

## **Background**

Waterfront Toronto (WT) obtained the consent from all orders of government to borrow and encumber its assets on August 12, 2015. Subsequently in September, 2015 WT executed the Credit and the General Security Agreement with CIBC and has borrowed \$5M to meet its working capital needs.

## **Update**

Waterfront Toronto has updated its cash flow forecast to reflect the current scenario. The current projection shows that the borrowing of \$5M will likely be repaid in December, 2015 once sufficient revenues are collected that exceed WT's working capital needs. See the attached cash flow forecast.

Cash balances forecasted at fiscal year-end (March 31, 2016) are expected to be positive. WT will manage these balances to maximize investment opportunities where possible.

## **Reporting & Other Covenants**

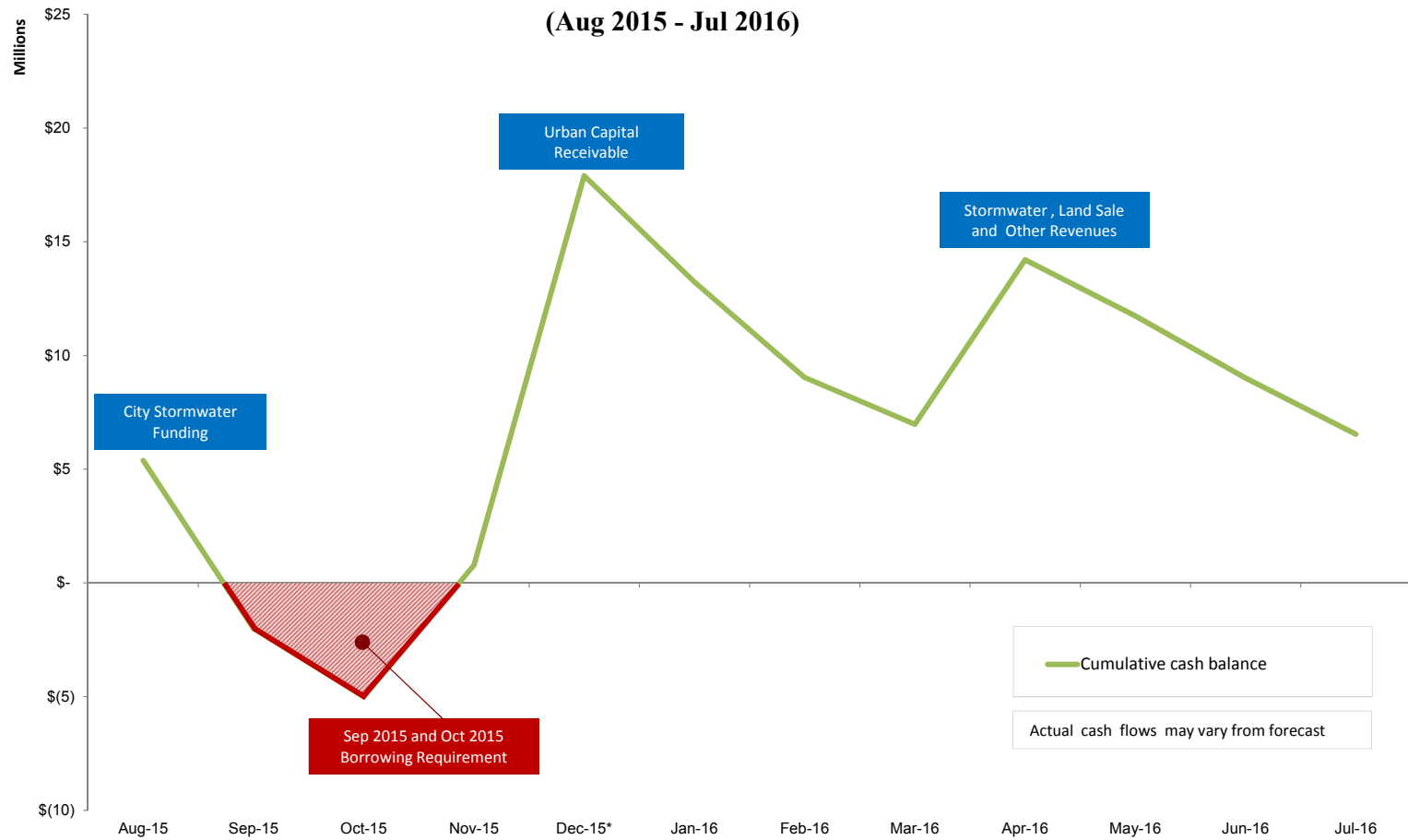
WT prepares and updates the cash flow forecasts on a monthly basis and monitors closely in periods where cash becomes critical. The quarterly cash flow forecast have been provided to the FARM Committee for information purposes as well as to the lender to meet reporting requirements.

Other reporting and financial covenants will need to be maintained as part of the credit agreement with the lender and the consent with governments.

## **Committee Action Required**

None

# Waterfront Toronto Cash Flow Forecast (Aug 2015 - Jul 2016)



## Summary of Waterfront Toronto Cash Flow Forecast

(in \$ millions)

	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15*	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16
Cash Inflows	10.5	7.4	11.8	11.9	27.2	2.0	0.7	2.0	10.4	0.1	2.0	0.1
Cash Outflows	5.8	14.7	14.8	6.2	10.1	6.6	4.9	4.1	3.2	2.5	4.7	2.5
<b>Net Cash Inflows/(Outflows)</b>	<b>4.7</b>	<b>(7.4)</b>	<b>(3.0)</b>	<b>5.8</b>	<b>17.1</b>	<b>(4.7)</b>	<b>(4.2)</b>	<b>(2.1)</b>	<b>7.2</b>	<b>(2.5)</b>	<b>(2.7)</b>	<b>(2.5)</b>
<b>Cumulative cash balance</b>	<b>5.4</b>	<b>(2.0)</b>	<b>(5.0)</b>	<b>0.8</b>	<b>17.9</b>	<b>13.2</b>	<b>9.0</b>	<b>7.0</b>	<b>14.2</b>	<b>11.7</b>	<b>9.0</b>	<b>6.5</b>
<b>Cumulative loan balance</b>		<b>2.00</b>	<b>5.00</b>	<b>5.00</b>	**							

\* Assumes deferral of \$14.5M Urban Capital receivable and \$5M loan repayment in December

\*\* Zero balance indicated loan repayment