

MFA Pooled Investment Fund Monthly Performance Report

December 2021



Municipal Finance
Authority of BC



MFA Pooled Investment Fund Monthly Performance Report¹

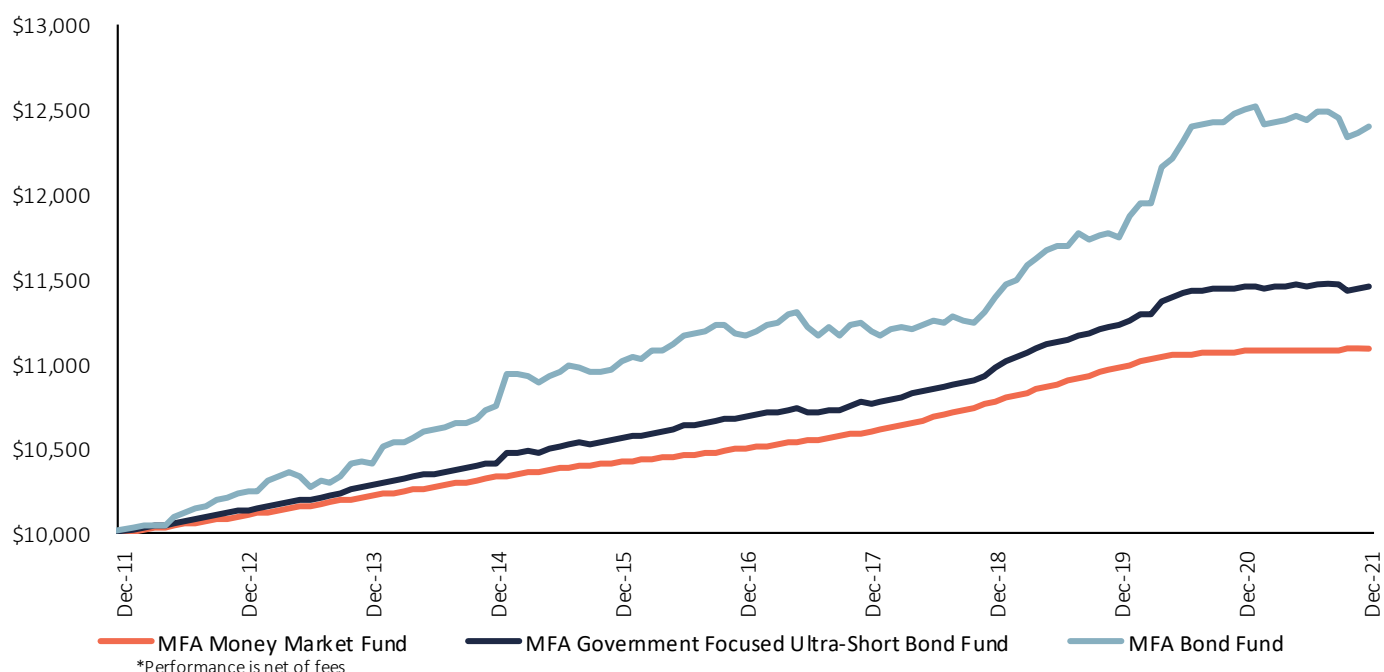
As of December 31, 2021

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund	0.02	0.04	0.15	0.15	0.95	1.09	3.60
<i>FTSE Canada 30-day T-Bill Index³</i>	-0.01	-0.01	-0.04	-0.04	0.65	0.72	3.33
<i>Difference</i>	+0.03	+0.05	+0.19	+0.19	+0.30	+0.37	+0.27
MFA Government Focused Ultra-Short Bond Fund	0.06	-0.15	-0.01	-0.01	1.44	1.40	3.27
<i>FTSE Canada 365-Day Treasury Bill Index</i>	0.06	-0.15	-0.07	-0.07	1.30	1.12	2.91
<i>Difference</i>	+0.00	+0.00	+0.06	+0.06	+0.14	+0.28	+0.36
MFA Bond Fund	0.35	-0.40	-0.82	-0.82	2.88	2.12	5.58
<i>FTSE Canada Short Term Overall Bond Index</i>	0.35	-0.54	-1.13	-1.13	2.25	1.66	5.27
<i>Difference</i>	+0.00	+0.14	+0.31	+0.31	+0.63	+0.46	+0.31
MFA Fossil Fuel Free Short-term Bond Fund	0.35	-0.44	-0.92	-0.92	-	-	1.67
<i>FTSE Canada Short Term Overall Bond Index</i>	0.35	-0.54	-1.13	-1.13	-	-	0.71
<i>Difference</i>	+0.00	+0.10	+0.21	+0.21	-	-	+0.96
MFA Mortgage Fund	0.64	0.47	1.45	1.45	-	-	2.91
<i>FTSE Canada Short Term Overall Bond Index</i>	0.34	-0.56	-1.18	-1.18	-	-	1.46
<i>Difference</i>	+0.30	+1.03	+2.63	+2.63	-	-	+1.45

¹ Total return less than one year is not annualized. Portfolio and benchmark performance is net of total fees and expenses of 12.5 basis points per annum (Money Market Fund and Government Focused Ultra-Short Bond Fund), 20 basis points per annum (Bond Fund and Fossil Fuel Free Short-term Bond Fund), and 25 basis points per annum (Mortgage Fund)

² Inception dates: Money Market Fund – May 1, 1989; Government Focused Ultra-Short Bond Fund – May 18, 2020 (previously Intermediate Fund - March 30, 1994); Bond Fund – May 1, 1989; Fossil Fuel Free Bond Fund – May 5, 2020; Mortgage Fund – January 29, 2020

Growth of \$10K Investment Over 10 Years*



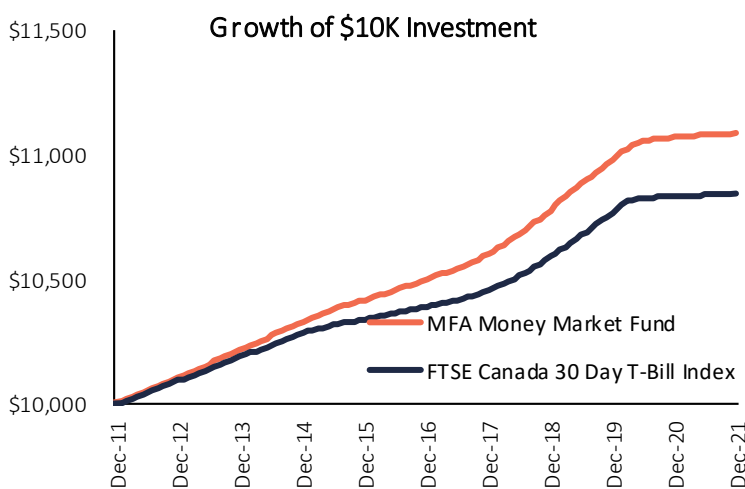
MFA Money Market Fund

The principal objective of the Money Market Fund is to provide participating investors with interest income through investing primarily in high-quality money market instruments. The Fund will hold assets with maturities no longer than 366 days.

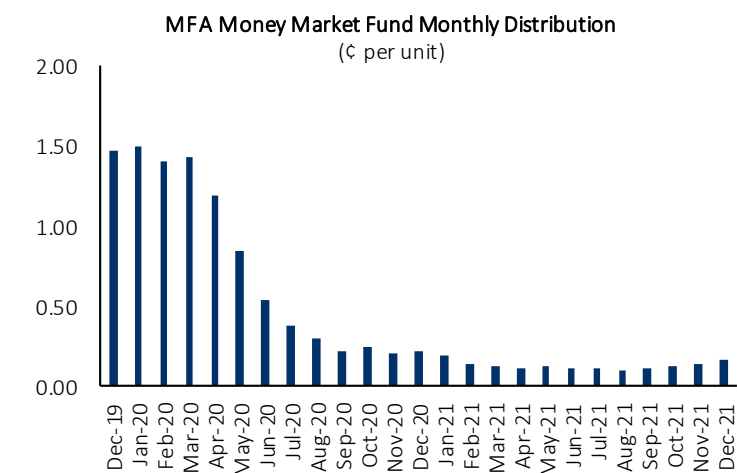
Over the month, the yield curve flattened as long-term Government of Canada bond yields fell by more than short-term Government of Canada bond yields. Against this backdrop, the MFA Money Market Fund returned +0.02% over the month.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund¹	0.02	0.04	0.15	0.15	0.95	1.09	3.60
<i>FTSE Canada 30-day T-Bill Index</i>	-0.01	-0.01	-0.04	-0.04	0.65	0.72	3.33
<i>Difference</i>	+0.03	+0.05	+0.19	+0.19	+0.30	+0.37	+0.27

¹Total return is net of fees (12.5 bps annually). Total return less than 1 year is not annualized.



*Fund performance is net of fees



*Distributions include all interest income and coupon payments earned on investments, and are paid daily. Total income, divided by the total units outstanding on record date, is the income distribution per unit paid to investors.

Fund Characteristics	Nov-30	Dec-31
Fund total net assets	\$1,702,882,601	\$1,678,832,820
Average term	56 days	53 days
Yield to maturity	0.30%	0.32%
Number of issues	181	190
Number of issuers	44	42

Top 10 Holdings	% Assets
STABLE TRUST D/N	2.21%
ENBRIDGE GAS INC D/N	2.21%
C.I.B.C. B/A	2.02%
PRIME TRUST D/N	1.78%
C.I.B.C. B/A	1.76%
PLAZA TRUST D/N	1.70%
T D BANK B/A	1.60%
SOUND TRUST D/N	1.56%
INTER PPLCOR D/N	1.55%
TRANSCANADA PIPE D/N	1.46%

Issuer Type	Nov-30	Dec-31
Financial	21.98%	25.42%
Non-Financial	78.02%	74.58%
Government*	0.00%	0.00%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Nov-30	Dec-31
R1H	56.84%	63.81%
R1M	11.30%	10.57%
R1L	31.86%	25.63%

MFA Government Focused Ultra-Short Bond Fund

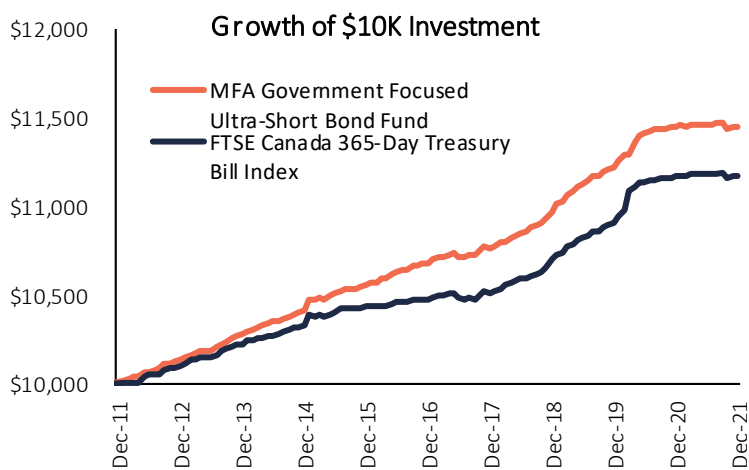
The principal objective of the Government Focused Ultra-short Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 2 years at the time of purchase.

Over the month, the MFA Government Focused Ultra-Short Bond Fund returned +0.06%, performing in line with the benchmark. The fund remains biased towards high-quality provincial and financial corporate bonds given their yield advantage over similar term federal bonds.

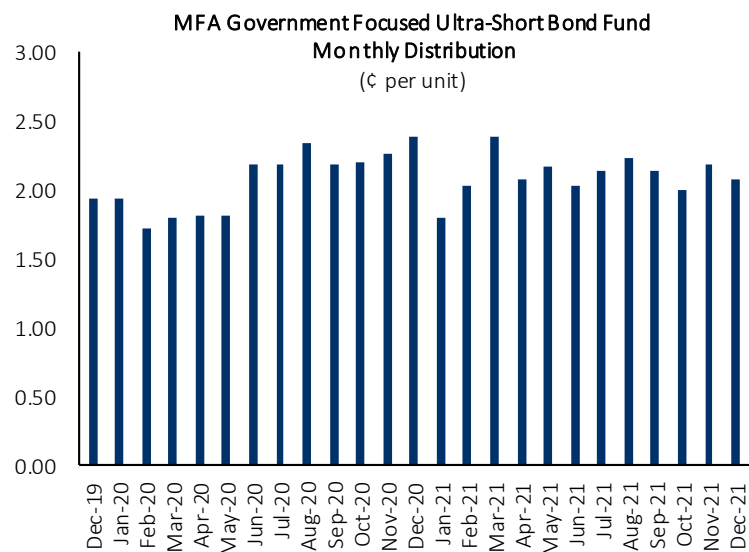
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Government Focused Ultra-Short Bond Fund	0.06	-0.15	-0.01	-0.01	1.44	1.40	3.27
<i>FTSE Canada 365-Day Treasury Bill Index</i>	<i>0.06</i>	<i>-0.15</i>	<i>-0.07</i>	<i>-0.07</i>	<i>1.30</i>	<i>1.12</i>	<i>2.91</i>
<i>Difference</i>	<i>+0.00</i>	<i>+0.00</i>	<i>+0.06</i>	<i>+0.06</i>	<i>+0.14</i>	<i>+0.28</i>	<i>+0.36</i>

¹ Total returns net of fees (12.5 bps annually). Total return less than 1 year is not annualized.

² Government Focused Ultra-Short Bond Fund – May 18, 2020 (previously Intermediate Fund – March 30, 1994)



*Fund performance is net of fees



*Distributions include all interest income and coupon payments earned on investments, and are paid monthly. Total income, divided by the total units outstanding on record date, is the income distribution per unit paid to investors.

Fund Characteristics	Nov-30	Dec-31
Fund total net assets	\$324,990,644	\$312,279,395
Average term	0.89 years	0.85 years
Yield to maturity	0.68%	0.72%
Modified duration	0.87 years	0.83 years
Number of issues	10	11
Number of issuers	8	8

Top 10 Holdings	% Assets
Ontario 3.2%, Jun 2, 2022	31.00%
Ontario 2.9%, Jun 2, 2023	11.99%
Canada Housing Trust 2.4%, Dec 15, 2022	10.77%
Bank of Nova Scotia 2.4%, Dec 5, 2022	7.91%
RBC 2.4%, Dec 5, 2022	7.48%
Alberta 1.6%, Sep 1, 2022	7.23%
C.I.B.C. 2.4%, Jun 9, 2023	5.18%
Alberta 2.6%, Dec 15, 2022	4.89%
Canada Housing Trust 2.7%, Dec 1, 2022	4.74%
Quebec 3.5%, Dec 1, 2022	4.55%

Issuer Type	Nov-30	Dec-31
Financial	24.81%	24.85%
Non-Financial	0.00%	0.00%
Government*	75.19%	75.16%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Nov-30	Dec-31
AAA/R1H	25.13%	15.15%
AA/R1M	66.46%	69.35%
A/R1L	8.42%	15.14%

MFA Bond Fund

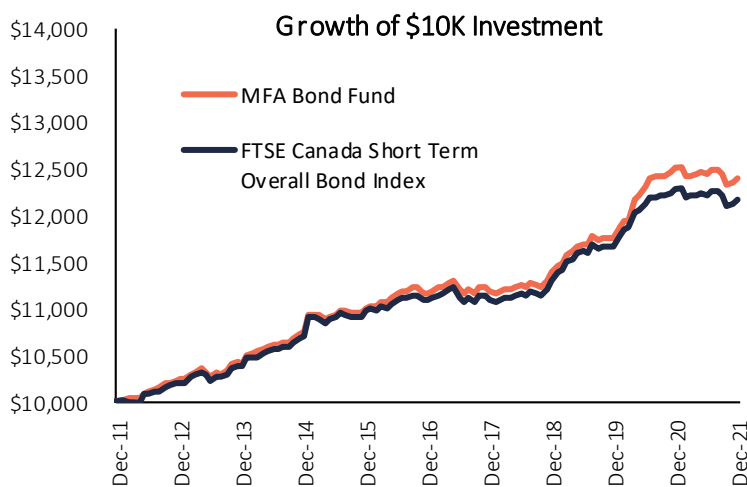
The principal objective of the short-term Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 7.25 years at the time of purchase.

The MFA Bond Fund returned +0.35% over the month, performing in line with its benchmark. The portfolio's overweight bias to corporate bonds was additive to relative performance. However, this was offset by the portfolio's short duration position and underweight bias to federal bonds, which detracted from relative returns.

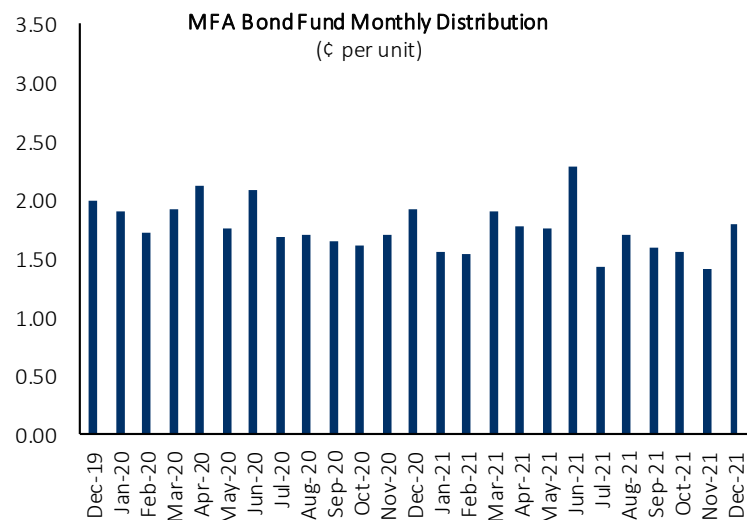
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Bond Fund	0.35	-0.40	-0.82	-0.82	2.88	2.12	5.58
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.35</i>	<i>-0.54</i>	<i>-1.13</i>	<i>-1.13</i>	<i>2.25</i>	<i>1.66</i>	<i>5.27</i>
<i>Difference</i>	<i>+0.00</i>	<i>+0.14</i>	<i>+0.31</i>	<i>+0.31</i>	<i>+0.63</i>	<i>+0.46</i>	<i>+0.31</i>

¹Total return is net of fees (20 bps annually). Total return less than 1 year is not annualized.

²Inception date: May 1, 1989



*Fund performance is net of fees



*Distributions include all interest income and coupon payments earned on investments, and are paid monthly. Total income, divided by the total units outstanding on record date, is the income distribution per unit paid to investors.

Fund Characteristics	Nov-30	Dec-31
Fund total net assets	\$734,649,123	\$717,412,434
Average term	2.67 years	2.68 years
Yield to maturity	1.44%	1.40%
Modified duration	2.52 years	2.53 years
Number of issues	146	141
Number of issuers	66	66

Top 10 Holdings	% Assets
Ontario 2.6%, Jun 2, 2025	4.8%
Canada 0.5%, Nov 1, 2023	4.5%
Canada 1.0%, Sep 1, 2026	4.5%
Canada 0.8%, Feb 1, 2024	4.2%
Canada Housing Trust 1.6%, Dec 15, 2026	3.9%
Canada Housing Trust 2.6%, Dec 15, 2023	3.6%
Canada Housing Trust 1.3%, Jun 15, 2026	2.4%
Manufacturers Life Insur. 3.2%, Nov 22, 2027	2.3%
Ontario 1.8%, Sep 8, 2025	1.9%
Ontario 2.4%, Jun 2, 2026	1.7%

Issuer Type	Nov-30	Dec-31
Financial	17.13%	17.70%
Non-Financial	30.53%	29.36%
Government*	38.10%	38.93%
Mortgages/MBS	5.07%	5.11%
Pooled fund cash	9.16%	8.90%

*includes federal and provincial government

Rating	Nov-30	Dec-31
Cash & short term	9.16%	8.90%
AAA	24.19%	25.82%
AA	19.03%	19.06%
A	24.73%	24.42%
BBB & below	17.83%	16.69%
Mortgages/MBS	5.07%	5.11%

MFA Fossil Fuel Free Short Term Bond Fund

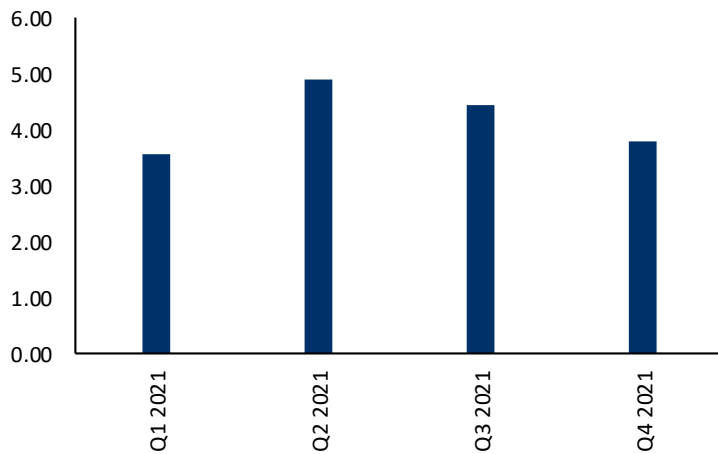
The principal objective of the Fossil Fuel Free Short-Term Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 7.25 years at the time of purchase. The Fund shall not invest in securities of Issuers directly involved in the extraction, processing and transportation of coal, oil, or natural gas ("fossil fuels").

Over the month, the Fossil Fuel Free Short-Term Bond Fund returned +0.35%, performing in line with its benchmark. The portfolio's overweight bias to corporate bonds was additive to relative performance. However, this was offset by the portfolio's short duration position and underweight bias to federal bonds, which detracted from relative returns.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Fossil Fuel Free Short-term Bond Fund	0.35	-0.44	-0.92	-0.92	-	-	1.67
FTSE Canada Short Term Overall Bond Index	0.35	-0.54	-1.13	-1.13	-	-	0.71
Difference	+0.00	+0.10	+0.21	+0.21	-	-	+0.96

¹Total return is net of fees (20 bps annually). Total return less than 1 year is not annualized. ²Inception date: May 5, 2020

MFA Fossil Fuel Free Short-term Bond Fund Quarterly Distribution
(¢ per unit)



*Distributions include all interest income and coupon payments earned on investments, and are paid quarterly. Total income, divided by the total units outstanding on record date, is the income distribution per unit paid to investors.

Fund Characteristics	Nov-30	Dec-31
Fund total net assets*	\$159,415,254	\$160,000,464
Average term	2.66 years	2.66 years
Yield to maturity	1.42%	1.36%
Modified duration	2.52 years	2.52 years
Number of issues	87	88
Number of issuers	39	42

*MFA owns units of the RBC Vision Fossil Fuel Free Short-term Bond Fund (total size \$277,072,141)

Top 10 Holdings	% Assets
Canada 1.0%, Sep 1, 2026	5.26%
Ontario 2.6%, Jun 2, 2025	4.65%
Canada Housing Trust 1.6%, Dec 15, 2026	4.41%
Ontario 3.5%, Jun 2, 2024	3.40%
Hydro Once Inc. 0.7%, Jan 16, 2023	3.29%
Canada Housing Trust 1.3%, Jun 15, 2026	3.07%
Bruce Power LP 3.0%, Jun 21, 2024	2.72%
Ontario 2.9%, Jun 2, 2023	2.57%
Ontario Power Gen 2.9%, Apr 8, 2025	2.52%
Bank of Montreal, 2.9% Mar 6, 2024	2.08%

Issuer Type	Nov-30	Dec-31
Financial	18.63%	19.39%
Non-Financial	29.30%	26.99%
Government*	36.21%	37.70%
Mortgages/MBS	4.47%	4.39%
Pooled fund cash	11.38%	11.52%

*includes federal and provincial government

Rating	Nov-30	Dec-31
Cash & short term	11.38%	11.52%
AAA	20.01%	21.57%
AA	25.74%	24.78%
A	24.43%	25.20%
BBB & below	13.98%	12.55%
Mortgages/MBS	4.47%	4.39%

MFA Mortgage Fund

The principal objective of the Mortgage Fund is to provide participating investors with interest income, and diversification benefits by capitalizing on the illiquidity premium offered by the Canadian commercial mortgage markets. The Fund shall indirectly invest primarily in first mortgages on income producing commercial properties in Canada with an average term of 2 to 5 years.

The MFA mortgage fund returned +0.64% over the month, outperforming its benchmark. Mortgage spreads were broadly flat over the month, ending December at a yield of 161 basis points over similar-term Government of Canada bonds.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Mortgage Fund	0.64	0.47	1.45	1.45	-	-	2.91
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.34</i>	<i>-0.56</i>	<i>-1.18</i>	<i>-1.18</i>	-	-	<i>1.46</i>
<i>Difference</i>	<i>+0.30</i>	<i>+1.03</i>	<i>+2.63</i>	<i>+2.63</i>	-	-	<i>+1.45</i>

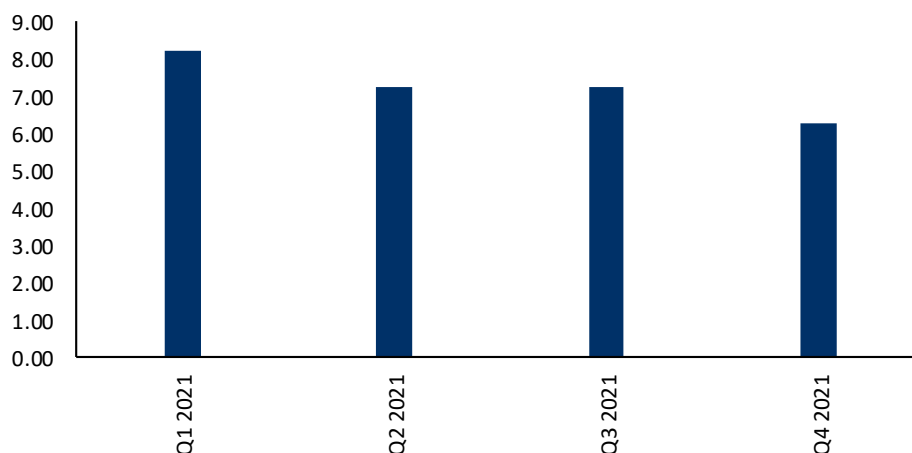
¹Total return is net of fees (25 bps annually). Total return less than 1 year is not annualized.

²Inception date: January 29, 2020

Fund Characteristics	Nov-30	Dec-31
Fund total net assets*	\$143,056,406	\$144,001,156
Weight average spread	163 bps over similar term GoC bonds	161 bps over similar term GoC bonds
Weighted average amortization	21.5 years	21.6 years
Average term-to-maturity	3.9 years	4.0 years
Current portfolio yield	2.31%	2.28%
Weighted average duration	3.2 years	3.3 years
Weighted loan-to-value	54%	55%
Weighted average cash flow coverage	1.7x	1.7x
Number of mortgages	566	555
Largest mortgage	2.1%	2.1%
Marketable securities & cash	12.0%	13.4%

*MFA owns units of the PH&N Mortgage Pension Trust (total size \$5,127,968,919)

MFA Mortgage Fund Quarterly Distribution
(¢ per unit)



*Distributions include all interest income and coupon payments earned on investments, and are paid quarterly. Total income, divided by the total units outstanding on record date, is the income distribution per unit paid to investors.