

Economic Investment Trust Limited



**THIRD QUARTER REPORT
SEPTEMBER 30, 2019**

Economic Investment Trust Limited

THE PERIOD AT A GLANCE (Unaudited)

	As at Sept. 30 2019	As at Dec. 31 2018
Net equity value per Common Share ¹	\$ 152.62	\$ 142.92
Net assets ²	\$ 857,065	\$ 802,572
Number of Common Shares outstanding at period end	5,615,535	5,615,535

	Nine months ended September 30	
	2019	2018
Net investment income per Common Share ¹	\$ 2.24	\$ 1.76
Dividends per Common Share		
Quarterly	\$ 0.90	\$ 0.90
Additional ³	\$ 1.02	\$ 0.80
Net income per Common Share	\$ 11.62	\$ 3.35
Net investment income ^{1,2}	\$ 12,596	\$ 9,898

¹ See Management's Discussion and Analysis for Use of Non-GAAP Measures.

² In thousands of Canadian dollars.

³ This additional dividend represents the distribution of the previous fiscal year's net investment income, after payment of quarterly dividends.

The accompanying financial statements have been prepared under International Financial Reporting Standards ("IFRS").

NOTICE OF NO AUDITOR REVIEW OF INTERIM FINANCIAL STATEMENTS

The Company's external auditors, PricewaterhouseCoopers LLP, have not performed a review of these interim financial statements of Economic Investment Trust Limited.

Economic Investment Trust Limited

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following Management's Discussion and Analysis ("MD&A") of the unaudited interim condensed financial performance and financial condition of Economic Investment Trust Limited ("Economic" or the "Company") for the third quarter of 2019 should be read in conjunction with: the December 31, 2018 Annual Report, including the MD&A, the Company's audited annual financial statements and the notes and supplementary financial information; the Company's MD&A and unaudited interim condensed financial statements and notes for the previous quarters of 2019; and the unaudited interim condensed financial statements and notes contained in this report. This MD&A is dated November 6, 2019. These unaudited interim condensed financial statements have been prepared in compliance with International Financial Reporting Standards ("IFRS"), as set out in the Handbook of the Chartered Professional Accountants of Canada. The reporting currency for the Company is the Canadian dollar, and all amounts in the following discussion are in Canadian dollars.

This MD&A may contain certain forward-looking statements that are subject to risks and uncertainties that may cause the results or events mentioned in this discussion to differ materially from actual results or events. No assurance can be given that results, performance or achievement expressed in, or implied by, any forward-looking statements within this discussion will occur, or if they do, that any benefits may be derived from them.

Overview

Economic is a closed-end investment corporation, the shares of which trade on the Toronto Stock Exchange under the symbol "EVT". Economic is an investment vehicle for long-term growth through investments in common equities, as management believes that over long periods of time, common equities, as an asset class, will outperform fixed-income instruments or balanced funds. From time to time, however, assets of the Company may be invested in interest-bearing short-term securities pending the selection of suitable equity investments.

The Company has been a closed-end investment corporation since 1927 and has never bought back its Common Shares. The Common Shares have traded at a discount to their net asset value, ranging from a 40% discount to a 15% discount over the past 10 years. Management believes that shareholders who have invested in the Common Shares of the Company recognize that the Common Shares of the Company usually trade at a discount to their net asset value.

Closed-end investment corporations have the following benefits: they often allow investors the opportunity to purchase assets at a discounted price; they have management expense ratios which are generally much lower than those for actively-managed open-ended funds; and the management of a closed-end investment corporation's portfolio is not impacted by shareholder subscription or redemption activities.

Economic has no plans to become an open-ended investment fund.

The Company owns, directly and indirectly, long-term investments in the common shares of some publicly-traded Canadian companies, and a managed global investment portfolio of common shares of publicly-traded global companies.

The long-term investments consist primarily of the publicly-traded common shares of E-L Financial Corporation Limited ("E-L Financial"), Algoma Central Corporation ("Algoma"), a shipping company, and The Bank of Nova Scotia. At September 30, 2019, E-L Financial represented 38.5% (December 31, 2018 – 40.5%) of total equity investments, Algoma 4.6% (December 31, 2018 – 4.5%) and The Bank of Nova Scotia 6.2% (December 31, 2018 – 6.0%). E-L Financial, Algoma and the Company are related parties. In management's view, these investments are consistent with the Company's investment strategy and contribute to achieving the investment objective. Further related party information is provided in Note 12 to the financial statements in the 2018 Annual Report and in the schedule of investment portfolio in this interim report beginning on page 13.

E-L Financial operates as an investment and insurance holding company with two operating segments E-L Corporate and The Empire Life Insurance Company ("Empire Life"). E-L Corporate's operations include the oversight of investments in global equities held through direct and indirect holdings of common shares, investment funds, closed-end investment companies and private companies.

Economic Investment Trust Limited

MANAGEMENT'S DISCUSSION AND ANALYSIS

E-L Financial has a 52.2% interest in a closed-end investment corporation, United Corporations Limited ("United"), which is an investment vehicle for long-term growth through investments in common equities. In addition, E-L Financial has a 36.8% interest in Algoma and a 24.0% interest in Economic. E-L Financial also owns 99.4% of Empire Life which underwrites life and health insurance policies and provides segregated funds, mutual funds and annuity products in Canada. Each of E-L Financial, Empire Life, United and Algoma are related parties and are reporting issuers which trade on the Toronto Stock Exchange and have profiles on SEDAR.

The balance of Economic's investment portfolio is managed by Burgundy Asset Management Ltd. ("Burgundy"), a global equity manager based in Toronto. Burgundy manages the portfolio using a long-term bottom-up investment philosophy, which is to purchase good companies with strong economics and management, whose shares are selling below Burgundy's estimate of intrinsic value. The portfolio, of approximately 40 - 60 publicly-traded companies, invests primarily in mid to large capitalization companies which are publicly traded. At September 30, 2019, 99.4% (December 31, 2018 – 99.4%) of the fair value of the global investment portfolio was made up of non-Canadian companies.

At September 30, 2019, approximately 50.6% (December 31, 2018 – 52.2%) of the investment portfolio was held in long-term investments and 49.4% (December 31, 2018 – 47.8%) was managed by Burgundy. Over time these percentages will vary based on the market value of the two portfolios and as a result of any purchases or sales of investments.

Investment Strategy

The objective of the Company is to earn an above-average rate of return, primarily through long-term capital appreciation and dividend income. Short-term volatility is expected and tolerated. Management remains confident that the Company's investment strategy will reward shareholders over the long term.

The investment portfolio of the Company comprises a mix of Canadian and foreign investments. Net equity value and net investment income may vary significantly from period to period depending on the economic environment and market conditions.

Use of Non-GAAP Measures

This MD&A contains references to "net equity value per Common Share" and "net investment income per Common Share". These terms do not have any standardized meanings in GAAP and therefore may not be comparable to similar measures presented by other companies. The Company believes that these measures provide information useful to our shareholders in evaluating the Company's financial results.

Net equity value per Common Share is used by investors and management as a comparison to the market price of its Common Shares to determine the discount or premium at which the Company's Common Shares are trading relative to the net equity value per Common Share.

Net investment income per Common Share is used by both investors and management to assess the approximate amount of dividends to be distributed on Common Shares.

Net equity value per Common Share is calculated as follows (in thousands of dollars, except number of Common Shares and per Common Share amounts):

	Sept. 30 2019	Dec. 31 2018
Net assets	\$ 857,065	\$ 802,572
Common Shares outstanding	5,615,535	5,615,535
Net equity value per Common Share	\$ 152.62	\$ 142.92

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MANAGEMENT'S DISCUSSION AND ANALYSIS

Net investment income per Common Share is calculated as follows (in thousands of dollars, except number of Common Shares and per Common Share amounts):

	Three months ended September 30		Nine months ended September 30	
	2019	2018	2019	2018
Net income	\$ 20,467	\$ 10,181	\$ 65,275	\$ 18,785
Add (deduct):				
Other net fair value changes in investments	(19,443)	(8,349)	(60,729)	(10,103)
Tax on other net fair value changes in investments	2,577	1,106	8,047	1,212
Net change in refundable dividend taxes on hand	—	—	3	4
Net investment income ¹	\$ 3,601	\$ 2,938	\$ 12,596	\$ 9,898
Common Shares outstanding	5,615,535	5,615,535	5,615,535	5,615,535
Net investment income per Common Share ¹	\$ 0.64	\$ 0.52	\$ 2.24	\$ 1.76

¹ On an after-tax basis.

Net Equity Value per Common Share

The Company's net equity value per Common Share increased to \$152.62 at September 30, 2019 from \$149.28 at June 30, 2019.

With dividends reinvested at month-end net equity values, the Company's net equity value return was 2.4% in the third quarter of 2019, compared to a return of 1.2% during 2018.

Long-term investments had a pre-tax return of 2.3% in the third quarter of 2019 compared to a return of negative 0.5% in the third quarter of 2018. On a pre-tax basis, the shares of E-L Financial had a return of 1.0% during 2019 (2018 – nil), the shares of Algoma had a return of 4.9% (2018 – negative 11.6%), and the shares of the Bank of Nova Scotia had a positive return of 8.2% (2018 – 4.5%).

The global investment portfolio had a pre-tax return, gross of fees, of 3.1% in the third quarter of 2019 versus a comparative return of 3.4% in the third quarter of 2018.

The Company's net equity value per Common Share increased to \$152.62 at September 30, 2019 from \$142.92 at December 31, 2018.

On a year-to-date basis, with dividends reinvested at month-end net equity values, the Company's net equity value return was 8.1% in 2019, compared to a return of 2.2% during 2018.

Long-term investments had a pre-tax return of 5.1% for the nine months ended September 30, 2019 compared to a negative return of 1.0% during 2018. On a pre-tax basis, the shares of E-L Financial had a return of 2.0% during 2019 (2018 – 1.0%), the shares of Algoma had a return of 17.5% (2018 – negative 17.1%), and the shares of the Bank of Nova Scotia had a return of 14.4% (2018 – negative 2.1%).

The global investment portfolio had a pre-tax return, gross of fees, of 12.8% for the nine months ended September 30, 2019 compared to 6.5% during 2018.

As the Company is a taxable Canadian corporation, the Company's net equity value is net of a current income tax provision on net investment income and realized gains on investments, and net of a deferred income tax provision on its unrealized appreciation of investments.

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MANAGEMENT'S DISCUSSION AND ANALYSIS

In Canadian dollar terms, total returns (capital gains plus dividends), for Economic's net equity value and stock market indices, were as follows:

	Three months ended September 30	Nine Months ended September 30
	(%)	
Economic net equity value	2.4	8.1
S&P/TSX Composite Index	2.5	19.1
MSCI All Country World Index	0.1	12.8
S&P 500 Index	2.9	17.0

Growth in Net Equity Value ("NAV")

Set out below is a table that shows annual growth in NAV in each of the past 10 calendar years:

Annual growth in NAV*

	NAV per Common Share	Annual Growth %
2009	\$ 86.24	18.2
2010	91.65	7.0
2011	74.81	(17.8)
2012	83.98	13.9
2013	123.60	48.8
2014	122.43	4.5
2015	132.62	9.5
2016	138.26	5.4
2017	151.98	11.8
2018	142.92	(4.7)

Compound annual growth*

2009 - 2018 - 10 years	8.5
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*This chart was drawn from the individual annual reports and any NAV amounts prior to 2014 have not been restated for any subsequent changes in accounting policies.

Operating Results

Net income

The Company reported a net income of \$20,467,000 in the third quarter of 2019 compared to \$10,181,000 in the third quarter of 2018. On a year-to-date basis, the Company reported net income of \$65,275,000 compared to \$18,785,000 for the same period in the prior year. On a per Common Share basis, earnings per share increased to \$3.64 in the third quarter of 2019 compared to \$1.82 for 2018. On a year-to-date basis, earnings per share increased to \$11.62 compared to \$3.35 in 2018.

The other net fair value changes in investments for the quarter was a gain of \$19,443,000 in 2019 compared to \$8,349,000 during 2018. On a year-to-date basis, the other fair value changes in investments was a gain \$60,729,000 compared to \$10,103,000 during 2018.

The other net fair value changes for long-term investments was a gain of \$7,438,000 in the third quarter of 2019 compared to a net loss of \$4,418,000 during the same period in 2018. On a year-to-date basis, the other fair value changes for long-term investments was a gain of \$14,371,000 compared to a net loss of \$10,067,000 during the same period during 2018. The Company's year-to-date long-term investment gain was comprised primarily of gains in The Bank of Nova Scotia of \$5,259,000, E-L Financial of \$5,050,000, and Algoma of \$3,394,000.

Economic Investment Trust Limited

MANAGEMENT'S DISCUSSION AND ANALYSIS

The global investment portfolio had an other net fair value gain of \$12,005,000 in the third quarter of 2019 compared to \$12,767,000 during 2018. On a year-to-date basis, the global investment portfolio had other fair value gains of \$46,358,000 compared to \$20,170,000 during 2018.

The 2019 year-to-date gain for the global investment portfolio included investment gains from North America of \$33,578,000, Europe \$7,920,000, the United Kingdom of \$2,782,000, and Japan of \$2,602,000 offset by investment losses from Brazil of \$975,000. The top three contributors to the investment performance included Microsoft Corporation, Nestle S.A., United Technologies Corporation. The largest detractors included Walgreen Boots Alliance Inc. and Publicis Groupe. Foreign currency negatively impacted the other net fair net fair value gains due to a year-to-date appreciation of the Canadian dollar relative to most major currencies.

The Company's net realized gain, all of which relates to the global investment portfolio, was \$5,667,000 in the third quarter of 2019 compared to \$5,094,000 in 2018. On a year-to-date basis, the net realized gain was \$21,152,000 compared to \$19,262,000 during 2018. The three largest year-to-date contributors for realized gains were Colruyt S.A. of \$3,410,000, AutoZone, Inc. of \$2,931,000, and Johnson & Johnson of \$1,994,000.

Net investment income

The Company's net investment income in the third quarter of 2019 increased to \$3,601,000 compared to \$2,938,000 for the third quarter of 2018. On a year-to-date basis, net investment income increased to \$12,596,000 from \$9,898,000 for the same period in the prior year. On a per Common Share basis, net investment income for the quarter increased to \$0.64 in 2019 compared to \$0.52 in 2018 and on a year-to-date basis increased to \$2.24 compared to \$1.76 in 2018.

Foreign dividend income in the third quarter of 2019 decreased by 9.9% to \$2,063,000 from \$2,290,000 in 2018 and on a year-date-basis increased by 1.5% to \$8,637,000 from \$8,512,000 in 2018. Foreign dividend income is impacted by changes in the composition of the investment portfolio, variability in foreign exchange rates and dividend yields.

Canadian dividend income in the third quarter of 2019 increased to \$2,668,000 from \$1,841,000 in 2018 and on a year-to-date basis increased to \$8,010,000 from \$5,437,000 in 2018. The increase year over year for both periods resulted primarily from a special dividend paid by Algoma.

Expenses increased by 5.8% during the quarter to \$966,000 from \$913,000 in 2018 and on a year-to-date basis increased by 0.8% to \$2,860,000 from \$2,837,000.

Economic Investment Trust Limited

MANAGEMENT'S DISCUSSION AND ANALYSIS

Quarterly Results

The following table summarizes various financial results on a quarterly basis for the most recent quarters (in thousands of dollars, except per share amounts):

	Sept. 30 2019	June 30 2019	March 31 2019	Dec. 31 2018	Sept. 30 2018	June 30 2018	March 31 2018	Dec. 31 2017
Net investment income ¹	\$ 3,601	\$ 5,705	\$ 3,290	\$ 2,590	\$ 2,938	\$ 3,953	\$ 3,007	\$ 2,892
Net income (loss)	\$ 20,467	\$ (15,730)	\$ 60,538	\$ (58,456)	\$ 10,181	\$ 12,514	\$ (3,910)	\$ 25,869
Earnings (loss) per Common Share	\$ 3.64	\$ (2.80)	\$ 10.78	\$ (10.41)	\$ 1.82	\$ 2.23	\$ (0.70)	\$ 4.60
NAV per Common Share	\$ 152.62	\$ 149.28	\$ 152.38	\$ 142.92	\$ 153.63	\$ 152.12	\$ 150.19	\$ 151.98
Quarterly NAV return % ²	2.4	(1.8)	7.5	(6.8)	1.2	1.5	(0.5)	3.1

¹ On an after-tax basis.

² Economic's NAV return includes reinvestment of dividends paid to Common shareholders.

Investment income is derived primarily from dividend income that is earned by the Company. While North American investments usually pay regular quarterly dividends, investments outside of North America often pay less frequently. In general, dividends earned on investments outside of North America peak in the second quarter of the year. There is no guarantee that the Company will receive dividend income on its investments at current dividend payout levels.

Overall returns are determined by the performance of the Company's long-term investments and the performance of the global investment portfolio and may fluctuate significantly as illustrated by the past eight quarters. The returns generated within each portfolio may also not correlate with benchmark returns.

Share Data

At September 30, 2019, there are 5,615,535 Common Shares issued and outstanding and each share is entitled to one vote.

Liquidity and Capital Resources

The Company's dividend policy is to distribute annual net investment income in the form of dividends. The distributions are composed of quarterly dividends together with an additional dividend representing the balance of net investment income for the previous fiscal year.

An additional dividend of \$1.02 per Common Share was paid in the first quarter of fiscal 2019 along with the \$0.30 quarterly dividend.

The Company's dividend policy is established by the Board of Directors at its discretion and is subject to change.

Additional Information

Additional information relating to Economic, including the Company's Annual Information Form, is available at www.sedar.com.

Economic's website, www.evt.ca, also provides further information on the Company, including historical information on the net equity value per Common Share which is updated weekly.

Economic Investment Trust Limited

STATEMENTS OF FINANCIAL POSITION (Unaudited)

	September 30 2019	December 31 2018
	(000's)	
ASSETS		
Cash and cash equivalents	\$ 15,997	\$ 17,359
Short-term investments	12,453	7,864
Investments (Note 4)	899,382	844,264
Receivable in respect of investments sold	—	783
Dividends and interest receivable	1,055	1,211
Income taxes receivable	26	—
Other assets	697	535
	<u>929,610</u>	<u>872,016</u>
LIABILITIES		
Accrued expenses	784	787
Income taxes payable	—	2,073
Deferred tax liabilities	71,761	66,584
	<u>72,545</u>	<u>69,444</u>
Net assets	<u>\$ 857,065</u>	<u>\$ 802,572</u>
SHAREHOLDERS' EQUITY		
Share capital	\$ 204,691	\$ 204,691
Share premium	1,474	1,474
Retained earnings	650,900	596,407
Total shareholders' equity	<u>\$ 857,065</u>	<u>\$ 802,572</u>

(See accompanying notes)

Economic Investment Trust Limited

STATEMENTS OF COMPREHENSIVE INCOME (Unaudited)

	Three months ended September 30		Nine months ended September 30	
	2019	2018	2019	2018
	(000's)			
INCOME				
Dividends				
Foreign	\$ 2,063	\$ 2,290	\$ 8,637	\$ 8,512
Canadian	2,668	1,841	8,010	5,437
	<u>4,731</u>	<u>4,131</u>	<u>16,647</u>	<u>13,949</u>
Interest and securities lending income	189	116	480	395
Other net fair value changes in investments (Note 5)	19,443	8,349	60,729	10,103
	<u>24,363</u>	<u>12,596</u>	<u>77,856</u>	<u>24,447</u>
EXPENSES				
Investment management and administrative costs	806	767	2,297	2,253
Directors' remuneration	74	72	226	215
Office and miscellaneous	24	18	159	213
Transfer, registrar and custody fees	42	40	130	109
Professional fees	20	16	48	47
	<u>966</u>	<u>913</u>	<u>2,860</u>	<u>2,837</u>
INCOME BEFORE INCOME TAXES	23,397	11,683	74,996	21,610
Provision for income taxes	2,930	1,502	9,721	2,825
NET INCOME	\$ 20,467	\$ 10,181	\$ 65,275	\$ 18,785
EARNINGS PER COMMON SHARE - BASIC AND DILUTED	\$ 3.64	\$ 1.82	\$ 11.62	\$ 3.35

(See accompanying notes)

Economic Investment Trust Limited

STATEMENTS OF CHANGES IN EQUITY (Unaudited)

	Share capital	Share premium	Retained earnings	Total
	(000's)			
At January 1, 2019	\$ 204,691	\$ 1,474	\$ 596,407	\$ 802,572
Net income for the period	—	—	65,275	65,275
Dividends	—	—	(10,782)	(10,782)
At September 30, 2019	\$ 204,691	\$ 1,474	\$ 650,900	\$ 857,065
At January 1, 2018	\$ 204,691	\$ 1,474	\$ 647,309	\$ 853,474
Net income for the period	—	—	18,785	18,785
Dividends	—	—	(9,546)	(9,546)
At September 30, 2018	\$ 204,691	\$ 1,474	\$ 656,548	\$ 862,713

STATEMENTS OF CASH FLOW (Unaudited)

	Nine months ended September 30	
	2019	2018
	(000's)	
Net inflow (outflow) of cash related to the following activities:		
Operating		
Net income	\$ 65,275	\$ 18,785
Adjustments for:		
Fair value change in investments	(60,729)	(10,103)
Net purchases of short-term investments	(4,589)	(2,514)
Purchases of investments	(51,957)	(48,148)
Proceeds from sale of investments	57,568	48,815
Dividends and interest receivable	156	(523)
Deferred taxes	5,177	(1,212)
Net change in other assets and liabilities	(1,481)	425
	9,420	5,525
Financing		
Dividends paid to shareholders	(10,782)	(9,546)
Net decrease in cash and cash equivalents	(1,362)	(4,021)
Cash and cash equivalents at beginning of the period	17,359	5,773
Cash and cash equivalents at end of the period	\$ 15,997	\$ 1,752
Additional information for operating activities:		
Interest received	\$ 353	\$ 228
Dividends received, net of withholding taxes	15,650	12,435
Income taxes paid	5,625	2,367

(See accompanying notes)

Economic Investment Trust Limited

NOTES TO FINANCIAL STATEMENTS

(Unaudited)

1. Description of Company and summary of operations

Economic Investment Trust Limited (“Economic” or the “Company”) is a closed-end investment corporation. The head office, principal address and registered office of the Company is located at 165 University Avenue, Toronto, Ontario, M5H 3B8.

Economic trades on the Toronto Stock Exchange under the symbol EVT. Economic is an investment vehicle for long-term growth through investments in common equities, as management believes that over long periods of time, common equities, as an asset class, will outperform fixed-income instruments or balanced funds. From time to time, however, assets of the Company may be invested in interest-bearing short-term securities pending the selection of suitable equity investments.

The interim condensed financial statements are presented in Canadian dollars which is the functional and presentation currency. These interim condensed financial statements were approved by the Company’s Board of Directors on November 6, 2019.

2. Basis of presentation

These unaudited interim condensed financial statements have been prepared in accordance with International Accounting Standard 34 - Interim Financial Reporting as issued by the International Accounting Standards Board and follow the same accounting policies and methods as the most recent annual financial statements. These unaudited interim condensed financial statements do not include all of the disclosures required under International Financial Reporting Standards for annual financial statements and should be read in conjunction with the notes to the Company’s audited financial statements for the year ended December 31, 2018.

3. Critical accounting estimates and judgments

The preparation of financial statements requires management to use judgment in applying its accounting policies and to make estimates and assumptions about the future. The following discusses the most significant accounting judgments and estimates that the Company has made in preparing the financial statements:

Fair value of investments in private companies

The fair value of investments in private companies is measured using the adjusted net asset method which estimates the fair value of the underlying assets and liabilities of the private companies. Refer to Note 5 in the Company’s audited financial statements for the year ended December 31, 2018 for further details.

Deferred taxes

Estimates and assumptions are used primarily in the determination of the Company’s deferred tax liabilities, as the income tax rates used in determining the liability are dependent on an assumption as to when a deferred tax liability is expected to be realized.

4. Financial instruments

The Company classifies fair value measurements using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. The fair value hierarchy has the following levels:

- Quoted unadjusted prices in active markets for identical assets or liabilities (Level 1);
- Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly or indirectly (Level 2); and
- Inputs for the asset or liability that are not based on observable market data (unobservable inputs) (Level 3).

Economic Investment Trust Limited

NOTES TO FINANCIAL STATEMENTS (Unaudited)

4. Financial instruments (continued)

At September 30, 2019, the Company had \$764,150,000 (December 31, 2018 - \$716,650,000) of Level 1 and \$135,232,000 (December 31, 2018 - \$127,614,000) of Level 3 equity investments. During the nine months ended September 30, 2019, there were no transfers between Level 1, 2 or 3 equity investments.

5. Fair value change in investments

The fair value change in investments is comprised as follows:

	Three months ended September 30		Nine months ended September 30	
	2019	2018	2019	2018
				(000's)
Net realized gain	\$ 5,667	\$ 5,094	\$ 21,152	\$ 19,262
Change in unrealized appreciation	13,776	3,255	39,577	(9,159)
	\$ 19,443	\$ 8,349	\$ 60,729	\$ 10,103

6. Related party information

The Company has investments in related parties (see Schedule of Investment Portfolio) with a fair value at September 30, 2019 of \$454,742,000 (December 31, 2018 - \$440,372,000) representing 50.6% (December 31, 2018 - 52.2%) of the total investments. Dividends from these companies for the three months ended September 30, 2019 amounted to \$2,639,000 (2018 - \$1,812,000). Dividends from these companies for the nine months ended September 30, 2019 amounted to \$7,923,000 (2018 - \$5,312,000).

E-L Financial holds a 24.0% interest in the Company. Included in investment management and administrative costs are fees for administrative services paid to E-L Financial. These fees are calculated at 0.1% per annum of the fair value of the investments managed by the external investment manager and are paid monthly. The total fees for the three months ended September 30, 2019 amounted to \$131,000 (2018 - \$129,000) and \$387,000 (2018 - \$378,000) for the nine months ended September 30, 2019.

The ultimate controlling party of the Company and of these related parties is The Honourable Henry N.R. Jackman together with a trust created in 1969 by his father, Henry R. Jackman.

7. Subsequent event

Common Share dividends of \$0.30 per Common Share were declared by the Board of Directors at its meeting on November 6, 2019, with a record and payable date of December 13, 2019 and December 31, 2019, respectively.

Economic Investment Trust Limited

SCHEDULE OF INVESTMENT PORTFOLIO AS AT SEPTEMBER 30, 2019 (Unaudited)

Number of shares		Cost	Carrying value	% of Carrying value
		(000's)		
North America				
Canada				
2,126,380	Algoma Central Corporation ¹	\$ 2,974	\$ 29,450	
386,206	E-L Financial Corporation Limited ¹	26,116	290,060	
33,101	Ecando Investments Limited			
	Classes A, B and common ^{1, 2, 3,}	4,139	57,687	
176,414	The Fulcrum Investment Company Limited ^{1, 2}	464	16,025	
216,900	NVG Holdings Limited			
	Classes B, C, D, E and common ^{1, 2, 4}	2,115	47,987	
148,370	Prairiesky Royalty Ltd.	3,285	2,742	
4,837	TGV Holdings Limited Class B ^{1, 2, 4, 5}	318	13,533	
		<u>39,411</u>	<u>457,484</u>	50.9
United States				
216,188	Allison Transmission Holdings Inc.	8,310	13,470	
8,129	Alphabet Inc. Class A.....	11,388	13,146	
87,710	AmerisourceBergen Corporation	7,060	9,563	
21,406	Apple Inc.	2,719	6,349	
3,521	AutoZone, Inc.	3,182	5,057	
227,192	BB&T Corporation.....	9,142	16,057	
28,445	Becton, Dickinson and Company.....	2,785	9,529	
16,044	Berkshire Hathaway Inc. Class B	4,678	4,420	
1,951	Booking Holdings Inc.	4,608	5,071	
44,128	Facebook, Inc. Class A.....	8,705	10,407	
59,120	Johnson & Johnson	5,688	10,129	
26,419	L3Harris Technologies, Inc.	2,790	7,300	
18,845	McDonald's Corporation	2,201	5,358	
113,738	Microsoft Corporation	5,015	20,941	
374,576	News Corporation Class A.....	6,309	6,905	
96,301	Northern Trust Corporation	6,696	11,901	
114,392	Oracle Corporation	5,078	8,336	
60,822	PepsiCo, Inc.	5,297	11,043	
507,569	Sabre Corporation	16,328	15,053	
74,325	SS&C Technologies Holdings, Inc.	4,575	5,076	
29,156	Texas Instruments Incorporated	3,072	4,990	
16,508	Union Pacific Corporation	1,526	3,541	
98,412	United Technologies Corporation.....	10,367	17,792	
196,657	Walgreen Boots Alliance Inc.	14,393	14,405	
		<u>151,912</u>	<u>235,839</u>	26.2
	Total North America	<u>191,323</u>	<u>693,323</u>	77.1

Economic Investment Trust Limited

SCHEDULE OF INVESTMENT PORTFOLIO AS AT SEPTEMBER 30, 2019 (Unaudited)

Number of shares		Cost	Carrying value	% of Carrying value
		(000's)		
	Europe, excluding United Kingdom			
39,592	Atlas Copco AB Class A.....	\$ 1,397	\$ 1,617	
22,143	Atlas Copco AB Class B	727	796	
164,687	Brenntag AG	11,001	10,519	
217,899	Bureau Veritas S.A.	5,510	6,953	
75,193	Cie Financiere Richemont SA.....	7,287	7,309	
30,820	Hannover Rueckversicherung SE.....	2,234	6,893	
70,394	Heineken Holding N.V.....	3,619	9,284	
17,423	Heineken N.V.....	2,224	2,494	
95,687	Henkel AG & Co. KGaA.....	6,439	11,550	
2,465	Henkel AG & Co. KGaA Preferred	328	322	
107,661	Nestle S.A.	9,579	15,477	
140,579	Novartis AG.....	10,183	16,151	
161,306	Publicis Groupe	11,581	10,508	
23,348	Roche Holding AG	5,797	9,003	
1,643	Schindler Holding Ltd.....	460	486	
7,278	Schindler Holding Ltd. Participation Certificate.....	2,072	2,157	
		<u>80,438</u>	<u>111,519</u>	12.4
	Japan			
197,900	Kakaku.com Inc.	3,792	6,444	
73,000	Kao Corporation.....	2,517	7,140	
9,100	Keyence Corporation	1,282	7,458	
231,200	Komatsu Ltd.....	6,484	7,010	
37,200	Shin-Etsu Chemical Co., Ltd.....	4,495	5,268	
76,600	Suzuki Motor Corporation	4,912	4,304	
148,800	Unicharm Corporation.....	3,335	6,234	
		<u>26,817</u>	<u>43,858</u>	4.9
	United Kingdom			
276,457	British American Tobacco plc.....	14,907	13,544	
172,059	Bunzl plc.....	6,355	5,956	
56,228	Imperial Brands plc.....	2,193	1,675	
543,949	Informa plc.....	5,027	7,549	
155,710	Unilever plc.....	6,415	12,404	
		<u>34,897</u>	<u>41,128</u>	4.6
	Brazil			
1,954,912	Cielo S.A.....	11,751	4,978	0.5
	Cayman Islands			
4,320,000	Want Want China Holdings Ltd.....	5,045	4,576	0.5
	Total investments	<u>\$ 350,271</u>	<u>\$ 899,382</u>	<u>100.0</u>

¹ These companies and Economic are related parties.

² Not listed on a stock exchange.

³ The net assets of Ecando Investments Limited are invested primarily in shares of E-L Financial Corporation Limited.

⁴ The net assets of NVG Holdings Limited and TGV Holdings Limited are invested primarily in the shares of The Bank of Nova Scotia.

⁵ Investment in associate.

Economic Investment Trust Limited

CORPORATE INFORMATION

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AUDITOR

PricewaterhouseCoopers LLP, Toronto

CUSTODIAN

RBC Investor & Treasury Services

TRANSFER AGENT AND REGISTRAR

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TORONTO STOCK EXCHANGE LISTING

Common Shares, ticker symbol EVT

NET EQUITY VALUE

The Company's net equity value per Common Share is published weekly on the Company's website.

REPORTING PROCEDURE FOR ACCOUNTING AND AUDITING MATTERS

Please refer to the "Contact Us" section of our website if you have questions or concerns regarding accounting or auditing matters.

WEBSITE

www.evt.ca

