#### *Receivables*

Trade receivables and accruals are amounts due from customers in the ordinary course of business where collection is expected in one year or less. Trade receivables and accruals are classified as current assets.

Trade receivables and accruals are recognized initially at fair value. The Authority recognizes lifetime expected credit losses (ECL) for trade receivables and accruals. The expected credit losses on these financial assets are estimated based on historical credit loss experience, adjusted for factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date. Credit losses are recorded as an expense in the period that they are identified. Accounts that have been previously allowed for are written off when ultimate collection is considered not likely.

#### *Impairment of financial assets*

The Authority recognizes a loss allowance for expected credit losses on financial assets measured at amortized cost.

The Authority has decided to adopt the simplified approach for impairment, which means that it recognizes the lifetime expected credit losses in respect of financial assets measured at amortized cost. Their scope reaches expected credit losses that result from all possible default events over the life of a financial instrument. The expected credit losses are estimated using the Authority's historical credit loss experience, readjusted on factors that are specific to the debtors, general economic conditions and an assessment of both the current as well as the forecast direction of conditions at the reporting date, including time value of money, if necessary. The Authority considers a financial asset to be in default when it appears unlikely that the customer will be able to pay the liability in full.

## **2. Material accounting policy information (continued)**

### *Financial instruments (continued)*

#### *Financial liabilities*

##### (i) Financial liabilities at amortized cost

Financial liabilities that do not meet the criteria of FVTPL or are not designated as such, are subsequently measured at amortized cost using the effective interest method.

#### *Derecognition*

Financial assets are derecognized when the rights to receive cash flows from the assets have expired or have been transferred and the Authority has transferred substantially all risks and rewards of ownership. Financial liabilities are derecognized when obligations under the contract expire and are discharged or cancelled. Management of the Authority classifies financial instruments into various categories as disclosed in Note 6 to the financial statements.

#### *Employee pension benefits*

The defined benefit plans sponsored by the Authority determine the amount of pension benefits employees will receive on retirement by reference to length of service and salary levels. Obligations associated with defined benefit plans reside with the Authority, even if plan assets for funding the plan are set aside.

The asset/liability recognized in the statement of financial position for defined benefit plans is the present value of the defined benefit obligation at the end of the reporting date, less the fair value of plan assets, together with adjustments for unrecognized past service costs. The defined benefit obligation is calculated annually by independent actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating the terms of the related pension liability.

Actuarial gains and losses arising from experience adjustments and changes in actuarial assumptions are charged or credited to equity in other comprehensive income, in the period in which they arise.

Past service costs are recognized immediately in income, unless the changes to the pension plan are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past service costs are amortized on a straight-line basis over the vesting period.

#### *Other employee benefits*

The Authority also maintains other non-funded benefits for eligible employees. The Authority accrues in its accounts annually the estimated liabilities for annual leave and overtime compensatory leave, which are payable to its employees in subsequent years.

## **2. Material accounting policy information (continued)**

### *New and revised IFRS Accounting Standards in issue but not yet effective*

At the date of authorization of these financial statements, the Authority has not applied the following new and revised IFRS Accounting Standards that have been issued but are not yet effective:

#### **(1) IFRS 18 - Presentation and Disclosures in Financial Statements**

IFRS 18 replaces IAS 1, carrying forward many of the requirements in IAS 1 as unchanged and complementing them with new requirements. In addition, some IAS 1 paragraphs have been moved to IAS 8 (Accounting policies, changes in accounting estimates and errors) and IFRS 7 (Financial instruments: disclosures). Furthermore, the IASB has made minor amendments to IAS 7 (Statement of cash flows).

IFRS 18 introduces new requirements to:

- present specified categories and defined subtotals in the statement of profit or loss;
- provide disclosures on management-defined performance measures (MPMs) in the notes to the financial statements;
- improve aggregation and disaggregation.

The Authority is required to apply IFRS 18 for annual reporting periods beginning on or after January 1, 2027, with earlier application permitted. The amendments to IAS 7 as well as the revised IAS 8 and IFRS 7, become effective when the Authority applies IFRS 18. IFRS 18 requires retrospective application with specific transition provisions.

The Authority anticipates that the application of this new standard may have an impact on the Authority's financial statements in future periods.

#### **(2) Amendments to IFRS 9 Financial Instruments and IFRS 7 Financial Instruments: Disclosure - Amendments to the Classification and Measurement of Financial Instruments**

The IASB issued amendments to IFRS 9 and IFRS 7 to provide clarification and enhancement on classification and measurement of financial instruments. The amendments permit an entity to deem a financial liability or part of a financial liability that is settled using an electronic payment system to be discharged and derecognized before the settlement date if specified criteria are met. The amendments also provide guidance on how an entity should assess whether contractual cash flows of a financial asset are consistent with a basic lending arrangement, enhance the description of the term 'non-recourse', and clarify the characteristics of contractually linked instruments that distinguish them from other transactions. Furthermore, the amendments add new disclosure requirements for investments in equity instruments designated at FVTOCI and contractual terms that could change the timing or amount of contractual cash flows.

The amendments are effective for annual reporting periods beginning on or after January 1, 2026, with earlier application permitted. The amendments require retrospective application.

The application of these amendments will not have a material impact on the Authority's financial statements.

**3. Significant accounting judgments and estimates**

In the application of the Authority's accounting policies, management is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ materially from these estimates.

The following are the critical judgments, estimates and assumptions that management has made in the process of applying the Authority's accounting policies and that have the most significant effect on the amounts recognized in the financial statements.

*(i) Useful lives of property, plant, and equipment*

The Authority reviews the estimated useful lives of property, plant, and equipment at the end of each reporting period. Depreciation rates based on the estimated useful lives of these assets are detailed in the property, plant, and equipment accounting policy note. Further details on these assets are set out in Note 5.

*(ii) Employee future benefits*

The Authority uses significant assumptions, which are detailed in Note 11, when measuring its accrued benefit obligation for its defined benefit pension plans. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

**4. Cash equivalents**

	<b>Amortized cost</b>	<b>2025 Face value</b>	Amortized cost	2024 Face value
	\$	\$	\$	\$
Cash equivalents	<b>18,698,658</b>	<b>18,843,000</b>	15,340,093	15,530,000

Cash equivalents consist of short-term investments in the form of Government of Canada treasury bills maturing between January and August 2026, at yields between 98.620% and 99.844%.

**St. John's Port Authority**  
**Notes to the financial statements**  
December 31, 2025  
(Canadian dollars)

**5. Property, plant, and equipment**

	Land	Dredging	Berthing structures	Buildings	Utilities	Roads and surfaces	Machinery and equipment	Office furniture and equipment	Projects under construction	2025 Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cost	8,212,005	189,056	36,740,969	8,789,057	10,578,502	5,702,024	637,033	975,239	130,425	71,954,310
Accumulated depreciation	—	(124,427)	(18,282,873)	(4,930,955)	(6,172,005)	(5,253,954)	(562,173)	(790,758)	—	(36,117,145)
Net book value	8,212,005	64,629	18,458,096	3,858,102	4,406,497	448,070	74,860	184,481	130,425	35,837,165
Year ended										
December 31, 2025										
Additions, net of grants	—	—	—	—	233,964	—	55,319	66,241	915,776	1,271,300
Disposals	—	—	—	(2,069,892)	(64,973)	—	(41,568)	(212,357)	—	(2,388,790)
Other adjustments	—	—	—	1,087,456	64,592	—	21,269	210,775	(378,878)	1,005,214
Depreciation expense	—	(4,728)	(674,451)	(180,929)	(306,647)	(45,672)	(18,877)	(72,289)	—	(1,303,593)
Cost	8,212,005	189,056	36,740,969	6,719,165	10,747,493	5,702,024	650,784	829,123	667,323	70,457,942
Accumulated depreciation	—	(129,155)	(18,957,324)	(4,024,428)	(6,414,060)	(5,299,626)	(559,781)	(652,272)	—	(36,036,646)
Closing net book value	8,212,005	59,901	17,783,645	2,694,737	4,333,433	402,398	91,003	176,851	667,323	34,421,296
December 31, 2024										
Cost	7,790,791	189,056	33,275,624	8,789,057	9,942,577	5,558,701	637,033	838,983	2,658,415	69,680,237
Accumulated depreciation	—	(119,687)	(17,450,520)	(4,697,616)	(5,957,991)	(5,208,176)	(544,999)	(742,739)	—	(34,721,728)
Net book value	7,790,791	69,369	15,825,104	4,091,441	3,984,586	350,525	92,034	96,244	2,658,415	34,958,509
Year ended										
December 31, 2024										
Additions, net of grants	421,214	—	3,465,345	—	717,862	143,323	—	154,499	2,374,253	7,276,496
Disposals	—	—	—	—	(81,937)	—	—	(18,243)	—	(100,180)
Adjustments, capital grants	398,052	—	3,253,418	—	417,612	134,917	—	—	—	4,203,999
Other adjustments	—	—	—	—	81,937	—	—	17,735	(4,902,243)	(4,802,571)
Depreciation expense	—	(4,740)	(832,353)	(233,339)	(295,951)	(45,778)	(17,174)	(65,754)	—	(1,495,090)
Cost	8,212,005	189,056	36,740,969	8,789,057	10,578,502	5,702,024	637,033	975,239	130,425	71,954,310
Accumulated depreciation	—	(124,427)	(18,282,873)	(4,930,955)	(6,172,005)	(5,253,954)	(562,173)	(790,758)	—	(36,117,145)
Closing net book value	8,212,005	64,629	18,458,096	3,858,102	4,406,497	448,070	74,860	184,481	130,425	35,837,165

**5. Property, plant, and equipment (continued)**

Total estimated capital expenditures, authorized or committed at December 31, 2025, which have not been audited, were \$10,769,000 (\$7,918,000 in 2024).

**6. Financial instruments**

*Financial risk factors*

The Authority has exposure to credit risk, liquidity risk, and market rate risk. The Authority's Board of Directors has the overall responsibility for the oversight of these risks and reviews the Authority's policies on an ongoing basis to ensure that these risks are appropriately managed. The sources of risk exposure and how each is managed are outlined below:

*Credit risk*

Credit risk is the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Authority. The Authority has some credit risk with its cash equivalents which consists of investments, but this is mitigated as the investments only consist of low-risk Government of Canada Treasury Bills. The Authority provides credit to its customers in the normal course of its operations. It carries out, on a continuing basis, credit checks on its customers and maintains provisions for contingent credit losses. The Authority mitigates credit risk by actively monitoring the aging of accounts receivable and regularly follows up on overdue accounts. The Authority's maximum exposure to credit risk corresponds to the carrying value of accounts receivable and other receivables.

An analysis of the Authority's receivables and continuity of the Authority's provisions for impairment losses on receivables is as follows:

	<b>2025</b>	2024
	<b>\$</b>	\$
Trade and other accounts receivable	<b>1,282,776</b>	1,428,312
Less: allowance for impairment losses of receivables	<b>(308,049)</b>	(361,095)
	<b>974,727</b>	1,067,217

The credit quality of financial assets that are neither past due nor impaired is assessed with reference to historical information and includes the following considerations: new customers/tenants and existing customers/tenants (i.e. greater than six months) with no history of defaults or those that have some history of defaults but were eventually fully recovered.

As of December 31, 2025, trade receivables of \$308,049 (\$361,095 in 2024) were impaired and provided for with an allowance for impairment losses. Individually impaired receivables mainly relate to management's estimate of customers that are in dispute or experiencing difficult economic situations.

**6. Financial instruments (continued)**

*Liquidity risk*

Liquidity risk is the risk that the Authority will not be able to meet its financial obligations as they become due. The Authority manages this risk by establishing detailed cash forecasts, as well as long-term operating and strategic plans. The Authority believes its liquidity risk is not significant. Maturity of long-term debt is disclosed in Note 8 and all accounts payable and accrued liabilities are due within 120 days.

*Market risk*

Market risk is the risk of loss that may arise from change in market factors such as interest rates and foreign exchange rates. The Authority is exposed to this market risk primarily in its investing activities. As the Authority operates only in Canada it has minimal foreign exchange risk.

The Authority's current policy is to invest excess cash in short-term treasury bills issued by the Government of Canada.

*Financial assets and liabilities*

As of December 31, the Authority's financial assets and liabilities were categorized as follows:

	<b>2025</b>	2024
	<b>\$</b>	\$
Financial assets at amortized cost		
Accounts receivable	<b>974,727</b>	1,088,948
Cash and cash equivalents	<b>19,856,612</b>	16,343,352
	<b>20,831,339</b>	17,432,300
Financial liabilities at amortized cost		
Accounts payable and accrued liabilities	<b>2,449,346</b>	2,733,185
Current portion of long-term debt	—	1,245,614
	<b>2,449,346</b>	3,978,799

In the event that the Authority has financial instruments required to be recorded at fair value on the statement of financial position, the Authority would apply a three-tier hierarchy framework for disclosing fair value of financial instruments, based on whether the inputs into the various valuation techniques are observable or unobservable.

Observable techniques reflect market data obtained from independent sources, while unobservable inputs reflect management's assumptions. Changes in valuation techniques of financial instruments may result in transfers of assigned levels. The hierarchy of input is as follows:

- Level 1 – Quoted prices in active markets for identical assets or liabilities;
- Level 2 – Inputs other than quoted prices included in Level I, that are observable, either directly or indirectly; and
- Level 3 – Inputs that are not based on observable market data.

**6. Financial instruments (continued)**

*Financial assets and liabilities (continued)*

The carrying values of current assets and current liabilities approximate their fair value due to the relatively short period to maturity of these financial instruments. Financial assets and financial liabilities are carried at amortized cost. There were no transfers of amounts between Level 1, Level 2, and Level 3 financial instruments for the years ended December 31, 2025 and 2024. Additionally, there are no financial instruments classified in Level 3.

**7. Capital management**

The Authority is incorporated without share capital. Capital requirements are funded through internally generated funds and debt. The Authority's primary objective when managing capital is to keep the amount of debt at a level whereby the Authority's financial strength and credit quality is maintained.

Pursuant to its Letters Patent, the aggregate debt of the Authority shall not exceed \$8 million. The Authority's capital consists of contributed capital and retained earnings. As at December 31, 2025, the Authority is compliant with all its debt covenants.

**8. Long-term debt**

	<b>2025</b>	2024
	<b>\$</b>	\$
Term loan, bearing interest at 6.22%, repaid in 2025.	—	1,245,614
Less: current portion	—	<u>(1,245,614)</u>
	<u>—</u>	<u>—</u>

The Authority has available a revolving credit facility with its bank to a maximum of \$300,000, which was unused at December 31, 2025 (nil in 2024).

**9. Contingencies**

The Authority is exposed, in the normal course of business, to potential environmental issues. As any ultimate financial liability is not presently determinable, no provision has been made in the accompanying financial statements.

**9. Contingencies (continued)**

In the normal course of business, the Authority is also involved in occasional claims. Though the outcome of any pending claims as at December 31, 2025, cannot be determined with certainty, the Authority believes that their outcome will have no significant adverse impact on its financial position, operating results, or cash flows.

**10. Leases**

The Authority currently leases land and buildings under non-cancellable operating lease agreements. The leases have varying terms and renewal rights. Contingent-based rents recognized in the fiscal 2025 earnings were \$269,856 (\$226,118 in 2024). The future minimum lease rentals under non-cancellable operating leases in the aggregate is \$143,399,624 (\$144,705,442 in 2024).

	\$
Not later than 1 year	3,817,421
Later than 1 year and not longer than 5 years	15,469,183
Later than 5 years	124,113,020
	143,399,624

**11. Employee pension benefits**

In 2015, the Authority implemented a new defined benefit plan ("SJPA plan") replacing a defined contribution plan. The SJPA plan has two components, a registered pension plan ("RPP") and a supplemental pension plan ("SPP"). In addition, the Authority has an existing multi-employer Canadian Port Authorities defined benefit plan ("CPA plan"). These plans provide pension benefits to all its employees.

Employees who previously participated in the Public Service Superannuation Act ("PSSA") plan had the option to transfer their pension entitlements, earned prior to May 1, 2000, to the Authority's CPA plan or to have those entitlements remain in the PSSA plan. All employees elected to have those entitlements remain in the PSSA.

On August 1, 2015, active employees in the defined contribution plan became members of the new SJPA plan with past service recognized from the most recent date of May 1, 2000, or the commencement of employment with the Authority and assets transferred from employee defined contribution pension plan accounts contributed to this recognition of past service. Employees hired after August 1, 2015, are required to join the SJPA plan.

**St. John's Port Authority**  
**Notes to the financial statements**  
December 31, 2025  
(Canadian dollars)

**11. Employee pension benefits (continued)**

Information regarding the employee pension plans for the years ended December 31 is as follows:

	CPA Plan \$	RPP Plans SJPA Plan \$	SPP Plan SJPA Plan \$	2025 Total \$	2024 Total \$
Change in accrued benefit obligation					
Balance, beginning of year	5,243,000	4,861,100	1,424,000	11,528,100	10,784,300
Current service cost	11,000	211,400	62,000	284,400	182,700
Remeasurement gain					
Actuarial gain from changes in economic assumptions	(57,000)	(212,500)	(52,700)	(322,200)	(100,900)
Actuarial (gain) loss from experience	(54,000)	85,700	(73,100)	(41,400)	468,100
Actuarial gain from changes in demographic assumptions	—	—	—	—	(77,500)
Interest cost on benefit obligation	240,000	232,200	67,100	539,300	498,300
Contributions by plan participants	3,000	139,200	—	142,200	129,700
Benefits paid	(283,000)	—	—	(283,000)	(356,600)
Balance, end of year	<u>5,103,000</u>	<u>5,317,100</u>	<u>1,427,300</u>	<u>11,847,400</u>	<u>11,528,100</u>
Change in fair value of plan assets					
Balance, beginning of year	8,719,000	6,309,900	—	15,028,900	13,183,200
Interest income	403,000	—	—	403,000	375,000
Remeasurement gain					
Actuarial gain	216,000	361,100	—	577,100	1,299,300
Return on plan assets	—	302,100	—	302,100	239,700
Employer contributions	—	68,600	—	68,600	158,600
Employee contributions	3,000	139,200	—	142,200	129,700
Benefits paid	(283,000)	—	—	(283,000)	(356,600)
Balance, end of year	<u>9,058,000</u>	<u>7,180,900</u>	<u>—</u>	<u>16,238,900</u>	<u>15,028,900</u>
Funded status - plan surplus (deficit)	3,955,000	1,863,800	(1,427,300)	4,391,500	3,500,800
Remeasurement of unrecognized asset due to limit in IAS 19.64	(3,934,000)	—	—	(3,934,000)	(3,453,000)
Limitation due to paragraph 58(b)	—	(205,500)	—	(205,500)	—
Accrued benefit asset	<u>21,000</u>	<u>1,658,300</u>	<u>(1,427,300)</u>	<u>252,000</u>	<u>47,800</u>

**St. John's Port Authority**  
**Notes to the financial statements**  
December 31, 2025  
(Canadian dollars)

**11. Employee pension benefits (continued)**

Pension expense included in earnings as salaries and benefits and other comprehensive income is as follows:

	CPA Plan \$	RPP Plans SJPA Plan \$	SPP Plan SJPA Plan \$	2025 Total \$	2024 Total \$
Plan expense					
Current service cost (employer portion)	11,000	211,400	62,000	284,400	182,700
Net interest on defined benefit obligation	(1,000)	(69,900)	67,100	(3,800)	17,600
Pension expense recognized in earnings	10,000	141,500	129,100	280,600	200,300
Actuarial gain in other comprehensive income	8,000	487,900	125,800	621,700	538,600

The invested assets of the Authority's Pension Plans are held in pooled funds. The following is a distribution of the invested assets by fund type:

	CPA Plan %	2025 SJPA Plan %	CPA Plan %	2024 SJPA Plan %
Canadian equity securities	23	29	20	27
Foreign equity securities	25	45	25	45
Fixed income securities	38	22	40	23
Real estate	14	4	15	5
	100	100	100	100

The significant actuarial assumptions adopted in measuring the Authority's accrued benefit obligations are as follows:

	CPA Plan	2025 SJPA Plan	CPA Plan	2024 SJPA Plan
Discount rate at beginning of year	4.70	4.71	4.70	4.64
Discount rate at end of year	4.80	4.96	4.70	4.71
Expected long-term rate of return on plan assets	4.80	4.96	4.70	4.64
Inflation rate	2.00	2.00	2.00	2.00
		2.50% + step increases & 2.50%		2.50% + step increases & 2.50%
Rate of compensation	2.50	Mgmt	2.50	Mgmt
Mortality table	CPM 2014 (scale MI-2017)	CPM 2014 (scale CPM-B)	CPM 2014 (scale MI-2017)	CPM 2014 (scale CPM-B)

**St. John's Port Authority**  
**Notes to the financial statements**  
December 31, 2025  
(Canadian dollars)

**11. Employee pension benefits (continued)**

The Authority's actuaries prepare annual valuations of the plan's assets and accrued benefit obligations using January 1 as a measurement date and extrapolated to December 31. The most recent valuations of the pension plans for funding purposes were conducted as of January 1, 2025. The next valuations for funding purposes will be January 1, 2026.

**12. Changes in non-cash operating working capital**

	2025	2024
	\$	\$
Government of Canada Infrastructure Grant	<b>348,976</b>	700,655
Accounts receivable	<b>(234,755)</b>	404,647
Other receivables	—	77,992
Prepays	<b>4,263</b>	(9,199)
Accounts payable and accrued liabilities	<b>(283,839)</b>	180,586
Deferred revenue	<b>20,932</b>	816
	<b>(144,423)</b>	1,355,497
Other information		
Interest received	<b>13,747</b>	18,420
Interest paid	<b>61,863</b>	90,005

**13. Remuneration disclosure**

As required by subsection 37(3) of the Canada Marine Act, the remuneration paid in money or in kind to directors, the chief executive officer, and certain officers and employees, in actual dollars, is disclosed in the following table:

Name	Title	Salaries and fees	Allowances and other benefits <sup>(1)</sup>	Total
		\$	\$	\$
McGrath, Beth	Chair	34,135	—	34,135
Hefferton, Harold	Vice Chair	31,640	—	31,640
Brewer, Jill	Director	25,480	—	25,480
Howse, Stacey	Director	18,550	—	18,550
Peddigrew, Christopher	Director	24,058	—	24,058
Walters, Samuel	Director	25,386	—	25,386
Hanrahan, Sean	President and CEO	324,018	87,499	411,517
McCarthy, Robert	VP Development	214,737	41,351	256,088
Martin, Racquel	VP Finance and Admin	219,677	33,376	253,053

<sup>(1)</sup> Allowances and other benefits may include performance bonuses and other taxable benefits.

**13. Remuneration disclosure (continued)**

The remuneration of key management personnel, including directors, of the Authority during the years ended December 31, 2025 and December 31, 2024 were as follows:

	<b>2025</b>	2024
	<b>\$</b>	\$
Salaries, fees, and short-term benefits	<b>1,106,143</b>	1,047,091
Post-employment and other long-term benefits	<b>153,250</b>	86,226
	<b><u>1,259,393</u></b>	<u>1,133,317</u>

**14. Subsequent event**

Subsequent to year end, the Port Authority signed an agreement-in-principle with the City of St. John's in relation to a land transfer, subject to Transport Canada approval.