Grant Thornton

Consolidated Financial Statements

Prince Rupert Port Authority

December 31, 2020

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Independent Auditor's Report

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To the Board of Directors of the Prince Rupert Port Authority

Opinion

We have audited the consolidated financial statements of the Prince Rupert Port Authority ("the Authority"), which comprise the consolidated statement of financial position as at December 31, 2020, and the consolidated statement of net income and comprehensive income, consolidated statement of changes in equity of Canada and consolidated statement of cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Prince Rupert Port Authority as at December 31, 2020, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS).

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 consolidated 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 consolidated 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 Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS), and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated 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 Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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 consolidated 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 consolidated 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 consolidated 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 consolidated financial statements, including the disclosures, and whether the consolidated 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.

Grant Thornton LLP

Victoria, Canada
April 22, 2021

Chartered Professional Accountants

Prince Rupert Port Authority
Consolidated Statement of Financial Position

December 31 (expressed in $000's)		2020		2019
Assets				
Current				
Cash and cash equivalents	**$**	**12,740**	$	14,522
Term deposits		**55,225**		83,998
Accounts receivable (Note 4)		**42,507**		15,118
Prepaid expenses		**747**		653
		111,219		114,291
Non-current				
Employee benefits (Note 10)		**101**		-
Long-term receivables		**-**		248
Term deposits		**2,001**		-
Property and equipment (Note 5)		**271,539**		203,925
Intangible assets (Note 6)		**293**		287
		273,934		204,460
	$	**385,153**	$	318,751
Liabilities and Equity of Canada				
Current				
Accounts payable and accrued liabilities (Note 7)	**$**	**42,662**	$	25,485
Current portion of deferred revenue		**443**		265
		43,105		25,750
Non-current				
Employee benefits (Note 10)		**-**		85
Deferred revenue		**1,401**		1,435
Deferred contributions		**52,412**		32,965
		53,813		34,485
		96,918		60,235
Equity of Canada				
Contributed capital		**36,213**		36,213
Surplus		**252,022**		222,303
		288,235		258,516
	$	**385,153**	$	318,751

Commitments (Notes 13)

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See accompanying notes to the financial statements.

Prince Rupert Port Authority
Consolidated Statement of Net Income

Year Ended December 31 (expressed in $000's)		2020		2019
Revenue	**$**	**67,169**	$	66,568
Expenses				
Amortization		**4,967**		4,812
Operating and administrative		**8,137**		9,620
Federal stipend		**3,343**		3,337
Payments in lieu of municipal taxes		**2,157**		2,474
Professional and consulting fees		**3,857**		6,056
Repairs and maintenance		**1,591**		1,112
Salaries and benefits		**13,623**		12,470
		37,675		39,881
Earnings from operations before other income and expenses		**29,494**		26,687
Other income and expenses				
Interest income		**1,393**		1,867
(Loss) gain on sale of assets		**(8)**		10
Loss on foreign exchange		**(5)**		(4)
		1,380		1,873
Net income	**$**	**30,874**	$	28,560

Prince Rupert Port Authority
Consolidated Statement of Comprehensive Income

Year Ended December 31 (expressed in $000's)		2020		2019
Net income	**$**	**30,874**	$	**28,560**
Other comprehensive income				
Defined benefit plan actuarial losses (Note 10)		**(1,155)**		(1,406)
Total comprehensive income for the year	**$**	**29,719**	$	27,154

See accompanying notes to the financial statements.

Prince Rupert Port Authority
Consolidated Statement of Changes in Equity of Canada

Year Ended December 31 (expressed in $000's)		Contributed Capital		Surplus		Total
Balance - December 31, 2018	$	36,213	$	195,149	$	231,362
Net income for the year		-		28,560		28,560
Other comprehensive loss						
Defined benefit plan actuarial loss		-		(1,406)		(1,406)
		-		27,154		27,154
Balance – December 31, 2019		36,213		222,303		258,516
Net income for the year		-		30,874		30,874
Other comprehensive loss						
Defined benefit plan actuarial loss		-		(1,155)		(1,155)
		-		29,719		29,719
Balance – December 31, 2020	$	**36,213**	$	**252,022**	$	**288,235**

See accompanying notes to the financial statements.

Prince Rupert Port Authority
Consolidated Statement of Cash Flows

Year Ended December 31 (expressed in $000's)	2020	2019
Cash flows from operating activities		
Net income for the year	$ 30,874	$ 28,560
Adjustments for:		
Amortization of deferred contributions	(2)	(1)
Amortization expense	4,969	4,812
Loss (gain) on disposal of property and equipment	8	(10)
Net finance income	(1,388)	(1,867)
	34,461	31,494
Change in working capital items:		
Accounts receivable	(27,470)	(1,268)
Prepaid expenses	(94)	(70)
Employee benefits	(1,341)	(1,262)
Accounts payable and accrued liabilities	17,177	7,251
Deferred revenue	144	(57)
Deferred contributions	19,147	2,880
	7,563	7,474
Net cash from operating activities	42,024	38,968
Cash flows from investing activities		
Interest received	1,798	1,625
Proceeds from sale of property and equipment	12	15
Acquisition of property and equipment	(85,317)	(13,572)
Industry contributions	12,988	85
Sale of term deposits	222,003	79,800
Purchase of term deposits	(195,620)	(116,000)
Promissory note repayments	330	330
Net cash used in investing activities	(43,806)	(47,717)
Net decrease in cash and cash equivalents	(1,782)	(8,749)
Cash and cash equivalents, beginning of year	14,522	23,271
Cash and cash equivalents, end of year	$ 12,740	$ 14,522

See accompanying notes to the financial statements.

1. Canadian Port Authority

The Authority is domiciled in Canada. The address of the Authority's registered office is 200-215 Cow Bay Road, Prince Rupert, British Columbia V8J 1A2. The Authority was established effective May 1, 1999 by the Government of Canada as a port authority pursuant to the Canada Marine Act (the "Act"). At that date, all assets, liabilities, contributed capital and surplus of the predecessor entity, Prince Rupert Port Corporation, were transferred to the Authority at their carrying value. The consolidated financial statements are prepared as though the Authority had operated these facilities since their inception.

The Authority and Prince Rupert Terminals Inc., a wholly owned subsidiary, are collectively referred to as the "Group".

The Group's mission is to develop and manage a gateway for trade, providing value and advantage to our customers while creating economic benefit to our community, region, and whole of Canada in a competitive, safe, and sustainable way. The Group is exempt from income taxes.

2. Basis of preparation

Statement of compliance

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

The consolidated financial statements were authorized for issue by the Board of Directors on April 22, 2021.

Basis of measurement

The consolidated financial statements have been prepared on the historical cost basis, except for certain financial instruments measured at fair value where indicated.

Functional and presentation currency

These consolidated financial statements are presented in Canadian dollars, which is the Group's functional currency, rounded to the nearest thousand.

Use of estimates and judgments

The preparation of the consolidated financial statements in conformity with IFRS requires management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets, liabilities, income, and expenses. Actual results may differ from these estimates.

2. Basis of preparation (continued)

Use of estimates and judgments (continued)

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

The most critical judgments in applying accounting policies that have the most significant effect on the amounts recognized in the Group's consolidated financial statements relate to lease classification (Note 11).

The areas which involve assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are the measurement of defined benefit obligations (Note 10), determination of the useful lives of property and equipment (Note 3), estimation of amounts payable in lieu of taxes (Note 3), and provisions and contingencies (Note 12).

3. Significant accounting policies

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

Basis of consolidation

These consolidated financial statements include the accounts of the Authority and its 100% owned subsidiary, Prince Rupert Terminals Inc. The fiscal year end of the subsidiary is December 31.

Intra-group balances and transactions, and any unrealized income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

Payments in lieu of municipal taxes

The amounts to be paid in lieu of taxes are estimated by the Group in accordance with the Payments in Lieu of Taxes Act based on the best available information. If new information gives rise to adjustments, the adjustments are made in the current period.

Foreign currency transactions

Transactions in foreign currencies are translated to the respective functional currencies of Group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date.

3. Significant accounting policies (continued)

Foreign currency transactions (continued)

The foreign currency gain or loss on monetary items is the difference between amortized cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortized cost in foreign currency translated at the exchange rate at the end of the reporting period. Foreign currency differences arising on retranslation are recognized in profit or loss. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rate at the date of the transaction.

Revenue

Revenue from wharfage and berthage is recognized when services are rendered, when the control of the promised services are transferred to customers in an amount that reflects consideration the Group expects to be entitled to receive in exchange for those services measured based on the consideration specified in a contract with customers.

The Group recognizes lease revenue in the period in which the rent becomes due and collection is reasonably assured. Lease revenue is recognized in profit and loss on a straight-line basis over the term of the lease. Lease revenue includes revenue from ground leases and exclusive rights agreements. Deferred revenues represent lease revenue received from tenants, including payments for exclusive use of land for a limited period.

Property and equipment

(a) Recognition and measurement

Property and equipment are recorded at cost less accumulated amortization and accumulated impairment losses.

Cost includes expenditures that are directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials and direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use and borrowing costs on qualifying assets.

December 31, 2020 (expressed in $000's)

3. Significant accounting policies (continued)

Property and equipment (continued)

(b) Subsequent costs

When parts of an item of property and equipment have different useful lives, they are accounted for as separate items (major components) of property and equipment.

Gains and losses on disposal of an item of property and equipment are determined by comparing the proceeds from disposal with the carrying amount of property and equipment and are recognized net within other income in profit or loss.

The cost of replacing a part of an item of property and equipment is recognized in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably.

The carrying amount of the replaced part is derecognized. The costs of the day-to-day servicing of property and equipment are recognized in statement of net income as incurred.

(c) Amortization

Amortization is calculated on the straight-line basis commencing with the year the asset becomes available for use, at rates based on the estimated useful lives of the assets as follows:

Asset	Rate
Berthing structures	1.67% - 10%
Leasehold improvements	Term of lease
Buildings	2.5% - 10%
Roads and surfaces	1.67% - 10%
Utilities	3.33% - 10%
Machinery and equipment	5% - 30%
Office furniture and equipment	10% - 33.3%

Amortization methods, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate. When changes are made, adjustments are reflected prospectively.

3. Significant accounting policies (continued)

Intangible assets

The Group's intangible assets consist of purchased computer software. Intangible assets are recorded at cost less accumulated amortization and accumulated impairment losses.

Amortization of intangible assets is calculated on a straight-line basis with estimated useful lives between 5 & 10 years. Amortization method, useful lives and residual values are reviewed at each financial year end and adjusted if appropriate. When changes are made, adjustments are reflected prospectively.

Employee future benefits

The Group has three pension plans. For employees hired before May 1, 1999, a defined benefit plan and a supplemental pension plan and for employees hired after May 1, 1999, a defined contribution plan is available.

(a) Short-term employee benefits

Short-term employee benefit obligations are measured on an undiscounted basis and are expensed as the related service is provided.

A liability is recognized for the amount expected to be paid under a short-term variable compensation plan if the Group has a present legal or constructive obligation to pay this amount as a result of past service provided by the employee, and the obligation can be estimated reliably.

(b) Defined contribution plans

A defined contribution plan is a post-employment benefit plan under which an entity pays fixed contributions into a separate entity and will have no legal or constructive obligation to pay further amounts. Obligations for contributions to a defined contribution pension plan are recognized as an employee benefit expense in the statement of comprehensive income in the periods during which services are rendered by employees. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in future payments is available.

3. Significant accounting policies (continued)

(c) Defined benefit plans

A defined benefit plan is a post-employment benefit plan other than a defined contribution plan. The Group's net obligation in respect of defined benefit pension plans is calculated separately for each plan by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value. The calculation is performed annually by a qualified actuary using the projected unit credit method. When the calculation results in a benefit to the Group, the recognized asset is limited to the total of any unrecognized past service costs and the present value of economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan. In order to calculate the present value of economic benefits, consideration is given to any minimum funding requirements.

Under IAS 19, the Group determines the net interest expense (income) on the net defined benefit liability (asset) for the period by applying the discount rate used to measure the defined benefit obligation at the beginning of the annual period to the then-net-defined benefit liability (asset), taking into account any changes in the net defined benefit liability (asset) during the period as a result of contributions and benefit payments. Consequently, the net interest on the net defined benefit liability (asset) comprises: interest cost on the defined benefit obligation, interest income on plan assets, and interest on the effect on the asset ceiling.

Net interest expense and other expenses related to defined benefit plans are recognized in profit or loss. Re-measurements of the net defined benefit liability, which comprise actuarial gains and losses, the return on plan assets (excluding interest) and the effect of the asset ceiling (if any), are recognized immediately in other comprehensive income (OCI).

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognized immediately in the statement of comprehensive income. The Group recognizes gains and losses on the settlement of a defined benefit plan when the settlement occurs.

(d) Termination benefits

Termination benefits are recognized as an expense when the Group is committed demonstrably, without realistic possibility of withdrawal, to a formal detailed plan to either terminate employment before the normal retirement date, or to provide termination benefits as a result of an offer made to encourage voluntary redundancy. Termination benefits for voluntary redundancies are recognized as an expense if the Group has made an offer of voluntary redundancy, it is probable that the offer will be accepted, and the number of acceptances can be estimated reliably.

3. Significant accounting policies (continued)

Financial instruments

Financial assets and financial liabilities are recognized when the Group becomes a party to the contractual provisions of the financial instrument. Financial assets are derecognized when the contractual rights to the cash flows from the financial asset expire, or when the financial asset and substantially all the risks and rewards are transferred.

A financial liability is derecognized when it is extinguished, discharged, cancelled or expires.

(a) Non- derivative financial assets

At initial recognition, the Group classifies its financial instruments in the following categories, depending on the purpose for which the instruments were acquired:

(i) Amortized cost: a financial asset is measured at amortized cost if both of the following conditions are met, (and the Group has not designated the asset as Fair value through profit or loss "FVTPL"):

   a. The financial asset is held in order to collect contractual cash flows; and
   b. The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amounts outstanding.

   After initial recognition, financial assets measured at amortized cost are measured using the effective interest method. Discounting is omitted where the effect of the discounting is immaterial. The Group's cash and cash equivalents, term deposits, accounts receivable, and long-term receivables fall into this category of financial instruments.

(ii) Fair value through profit or loss (FVTPL): a financial asset is measured at FVTPL unless it is measured at amortized cost or at fair value through other comprehensive income.

   Assets measured at FVTPL are measured at fair value with gains or losses recognized in the statement of net income. The fair values of financial assets in this category are determined by reference to active market transactions or using a valuation technique where no active market exists.

3. Significant accounting policies (continued)

(iii) Fair value through other comprehensive income (FVOCI): a financial asset is measured at FVOCI if both of the following conditions are met:

a. The financial asset is held to collect contractual cash flows and to sell financial assets; and
b. The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amounts outstanding.

Any gains or losses recognized in other comprehensive income (OCI) will be recycled upon derecognition of the asset in the statement of net income.

Impairment of Financial Assets

At each reporting date, the Group assesses whether there is objective evidence that a financial asset is impaired. If such evidence exists, the Group recognizes an impairment loss.

The impairment requirements under IFRS 9 use forward-looking information to recognize expected credit losses – the expected credit loss (ECL) model.

Recognition of credit losses is no longer dependent on the Group first identifying a credit loss event. Instead the Group considers a broader range of information when assessing credit risk and measuring expected credit losses, including past events, current conditions, and reasonable and supportable forecasts that affect the expected collectability of the future cash flows of the instrument.

Measurement of the expected credit losses is determined by a probability weighted estimate of credit losses over the expected life of the financial instrument.

Accounts receivable

The Group assesses impairment of trade receivables on an individual basis as they possess varied credit risk characteristics.

At each reporting date, when the Group identifies that the credit risk of an individual financial instrument has increased significantly since initial recognition, the Group prepares a loss allowance for the financial instrument at an amount equal to the lifetime expected credit losses on an individual basis.

3. Significant accounting policies (continued)

(b) Financial liabilities

Financial liabilities are initially measured at fair value, and, where applicable, adjusted for transaction costs unless the Group designated a financial liability at fair value through profit or loss.

Subsequently, financial liabilities are measured at amortized cost using the effective interest method.

Financial liabilities at amortized cost include accounts payable and accrued liabilities.

Financial liabilities are classified as current liabilities if payments are due within 12 months. Otherwise, they are presented as non-current liabilities in the consolidated statement of financial position.

All interest-related charged and, if applicable, changes in an instrument's fair value that are reported in the statement of net income are included within finance costs or finance income.

3. Significant accounting policies (continued)

Impairment

Non-financial assets

The carrying amounts of the Group's non-financial assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generate cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

The Group's corporate assets do not generate separate cash inflows. If there is an indication that a corporate asset may be impaired, then the recoverable amount is determined for the CGU to which the corporate asset belongs.

An impairment loss is recognized if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognized in profit or loss. Impairment losses recognized in respect of CGUs are allocated to reduce the carrying amounts of the assets in the unit (group of units) on a pro rata basis. Impairment losses recognized in prior periods are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized.

Contributions

Government contributions are presented on a net basis as a reduction of either the cost of the related property and equipment with amortization calculated on the net amount or the related expenditures in profit or loss, as applicable. Contributions received from non-government contributors are recognized as revenue in accordance with IFRS 15 Revenue from Contracts with Customers and the timing of revenue recognition is based on the Group's performance obligations following the receipt of the assets acquired through the contributions. Deferred contributions represent contributions from non-government contributors towards the cost of the Group's property and equipment which will benefit the non-government contributors over time, and contributions from government entities for which the corresponding assets have not yet been acquired or constructed or the corresponding expenses have not yet been incurred.

3. Significant accounting policies (continued)

Provisions

A provision is recognized if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The unwinding of the discount is recognized as finance cost.

Onerous contracts

A provision for onerous contracts is recognized when the expected benefits to be derived by the Group from a contract are lower than the unavoidable cost of meeting its obligations under the contract. The provision is measured at the present value of the lower of the expected cost of terminating the contract and the expected net cost of continuing with the contract. Before a provision is established, the Group recognizes any impairment loss on the assets associated with that contract.

Lease payments

For any new contracts entered into, the Group considers whether a contract is, or contains a lease. A lease is defined as a "contract, or part of a contract, that conveys the right to use an asset (the underlying asset) for a period of time in exchange for consideration". To apply this definition the Group assesses whether the contract meets the following criteria:

(i) The contract contains an identified asset, which is either explicitly identified in the contract or implicitly specific by being identified at the time the asset is made available to the Group.
(ii) The Group has the right to obtain substantially all of the economic benefits from use of the identified asset throughout the period of use, considering its rights within the defined scope of the contract.
(iii) The Group has the right to direct the use of the identified asset throughout the period of use. The Group assess whether it has the right to direct "how and for what purpose" the asset is used throughout the period in use.

3. Significant accounting policies (continued)

Measurement and recognition of leases as a lease

At lease commencement date, the Group recognizes a right-of-use asset and a lease liability on the balance sheet. The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred by the Group, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received).

The Group depreciated the right-of-use assets on a straight-line basis from the lease commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The Group also assesses the right-of-use asset for impairment when such indicators exist.

At the commencement date, the Group measures the lease liability at the present value of the lease payments unpaid at that date, discounted using the internal interest rate implicit in the lease if that rate is readily available or the Group's incremental borrowing rate.

Lease payments included in the measurement of the lease liability are made up of fixed payments (including in substance fixed), variable payments based on an index or rate, amounts expected to be payable under a residual value guarantee and payments arising from options reasonably certain to be exercised.

Subsequent to initial measurement, the liability will be reduced for payments made and increased for interest. It is remeasured to reflect any reassessment or modification, or if there are any changes in in-substance fixed payments.

When the lease liability is remeasured, the corresponding adjustment is reflected in the right-of-use asset, or profit and loss if the right-of-use asset is already reduced to zero.

The Group has elected to account for short-term leases and leases of low-value assets using the practical expedients. Instead of recognizing a right-of-use asset and lease liability, the payments in relation to these are recognized as an expense in the statement of net income on a straight-line basis over the lease term.

The Group as a lessor

The Group's accounting policy under IFRS 16 has not changed from the comparative period.

As a lessor the Group classifies its leases as either operating or finance leases.

A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset and classified as an operating lease if it does not.

3. Significant accounting policies (continued)

Finance income and finance costs

Finance income comprises interest income on funds invested and changes in the fair value of financial assets. Interest income is recognized as it accrues in profit or loss, using the effective interest method.

Finance costs comprise interest expense on borrowings, unwinding of the discount on provisions, changes in the fair value of financial assets at fair value through profit or loss and impairment losses recognized on financial assets. Borrowing costs that are not directly attributable to the acquisition, construction or production of a qualifying asset are recognized in the statement of net income using the effective interest method.

Adopted accounting standards

The following is a summary of recent accounting pronouncements which were adopted by the Group during the year:

(a) IAS 1 *Presentation of Financial Statements* and IAS 8 *Accounting Policies, Changes in Accounting Estimates and Errors*

IAS 1 Presentation of financial statements and IAS 8 Accounting policies, changes in accounting estimates and errors have been amended to (i) use a consistent definition of materiality throughout IFRS and the Conceptual Framework for Financial Reporting; (ii) clarify the explanation of the definition of material; and (iii) incorporate guidance in IAS 1 regarding immaterial information. The amendments to IAS 1 and IAS 8 are effective for the years beginning on or after January 1, 2020. The Group has determined that the adoption of the amendments to IAS 1 and IAS 8 have had no impact on the Consolidation Financial Statements.

(b) IFRS 3 *Business Combinations*

IFRS 3 Business Combinations has been amended to revise the definition of a business to include an input and a substantive process that together significantly contribute to the ability to create outputs. The amendment to IFRS 3 is effective for years beginning on or after January 1, 2020. The Group has determined that the adoption of the amendments to IFRS 3 have had no impact on the Consolidated Financial Statements.

December 31, 2020 (expressed in $000's)

4. Accounts receivable

	2020	2019
Accounts receivable due from related parties	**$ 5,671**	$ 1,917
Trade receivables	**26,802**	4,287
Other receivables	**10,034**	8,914
	$ 42,507	$ 15,118

The Group's exposure to credit and currency risks, and expected credit losses related to trade and other receivables, is disclosed in Note 9.

The amounts owing from related parties are from the Government of Canada and its related entities.

December 31, 2020 (expressed in $000's)

5. Property and equipment

	2020	2019
Land		
Cost	**$ 86,977**	$ 86,380
Berthing structures		
Cost	**20,740**	20,740
Accumulated amortization and impairment losses	**(4,823)**	(4,458)
	15,917	16,282
Leasehold improvements		
Cost	**486**	486
Accumulated amortization and impairment losses	**(469)**	(456)
	17	30
Buildings		
Cost	**23,610**	23,307
Accumulated amortization and impairment losses	**(5,381)**	(4,786)
	18,229	18,521
Roads and surfaces		
Cost	**44,820**	44,820
Accumulated amortization	**(9,911)**	(8,554)
	34,909	36,266
Utilities		
Cost	**33,702**	33,702
Accumulated amortization and impairment losses	**(9,516)**	(8,259)
	24,186	25,443
Machinery and equipment		
Cost	**8,233**	8,144
Accumulated amortization and impairment losses	**(3,299)**	(2,597)
	4,934	5,547
Office furniture and equipment		
Cost	**4,497**	4,072
Accumulated amortization	**(2,890)**	(2,291)
	1,607	1,781
Construction in progress		
Cost	**84,763**	13,675
Total property and equipment	**$ 271,539**	$ 203,925

December 31, 2020 (expressed in $000's)

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

Reconciliations

Reconciliations of the carrying amounts for each class of property and equipment are as follows:

		2020		2019
Land				
Carrying amount at January 1	**$**	**86,380**	$	81,700
Transfers from construction in progress		**597**		4,680
Carrying amount at December 31		**86,977**		86,380
Berthing structures				
Carrying amount at January 1		**16,282**		16,646
Amortization		**(365)**		(364)
Carrying amount at December 31		**15,917**		16,282
Leasehold improvements				
Carrying amount at January 1		**30**		56
Amortization		**(13)**		(26)
Carrying amount at December 31		**17**		30
Buildings				
Carrying amount at January 1		**18,521**		19,075
Transfers from construction in progress		**303**		33
Disposals		**-**		(25)
Amortization		**(595)**		(562)
Carrying amount at December 31		**18,229**		18,521
Roads and surfaces				
Carrying amount at January 1		**36,266**		37,221
Transfers from construction in progress		**-**		399
Amortization		**(1,357)**		(1,354)
Carrying amount at December 31		**34,909**		36,266
Utilities				
Carrying amount at January 1		**25,443**		26,181
Transfers from construction in progress		**-**		523
Amortization		**(1,257)**		(1,261)
Carrying amount at December 31		**24,186**		25,443

December 31, 2020 (expressed in $000's)

5. Property and equipment (continued)

Reconciliations (continued)

	2020	2019
Machinery and equipment		
Carrying amount at January 1	**5,547**	2,984
Transfers from construction in progress	**117**	3,061
Disposals	**(13)**	-
Amortization	**(717)**	(498)
Carrying amount at December 31	**4,934**	5,547
Office furniture and equipment		
Carrying amount at January 1	**1,781**	2,245
Transfers from construction in progress	**425**	143
Amortization	**(599)**	(607)
Carrying amount at December 31	**1,607**	1,781
Construction in progress		
Carrying amount at January 1	**13,675**	10,484
Additions	**72,602**	12,029
Transfers to other classes of property and equipment and intangible assets	**(1,514)**	(8,838)
Carrying amount at December 31	**84,763**	13,675
Total property and equipment	**$ 271,539**	$ 203,925

The Group reviews construction-in-progress annually to assess whether the capital expenditures continue to provide a future economic benefit. In 2020, no costs (2019: $Nil) relating to foregone capital projects were written off.

December 31, 2020 (expressed in $000's)

6. Intangible assets

		2020		2019
Computer software				
Cost	$	**936**	$	863
Accumulated amortization		**(643)**		(576)
Total intangible assets	$	**293**	$	287
Computer software				
Carrying amount at January 1	$	**287**	$	408
Additions		**73**		-
Amortization		**(67)**		(121)
Carrying amount at December 31	$	**293**	$	287

7. Accounts payable and accrued liabilities

		2020		2019
Trade payables	$	**12,096**	$	5,122
Payables to related parties		**3,343**		3,337
Accrued liabilities		**27,223**		17,026
	$	**42,662**	$	25,485

The amounts owed to related parties is a gross revenue charge (federal stipend) that the Group remits to the Government of Canada in accordance with the Act. The same amount is included in operating and administrative expenses. Included in accrued liabilities are amounts incurred for habitat compensation arrangements.

8. Line of credit

The Group has available a $30,000 operating line of credit from a Canadian financial institution. The operating line bears interest on amounts drawn at a Canadian dollar bankers' acceptance rate plus 0.5%. The operating line is unsecured and does not require compliance with any financial covenants. As at December 31, 2020, the Group has not drawn on the operating line (2019: nil).

The Group's exposure to interest rate risk and liquidity risk is discussed in Note 9.

9. Financial instruments and financial risk management

The Group's use of financial instruments exposes it to a variety of financial risks including market risk (currency risk and interest rate risk), credit risk and liquidity risk.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework. The Board has established an Audit Committee, which is responsible for developing and monitoring the Group's risk management policies. The committee reports regularly to the Board of Directors on its activities.

Fair values

A number of the Group's accounting policies require the measurement of fair values. When measuring the fair value of an asset of a liability, the Group uses market observable data as far as possible. Fair values are categorized into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities;

Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly;

Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability might be categorized in different levels of the fair value hierarchy, then the fair value measurement is categorized in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The fair values of cash and cash equivalents, term deposits, accounts receivable and accounts payable and accrued liabilities approximate their carrying amounts due to the relatively short periods to maturity of these financial instruments.

December 31, 2020 (expressed in $000's)

9. Financial instruments and financial risk management (continued)

Fair values (continued)

The Group does not have any financial assets or liabilities that are carried at fair value.
The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

	2020	
	Carrying amount	**Fair value**
Assets carried at amortized cost		
Cash and cash equivalents	$ 12,740	$ 12,740
Term deposits	57,226	57,226
Accounts receivable	42,259	42,259
Note receivable	248	248
	$ 112,473	$ 112,473
Liabilities carried at amortized cost		
Accounts payable and accrued liabilities	$ 42,662	$ 42,662
	$ 42,662	$ 42,662

	2019	
	Carrying amount	**Fair value**
Assets carried at amortized cost		
Cash and cash equivalents	$ 14,522	$ 14,522
Term deposits	83,998	83,998
Accounts receivable	14,788	14,788
Note receivable	578	578
	$ 113,886	$ 113,886
Liabilities carried at amortized cost		
Accounts payable and accrued liabilities	$ 25,485	$ 25,485
	$ 25,485	$ 25,485

9. Financial instruments and financial risk management (continued)

Currency risk

Currency risk is the risk to the Group’s earnings that arise from fluctuations of foreign exchange rates and the degree of volatility of these rates. The Group’s foreign exchange risk arises with respect to the US dollar. On an ongoing basis, management monitors changes in foreign currency exchange rates.

The amount of transactions and balances in US dollars is minimal, and as such the risk not considered to be material.

Interest rate risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. In seeking to minimize the risks from interest rate fluctuations, the Group manages exposure through its normal operating and financing activities. The Group is exposed to interest rate risk primarily through its long-term debt.

The Group’s objective in managing interest rate risk is to monitor expected volatility in interest rates while also minimizing the Group’s financing expense levels. Interest rate risk mainly arises from fluctuations of interest rates.

At the reporting date the interest rate profile of the Group’s interest-bearing financial instruments was:

	Carrying amount	
	2020	2019
Fixed rate instruments		
Financial assets	**$ 69,966**	$ 98,520

Fair value sensitivity for fixed-rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss, therefore a change in interest rates at the reporting date would not affect profit or loss.

Cash flow sensitivity for variable rate instruments

A reasonable possible decrease (increase) of 100 basis points in interest rates at the reporting date would have (increased) decreased equity and profit or loss by $68 (2019: $66).

December 31, 2020 (expressed in $000's)

9. Financial instruments and financial risk management (continued)

Credit risk

Credit risk arises from the potential that a counterpart will fail to perform its obligations. The Group is exposed to credit risk from customers. To reduce its credit risk, the Group reviews a new customer's credit history before extending credit and conducts regular reviews of its existing customers' credit performance. An allowance for expected credit losses is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information. As at December 31, 2020 management assessed these factors and recorded no allowance for doubtful accounts (2019: $Nil).

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

		2020		2019
Cash and cash equivalents	**$**	**12,740**	$	14,522
Term deposits		**57,226**		83,998
Accounts receivable		**42,507**		15,118
	$	**112,473**	$	113,638

The aging of accounts receivables at the reporting date was:

		2020		2019
Assets carried at amortized cost				
Not past due	**$**	**15,734**	$	11,184
Past due 0-30 days		**5,081**		3,868
Past due 31-360 days		**21,692**		66
	$	**42,507**	$	15,118

Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Group uses a variety of tools, techniques and past experience to assist in monitoring cash flow requirements. Typically, the Group ensures that it has sufficient cash on demand and has an operating line of credit available to meet expected operational expenses for a period of 60 to 180 days, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters.

December 31, 2020 (expressed in $000's)

9. Financial instruments and financial risk management (continued)

Liquidity risk (continued)

The following are the contractual maturities of financial liabilities:

December 31, 2020

	Carrying Amount	0-12 months	1-5 years	More than 5 years
Financial Liabilities				
Accounts payable and accrued liabilities	$ 42,662	$ 36,618	$ 5,975	$ 69

December 31, 2019

	Carrying Amount	0-12 months	1-5 years	More than 5 years
Financial Liabilities				
Accounts payable and accrued liabilities	$ 25,485	$ 19,447	$ 5,832	$ 206

Capital management

The Group manages its cash and long-term debt as capital. The Group's objectives when managing capital are to safeguard the Group's ability to continue operating the Port and to further expand its operations. The Group strives to maintain a flexible capital structure which optimizes the costs of capital at an acceptable risk.

The Group manages the capital structure and adjusts it in light of changes in economic conditions and the risk characteristics of the underlying operations. To maintain or adjust the capital structure, the Group may attempt to obtain government grants, or issue additional debt.

There were no changes in the Group's approach to capital management during the year. Statutory restrictions prevent the Group from external borrowing more than $139,000 (2019: $139,000). As at December 31, 2020 and 2019, the Group was in compliance with this restriction.

December 31, 2020 (expressed in $000's)

10. Employee benefits

Defined benefit plans

	Pension Plan		Supplemental Pension		Total	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Net defined benefit liability (asset)	**$ (1,623)**	$ (1,232)	**$ 1,522**	$ 1,317	**$ (101)**	$ 85

The Group contributes to the following post-employment defined benefit plans.

- Registered Pension Plan ("Pension Plan") entitles certain employees to receive an annual pension payment during retirement.
- Supplemental Executive Retirement Plan ("Supplemental Pension") entitles certain executive officers to an annual supplemental pension payment during retirement.

The defined benefit plans are administered by a single pension fund that is legally separated from the Group. The board of the pension fund is required by law to act in the best interests of the plan participants and is responsible for setting certain policies (e.g. investment, contribution and indexation policies) of the fund.

These defined benefit plans expose the Group to actuarial risks, such as longevity risk, currency risk, interest rate risk and market (investment) risk.

Funding

The Pension Plan and Supplemental Pension are fully funded by the Group. The funding requirements are based on the pension fund's actuarial measurement framework set out in the funding policies of the plans. The funding of the plans is based on a separate actuarial valuation for funding purposes for which the assumptions may differ from the assumptions above. Employees are required to contribute to the Pension Plan but not to the Supplemental Pension.

The Group expects to pay $1,635 in contributions to its defined benefit plans in 2021.

December 31, 2020 (expressed in $000's)

10. Employee benefits (continued)

Defined benefit plans (continued)

Movement in net defined benefit liability

The following tables show the reconciliations from the opening balances to the closing balances for the net defined benefit liabilities and their components.

Pension Plan

	Defined benefit obligation		Fair value of plan assets		Net defined benefit liability	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Balance, beginning of year	$ **8,827**	$ 7,524	$ **(10,059)**	$ (8,541)	$ **(1,232)**	$ (1,017)
Included in profit or loss						
Current service cost	**167**	146	**-**	-	**167**	146
Interest cost (income)	**271**	278	**(312)**	(322)	**(41)**	(44)
	438	424	**(312)**	(322)	**126**	102
Included in OCI						
Remeasurements loss (gain):						
Actuarial loss (gain) arising from: experience adjustment	**452**	874	**-**	-	**452**	874
Return on plan assets excluding interest income	**-**	-	**(826)**	(973)	**(826)**	(973)
	452	874	**(826)**	(973)	**(374)**	(99)
Other						
Administrative cost	**-**	-	**-**	-	**-**	-
Contributions paid by the employer	**-**	-	**(143)**	(218)	**(143)**	(218)
Contributions paid by the employees	**40**	59	**(40)**	(59)	**-**	-
Benefits paid	**(217)**	(54)	**217**	54	**-**	-
	(177)	5	**34**	(223)	**(143)**	(218)
Balance, end of year	$ **9,540**	$ 8,827	$ **(11,163)**	$ (10,059)	$ **(1,623)**	$ (1,232)

December 31, 2020 (expressed in $000's)

10. Employee benefits (continued)

Defined benefit plans (continued)

Movement in net defined benefit liability (continued)

Supplemental Plan

	Defined benefit obligation 2020	Defined benefit obligation 2019	Fair value of plan assets 2020	Fair value of plan assets 2019	Net defined benefit liability 2020	Net defined benefit liability 2019
Balance, beginning of year	**$ 8,047**	$ 5,991	**$ (6,730)**	$ (5,033)	**$ 1,317**	$ 958
Included in profit or loss						
Current service cost	**201**	164	**-**	-	**201**	164
Interest cost (income)	**247**	222	**(227)**	(203)	**20**	19
	448	386	**(227)**	(203)	**221**	183
Included in OCI						
Remeasurements loss (gain):						
Actuarial loss (gain) arising from:						
experience adjustment	**1,651**	1,682	**-**	-	**1,651**	1,682
Return on plan assets excluding interest income	**-**	-	**(122)**	(177)	**(122)**	(177)
	1,651	1,682	**(122)**	(177)	**1,529**	1,505
Other						
Contributions paid by the employer	**-**	-	**(1,545)**	(1,329)	**(1,545)**	(1,329)
Benefits paid	**(139)**	(12)	**139**	12	**-**	-
	(139)	(12)	**(1,406)**	(1,317)	**(1,545)**	(1,329)
Balance, end of year	**$ 10,007**	$ 8,047	**$ (8,485)**	$ (6,730)	**$ 1,522**	$ 1,317

Plan assets

Plan assets comprise:

	Pension Plan 2020	Pension Plan 2019	Supplemental Pension 2020	Supplemental Pension 2019
Equity securities	**60%**	61%	**31%**	31%
Fixed income debt securities	**40%**	39%	**16%**	17%
Other securities	**-**	-	**53%**	52%
	100%	100%	**100%**	100%

The invested assets of the pension plan and the supplemental pension plan are held in pooled funds.

December 31, 2020 (expressed in $000's)

10. Employee benefits (continued)

Defined benefit plans (continued)

Actuarial assumptions

The following were the principal actuarial assumptions as at the reporting date:

	Pension Plan		Supplemental Pension	
	2020	**2019**	**2020**	**2019**
Discount rate at end of year	2.6%	3.1%	2.6%	3.1%
Increases in pensionable earnings	2.5%	2.5%	2.5%	2.5%
Inflation rate	2.0%	2.0%	2.0%	2.0%
Future salary growth	2.5%	2.5%	2.5%	2.5%

Sensitivity analysis

Reasonably possible changes at the reporting date to one of the relevant actuarial assumptions, holding other assumptions constant, would have increased (decreased) the defined benefit obligation by the amounts shown below.

	Pension Plan		Supplemental Pension	
	Increase	**Decrease**	**Increase**	**Decrease**
Discount rate (1% movement)	(1,479)	1,905	(1,709)	2,236
Salary scale (1% movement)	7	(7)	485	(457)
Year age (1 year difference)	(259)	258	(266)	264

Although the analysis does not take account of the full distribution of cash flows expected under the plan, it does provide an approximation of the sensitivity of the assumptions shown.

The Group’s actuary prepares annual valuations of the accrued benefit obligations using January 1 as a measurement date and extrapolated to December 31. The most recent valuations of the pension plan and supplemental pension plan for funding purposes were conducted as of January 1, 2020 and extrapolated to December 31, 2020. The plan assets are valued as at December 31 of each year, and the latest valuation of plan assets is as at December 31, 2020.

Defined contribution plan

Defined contribution plan employer contributions:

	2020	2019
Employer contributions	**$ 644**	$ 577

December 31, 2020 (expressed in $000's)

11. Leases

The Group currently leases its land, berthing structures, and buildings to terminal operators under non-cancellable operating lease agreements. The leases have varying terms, break-clauses, and renewal rights. All of the Group’s leases are operating leases.

The future minimum lease rentals under non-cancellable operating leases in the aggregate and for each of the following periods are as follows:

	2020	2019
No later than one year	**$ 21,779**	**$ 21,282**
Later than one year and not more than five years	**87,961**	**86,603**
Later than five years	**390,004**	**411,472**

Contingent-based revenue recognized in profit or loss in 2020 was $41,703 (2019: $42,243).

12. Provisions

Community investment fund

In 2010, the Group established a Community Investment Fund (the “Fund”) that will be used to support broad community-based projects, initiatives and events that are deemed to have a meaningful and wide-reaching impact in Prince Rupert, the regional community, and the Skeena River Watershed. In years where the Group reports positive net earnings, a percentage of these earnings will be set aside to grow the Fund. The Group has recorded a provision based on 2020 net income, and this amount is included in accounts payable and accrued liabilities and in operating and administrative expense for the year.

Decommissioning costs

In 2019, the Group identified an obligation relating to decommissioning costs, although the exact timing and scope of work is unknown, some remediation actions have been undertaken in 2019 and the area is closely monitored. The Group estimates that the remediation will be completed within one year and has recorded a provision based on the best estimate of the costs to complete the remediation.

December 31, 2020 (expressed in $000's)

12. Provisions (continued)

	Community Investment Fund	Decommission Costs	Total
Balance - December 31, 2018	$ 6,121	$ -	**$ 6,121**
Provisions made during the year	1,678	1,919	**3,597**
Provisions used during the year	(619)	-	**(619)**
Provisions reversed during the year	-	-	**-**
Balance – December 31, 2019	7,180	1,919	**9,099**
Provisions made during the year	1,801	1,496	**3,297**
Provisions used during the year	(1,006)	-	**(1,006)**
Provisions reversed during the year	-	-	**-**
Balance – December 31, 2020	$ 7,975	$ 3,415	**$ 11,390**

December 31, 2020 (expressed in $000's)

13. Commitments

Operating commitments

In prior periods, the Group signed agreements with various First Nations groups concerning the Fairview Container Terminal. These agreements are referred to in these financial statements as the Expansion Agreements.

Under the terms of the Expansion Agreements the Group has guaranteed that a specified number of person years of employment will be provided to the First Nations groups, from operations jobs created within the Port of Prince Rupert. These guarantees are required to be satisfied over an estimated 10-year period. Should the Group fail to meet this obligation, liquidated damages will be required to be paid, which are capped at an aggregate of $3,435.

Capital commitments

Planned capital projects commitments as at December 31, 2020 are as follows:

	Gross spending to date	Remaining commitments at year-end
Fairview Connector Road	**$ 94,700**	$ 30,587
Ridley Import/Export Platform	**3,868**	1,354
Fairview Terminal Shorepower	**367**	6,010
	$ 98,935	$ 37,951

14. Federal and Provincial investment

$12,727 in contributions were recognized during the year ended December 31, 2020 (2019: $1,542) and applied to reduce the cost of the related property and equipment during the year.

$300 in contributions were recognized during the year ended December 31, 2020 (2019: $90) and applied to reduce the cost of the related professional and consulting fees during the year.

December 31, 2020 (expressed in $000's)

15. Remuneration disclosures

Key management personnel include directors (executive and non-executive), members of the Executive committee, and persons who have the authority and responsibility for planning, directing, and controlling the activities of the Group, directly or indirectly, during the financial year. In addition, subsection 37(3) of the Act requires disclosure of remuneration and allowances paid to directors and certain employees. A summary of compensation as at December 31 is as follows:

Board of Directors

Name	Title	Fees	Allowances	2020 Total	2019 Total
Tjallingii, F.	Chair	$ 82		**$ 82**	75
Andreone, R.	Director	46	-	**46**	29
Clarke, J.	Director	46	-	**46**	65
Clayton, J.	Director	45	-	**45**	61
Clifton Percival, B.	Director	44	-	**44**	45
Farrell, J.	Vice Chair	50	-	**50**	52
Hallsor, B.	Director	-	-	**-**	21
Lantin, P.	Director	43	-	**43**	34
Smith, B.	Director	-	-	**-**	33
		$ 356	$ -	**$ 356**	$ 415

Included in operating and administrative expenses are director travel, education and hospitality expenses in the amount of $14 (2019: $113).

December 31, 2020 (expressed in $000's)

15. Remuneration disclosures (continued)

Key Management Personnel

Name	Title	Salaries and fees	Allowances	2020 Total	2019 Total
Stevenson, S.	President & CEO	$ 523	$ 10	**$ 533**	$ 425
Rektor, J.	VP, Finance & Corporate Services	343	6	**349**	395
O'Brien, S.	VP, Commercial & Regulatory Affairs & General Counsel	287	6	**293**	264
Veldman, K.	VP, Public Affairs & Sustainability	286	6	**292**	265
Friesen, B.	VP, Trade Development & Communications	286	6	**292**	260
Slocombe, K.	VP, Operations, Planning & Infrastructure	271	6	**277**	159
Keller, L.	VP, Infrastructure & Engineering	168	2	**170**	322
Jackson, M.	Director, Finance	237	-	**237**	232
Hamilton, A.	Director, Strategic Initiatives	-	-	**-**	123
		$ 2,401	$ 42	**$ 2,443**	$ 2,445

Total remuneration and benefits for directors and key management personnel during the year was $2,799 (2019: $2,701) along with post-employment benefits of $229 (2019: $225).

16. Impact of COVID-19

On March 11, 2020 the World Health Organization declared the COVID-19 outbreak a pandemic which has severely impacted many local economies around the globe. In many countries, including Canada, businesses were forced to cease or limit operations for long periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

In response to the spread of COVID-19, the Group has adapted their business processes to conform to provincial mandates and has updated some business processes and operations to adhere to Provincial Health Orders. The Group has not experienced any significant difficulties or delays in completing their operational activities.

The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of operations of the Group for future periods.