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EDMONTON AIRPORTS'

# FIRST QUARTER REPORT

FOR THE THREE MONTHS ENDED MARCH 31, 2017



# MANAGEMENT DISCUSSION AND ANALYSIS

The following Management Discussion and Analysis of Financial Results (MD&A) should be read in conjunction with the unaudited condensed interim financial statements and note disclosures of the Edmonton Regional Airports Authority (Edmonton Airports) for the three months ended March 31, 2017 and the audited financial statements, as well as the MD&A, for the year ended December 31, 2016. The Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRS). All amounts in the following MD&A are in Canadian dollars unless otherwise stated.

Edmonton Airports' financial statements reflect the combined results of operations of the Edmonton International Airport (EIA) and Villeneuve Airport (VA).

## 1. OPERATIONS

Passenger volume, comprised of the total number of enplaned and deplaned passengers, is the main driver of certain Edmonton Airports' revenue streams. These include airside and general terminal, airport improvement fees (AIF), and police and security revenues. The following table outlines the components of passenger traffic at the EIA and compares the 2017 actual results for the three months ended March 31, 2017 to the same period last year.

### Enplaned and Deplaned Passenger Traffic by Sector\*

|                           | Three Months Ended |                  |          |        |
|---------------------------|--------------------|------------------|----------|--------|
|                           | March 31           |                  |          |        |
|                           | 2017               | 2016             | Variance | %      |
| Domestic                  | 1,293,231          | 1,224,666        | 68,565   | 5.6    |
| Transborder               | 258,655            | 287,634          | (28,979) | (10.1) |
| International             | 169,816            | 182,589          | (12,773) | (7.0)  |
|                           | 1,721,702          | 1,694,889        | 26,813   | 1.6    |
| General/Business aviation | 99,922             | 124,888          | (24,966) | (20.0) |
| <b>Total</b>              | <b>1,821,624</b>   | <b>1,819,777</b> | 1,847    | 0.1    |

*\*The figures in the above table may change due to adjustments to reflect actual results which are dependent on timing and amendments filed by the airlines.*

## 2. FINANCIAL PERFORMANCE

### Net Operating Results

| (in thousands)                | Three Months Ended<br>March 31 |         |          |          |
|-------------------------------|--------------------------------|---------|----------|----------|
|                               | 2017                           | 2016    | Variance | Variance |
|                               | \$                             | \$      | \$       | %        |
| Revenue                       | 50,980                         | 50,401  | 579      | 1.1      |
| Expenses                      | 27,514                         | 27,073  | 441      | 1.6      |
| EBITDA*                       | 23,466                         | 23,328  | 138      | 0.6      |
| EBITDA margin %               | 46.0%                          | 46.3%   | -0.3%    | (0.6)    |
| Depreciation and amortization | 16,157                         | 15,822  | 335      | 2.1      |
| Interest expense              | 11,143                         | 11,179  | (36)     | (0.3)    |
| Other gain                    | (21)                           | (52)    | 31       | (59.6)   |
| Net loss                      | (3,813)                        | (3,621) | (192)    | 5.3      |

\*EBITDA is defined as earnings before interest, taxes and depreciation and amortization. Edmonton Airports' earnings are exempt from federal and provincial income tax.

For the three months ended March 31, 2017, we experienced net loss of \$3.8 million, which was an increase of \$0.2 million over the comparative period. EBITDA was higher by \$0.1 million (0.6%) compared to the prior year, driven by higher revenue of \$0.6 million (1.1%) due to increased passenger volumes offset by higher expenses. The increase in net loss was driven entirely by an increase in depreciation and amortization expense of \$0.3 million (2.1%).

### Revenue

| (in thousands)                | Three Months Ended<br>March 31 |        |          |          |
|-------------------------------|--------------------------------|--------|----------|----------|
|                               | 2017                           | 2016   | Variance | Variance |
|                               | \$                             | \$     | \$       | %        |
| Airport improvement fee (AIF) | 22,323                         | 21,655 | 668      | 3.1      |
| Parking and concessions       | 13,207                         | 13,732 | (525)    | (3.8)    |
| Airside and general terminal  | 10,693                         | 10,528 | 165      | 1.6      |
| Police and security           | 3,161                          | 2,968  | 193      | 6.5      |
| Real estate leases            | 1,432                          | 1,412  | 20       | 1.4      |
| Other revenue                 | 164                            | 106    | 58       | 54.7     |
|                               | 50,980                         | 50,401 | 579      | 1.1      |

For the three months ended March 31, 2017, we earned revenue of \$51.0 million which was an increase of 1.1% over the prior year. The increase in revenue was primarily due to increased domestic passenger volumes (1.6 %) favorably impacting AIF and airside and general terminal revenue streams.

#### *Airport Improvement Fee (AIF)*

For the three months ended March 31, 2017, AIF revenue was \$22.3 million, an increase of \$0.7 million (3.1%), year over year. AIF is the primary source of funding Edmonton Airports uses to pay interest and principal on the bonds and debentures issued for Edmonton Airports' redevelopment and expansion. The increase compared to the prior year was driven by terminal enplaned passengers being higher than prior year by 1.6% partially combined with a lower share of connecting passengers.

#### *Airside and general terminal (AGT)*

For the three months ended March 31, 2017, AGT revenue was \$10.7 million, an increase of \$0.2 million (1.6%), year over year. Airside and general terminal revenue is primarily driven by the number of aircraft movements as well as the size of the aircraft. The increase compared to the prior year has been driven by higher domestic landing and terminal fees due to increased domestic passenger traffic. This was partially offset by fixed Base Operator operations which continue to be impacted by the slowdown in the energy sector. Also, exchange rates have continued to have an unfavorable impact on transborder landing, terminal and preclearance fees.

#### *Police and Security*

For the three months ended March 31, 2017, police and security fee revenue was \$3.2 million, an increase of \$0.2 million (6.5%), year over year. Edmonton Airports recovers some police and security expenses through a per departing passenger charge to airlines which increased by 5% effective in the first quarter of 2017.

#### *Non-aeronautical commercial operations*

Edmonton Airports also earns revenue from non-aeronautical commercial operations, such as parking, car rentals, concessions, ground transportation, and real estate. For the three months ended March 31, 2017, non-aeronautical commercial operations revenue was \$14.6 million, a decrease of \$0.5 million (3.3%), year over year.

#### *Parking and Concessions*

Revenues from parking and concessions totaled \$13.2 million for the three months ended March 31, 2017. This was a decrease of \$0.5 million (3.8%), year over year. The decrease compared to the prior year in parking can be attributed to marketing campaigns to provide discounts during the first quarter. Car rental revenue is consistent with the prior year.

#### *Real Estate Leases*

For the three months ended March 31, 2017, Real estate lease revenue was \$1.4 million, which is consistent with the prior year.

## Expenses

| (in thousands)                                     | Three Months Ended |        |          |          |
|--|--------------------|--------|----------|----------|
|  | March 31           |        |          |          |
|  | 2017               | 2016   | Variance | Variance |
|  | \$                 | \$     | \$       | %        |
| Salaries and employee benefits                     | 8,347              | 8,816  | (469)    | (5.3)    |
| Services, maintenance, supplies and administration | 8,366              | 7,685  | 681      | 8.9      |
| Canada lease rent                                  | 4,362              | 4,248  | 114      | 2.7      |
| Utilities, insurance and property taxes            | 2,986              | 2,759  | 227      | 8.2      |
| Police and security                                | 2,324              | 2,464  | (140)    | (5.7)    |
| Airport improvement collection costs               | 1,129              | 1,101  | 28       | 2.5      |
|  | 27,514             | 27,073 | 441      | 1.6      |

For the three months ended March 31, 2017, expenses were \$27.5 million which was \$0.4 million (1.6%) higher, year over year. This increase was primarily driven by an increase in services, maintenance, supplies and administration expenses and utilities, insurance and property taxes offset by lower salary and employee benefit expenses.

### *Salaries and employee benefits*

For the three months ended March 31, 2017, salaries and benefits expenses were \$8.3 million, a decrease of \$0.5 million (5.3%), year over year. The decrease compared to the prior year is due to continued active management of vacancies and discretionary staff hours.

### *Services, maintenance, supplies and administration*

For the three months ended March 31, 2017, services, maintenance, supplies and administration expenses were \$8.4 million which was \$0.7 million (8.9%) higher, year over year. The increase was driven by increased bad debt expenses offset by reductions in advertising, consulting and contracted service expenses.

### *Canada lease rent*

Rent expense was \$4.4 million for the three months ended March 31, 2017 which was \$0.1 million (2.7%) higher, year over year.

Canada lease rent expense is based on a percentage, on a progressive scale of "Airport Revenue" at Edmonton Airports, as defined in the Ground Lease. The increase was primarily driven by higher year over year revenues due to increased passenger volumes.

### *Utilities, insurance and property taxes*

For the three months ended March 31, 2017, utilities, insurance and property taxes expenses were \$3.0 million which was \$0.2 million (8.2%) higher, year over year. The increase is primarily related to higher natural gas consumption and a carbon levy which began in January 2017.

### *Police and security*

For the three months ended March 31, 2017, police and security expenses were \$2.3 million which was \$0.1 million (5.7%) lower, year over year. The decrease is a result of lower than expected contracted labor expenses.

### *Airport improvement collection costs*

For the three months ended March 31, 2017, airport improvement collection costs were \$1.1 million which was consistent with the prior year.

## Other Expenses

(in thousands)

|                               | Three Months Ended<br>March 31 |        |          |          |
|-------------------------------|--------------------------------|--------|----------|----------|
|                               | 2017                           | 2016   | Variance | Variance |
|                               | \$                             | \$     | \$       | %        |
| Depreciation and amortization | 16,157                         | 15,822 | 335      | 2.1      |
| Interest expense              | 11,143                         | 11,179 | (36)     | (0.3)    |
| Other loss (gain)             | (21)                           | (52)   | 31       | (59.6)   |
|                               | 27,279                         | 26,949 | 330      | 1.2      |

For the three months ended March 31, 2017, other expenses were \$27.3 million which was \$0.3 million (1.2%) higher, year over year.

This increase was primarily driven by an increase in depreciation expense, as a result of the purchase of a new Airside Operations Facility and completion of improvements to the primary access point (Airport Road), for entering and exiting the airport. These assets became available for use in the last quarter of 2016. New additions to equipment and software also contributed to the increase.

Interest expense was flat to prior year.

## 3. CAPITAL PROJECTS

Edmonton Airports' capital projects are identified by the airport and are broken into three main categories as follows:

### *Commercial Real Estate*

Projects in this category include those that build revenue capacity for Edmonton Airports and are funded from operating earnings and cash flows that becomes available. \$2.1 million was spent on real estate projects during the first quarter of 2017.

During the current quarter, as part of the highway commercial project, Edmonton Airports continued the process of improving the existing primary access point (Airport Perimeter Road) for entering and exiting the airport. This improvement is required for the development of the highway commercial and airport support lands south of the airport.

### *Growth*

Projects in this category include those that expand capacity, create new services and/or improve the passenger experience. This includes terminal leasehold improvements for new concessions, expanded aprons and taxiways to serve airside developments, parking lot expansions and projects related to enhancing the passenger experience. \$0.2 million was spent on growth projects during the first quarter of 2017.

Airside Operations relocated to a newer facility towards the end of the third quarter of 2016 to accommodate their requirement for a larger facility to store fleet and maintenance equipment. Construction of a sand shed and remaining deficiencies on the Taxiway Romeo crossing are being addressed this year to complete the project.

*Maintenance*

Projects in this category include the maintenance of existing airport facilities and infrastructure. This includes system lifecycle replacements, paving programs, fleet replacement and capital restoration. \$2.5 million was spent on maintenance projects during the first quarter of 2017.





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EDMONTON AIRPORTS'

# UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS

FOR THE THREE MONTHS ENDED MARCH 31, 2017





Condensed Interim Statements of Financial Position  
As at March 31, 2017 and December 31, 2016  
(unaudited, in thousands of dollars)

|  | March 31,<br>2017 | December 31,<br>2016 |
|--|-------------------|----------------------|
|  | \$                | \$                   |
| <b>Assets</b>  |                   |                      |
| <b>Current Assets</b>                                |                   |                      |
| Cash and cash equivalents                            | 38,867            | 40,969               |
| Accounts Receivable                                  | 17,933            | 20,156               |
| Prepaid expenses and other                           | 5,059             | 5,314                |
|  | 61,859            | 66,439               |
| <b>Non-current assets</b>                            |                   |                      |
| Restricted deposits                                  | 33,612            | 33,539               |
| Prepaid expense and lessee receivable                | 486               | 514                  |
| Property, plant and equipment (note 3)               | 960,029           | 971,720              |
| Intangible assets (note 4)                           | 3,993             | 3,764                |
|  | <b>1,059,979</b>  | <b>1,075,976</b>     |
| <b>Liabilities</b>                                   |                   |                      |
| <b>Current liabilities</b>                           |                   |                      |
| Accounts payable and accrued liabilities (note 3(b)) | 34,698            | 41,654               |
| Deferred revenue                                     | 249               | 1,118                |
| Current portion of Post-employment benefit           | -                 | 1,386                |
| Current portion of long-term debt (note 5)           | 25,433            | 24,597               |
|  | 60,380            | 68,755               |
| <b>Non-current liabilities</b>                       |                   |                      |
| Tenants' security deposit                            | 2,260             | 2,313                |
| Deferred Revenue (note 6)                            | 10,977            | 11,027               |
| Post-employment benefit                              | 8,169             | 7,012                |
| Long-term debt (note 5)                              | 934,117           | 938,980              |
|  | 1,015,903         | 1,028,087            |
| <b>Contingencies</b> (note 7(b))                     |                   |                      |
| <b>Commitments</b> (note 7(a))                       |                   |                      |
| <b>Net Assets</b>                                    | 44,076            | 47,889               |
|  | <b>1,059,979</b>  | <b>1,075,976</b>     |

Condensed Interim Statements of Comprehensive Loss  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

|   | Three Months Ended<br>March 31 |                |
|---|--------------------------------|----------------|
|   | 2017<br>\$                     | 2016<br>\$     |
| <b>Revenues</b>   |                                |                |
| Airport improvement fee   | 22,323                         | 21,655         |
| Parking and concessions   | 13,207                         | 13,732         |
| Airside and general terminal                                    | 10,693                         | 10,528         |
| Police and security   | 3,161                          | 2,968          |
| Real estate leases  | 1,432                          | 1,412          |
| Other revenue   | 164                            | 106            |
|   | <u>50,980</u>                  | <u>50,401</u>  |
| <b>Expenses</b>   |                                |                |
| Salaries and employee benefits                                  | 8,347                          | 8,816          |
| Services, maintenance, supplies and<br>administration           | 8,366                          | 7,685          |
| Canada lease rent   | 4,362                          | 4,248          |
| Utilities, insurance and property taxes                         | 2,986                          | 2,759          |
| Police and security   | 2,324                          | 2,464          |
| Airport improvement collection costs                            | 1,129                          | 1,101          |
|   | <u>27,514</u>                  | <u>27,073</u>  |
| <b>EBITDA</b>   | <u>23,466</u>                  | <u>23,328</u>  |
| <b>Other expenses</b>   |                                |                |
| Depreciation and amortization                                   | 16,157                         | 15,822         |
| Interest expense  | 11,143                         | 11,179         |
| Other gain  | (21)                           | (52)           |
|   | <u>27,279</u>                  | <u>26,949</u>  |
| <b>Net loss and total comprehensive<br/>loss for the period</b> | <u>(3,813)</u>                 | <u>(3,621)</u> |

Condensed Interim Statements of Changes in Net Assets  
As at March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

|   | Three Months Ended<br>March 31 |         |
|---|--------------------------------|---------|
|   | 2017                           | 2016    |
|   | \$                             | \$      |
| <b>Net assets - Beginning of period</b> | 47,889                         | 58,876  |
| Total comprehensive loss for the period | (3,813)                        | (3,621) |
| <b>Net assets - End of period</b>       | 44,076                         | 55,255  |

See accompanying notes to interim financial statements.

Condensed Interim Statements of Cash Flows  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

|  | Three Months<br>Ended March 31 |                 |
|--|--------------------------------|-----------------|
|  | 2017                           | 2016            |
|  | \$                             | \$              |
| <b>Operating activities</b>  |                                |                 |
| Net loss for the period  | (3,813)                        | (3,621)         |
| Adjustments for:   |                                |                 |
| Depreciation and amortization  | 16,157                         | 15,822          |
| Amortization of borrowing costs  | 73                             | 72              |
| Gain on foreign exchange   | (21)                           | (52)            |
| Loss on disposal of property, plant and<br>equipment and intangibles             | 80                             | -               |
| Post employment benefit expense  | 941                            | 896             |
| Finance costs - net  | 10,978                         | 10,971          |
| Post employment benefit contributions  | (1,170)                        | (1,016)         |
| Changes in working capital:  |                                |                 |
| Accounts receivable  | 2,223                          | (4,294)         |
| Prepaid expenses and other   | 255                            | 349             |
| Accounts payable and accrued liabilities   | 1,351                          | 3,378           |
| Deferred revenue   | (919)                          | (218)           |
| Tenants' security deposits   | (53)                           | 63              |
|  | 26,082                         | 22,350          |
| Interest paid  | (6,708)                        | (6,325)         |
| Interest received  | 165                            | 208             |
| <b>Net cash flows from operating activities</b>                                  | <b>19,539</b>                  | <b>16,233</b>   |
| <b>Cash flows from investing activities</b>                                      |                                |                 |
| Lessee receivable  | 29                             | (79)            |
| Purchase of restricted deposits  | (74)                           | (74)            |
| Purchase of property, plant and equipment  | (16,890)                       | (11,117)        |
| Purchase of intangible assets  | (628)                          | (612)           |
| Interest paid capitalized to property, plant and equipment                       | -                              | (245)           |
| <b>Net cash flows used in investing activities</b>                               | <b>(17,563)</b>                | <b>(12,127)</b> |
| <b>Cash flows from financing activities</b>                                      |                                |                 |
| Repayment of long-term debt (note 5)   | (4,101)                        | (3,715)         |
| <b>Net cash (used in) from financing activities</b>                              | <b>(4,101)</b>                 | <b>(3,715)</b>  |
| Effect of exchange rate on cash and cash<br>equivalents at the end of the period | 21                             | 52              |
| Net increase in cash and cash equivalents  | (2,102)                        | 443             |
| Cash and cash equivalents - beginning of period                                  | 40,969                         | 39,073          |
| Cash and cash equivalents - end of period  | 38,867                         | 39,516          |

## Notes to the Condensed Interim Financial Statements For the three months ended March 31, 2017 and 2016 (unaudited, in thousands of dollars)

Edmonton Regional Airports Authority (Edmonton Airports) was incorporated on July 26, 1990 under the provisions of the Regional Airports Authorities Act (Alberta) (the Act) for the purposes of managing the airports for which it is responsible in a safe, secure and efficient manner and to advance economic and community development by promoting improved airline and transportation service and an expanded aviation industry. The Board of Directors of Edmonton Airports consists of a maximum of 15 members. Six Directors are appointed by the City of Edmonton, two by the Government of Canada (the Landlord) and one each by Leduc County, the City of Leduc, Parkland County, Strathcona County and Sturgeon County. The Board of Directors has the right to appoint two Directors which the Board of Directors has elected not to appoint. In accordance with the provisions of the Act, all of Edmonton Airports' surpluses are applied towards promoting its purposes and no dividends are paid out of the surpluses. Surpluses in these financial statements are described as net assets.

Edmonton Airports registered office and principal place of business is located at #1, 1000 Airport Road, Edmonton International Airport, T9E 0V3, Alberta, Canada.

Edmonton Airports' earnings are generated from airport-related operations and are exempt from federal and provincial income tax.

These unaudited condensed interim financial statements were authorized for issue by the Audit Committee of the Board of Directors on May 8, 2017.

### 1. BASIS OF PRESENTATION

These unaudited condensed interim financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (IASB) applicable to the preparation of interim financial statements, including IAS 34, *Interim Financial Reporting*. The unaudited condensed interim financial statements do not include all the information and disclosures required in the annual audited financial statements, and should be read in conjunction with Edmonton Airports' annual audited financial statements as at December 31, 2016. The accounting policies followed in these unaudited condensed interim financial statements are consistent with those of the previous year, except as described below.

### 2. SIGNIFICANT ACCOUNTING POLICIES ADOPTED JANUARY 1, 2017

#### a) New and amended standards adopted in 2017

Edmonton Airports has adopted the following new and amended standard, along with any consequential amendments, effective January 1, 2017. These changes were made in accordance with the applicable transitional provisions.

- Statement of Cash Flows: Amendments to IAS 7

The adoption of the above amendments resulted in additional disclosure to Note 5 Long-term debt to include a reconciliation between opening and closing balance of the liabilities related to financing activities. There were no other material impacts on the financial statements.

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

b) Accounting standards issued but not yet applied

i) IFRS 9 Financial Instruments

IFRS 9, published in July 2014, replaces existing guidance in IAS 39 Financial Instruments: Recognition and Measurement. IFRS 9 includes revised guidance on the classification and measurement of financial instruments, including a new expected credit loss model for calculating impairment on financial assets, and the new general hedge accounting requirements. It also carries forward the guidance on recognition and derecognition of financial instruments from IAS 39. IFRS 9 is effective for annual reporting periods beginning on or after January 1, 2018, with early adoption permitted. Edmonton Airports is yet to assess IFRS 9's full impact.

ii) IFRS 15 Revenue Contracts with Customers

IFRS 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognized, as well as requiring entities to provide more informative, relevant disclosures in respect of revenue recognition criteria. It replaces existing revenue recognition guidance, including IAS 18 Revenue, IAS 11 Construction Contracts and IFRIC 13 Customer Loyalty Programs. IFRS 15 is effective for annual reporting periods beginning on or after January 1, 2018, with early adoption permitted. Edmonton Airports is currently evaluating the impact of IFRS 15 on our financial statements.

iii) IFRS 16 leases

IFRS 16, published in January 2016, will replace IAS 17. IFRS 16 will bring most leases on-balance sheet for leases under a single model, eliminating the distinction between operating and finance leases. Under IFRS 16, all leases are to be capitalized by recognizing the present value of lease payments as both a financial asset and financial liability. The new standard effective for annual periods beginning on or after January 1, 2019, with early adoption permitted if IFRS 15 has also been applied. Edmonton Airports is yet to assess IFRS 16's full impact.

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

### 3. PROPERTY, PLANT AND EQUIPMENT

|                                  | Buildings      | Roadway systems | Parking facilities and lots | Runway, taxiways and apron surfaces | Vehicles and maintenance equipment | Furniture and equipment | Computer hardware | Land         | Land Development | Construction work in progress | Total            |
|----------------------------------|----------------|-----------------|-----------------------------|-------------------------------------|------------------------------------|-------------------------|-------------------|--------------|------------------|-------------------------------|------------------|
|                                  | \$             | \$              | \$                          | \$                                  | \$                                 | \$                      | \$                | \$           | \$               | \$                            | \$               |
| <b>Cost</b>                      |                |                 |                             |                                     |                                    |                         |                   |              |                  |                               |                  |
| Balance at January 1, 2016       | 878,214        | 47,981          | 133,431                     | 253,887                             | 27,652                             | 17,168                  | 22,578            | 4,080        | 31,199           | 59,317                        | 1,475,507        |
| Additions/ transfers             | 21,947         | 11,869          | 2,686                       | 521                                 | 785                                | 111                     | 3,154             | -            | 46,134           | (32,566)                      | 54,641           |
| Disposals                        | (479)          | -               | -                           | -                                   | -                                  | -                       | (618)             | -            | (3)              | -                             | (1,100)          |
| Balance at December 31, 2016     | 899,682        | 59,850          | 136,117                     | 254,408                             | 28,437                             | 17,279                  | 25,114            | 4,080        | 77,330           | 26,751                        | 1,529,048        |
| Balance at January 1, 2017       | 899,682        | 59,850          | 136,117                     | 254,408                             | 28,437                             | 17,279                  | 25,114            | 4,080        | 77,330           | 26,751                        | 1,529,048        |
| Additions/transfers              | 1,021          | 883             | 40                          | 9                                   | 936                                | 61                      | 892               | -            | 1,807            | (1,501)                       | 4,148            |
| Disposals                        | (20)           | -               | -                           | -                                   | (723)                              | -                       | (2,919)           | -            | -                | -                             | (3,662)          |
| <b>Balance at March 31, 2017</b> | <b>900,683</b> | <b>60,733</b>   | <b>136,157</b>              | <b>254,417</b>                      | <b>28,650</b>                      | <b>17,340</b>           | <b>23,087</b>     | <b>4,080</b> | <b>79,137</b>    | <b>25,250</b>                 | <b>1,529,534</b> |



Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

|                                  | Buildings      | Roadway systems | Parking facilities and lots | Runway, taxiways and apron surfaces | Vehicles and maintenance equipment | Furniture and equipment | Computer hardware | Land       | Land Development | Construction work in progress | Total          |
|----------------------------------|----------------|-----------------|-----------------------------|-------------------------------------|------------------------------------|-------------------------|-------------------|------------|------------------|-------------------------------|----------------|
|                                  | \$             | \$              | \$                          | \$                                  | \$                                 | \$                      | \$                | \$         | \$               | \$                            | \$             |
| <b>Depreciation</b>              |                |                 |                             |                                     |                                    |                         |                   |            |                  |                               |                |
| Balance at January 1, 2016       | 285,676        | 17,284          | 45,879                      | 96,682                              | 18,360                             | 12,172                  | 13,029            | -          | 7,544            | -                             | 496,626        |
| Depreciation for the year        | 37,448         | 2,100           | 4,166                       | 10,726                              | 1,247                              | 616                     | 3,288             | 147        | 2,044            | -                             | 61,782         |
| Disposals                        | (459)          | -               | -                           | -                                   | -                                  | -                       | (618)             | -          | (3)              | -                             | (1,080)        |
| Balance at December 31, 2016     | 322,665        | 19,384          | 50,045                      | 107,408                             | 19,607                             | 12,788                  | 15,699            | 147        | 9,585            | -                             | 557,328        |
| Balance at January 1, 2017       | 322,665        | 19,384          | 50,045                      | 107,408                             | 19,607                             | 12,788                  | 15,699            | 147        | 9,585            | -                             | 557,328        |
| Depreciation for the period      | 9,352          | 608             | 1,073                       | 2,629                               | 307                                | 105                     | 957               | 18         | 710              | -                             | 15,759         |
| Disposals                        | (20)           | -               | -                           | -                                   | (643)                              | -                       | (2,919)           | -          | -                | -                             | (3,582)        |
| <b>Balance at March 31, 2017</b> | <b>331,997</b> | <b>19,992</b>   | <b>51,118</b>               | <b>110,037</b>                      | <b>19,271</b>                      | <b>12,893</b>           | <b>13,737</b>     | <b>165</b> | <b>10,295</b>    | <b>-</b>                      | <b>569,505</b> |
| <b>Carrying amounts</b>          |                |                 |                             |                                     |                                    |                         |                   |            |                  |                               |                |
| At December 31, 2016             | 577,017        | 40,466          | 86,072                      | 147,000                             | 8,830                              | 4,491                   | 9,415             | 3,933      | 67,745           | 26,751                        | 971,720        |
| At March 31, 2017                | 568,686        | 40,741          | 85,039                      | 144,380                             | 9,379                              | 4,447                   | 9,350             | 3,915      | 68,842           | 25,250                        | 960,029        |

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

- a) At March 31, 2017, \$25,250 (December 31, 2016 - \$27,751) of property, plant and equipment were under construction of which \$19,353 (December 31, 2016 - \$19,761) was for parking and roadway systems, land servicing, and runways taxiways and aprons, not yet subject to depreciation.
- b) Included in accounts payable and accrued liabilities at March 31, 2017 is \$10,680 (December 31, 2016 - \$23,783) relating to unpaid capital expenditures.
- c) At March 31, 2017, \$15,759 (March 31, 2016 - \$15,554) of property, plant and equipment depreciation was included in the statements of comprehensive loss.
- d) Property, plant and equipment includes nil (March 31, 2016 - \$245) borrowing costs capitalized during the period. Borrowing costs were capitalized at a weighted average rate of its general borrowing of 4.74% (March 31, 2016 - 4.78%).
- e) Assets with net book value of \$80 (March 31, 2016 - \$0) were disposed, proceeds from these disposals were \$0 (March 31, 2016 - \$2).

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

#### 4. INTANGIBLE ASSETS

|                                  | Computer<br>Software<br>\$ | Construction<br>work in<br>progress<br>\$ | Total<br>\$  |
|----------------------------------|----------------------------|---|--------------|
| <b>Cost</b>                      |                            |   |              |
| Balance at January 1, 2016       | 6,218                      | 528                                       | 6,746        |
| Additions/transfers              | 1,607                      | 206                                       | 1,812        |
| Disposals                        | (146)                      | -   | (146)        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| Balance at December 31, 2016     | 7,679                      | 734                                       | 8,413        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| Balance at January 1, 2017       | 7,679                      | 734                                       | 8,413        |
| Additions/transfers              | 249                        | 378                                       | 628          |
| Disposals                        | (880)                      | -   | (880)        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| <b>Balance at March 31, 2017</b> | <b>7,048</b>               | <b>1,112</b>                              | <b>8,160</b> |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
|                                  | \$                         | \$  | \$           |
| <b>Amortization</b>              |                            |   |              |
| Balance at January 1, 2016       | 3,614                      | -   | 3,614        |
| Amortization for the year        | 1,181                      | -   | 1,181        |
| Disposals                        | (146)                      | -   | (146)        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| Balance at December 31, 2016     | 4,649                      | -   | 4,649        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| Balance at January 1, 2017       | 4,649                      | -   | 4,649        |
| Amortization for the period      | 398                        | -   | 398          |
| Disposals                        | (880)                      | -   | (880)        |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| <b>Balance at March 31, 2017</b> | <b>4,167</b>               | <b>-</b>                                  | <b>4,167</b> |
|                                  | <hr/>                      | <hr/>                                     | <hr/>        |
| <b>Carrying amounts</b>          |                            |   |              |
| <b>At December 31, 2016</b>      | <b>3,030</b>               | <b>734</b>                                | <b>3,764</b> |
| <b>At March 31, 2017</b>         | <b>2,881</b>               | <b>1,112</b>                              | <b>3,993</b> |

- a) At March 31, 2017, \$1,112 (December 31, 2016 - \$734) of intangible assets were under development and not yet subject to amortization.
- b) Intangible assets are purchased software and software licenses. During the period ended March 31, 2017, \$398 (March 31, 2016 - \$268) of intangible asset amortization was charged to the statements of comprehensive loss.

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

## 5. LONG-TERM DEBT

Total long-term outstanding

|                                     | March 31,<br>2017<br>\$ | December 31,<br>2016<br>\$ |
|-------------------------------------|-------------------------|----------------------------|
| Series A Bond                       | 205,104                 | 211,720                    |
| Series C Bond                       | 761,598                 | 757,074                    |
| Opening Balance                     | <u>966,702</u>          | <u>968,794</u>             |
| Add: loan proceeds                  | -                       | 20,000                     |
| Less: loan payments                 | <u>4,101</u>            | <u>22,092</u>              |
| Series A Bond                       | 205,104                 | 205,104                    |
| Series C Bond                       | <u>757,497</u>          | <u>761,598</u>             |
| Closing Balance                     | 962,601                 | 966,702                    |
| Less: current portion Series A Bond | 7,366                   | 7,366                      |
| Less: current portion Series C Bond | <u>18,067</u>           | <u>17,231</u>              |
| Total current portion               | 25,433                  | 24,597                     |
| Less: unamortized transaction costs | <u>3,051</u>            | <u>3,125</u>               |
|                                     | <u>934,117</u>          | <u>938,980</u>             |

a) Series A Bond and restricted deposits

|                                    |                               |                      | March 31,<br>2017<br>\$ | December 31,<br>2016<br>\$ |
|------------------------------------|-------------------------------|----------------------|-------------------------|----------------------------|
| <b>Interest Rate</b>               | <b>Semi-annual Instalment</b> | <b>Maturity Date</b> |                         |                            |
| 7.21%                              | Varying                       | November 1, 2030     | 205,104                 | 205,104                    |
| Less unamortized transaction costs |                               |                      | <u>3,051</u>            | <u>3,125</u>               |
|                                    |                               |                      | 202,053                 | 201,979                    |
| Less current portion               |                               |                      | <u>7,366</u>            | <u>7,366</u>               |
|                                    |                               |                      | <u>194,687</u>          | <u>194,613</u>             |

Throughout the term, when the bonds are outstanding, Edmonton Airports is required to maintain a Debt Service Coverage Ratio on a rolling 12 months basis of 1.00:1 and a Gross Debt Service coverage Ratio of not less than 1.25:1. All covenants have been met.

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

b) Series C Bond

Fixed Rate Debentures, Series C Bonds payable in semi-annual instalments of principal and interest:

| Interest Rate | Semi-annual Instalment<br>\$ | Maturity Date      | March 31, 2017<br>\$ | December 31, 2016<br>\$ |
|---------------|------------------------------|--------------------|----------------------|-------------------------|
| 4.37%         | 755                          | December 15, 2026  | 12,126               | 12,126                  |
| 4.50%         | 1,145                        | March 15, 2027     | 18,284               | 19,002                  |
| 5.00%         | 398                          | June 15, 2027      | 6,447                | 6,447                   |
| 4.89%         | 395                          | September 17, 2027 | 6,423                | 6,655                   |
| 4.68%         | 1,552                        | June 16, 2028      | 27,350               | 27,350                  |
| 4.55%         | 3,068                        | September 17, 2028 | 54,462               | 56,249                  |
| 4.67%         | 1,245                        | December 15, 2039  | 34,901               | 34,901                  |
| 4.54%         | 920                          | March 15, 2040     | 26,105               | 26,425                  |
| 4.56%         | 1,845                        | June 15, 2040      | 52,873               | 52,873                  |
| 4.00%         | 1,439                        | October 1, 2040    | 44,122               | 44,122                  |
| 4.40%         | 2,112                        | December 15, 2040  | 62,233               | 62,233                  |
| 4.41%         | 1,511                        | March 15, 2041     | 44,463               | 44,982                  |
| 3.73%         | 557                          | March 17, 2044     | 18,845               | 19,047                  |
| 3.36%         | 260                          | September 15, 2044 | 9,494                | 9,599                   |
| 3.18%         | 266                          | December 15, 2044  | 9,587                | 9,587                   |
| 2.72%         | 490                          | September 15, 2046 | 19,782               | 20,000                  |
|               |                              |                    | <u>447,497</u>       | <u>451,598</u>          |

Fixed Rate Debentures, Series C Bonds payable in semi-annual instalments of interest only:

|                       |       |                    |                |                |
|-----------------------|-------|--------------------|----------------|----------------|
| 4.16%                 | 1,041 | June 15, 2041      | 50,000         | 50,000         |
| 3.70%                 | 926   | September 15, 2041 | 50,000         | 50,000         |
| 3.35%                 | 1,174 | December 15, 2041  | 70,000         | 70,000         |
| 3.41%                 | 512   | March 15, 2042     | 30,000         | 30,000         |
| 3.25%                 | 488   | June 15, 2042      | 30,000         | 30,000         |
| 3.26%                 | 651   | September 17, 2042 | 40,000         | 40,000         |
| 3.24%                 | 324   | December 17, 2042  | 20,000         | 20,000         |
| 3.42%                 | 343   | March 15, 2043     | 20,000         | 20,000         |
|                       |       |                    | <u>757,497</u> | <u>761,598</u> |
| Less: Current Portion |       |                    | <u>18,067</u>  | <u>17,231</u>  |

Edmonton Airports is required to maintain an Interest Coverage Ratio of not less than 1.25:1 and net cash flows greater than zero as of the end of any fiscal quarter on a rolling four fiscal quarter basis. All covenants have been met.

Notes to the Condensed Interim Financial Statements  
For the three months ended March 31, 2017 and 2016  
(unaudited, in thousands of dollars)

c) Interest Expense

|                                    | Three Months Ended<br>March 31 |               |
|------------------------------------|--------------------------------|---------------|
|                                    | 2017                           | 2016          |
|                                    | \$                             | \$            |
| Interest Expense (Income)          |                                |               |
| Series A Bond interest             | 3,674                          | 3,890         |
| Series C Bond interest             | 7,517                          | 7,614         |
| Other interest and financing costs | 117                            | 128           |
| Interest income and other          | (165)                          | (208)         |
|                                    | <u>11,143</u>                  | <u>11,424</u> |
| Less: capitalized interest         | -                              | (245)         |
|                                    | <u>11,143</u>                  | <u>11,179</u> |

## 6. DEFERRED REVENUE

|                                       | 2017<br>\$    | 2016<br>\$    |
|---------------------------------------|---------------|---------------|
| Deferred revenue                      | 11,301        | 12,458        |
| Less: Amortized in the current period | (75)          | (313)         |
|                                       | <u>11,226</u> | <u>12,145</u> |
| Less: Current portion                 | (249)         | (1,118)       |
|                                       | <u>10,977</u> | <u>11,027</u> |

## 7. COMMITMENTS AND CONTINGENCIES

### a) Commitments

At March 31, 2017, Edmonton Airports had outstanding capital commitments in the amount of \$16,435 (December 31, 2016 - \$18,009).

### b) Contingencies

Edmonton Airports has been named as a defendant in certain lawsuits. The outcome of these actions is currently not determinable. In Edmonton Airports' opinion, these actions will not result in any material expense to Edmonton Airports. The cost of settlement, if any, will be accounted for in the period of settlement.

## 8. FAIR VALUE OF FINANCIAL INSTRUMENTS

Edmonton Airports does not record any assets at fair value in the statements of financial position. The only financial instrument that has a fair value that does not approximate the carrying value in the statements of financial position is long-term debt. The fair value of the long-term debt is categorized as Level 2 of the fair value hierarchy as it is calculated using the future cash flows (principal and interest) of the outstanding debt instruments, discounted at current market rates available to Edmonton Airports for the same or similar instruments. The fair value of long term debt is determined on an annual basis and the most recent valuation is disclosed in the December 31, 2016 financial statements.