

B.C. Pavilion Corporation

Financial Statements

Fiscal Year Ended March 31, 2024

Audited Financial Statements

March 31, 2024

B.C. Pavilion Corporation

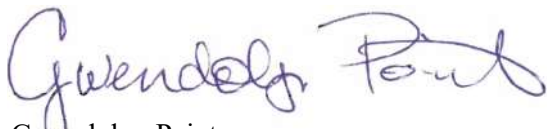
Statement of Management Responsibility

The financial statements of the B.C. Pavilion Corporation have been prepared by management in accordance with the financial reporting framework disclosed in note 2 to these financial statements, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the financial statements and schedules, and for ensuring that this information is consistent, where appropriate, with information contained in the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

Systems of internal control are developed and maintained by management to provide reasonable assurance that reliable information is produced. The internal controls are designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and financial records are properly maintained to provide a reliable basis for preparation of the financial statements.

The B.C. Pavilion Corporation Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises these responsibilities through the Board and its Audit and Governance Committee. The Board reviews internal financial statements at each meeting and external audited financial statements annually. Significant financial reporting or internal control matters are discussed by the Board and its Audit and Governance Committee prior to their approval of the Corporation's financial statements.

PricewaterhouseCoopers LLP conducts an independent examination, in accordance with Canadian auditing standards, and expresses their opinion on the B.C. Pavilion Corporation financial statements. The auditors have full and free access to all financial management records of B.C. Pavilion Corporation and meet when required. The accompanying Auditor's Report outlines their responsibilities, the scope of their examination and their opinion on the financial statements for B.C. Pavilion Corporation.



Gwendolyn Point
Chair – Board of Directors



Curt Walker, FCPA, FCMA
Chief Financial Officer

Vancouver, British Columbia
June 13, 2024



Independent auditor's report

To the Board of Directors of B.C. Pavilion Corporation and the Minister of Tourism, Arts, Culture and Sport, Province of British Columbia

Our opinion

In our opinion, the accompanying financial statements of B.C. Pavilion Corporation (the Corporation) as at March 31, 2024 and for the year then ended are prepared, in all material respects, in accordance with the accounting requirements of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia.

What we have audited

The Corporation's financial statements comprise:

- the statement of financial position as at March 31, 2024;
- the statement of operations and change in accumulated surplus for the year then ended;
- the statement of change in net debt for the year then ended;
- the statement of cash flows for the year then ended; and
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

Basis for opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial statements* section of our report.

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

Independence

We are independent of the Corporation in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada. We have fulfilled our other ethical responsibilities in accordance with these requirements.

PricewaterhouseCoopers LLP
PwC Place, 250 Howe Street, Suite 1400, Vancouver, British Columbia, Canada V6C 3S7
T.: +1 604 806 7000, F.: +1 604 806 7806, Fax to mail: ca_vancouver_main_fax@pwc.com



Emphasis of matter – basis of accounting

We draw attention to note 2 to the financial statements, which describes the basis of accounting and the significant differences between such basis of accounting and Canadian public sector accounting standards. Note 19 to the financial statements discloses the impact of these differences. Our opinion is not modified in respect of this matter.

Responsibilities of management and those charged with governance for the financial statements

Management is responsible for the preparation of the financial statements in accordance with the accounting requirements of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia, 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 Corporation'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 Corporation or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibilities for the audit of the financial statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation'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 Corporation'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 Corporation to cease to continue as a going concern.

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.

PricewaterhouseCoopers LLP

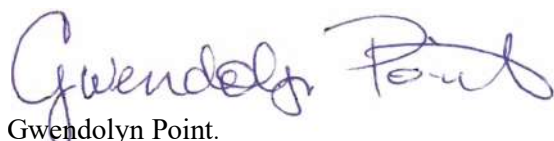
Chartered Professional Accountants

Vancouver, British Columbia
June 13, 2024

B.C. Pavilion Corporation
Statement of Financial Position
(in \$000s)

	Note	March 31 2024	March 31 2023
Financial Assets			
Cash and cash equivalents	4	38,784	27,210
Restricted Cash	4	-	350
Investments	4	354	392
Accounts receivable	5	13,998	14,431
Due from governments	6	8,589	7,222
		61,725	49,605
Liabilities			
Accounts payable and accrued liabilities	7	17,809	18,744
Due to governments	6	9,547	9,523
Employee leave liability		1,643	1,490
Deferred revenue	8	50,022	34,629
Deferred capital contributions – government	9	736,225	758,507
Deferred capital contributions – other	10	4,478	5,309
Long-term debt	11	122,647	125,861
		942,371	954,063
Net debt		(880,646)	(904,458)
Non-financial assets			
Tangible capital assets	12	919,639	948,086
Inventories held for use		100	95
Prepaid expenses		2,069	953
		921,808	949,134
Accumulated surplus		41,162	44,676
Contingencies and contractual obligations	13		

Approved on behalf of the board:



Gwendolyn Point.
Chair – Board of Directors



Flavia Coughlan
Chair – Audit & Governance Committee

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

B.C. Pavilion Corporation
Statement of Operations and Change in Accumulated Surplus
(in \$000s)

	<i>Note</i>	31-Mar-24		31-Mar-23
		Budget	Actual	Actual ⁽¹⁾
		<i>(Note 17)</i>		
Revenues	20			
Event revenues		86,065	112,650	91,385
Lease revenues		7,073	7,183	6,886
Miscellaneous revenues		2,916	3,913	3,063
Operating contributions - government		7,552	7,805	7,372
Deferred capital contributions -government		35,254	35,386	35,485
Deferred capital contributions - other		868	832	837
Interest revenue		-	1,487	1,067
		139,728	169,256	146,095
Expenses	14,20			
BC Place Stadium		71,558	77,778	70,631
Vancouver Convention Centre		85,487	94,992	80,063
		157,045	172,770	150,694
Annual operating (deficit)		(17,317)	(3,514)	(4,599)
Accumulated surplus, beginning of year		44,676	44,676	49,275
Accumulated surplus, end of year		27,359	41,162	44,676

(1) Event revenues and expenses for BC Place Stadium for fiscal year 2023 have been restated to reflect change in food and beverage revenue recognition policy. Refer to note #2 for additional information.

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

B.C. Pavilion Corporation
Statement of Change in Net Debt
(in \$000s)

	31-Mar-24		31-Mar-23
	Budget	Actual	Actual
	<i>(Note 17)</i>		
Annual operating (deficit)	(17,317)	(3,514)	(4,599)
Acquisition of tangible capital assets	(10,000)	(14,293)	(10,773)
Amortization of tangible capital assets	41,829	42,740	42,835
	14,512	24,933	27,463
Acquisition of prepaid expense	-	(7,647)	(5,552)
Use of prepaid expense	-	6,531	5,054
	-	(1,116)	(498)
Acquisition of inventory for use	-	(209)	(147)
Use of inventory	-	204	197
	-	(5)	50
Decrease in net debt	14,512	23,812	27,015
Net debt – beginning of year		(904,458)	(931,473)
Net debt – end of year		(880,646)	(904,458)

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

B.C. Pavilion Corporation
Statement of Cash Flows
(in \$000s)

	March 31	March 31
	2024	2023
(Deficit) for the year	(3,514)	(4,599)
Changes in Non-cash Items Included in (Deficit):		
Amortization of tangible capital assets	42,740	42,835
Amortization of deferred capital contributions – government	(35,386)	(35,485)
Amortization of deferred capital contributions – other	(832)	(837)
Changes in Non-Cash Working Capital Items:		
Accounts receivable	433	(8,159)
Due from governments	(1,367)	(1,956)
Due to governments	24	121
Accounts payable and accrued liabilities	(934)	7,658
Employee leave liability	153	86
Deferred revenue	15,394	2,646
Inventories held for use	(5)	50
Prepaid expenses	(1,116)	(498)
<i>Cash provided by operating transactions</i>	15,590	1,862
Purchase of tangible capital assets	(14,293)	(10,773)
<i>Cash used in capital transactions</i>	(14,293)	(10,773)
Investing Transactions		
Investment	37	25
<i>Cash provided by investing transactions</i>	37	25
Financing Transactions		
Deferred capital contributions – government	13,104	10,354
Repayment of long-term debt	(3,214)	(3,111)
<i>Cash provided by financing transactions</i>	9,890	7,243
Increase in cash and cash equivalents	11,224	(1,643)
Cash and cash equivalents – beginning of year	27,560	29,203
Cash and cash equivalents – end of year	38,784	27,560

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

1. Authority and Nature of Operations

B.C. Pavilion Corporation (PavCo or the Corporation) was formed on April 1, 2008 under the *British Columbia Business Corporations Act*, following the amalgamation of the former B.C. Pavilion Corporation and Vancouver Convention Centre Expansion Project Ltd. (VCCEP). PavCo is wholly owned by the Province of British Columbia, and reports to the Legislative Assembly through the Minister of Tourism, Arts, Culture and Sport. As a provincial Crown agency, PavCo is subject to legislative regulations in government reporting Acts which include the *Budget Transparency and Accountability Act* and the *Financial Administration Act*.

PavCo's mandate is to generate economic and community benefit for the people of British Columbia through the prudent management of public facilities. PavCo achieves this by developing, marketing and operating iconic world class public convention, sports and entertainment facilities. The Corporation owns and operates BC Place Stadium and the Vancouver Convention Centre's west facility. The Corporation operates the Vancouver Convention Centre's east facility under a separate agreement with Canada Place Corporation.

PavCo is exempt from income taxes under the Income Tax Act.

2. Significant Accounting Policies

These financial statements have been prepared by management in accordance with the accounting requirements of Section 23.1 of the *Budget Transparency and Accountability Act* of the Province of British Columbia which requires that financial statements be prepared in accordance with Canadian public sector accounting standards except in regard to accounting for government transfers as set out in Note 19. Significant accounting policies used in the preparation of these financial statements are:

Financial assets

Cash and cash equivalents include cash on hand and short-term highly liquid investments that are readily convertible to known amounts of cash and are subject to an insignificant risk of changes in value.

Accounts receivable are recorded at cost less the amount of any valuation allowance (bad debt allowance). Valuation allowances are made when collection is in doubt. Changes in valuation allowances are recognized as expenses in the period when the valuation change is made. Interest is only accrued on receivables when collection is reasonably assured.

Tangible capital assets

Tangible capital assets are recorded at cost less accumulated amortization. Asset costs (excluding land), less any residual value, are amortized over their estimated useful lives to PavCo as follows:

Buildings and improvements	5 to 50 years, straight-line
Leasehold improvements	Over the shorter of the estimated useful life of the improvement or the term of the lease, straight-line
Equipment and other capital assets	1 to 10 years, straight-line
Furniture and fixtures	3 to 20 years, straight-line
Vehicles	30% per annum, declining balance
Computer hardware and software	3 to 5 years, straight-line

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

2. Significant Accounting Policies (cont.)

Assets under construction are recorded at cost and include direct costs during development and construction, indirect costs that are directly attributable to the construction or development activity and other carrying costs. When construction is substantially complete or the asset is ready for use, it is subsequently amortized over its estimated useful life.

In the year of asset acquisition, amortization will be recorded at 50% of the normal annual rate, calculated for the asset as per above. In the final year or the year of disposition, amortization will be charged at 50% of the annual rate.

Contributed tangible capital assets are recorded at fair value as of the date of contribution. When fair value of a contributed asset cannot be determined by market or appraisal estimates, the asset is recorded at nominal value.

PavCo reviews the value of its tangible capital assets that are in active service for impairment based on their service potential. Assets are written down when conditions indicate that they no longer contribute to PavCo's ability to provide goods and services.

PavCo does not report the cost of its artwork and theming program in the statement of financial position as artwork is not recognized under PSAS. All costs associated with developing, constructing, acquiring, installing and securing these assets are expensed when incurred.

Inventories

Inventories consist of minor consumable supplies held for use in the course of operations at PavCo's facilities and are recognized at historical cost.

Prepaid expenses

Prepaid expenses include cash disbursements for facility insurance and future event and operational costs, which will be charged to expense over the periods expected to benefit from them.

Revenue recognition

Revenues from events held at PavCo's facilities are recognized over time throughout the course of the events. Amounts received in advance of event completion are recorded as deferred revenue. Non-event related revenues are recognized on an accrual basis and in the period in which the transactions or events that gave rise to the revenues occurred. Food and beverage revenues are recognized on a gross revenue basis and included within event revenues, while related expenses are included as an event direct cost.

Revenues received in advance from lease and business alliance agreements, and expenses incurred to generate them, are deferred and amortized on a straight-line basis over the term specified in the agreements.

Revenue resulting from contra-transactions, such as the exchange of goods or services for advertising, is recognized at fair market value. Unearned revenue is deferred and amortized over the term of the services contract.

Operating contributions are recognized as income in the period for which they are contributed. Contributions restricted for specific purposes are recorded as deferred contributions and recognized in revenue in the period in which the stipulation or restriction on the contributions have been met.

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

2. Significant Accounting Policies (cont.)

Capital contributions

The value of contributed depreciable tangible capital assets or funding received from government or other external sources for the purpose of acquiring or developing tangible capital assets for use in providing services, is treated as deferred capital contributions. These contributions are amortized to revenue in the period during which the assets are used to provide services, at the same amortization rate as the related tangible capital assets. If the net book value of a depreciable tangible capital asset funded by a deferred capital contribution is reduced for any reason other than amortization, the proportionate share of the deferred contribution is recognized to revenue during the same period.

This accounting treatment is not consistent with the requirements of Canadian PSAS which require that government transfers or externally restricted contributions be recognized as revenue when approved by the transferor and eligibility criteria have been met unless the transfer or externally restricted contribution contains a stipulation that creates a liability, in which case the transfer is recognized as revenue over the period that the liability is extinguished.

Funding received for the acquisition of land or a transfer in the form of land, is recognized as revenue in the same period that the asset is acquired.

Expenses

The cost of all goods consumed and services received during the fiscal year, not related to assets, is expensed. Expenses are reported on an accrual basis. Direct costs from events held at the facilities are recognized upon completion of the events. Amounts incurred in advance of event completion are recorded as prepaid expenses. Environmental costs are recorded when a determination of liability is made and the related costs can be reasonably estimated.

Financial Instruments - recognition and measurement

PavCo's financial instruments consist of cash and cash equivalents, accounts receivable, due from governments, accounts payable and accrued liabilities, due to governments and long-term debt. All financial instruments are carried at cost or amortized cost in the financial statements. All financial assets are assessed annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Employee pension plan

PavCo and its employees contribute to the Public Service Pension Plan in accordance with the Public Sector Pension Plans Act. Defined contribution plan accounting is applied because sufficient information is not available to apply defined benefit accounting. Contributions are expensed as they become payable (note 15).

New accounting standards adopted

Effective April 1, 2023, PavCo adopted sections PS 3400 –*Revenue*, PSG-8 - *Purchased Intangibles and PS 3160 - Public Private Partnerships* issued by the Public Sector Accounting Board. PSG-8 - *Purchased Intangibles* and PS 3160 - *Public Private Partnerships* did not have a material impact to these financial statements.

As a result of the adoption of PS 3400-*Revenue*, PavCo re-evaluated its principal versus agent assessment and as a result, determined that it is the principal in the arrangements pertaining to food & beverage at BC Place Stadium. Prior to the adoption of PS 3400 - *Revenue*, food & beverage revenue at BC Place Stadium was reported on a net basis. As PS 3400 was applied retroactively by PavCo, the comparative information

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

2. Significant Accounting Policies (cont.)

has been restated accordingly for fiscal year 2023. The impact to the statement of operations and changes in accumulated surplus for the year ended March 31, 2023 includes an increase in fiscal year 2023 revenues of \$14.134 million and a corresponding increase in fiscal year 2023 expenses of \$14.134 million.

3. Measurement Uncertainty

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and the disclosed amounts of contingent assets and liabilities at the reporting date as well as the reported amounts of revenues and expenses during the reporting period. Uncertainty in the determination of these amounts is known as measurement uncertainty.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Actual results could differ from these estimates. Estimates included in these financial statements are accrued liabilities, collectability of accounts receivable and estimated useful life of tangible capital assets.

4. Cash and Investments

	March 31 2024	March 31 2023
Unrestricted cash	38,784	27,210
Restricted cash	-	350
	<u>38,784</u>	<u>27,560</u>
Investments	<u>354</u>	<u>392</u>

Restricted cash consists of a refundable deposit to secure a letter of credit that PavCo issued on behalf of the depositor. A liability for the amount of the deposit is recorded in accounts payable and accrued liabilities. Investments represent PavCo's proportionate interest in the Convention Development Fund, which is a joint initiative with Tourism Vancouver and the Vancouver Hotel Destination Association.

5. Accounts Receivable

	March 31 2024	March 31 2023
Trade	14,640	14,781
Other receivables	728	1,905
Subtotal	<u>15,368</u>	<u>16,686</u>
Less: provision for doubtful accounts	<u>(1,370)</u>	<u>(2,255)</u>
	<u>13,998</u>	<u>14,431</u>

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

6. Due to and from Governments

	March 31 2024	March 31 2023
Due from federal government	65	152
Due from provincial government	8,524	7,070
Total due from governments	8,589	7,222
Due to provincial government	9,547	9,523

Due from provincial government represent contributions for tangible capital assets purchased this fiscal year.

7. Accounts Payable and Accrued Liabilities

	March 31 2024	March 31 2023
Trade accounts payable and accrued liabilities	15,530	16,638
Accrued interest on long-term debt	2,020	2,073
Builder's lien and other holdbacks	259	33
	17,809	18,744

8. Deferred Revenue

	March 31 2024	March 31 2023
Unearned lease revenues	18,435	18,933
Unearned event revenue and deposits	31,587	15,696
	50,022	34,629

Unearned lease revenue represents funds received in advance from lease and business alliance agreements, and is recognized in accordance with the terms specified in those agreements. The terms of the business alliance agreements range from 10 years to 50 years.

Event revenues and deposits are receipts in advance of scheduled event dates and are deferred until completion of the event.

B.C. Pavilion Corporation

Notes to the Financial Statements

For the year ended March 31, 2024 (tabular amounts in \$000s)

9. Deferred Capital Contributions – Government

Government contributions are funding transfers that contain eligibility criteria and legislative or contractual stipulations with respect to their use. PavCo has received funding for asset acquisition and capital construction projects at PavCo's facilities as follows:

	Balance April 1 2023	Contributions during year	Amortized to revenue	Balance March 31 2024
Government of Canada	160,843	-	(4,556)	156,287
Province of British Columbia	597,664	13,104	(30,830)	579,938
	758,507	13,104	(35,386)	736,225

	Balance April 1 2022	Contributions during year	Amortized to revenue	Balance March 31 2023
Government of Canada	165,399	-	(4,556)	160,843
Province of British Columbia	618,239	10,354	(30,929)	597,664
	783,638	10,354	(35,485)	758,507

Contributions from the Government of Canada comprise federal funding for the construction of the Vancouver Convention Centre's west facility and the connector between the east and west facility. The funding for the Vancouver Convention Centre's west facility includes the construction of the waste water treatment facility. Contributions from the Province of British Columbia are for tangible capital assets.

Government contributions for capital are amortized to revenue in the period during which the assets are used to provide those services, at a rate corresponding with the amortization rate for the related tangible capital assets. Other government contributions are recognized when their legislative or contractual stipulations are met.

10. Deferred Capital Contributions – Other

	Balance April 1 2023	Receipts during year	Amortized to revenue	Balance March 31 2024
Other contributions	5,309		(832)	4,478

	Balance April 1 2022	Receipts during year	Amortized to revenue	Balance March 31 2023
Other contributions	6,146		(837)	5,309

Other deferred contributions include contributions, defined by their contractual stipulations, from non-related parties to fund major improvements to or for the acquisition of capital assets. Included in other deferred contributions are value-in-kind contributions of tangible capital assets.

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

11. Long-term Debt

	March 31 2024	March 31 2023
Province of British Columbia	122,647	125,861

In fiscal 2010, PavCo entered into a long-term loan agreement with the Province of British Columbia to provide financing for the revitalization at BC Place Stadium. PavCo received the balance of the loan in fiscal 2011. The loan is secured by the assets of BC Place Stadium and the Vancouver Convention Centre.

Under the terms of the loan agreement, the repayable loan was non-interest bearing during the construction and start-up period. Commencing April 2, 2013, PavCo began repaying the loan by providing semi-annual blended payments of principal and interest. For fiscal year 2024, \$3.21 million was repaid on the loan with \$4.1 million paid in interest.

The parties negotiated a reduced interest rate from 4.89% to 3.29% effective November 1, 2015 until fiscal year 2049. The current repayment schedule reflects loan payments by PavCo of \$7.33 million for fiscal years 2024 through 2048 and \$3.7 million for fiscal year 2049.

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

12. Tangible Capital Assets

	BC Place	Vancouver Convention Centre ⁽¹⁾	March 31 2024	March 31 2023
Land and improvements	32,466	41,442	73,908	72,734
Buildings and improvements	311,855	496,073	807,928	837,578
Leasehold improvements	-	19,931	19,931	22,215
Equipment	5,488	3,064	8,552	6,323
Furniture and fixtures	6,639	1,123	7,762	7,772
Computer hardware/software	757	801	1,558	1,464
Total	357,205	562,434	919,639	948,086

(1) Includes Shared Services office assets

Included above as at March 31, 2024 is work-in-progress in the below tangible capital asset categories.

	BC Place	Vancouver Convention Centre	March 31 2024	March 2023
Buildings and improvements	6,130	1,189	7,319	5,357
Leasehold improvements	-	4,241	4,241	4,075
Equipment	2,933	946	3,879	1,832
Furniture and fixtures	206	714	920	381
Computer hardware/software	4	459	463	370
Total Work-in-Progress	9,273	7,549	16,822	12,015

Artwork

PavCo holds a variety of art pieces at its facilities; however, it does not recognize the cost or value of artwork in its financial statements. All costs of developing, constructing, acquiring, installing and securing the pieces have been expensed. The Corporation has title to most pieces in the program, and is responsible for the preservation and protection of all pieces.

The Vancouver Convention Centre's comprehensive art program, which was produced as part of the west facility expansion, includes various paintings, sculptures, First Nations pieces, and other items. The historical cost of these art pieces at March 31, 2024 is \$6.2 million (\$6.2 million at March 31, 2023).

The Corporation uses the historical cost value of the art pieces for insurance purposes unless appraisal values are available.

B.C. Pavilion Corporation**Notes to the Financial Statements****For the year ended March 31, 2024 (tabular amounts in \$000s)****12. Tangible Capital Assets (cont.)**

	Land and Improvements	Buildings and Improvements	Leasehold Improvements	Equipment	Furniture and Fixtures	Vehicles	Computer Hardware and Software	2024
Cost:								
Opening balance	72,734	1,313,613	52,384	75,275	35,925	25	7,130	1,557,086
Additions	1,174	6,898	298	3,807	1,171	-	945	14,293
Disposals and adjustments	-	(22)	35	(739)	(239)	-	(698)	(1,663)
Closing balance	73,908	1,320,489	52,717	78,343	36,857	25	7,377	1,569,716
Accumulated amortization:								
Opening balance	-	(476,035)	(30,169)	(68,952)	(28,153)	(25)	(5,666)	(609,000)
Amortization expense	-	(36,527)	(2,617)	(1,574)	(1,186)	-	(836)	(42,740)
Effect of disposals and adjustments	-	1	-	735	244	-	683	1,663
Closing balance	-	(512,561)	(32,786)	(69,791)	(29,095)	(25)	(5,819)	(650,077)
Net book value	73,908	807,928	19,931	8,552	7,762	0	1,558	919,639

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

12. Tangible Capital Assets (cont.)

	Land and Improvements	Buildings and Improvements	Leasehold improvements	Equipment	Furniture and Fixtures	Vehicles	Computer Hardware and Software	2023
Cost:								
Opening balance	72,734	1,308,850	50,229	73,338	35,374	25	6,620	1,547,170
Additions	-	4,757	2,155	2,636	559	-	666	10,773
Disposals and adjustments	-	6	-	(699)	(8)	-	(156)	(857)
Closing balance	72,734	1,313,613	52,384	75,275	35,925	25	7,130	1,557,086
Accumulated amortization:								
Opening balance	-	(439,766)	(27,605)	(68,051)	(26,854)	(25)	(4,721)	(567,022)
Amortization expense	-	(36,269)	(2,564)	(1,600)	(1,301)	-	(1,101)	(42,835)
Effect of disposals and adjustments	-	-	-	699	2	-	156	857
Closing balance	-	(476,035)	(30,169)	(68,952)	(28,153)	(25)	(5,666)	(609,000)
Net book value	72,734	837,578	22,215	6,323	7,772	-	1,464	948,086

B.C. Pavilion Corporation

Notes to the Financial Statements

For the year ended March 31, 2024 (tabular amounts in \$000s)

13. Contingencies and Contractual Obligations

a) *Contingent liabilities*

- i) Environmental - PavCo remains liable for environmental and reclamation obligations for known hazards that may exist at its facilities and has recognized soil remediation costs in the financial statements. As at March 31, 2024, management is not aware of any additional existing environmental problems related to its facilities that may result in material liability to the Corporation.

- ii) Legal - the Corporation is named in various legal actions resulting from operations at PavCo's facilities. No determination can be made on the eventual outcome or disposition of the legal actions. PavCo does not expect the outcome of any proceedings, individually or in the aggregate, to have a material impact on the Corporation's financial position.

b) *Contractual obligations*

- i) Operating leases and maintenance - the Corporation is committed to payments under several operating leases and maintenance agreements, the longest of which extends to 2027. These represent total commitments as follows:

Fiscal 2025	5,718
Fiscal 2026	4,209
Fiscal 2027	3,219

- ii) Capital projects - at March 31, 2024, the Corporation has committed to future expenditures of under contracts currently entered into with respect to remaining capital obligations as follows:

Fiscal 2024	5,999
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B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

14. Expenses by Object

The following summarizes expenses by object:

	2024	2024	2023 ⁽¹⁾
	Budget	Actual	Actual
Event direct costs	54,221	70,599	56,937
Salaries, wages and benefits	30,168	29,599	24,605
Operating expenses	16,407	17,520	14,667
General and administration	5,629	5,234	4,645
Business development	1,273	714	475
Professional consulting fees	3,432	2,278	2,338
Interest on long-term debt	4,086	4,086	4,192
Amortization	41,829	42,740	42,835
Total	157,045	172,770	150,694

(1) Event revenues and direct costs for fiscal year 2023 at BC Place Stadium have been restated to reflect change in food and beverage revenue recognition policy. Refer to note #2 for additional information.

15. Employee Pension Plan

PavCo and its employees contribute to the Public Service Pension Plan, a jointly trustee pension plan. The Public Service Pension Plan Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the plan, including investment of the assets and administration benefits. The Public Service Pension Plan has approximately 123,000 active, inactive and retired members.

Every three years an actuarial valuation is performed to assess the financial position of the plan and the adequacy of the funding. The latest actuarial valuation as at March 31, 2023, indicated a funding surplus of \$4.491 million for basic pension benefits. The next valuation will be as at March 31, 2026.

Employers participating in the plan record their pension expenses as the amount of employer contributions made during the fiscal year. This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, and therefore there is no consistent and reliable basis for allocating the obligation, assets and costs to individual employers participating in the plan.

Contributions to the plan by PavCo for fiscal 2024 were \$2.340 million (2023 - \$1.933 million).

16. Related Party Transactions

PavCo is related through common ownership to all Province of British Columbia ministries, agencies and Crown corporations. All transactions with these entities were in the normal course of operations and recorded at fair market value.

17. Budgeted Figures

Budgeted figures have been provided for comparison purposes and are derived from the estimates provided in the Corporation's 202/24 – 2025/26 Annual Service Plan which was approved by PavCo's Board of Directors on February 6, 2023.

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

18. Financial Instruments

PavCo is exposed to various risks related to its financial instruments. It is management's opinion that the Corporation is not exposed to significant market, liquidity or credit risk arising from these financial instruments.

PavCo's risk management objective when it invests in financial instruments is to ensure that any investments are in quality securities, so as to safely guard the assets of the shareholder, and enable the Corporation to continue operations as a going concern.

Market Risk - Market risk is the risk that changes in market prices, such as foreign exchange rates and interest rates, will affect PavCo's income or the value of its financial instruments. PavCo's exposure to currency risk is related only to the value of foreign exchange transactions in the normal course of business, and the Corporation manages this risk by minimizing the amount of transactions in foreign funds.

Interest Rate Risk - PavCo is not subject to interest rate risk on its long-term debt as a fixed rate is provided for in the loan agreement, which eliminates fluctuations in the value of this financial instrument during the repayment period.

Liquidity Risk - Liquidity risk is the risk that PavCo will have difficulty in meeting its financial obligations when they come due. PavCo manages liquidity risk by continually monitoring cash flows and through the receipt of grants and borrowed funds from its shareholder.

All financial assets and liabilities are current and expected to mature within one year, with the exception of long-term debt held with the Province of BC. Debt will mature per the following schedule:

Within one year - \$3.3 million
One to five years - \$18.3 million
Over five years - \$101.0 million

Credit Risk - Credit risk is the risk of financial loss to PavCo if a customer or counterparty to a financial instrument fails to meet its contractual obligations.

PavCo's exposure to credit risk is related only to the value of accounts receivable in its normal course of business, and the Corporation manages this risk by minimizing the amount of transactions that require recovery. The Corporation continually monitors and manages the collection of receivables from other customers, while adding provisions where collection of balances is less likely.

B.C. Pavilion Corporation

Notes to the Financial Statements

For the year ended March 31, 2024 (tabular amounts in \$000s)

19. Impact of accounting for restricted contributions in accordance with Restriction Contributions Regulation 198/2011

As disclosed in the significant accounting policies, note 2, regulation 198/2011 requires PavCo to recognize revenue from restricted contributions for the purpose of acquiring or developing a depreciable tangible capital asset on the same basis as the related amortization expense of the tangible capital asset. As these transfers do not contain stipulations or restrictions creating a liability over the term of the expected useful life of a related tangible capital asset, Canadian PSAS would require these contributions to be recognized in revenue as a tangible capital asset is acquired or development and construction of a tangible capital asset is complete.

If PavCo had recorded deferred capital contributions under PSAS rather than the accounting policy described under note 2, deferred capital contributions recognized as revenue for the year ended March 31, 2024 would have increased by \$13.104 million (2023 - increased by \$9.692 million) and the annual operating deficit would have decreased by \$13.104 million (2023 - decreased by \$9.692 million).

As at March 31, 2024, deferred capital contributions used to purchase tangible capital assets would have decreased by \$740.7 million (2023 - decreased by \$763.8 million) and the accumulated surplus would have increased by \$740.7 million (2023 - increased by \$763.8 million).

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

20. Segmented Information

PavCo reports segmented information by its operating divisions: BC Place Stadium and the Vancouver Convention Centre. BC Place Stadium and the Vancouver Convention Centre, market, sell and manage space for conventions, trade and consumer shows, entertainment, sports and other events. Revenues, expenses and tangible capital assets by facility are provided in the following tables:

	BC Place⁽¹⁾		Vancouver Convention Centre^{(1) (2)}		Total	
	2024	2023 ⁽⁴⁾	2024	2023	2024	2023 ⁽⁴⁾
Revenues						
Event revenues	42,218	37,634	70,432	53,751	112,650	91,385
Lease revenues	3,386	3,425	3,797	3,461	7,183	6,886
Miscellaneous revenues ⁽³⁾	3,687	2,539	226	524	3,913	3,063
Operating contributions - government	7,805	7,248	-	124	7,805	7,372
Deferred contributions - government	15,041	15,039	20,345	20,446	35,386	35,485
Deferred contributions - other	578	578	254	259	832	837
Interest revenue	741	652	746	415	1,487	1,067
	73,456	67,115	95,800	78,980	169,256	146,095
Expenses						
Event direct costs	31,446	26,753	39,153	30,184	70,599	56,937
Salaries, wages and benefits	12,388	10,381	17,211	14,224	29,599	24,605
Operating expenses	4,255	3,883	13,265	10,784	17,520	14,667
General and administration	2,037	1,907	3,197	3,201	5,234	4,645
Business development	262	192	452	283	714	475
Professional consulting fees	1,321	1,336	957	539	2,278	2,338
Interest on long-term debt	4,086	4,192	-	-	4,086	4,192
Amortization	21,983	21,987	20,757	20,848	42,740	42,835
	77,778	70,631	94,992	80,063	172,770	150,694
(Deficit) surplus for the year	(4,322)	(3,516)	808	(1,083)	(3,514)	(4,599)

(1) Shared Services revenues and expenditures have been allocated equally between PavCo's facilities.

(2) PavCo's proportionate share of the Convention Development Fund is consolidated to Vancouver Convention Centre operations.

(3) Miscellaneous revenues include non-event related revenues and monies received outside of the course of normal operations.

(4) Event revenues and direct cost expense for fiscal year 2023 at BC Place Stadium have been restated to reflect change in food and beverage revenue recognition policy. Refer to note #2 for additional information.

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

20. Segmented Information (cont.)

BC Place	Land & Improvements	Buildings & Improvements	Equipment	Furniture & Fixtures	Computer Hardware & Software	2024	2023
Cost:							
Opening balance	31,292	572,557	54,358	24,609	4,453	687,269	683,343
Additions	1,174	5,699	3,026	632	443	10,974	4,781
Disposals and adjustments	-	4	10	(201)	(17)	(204)	(855)
Closing balance	32,466	578,260	57,394	25,040	4,879	698,039	687,269
Accumulated amortization:							
Opening balance	-	(246,949)	(51,033)	(17,596)	(3,475)	(319,053)	(297,921)
Amortization expense	-	(19,456)	(874)	(1,006)	(647)	(21,983)	(21,987)
Effect of disposals & adjustments	-	-	1	201	-	202	855
Closing balance		(266,405)	(51,906)	(18,401)	(4,122)	(340,834)	(319,053)
Net book value at March 31	32,466	311,855	5,488	6,639	757	357,205	368,216

B.C. Pavilion Corporation
Notes to the Financial Statements
For the year ended March 31, 2024 (tabular amounts in \$000s)

20. Segmented Information (cont.)

Vancouver Convention Centre	Land & Improvements	Buildings & Improvements	Leasehold Improvements	Equipment	Furniture & Fixtures	Vehicles	Computer Hardware & Software	2024	2023
Cost:									
Opening balance	41,442	741,056	52,384	20,917	11,316	25	2,677	869,817	863,827
Additions	-	1,199	298	781	539	-	502	3,319	5,992
Disposals and adjustments	-	(26)	35	(749)	(38)	-	(681)	(1,459)	(2)
Closing balance	41,442	742,229	52,717	20,949	11,817	25	2,498	871,677	869,817
Accumulated amortization:									
Opening balance	-	(229,086)	(30,169)	(17,919)	(10,557)	(25)	(2,191)	(289,947)	(269,101)
Amortization expense	-	(17,071)	(2,617)	(700)	(180)	-	(189)	(20,757)	(20,848)
Disposal	-	1	-	734	43	-	683	1,461	2
Closing balance	-	(246,156)	(32,786)	(17,885)	(10,694)	(25)	(1,697)	(309,243)	(289,947)
Net book value at March 31	41,442	496,073	19,931	3,064	1,123	-	801	562,434	579,870

PavCo's lease agreement with Canada Place Corporation for the Vancouver Convention Centre's east facility is for a 20-year term expiring in 2027. It is at nominal annual rent and PavCo is responsible for all operating costs. As the lease term represents the full economic life of the asset, it is included in the tangible capital assets of the Corporation.