*New Issue* *May 26, 2026*

Municipal Finance Authority of BC

# $320,000,000
# Municipal Finance Authority of British Columbia
# 4.00% Debentures, to mature June 3, 2036
# To be dated June 3, 2026 (the "Debentures")

## Price: $99.869, plus accrued interest, if any, to yield 4.016%

The Debentures will be represented by one fully registered global certificate (the "Global Debenture"), registered in the name of CDS & Co., as nominee of CDS Clearing and Depository Services Inc. ("CDS") and held by CDS. Beneficial interests in the Debentures will be represented through book-entry accounts of financial institutions acting on behalf of beneficial owners as direct and indirect participants of CDS. Physical certificates representing the Debentures may not be obtained by beneficial owners except in limited circumstances and only in denominations of $1,000 or integral multiples thereof.

Principal and half-yearly interest (payable each December 3 and June 3 through to maturity) on the Global Debenture will be payable to the registered holder, CDS, with the first interest payment being due on December 3, 2026 in respect of the period from June 3, 2026 to December 3, 2026. Owners of beneficial interests in the Global Debenture will receive payment in accordance with customary procedures of CDS.

The Debentures will be direct and unconditional unsecured obligations of the Municipal Finance Authority of British Columbia (the "Authority") and shall rank pari passu with all other unsecured obligations of the Authority, without preference or priority one above the other, whether by reason of prior date of issue, currency of payment or otherwise. The Debentures shall be entitled to the benefits of the debt reserve fund of the Authority and the power of the Authority to impose tax rates without the permission or approval of any other government authority upon substantially all of the taxable land and improvements in British Columbia in order to maintain the debt reserve fund. Obligations of the Authority are not obligations of the Province of British Columbia and are not directly or indirectly guaranteed by the Province of British Columbia.

Net proceeds realized by the issuance of debentures of the Authority are utilized to provide financing to regional districts, regional hospital districts and other entities within the local government sector in British Columbia to assist in funding a broad range of undertakings for the benefit of local communities and society as a whole across British Columbia. Financing proceeds may be utilized by the applicable local governmental authorities to finance, or to repay short-term indebtedness already incurred in connection with, the acquisition and/or construction of capital facilities and other assets or, in the case of regional districts, to "on-lend" certain of such proceeds to their incorporated member municipalities for use by them for such purposes.

While not independently verified, the Authority believes the Debentures may be viewed as "sustainability bonds", consistent with the Authority's Sustainable Bond Framework, as published on the Authority's website (Investor Relations | Municipal Finance Authority of BC (mfa.bc.ca)) (the "Framework"), insofar as the proceeds thereof are to be utilized to support and advance various environmental and social initiatives throughout the Province of British Columbia. The net proceeds of this issue of debentures will be applied in accordance with the Framework. The use of proceeds with respect to this issue of Debentures are aligned with the Framework's environmental and social objectives as well as the United Nations' Sustainable Development Goals ("UN SDGs"), as described in Appendix A and B.

We offer these Debentures if, as and when issued by us, subject to prior sale and change in price and subject to approval of all legal matters by Lawson Lundell LLP, Vancouver. It is expected that delivery of the Global Debenture will be made on or about June 3, 2026.

**RBC Capital Markets** **BMO Capital Markets** **National Bank Financial**

**TD Securities** **CIBC World Markets** **Casgrain & Company** **Scotia Capital**

**Beacon Securities Inc.** **Laurentian Bank Securities**

# Appendix A - Municipal Finance Authority of BC
# $320,000,000 Spring 2026 Debenture Financing Project Detail

| Environmental & Social Objectives | | Borrowing Purpose and Project Description | | | | UN SDG Mapping | |
|---|---|---|---|---|---|---|---|
| Primary | Secondary | | | | | Primary | Secondary |
| Affordable Basic Infrastructure Access to Essential Services | Socioeconomic Advancement & Empowerment | **Public Safety Facilities & Services** | $ | 27,335,982 | 8.54% | UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities | 03 - Good Health & Wellbeing |
| | | CREST consolidated headquarters | | | 4.64% | | |
| | | Renewal of firehalls 3 & 6 | | | 1.80% | | |
| | | Redevelop firehall #2 | | | 2.10% | | |
| | Sustainable Water & Wastewater Management | **Storm & Wastewater Treatment & Management** | $ | 10,276,497 | 3.21% | | 06 - Clean Water & Sanitation |
| | | Culvert infrastructure | | | 3.21% | | |
| | | **Water Supply, Treatment & Distribution** | $ | 198,870,469 | 62.15% | | |
| | | Annacis water supply tunnel | | | 24.75% | | |
| | | Coquitlam water main | | | 20.11% | | |
| | | Kennedy Newton main | | | 6.96% | | |
| | | Coquitlam Lake water supply | | | 6.96% | | |
| | | Stanley Park water supply tunnel | | | 3.09% | | |
| | | Victoria Road upgrades | | | 0.26% | | |
| | Socioeconomic Advancement & Empowerment | **Public Parks, Civic Buildings & Land** | $ | 59,777,209 | 18.68% | | 10 - Reduced Inequalities |
| | | Renewal of WC Blair Recreation and West Langley Hall | | | 1.25% | | |
| | | Aldergrove parkade | | | 1.80% | | |
| | | Strategic land acquisition | | | 14.17% | | |
| | | Community facilities improvements | | | 0.99% | | |
| | | Parks redevelopment | | | 0.46% | | |
| | | **Transportation & Mobility** | $ | 18,682,186 | 5.84% | | |
| | | Reconstruction of Old Yale Road | | | 2.15% | | |
| | | Transportation infrastructure improvements | | | 2.38% | | |
| | | Wharton Street upgrades | | | 1.04% | | |
| | | Victoria Road upgrades | | | 0.26% | | |
| | Pollution Prevention & Control | **Solid Waste/Recycling/Organics Collection & Management** | $ | 5,057,657 | 1.58% | | 12 - Responsible Consumption & Production |
| | | Solid waste facilities and site improvements | | | 0.90% | | |
| | | Resource recovery centre and waste transfer station | | | 0.68% | | |
| | | **Total** | $ | 320,000,000 | 100.00% | | |

# Appendix B - Municipal Finance Authority of BC
# Select Projects Expanded Detail

| Environmental & Social Objectives | | Borrowing Purpose and Project Description | | | | UN SDG Mapping | |
|---|---|---|---|---|---|---|---|
| Primary | Secondary | | | | | Primary | Secondary |
| Affordable Basic Infrastructure Access to Essential Services | Socioeconomic Advancement & Empowerment | **Public Safety Facilities & Services** | $ | **14,852,163** | **4.64%** | UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities | 03 - Good Health & Wellbeing |
| | | CREST consolidated headquarters | | | 4.64% | | |
| | Sustainable Water & Wastewater Management | **Water Supply, Treatment & Distribution** | $ | **188,127,404** | **58.79%** | | 06 - Clean Water & Sanitation |
| | | Annacis water supply tunnel | | | 24.75% | | |
| | | Coquitlam water main | | | 20.11% | | |
| | | Kennedy Newton main | | | 6.96% | | |
| | | Coquitlam Lake water supply | | | 6.96% | | |
| | Socioeconomic Advancement & Empowerment | **Public Parks, Civic Buildings & Land** | $ | **45,347,257** | **14.17%** | | 10 - Reduced Inequalities |
| | | Strategic land acquisition | | | 14.17% | | |
| | | **Total** | $ | **248,326,825** | **77.60%** | | |

## NOTE TO INVESTORS

The following narratives are provided to investors to help them better understand the nature of the MFA's business and the civic infrastructure projects our bonds finance across urban, rural, and remote areas of British Columbia. As these projects constitute significant investments by local governments, and their corresponding borrowing generally requires approval from their taxpayers, the information provided below has been collected from our members' websites.

Project details are provided below for any project where the financing accounts for 5% or more of this new issue. For this issue, there are six such projects representing total coverage of 78%, or $248 million of the $320 million bond being issued.

Please note that this bond may be reopened in future, and these project loans may be refinanced in future bonds. In these instances, we intend to cross-reference those bond offers with this appendix, archived online with the original offering circular. MFA's Sustainable Bond Framework details our approach to labelling our bonds and allocating the various borrowing purposes to environmental and social objectives, as well as to the UN SDGs. An annual bond newsletter is also to be published (beginning in 2025), which further details the allocation and impact (anticipated or realized) of our outstanding bonds at each calendar year-end. Please visit the Sustainability section of MFA's website at https://mfa.bc.ca/investors/sustainability.

Additional enquiries regarding this issue's environmental and social objectives, or the MFA's approach to its climate and other sustainability risk and impact reporting, can be directed to Allison Ashcroft, Director of Sustainability, at allison@mfa.bc.ca.

## PROJECT DETAILS

### CREST consolidated headquarters

Capital Region Emergency Services Telecommunications (CREST) provides and maintains emergency communications equipment and infrastructure for more than 50 emergency response and public service agencies throughout the Capital Region. CREST has established a new, consolidated, and seismically safe public safety building of 14,000ft2 in Langford, BC. The building, completed in September 2025, has been engineered to remain operational during and after a major seismic event, ensuring the continuity of essential emergency communication services. Designed with resilience and sustainability at its core, the facility serves as a cornerstone of public safety for decades to come. By leveraging the innovative use of mass timber, CREST has invested in a solution that not only meets the practical demands of emergency communications but also aligns with broader goals of environmental responsibility and community well-being.

https://crest.ca/public-safety-building/

### Metro Vancouver's Annacis water supply tunnel

A new water supply tunnel is being constructed under the Fraser River, between the City of New Westminster and the City of Surrey. Once complete, the newly constructed water supply tunnel will be connected to the regional water distribution system. Restoration of the sites will include creating a new green space for the community in New Westminster and replanting trees in Surrey. Construction of the 2.3km tunnel will take approximately six years, from 2022 to 2028. The tunnel will be built to withstand a major earthquake and help ensure the continued delivery of high-quality drinking water to the communities south of the Fraser River well into the future.

https://metrovancouver.org/services/water/annacis-water-supply-tunnel

## Metro Vancouver's Coquitlam water main

Metro Vancouver is constructing a new 12-kilometre water main in Coquitlam from 2023 to 2034. The water main varies in diameter between 7 and 11.5 feet. Two kilometres of the water main will be tunnelled under Coquitlam's downtown core, with the remainder constructed in an open trench. The water main is one of several drinking water infrastructure projects the regional district is constructing in the City of Coquitlam over the next twenty years, ranging from new water treatment facilities and a supply tunnel to seismic upgrades of existing water towers.

https://metrovancouver.org/services/water/coquitlam-water-main

## Metro Vancouver's Kennedy Newton main

The new Kennedy Newton water main in the City of Surrey and City of Delta is being constructed to meet the growing demand for drinking water in the region. The new water main will be over eight kilometres long. Construction has been split up into five sections spanning 2020 - 2026. It consists of relocating existing utilities, restoring the roadways, curbs and landscaping of the project area, in addition to constructing the tunnel, installing the new main, and connecting it to the existing water distribution system.

https://metrovancouver.org/services/water/kennedy-newton-water-main

## Metro Vancouver's Coquitlam Lake water supply

Coquitlam Lake has served as a water source since the late 1890s. Today, it supplies about 370 million litres of water per day, or roughly one-third of the region's 2.7 million residents' total drinking water demand. Metro Vancouver's water supply strategy includes building new infrastructure to double its capacity to access, treat, and distribute water from Coquitlam Lake. Planning is underway for the design and construction of a second water intake, a water-supply tunnel, and water-treatment facilities. Metro Vancouver is proposing to increase its capacity to withdraw water from Coquitlam Lake, the largest of the three drinking water sources, through the Coquitlam Lake Water Supply Project. The project, begun in 2022, has completed the permitting and regulatory processes and is currently in the design phase, with construction anticipated to begin as early as 2030. By building new infrastructure, Metro Vancouver doubles its capacity to access, treat, and distribute the clean, safe drinking water for the benefit of current and future generations. Metro Vancouver recently completed a long-term water supply study that assessed the water system's resilience to potential hazards and identified actions necessary to ensure the continued supply and delivery of water over the next 100 years. The results showed that Metro Vancouver can meet the needs of a growing population and respond to the impacts of climate change by expanding the use of existing water supply sources.

https://metrovancouver.org/services/water/coquitlam-lake-water-supply-project

## Township of Langley strategic land acquisition

The Provincial government is building the Surrey-Langley SkyTrain at a project cost of $6B. Per Rob Fleming, Minister of Transportation and Infrastructure, "The populations of Surrey, Langley and other communities across Metro Vancouver are growing quickly, and we are committed to building infrastructure to meet these needs. This project will transform how people get around, helping create a more affordable, livable and greener future for people in the region." In preparation for the arrival of SkyTrain in 2028, to be constructed along the Fraser Highway, the Township's 2024-2028 Capital Program includes an envelope for land purchases, which will require external debt financing through the MFA. This bond issue represents the second draw by the Township on authorized borrowing of $75M for strategic land acquisition (real property, easements, rights-of-way, licenses, rights or authorities). Through this borrowing, the Township can lead the substantial redevelopment resulting from the arrival of the new Skytrain line in a way that maximizes benefit to its residents and businesses. Future development cost charges and general taxation revenues will be used to service debt to the MFA. Negotiations for the land acquisitions are still in progress; therefore, staff cannot identify the specific properties to be purchased with this funding. That information will become public after the property acquisition. An independent appraisal will support prices for the land acquisition.

https://www.tol.ca/en/the-township/resources/plans-reports-strategies/Alternative-Approval-Process/AAP---Strategic-Land-Council-Report.pdf