

MFA Pooled Investment Fund Monthly Performance Report

February 2020



Municipal Finance
Authority of BC



MFA Pooled Investment Fund Monthly Performance Report¹

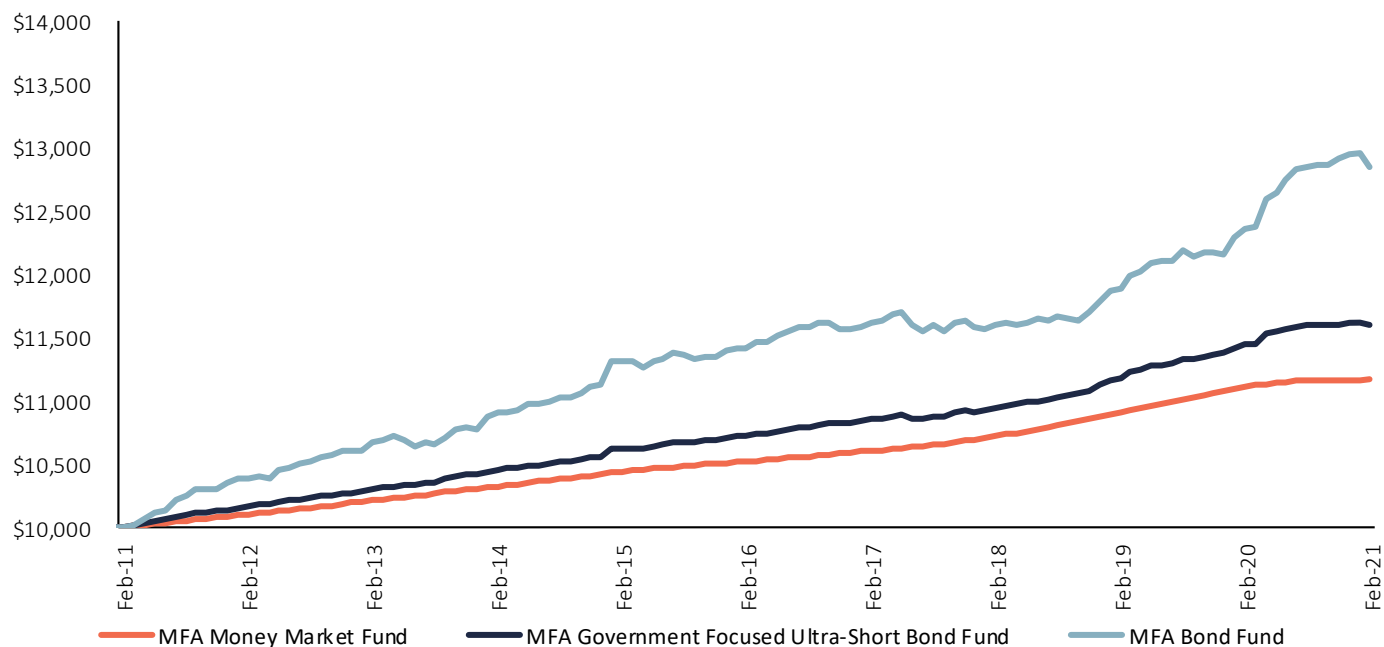
As of February 28, 2021

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund	0.01	0.05	0.03	0.59	1.39	1.21	3.69
<i>FTSE Canada 30-day T-Bill Index³</i>	-0.01	-0.02	-0.02	0.19	0.99	0.77	3.42
<i>Difference</i>	+0.02	+0.07	+0.05	+0.40	+0.40	+0.44	+0.27
MFA Government Focused Ultra-Short Bond Fund	-0.12	-0.03	-0.07	1.35	1.97	1.60	3.37
<i>FTSE Canada 365-Day Treasury Bill Index</i>	-0.08	0.01	-0.05	1.57	1.77	1.16	3.00
<i>Difference</i>	-0.04	-0.04	-0.02	-0.22	+0.20	+0.44	+0.37
MFA Bond Fund	-0.82	-0.43	-0.72	3.99	3.50	2.41	5.74
<i>FTSE Canada Short Term Overall Bond Index</i>	-0.82	-0.50	-0.71	2.62	2.96	1.90	5.43
<i>Difference</i>	0.00	+0.07	-0.01	+1.37	+0.54	+0.51	+0.31
MFA Fossil Fuel Free Short-term Bond Fund	-0.82	-0.40	-0.69	-	-	-	1.90
<i>FTSE Canada Short Term Bond Index</i>	-0.82	-0.50	-0.71	-	-	-	1.14
<i>Difference</i>	0.00	+0.10	+0.02	-	-	-	+0.76
MFA Mortgage Fund	-1.07	-0.61	-0.90	2.12	-	-	2.96
<i>FTSE Canada Short Term Bond Index</i>	-0.82	-0.51	-0.72	2.57	-	-	3.05
<i>Difference</i>	-0.25	-0.10	-0.18	-0.45	-	-	-0.09

¹ Total return less than one year is not annualized. Portfolio and benchmark performance is net of total fees and expenses of 15 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*



*Performance is net of fees

MFA Money Market Fund

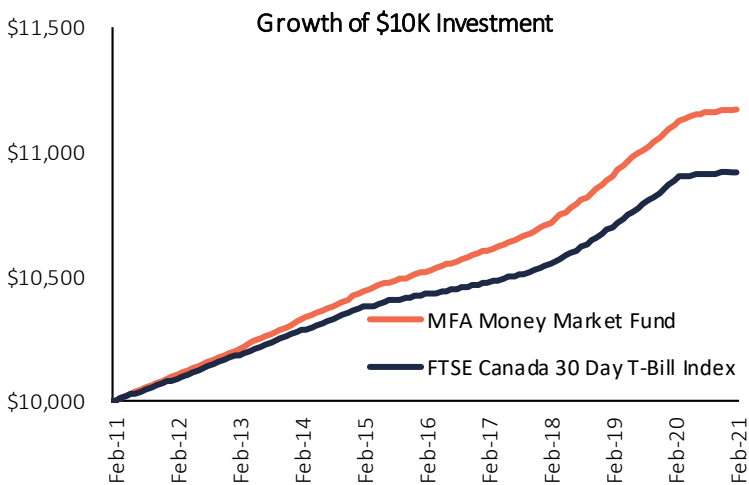
The principal objective of the Money Market Fund is to provide participating investors with interest income through investing primarily in high-quality money market instruments. The Fund will hold assets with maturities no longer than 366 days.

Over the month, Government of Canada bond yields increased materially across all tenures, and the yield curve steepened. Against this backdrop, the MFA Money Market Fund returned 0.01% over the month.

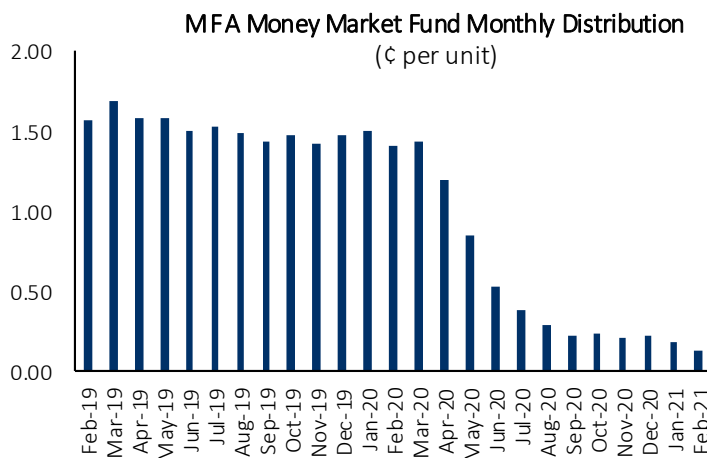
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund¹	0.01	0.05	0.03	0.59	1.39	1.21	3.69
<i>FTSE Canada 30-day T-Bill Index</i>	-0.01	-0.02	-0.02	0.19	0.99	0.77	3.42
<i>Difference</i>	+0.02	+0.07	+0.05	+0.40	+0.40	+0.44	+0.27

¹ Total return is net of fees (15 bps annually). Total return less than 1 year is not annualized.

² Inception date: May 1, 1989



*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	Jan-31	Feb-28
Fund total net assets	\$1,460,052,887	\$1,435,105,314
Average term	65 days	77 days
Yield to maturity	0.34%	0.31%
Number of issues	160	151
Number of issuers	42	44

Top 10 Holdings	% Assets
Bank of N.S. B/A	6.83%
TD Bank B/A	3.26%
Sound Trust D/N	2.44%
TD Bank, 2.6% Dec 22 2021	2.41%
Enbridge PPL Inc D/N	2.26%
Plaza Trust D/N	2.09%
Stable Trust D/N	2.09%
Zeus Rec Trust D/N	1.95%
Reliant Trust D/N	1.95%
Enbridge Gas Inc D/N	1.81%

Issuer Type	Jan-31	Feb-28
Financial	33.82%	33.71%
Non-Financial	66.17%	66.29%
Government*	0.00%	0.00%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Jan-31	Feb-28
R1H	72.48%	74.24%
R1M	8.09%	7.49%
R1L	19.43%	18.26%

MFA Government Focused Ultra-Short Bond Fund

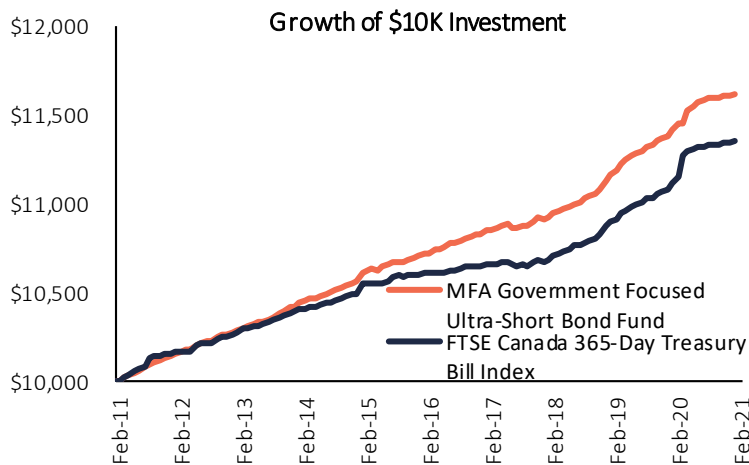
The principal objective of the Government Focused Ultra-short Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 2 years at the time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

Over the month, the MFA Government Focused Ultra-Short Bond Fund returned -0.12%, slightly underperforming the benchmark. The fund remains biased towards high-quality provincial and financial corporate bonds given their yield advantage over similar term federal bonds.

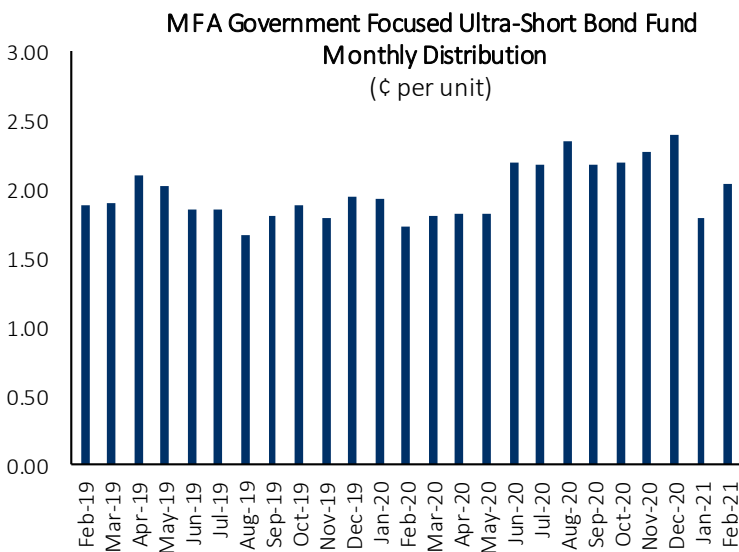
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Government Focused Ultra-Short Bond Fund¹	-0.12	-0.03	-0.07	1.35	1.97	1.60	3.37
<i>FTSE Canada 365-Day Treasury Bill Index</i>	<i>-0.08</i>	<i>0.01</i>	<i>-0.05</i>	<i>1.57</i>	<i>1.77</i>	<i>1.16</i>	<i>3.00</i>
<i>Difference</i>	<i>-0.04</i>	<i>-0.04</i>	<i>-0.02</i>	<i>-0.22</i>	<i>+0.20</i>	<i>+0.44</i>	<i>+0.37</i>

¹ Total return is net of fees (15 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	Jan-31	Feb-28
Fund total net assets	\$299,150,173	\$297,767,292
Average term	1.00 years	0.93 years
Yield to maturity	0.22%	0.37%
Modified duration	0.99 years	0.91 years
Number of issues	9	9
Number of issuers	8	8

Top 10 Holdings	% Assets
Ontario, 4.0% Jun 2, 2021	18.62%
Canada Housing Trust, 2.7% Mar 15, 2022	16.05%
Ontario, 3.2% Jun 2, 2022	14.07%
Alberta, 1.4% Sep 1, 2021	13.90%
Quebec, 4.3% Dec 1, 2021	12.64%
RBC, 2.4% Dec 5, 2022	8.00%
Bank of Montreal, 2.1% Mar 16, 2022	6.23%
C.I.B.C., 2.3% July 11, 2022	6.21%
Bank of Nova Scotia, 2.4% Nov 8, 2022	4.18%

Issuer Type	Jan-31	Feb-28
Financial	24.90%	24.63%
Non-Financial	0.00%	0.00%
Government*	75.09%	75.37%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Jan-31	Feb-28
AAA/R1H	15.99%	16.04%
AA/R1M	84.00%	83.95%
A/R1L	0.00%	0.00%

MFA Bond Fund

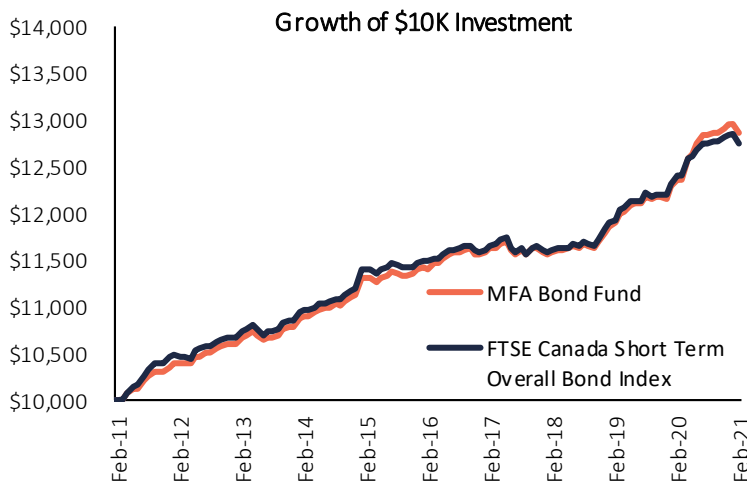
The principal objective of the short-term Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 7.25 years at the time of purchase.

The MFA Bond Fund returned -0.82% over the month of February, in line with the benchmark. Negative absolute returns were driven by bond yields rising on the back of an improving economic outlook and fears surrounding rising inflation.

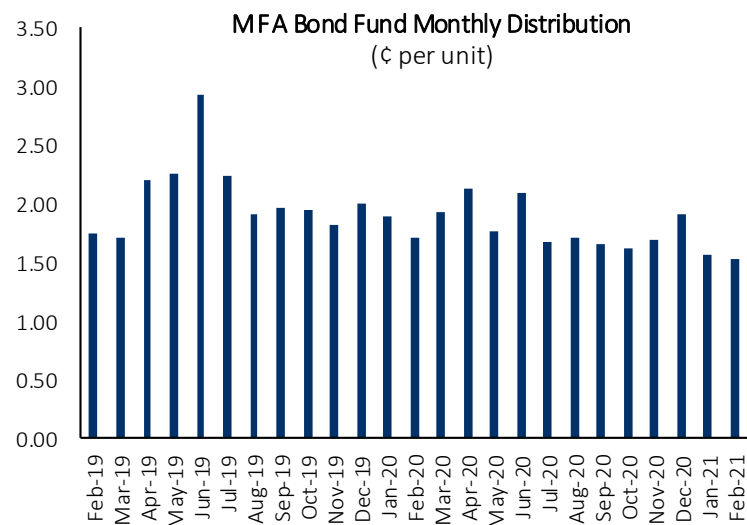
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Bond Fund	-0.82	-0.43	-0.72	3.99	3.50	2.41	5.74
<i>FTSE Canada Short Term Overall Bond Index</i>	-0.82	-0.50	-0.71	2.62	2.96	1.90	5.43
<i>Difference</i>	0.00	+0.07	-0.01	+1.37	+0.54	+0.51	+0.31

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

³ Inception 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	Jan-31	Feb-28
Fund total net assets	\$630,117,516	\$623,988,240
Average term	2.76 years	2.77 years
Yield to maturity	0.64%	0.89%
Modified duration	2.58 years	2.59 years
Number of issues	346	338
Number of issuers	117	120

Top 10 Holdings	% Assets
Canada, 0.3% Feb 1, 2023	11.55%
Ontario, 1.8% Sept 8, 2025	4.42%
Ontario, 2.6% Jun 2, 2025	3.87%
Canada Housing Trust, 2.4% Dec 15, 2022	3.68%
Manufacturers Life Insur., 3.2% Nov 22, 2027	2.73%
Canada Housing Trust, 2.6% Dec 15, 2023	2.63%
RBC, 3.3% Sept 26, 2023	1.99%
Ontario Power Gen, 2.9% Apr 8, 2025	1.85%
Ontario, 3.5% Jun 2, 2024	1.76%
Bank of Montreal, 2.9% Jun 20, 2023	1.57%

Issuer Type	Jan-31	Feb-28
Financial	14.70%	16.99%
Non-Financial	30.49%	29.48%
Government*	31.69%	38.18%
Mortgages/MBS	7.68%	7.58%
Pooled fund cash	15.44%	7.78%

*includes federal and provincial government

Rating	Jan-31	Feb-28
Cash & short term	15.44%	7.78%
AAA	14.62%	21.30%
AA	23.85%	24.12%
A	17.40%	19.31%
BBB & below	21.01%	19.90%
Mortgages/MBS	7.68%	7.58%

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”).

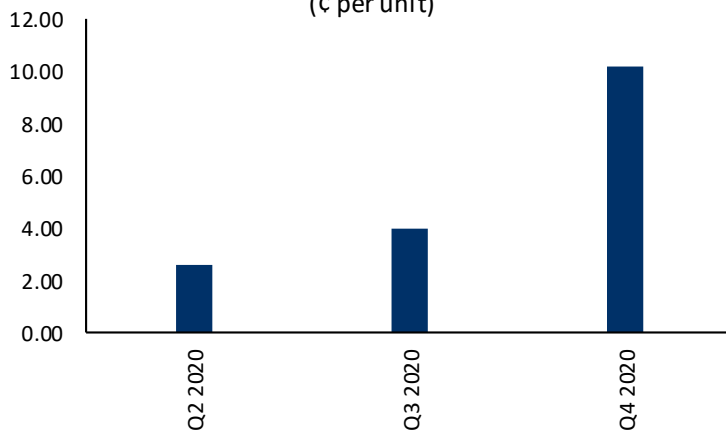
Over the month, the Fossil Fuel Free Short-Term Bond Fund returned -0.82%, performing in line with its benchmark. Negative absolute returns were driven by bond yields rising on the back of an improving economic outlook and fears surrounding rising inflation.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Fossil Fuel Free Short-term Bond Fund	-0.82	-0.40	-0.69	-	-	-	1.90
<i>FTSE Canada Short Term Bond Index</i>	-0.82	-0.50	-0.71	-	-	-	1.14
<i>Difference</i>	0.00	+0.10	+0.02	-	-	-	+0.76

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	Jan-31	Feb-28
Fund total net assets*	\$129,407,095	\$128,375,474
Average term	2.75 years	2.74 years
Yield to maturity	0.57%	0.83%
Modified duration	2.58 years	2.58 years
Number of issues	88	95
Number of issuers	47	51

*MFA owns units of the RBC Vision Fossil Fuel Free Short-term Bond Fund (total size \$225,061,577)

Top 10 Holdings	% Assets
Canada, 0.3% Feb 1, 2023	7.45%
Canada Housing Trust, 2.4% Dec 15, 2022	6.42%
Ontario, 2.9% Jun 2, 2023	5.61%
Ontario, 3.5% Jun 2, 2024	3.75%
Ontario, 1.8% Sep 8, 2025	3.18%
Ontario Prov PTB, 0.1% May 5, 2021	3.16%
Canada, 1.5% May 1, 2022	3.04%
Newfoundland Prov PTB, 0.1% Apr 29, 2021	2.69%
Alberta Prov PTB, 0.1% Apr 20, 2021	2.48%
Alberta Prov PTB, 0.1% Apr 6, 2021	2.45%

Issuer Type	Jan-31	Feb-28
Financial	11.96%	12.36%
Non-Financial	29.00%	29.18%
Government*	40.64%	44.34%
Mortgages/MBS	5.12%	3.20%
Pooled fund cash	13.27%	10.93%

*includes federal and provincial government

Rating	Jan-31	Feb-28
Cash & short term	13.27%	10.93%
AAA	18.72%	24.78%
AA	29.88%	27.67%
A	13.08%	14.99%
BBB & below	19.93%	18.44%
Mortgages/MBS	5.12%	3.20%

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 -1.07% over the month, underperforming its benchmark. Mortgages ended the month of February at a yield of 212 basis points over similar-term Government of Canada bonds, which remained unchanged the previous month.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Mortgage Fund	-1.07	-0.61	-0.90	2.12	-	-	2.96
<i>FTSE Canada Short Term Bond Index</i>	-0.82	-0.51	-0.72	2.57	-	-	3.05
<i>Difference</i>	-0.25	-0.10	-0.18	-0.45	-	-	-0.09

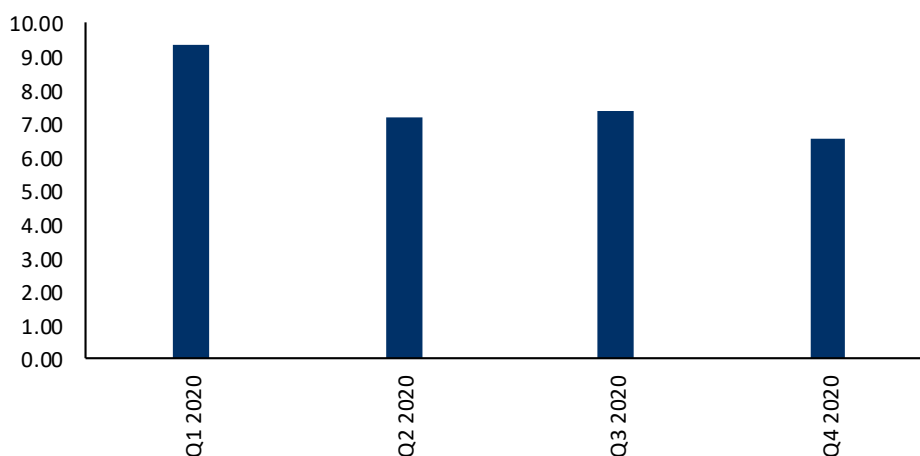
¹ Total return is net of fees (25 bps annually). Total return less than 1 year is not annualized.

³ Inception date: January 29, 2020

Fund Characteristics	Jan-31	Feb-28
Fund total net assets*	\$82,566,901	\$81,727,300
Weight average spread	212 bps over similar term GoC bonds	212 bps over similar term GoC bonds
Weighted average amortization	21.0 years	20.6 years
Average term-to-maturity	4.1 years	3.7 years
Current portfolio yield	2.12%	2.38%
Weighted average duration	3.1 years	3.0 years
Weighted loan-to-value	57%	56%
Weighted average cash flow coverage	1.7x	1.6x
Number of mortgages	623	610
Largest mortgage	2.2%	2.1%
Marketable securities & cash	12.6%	13.5%

*MFA owns units of the PH&N Mortgage Pension Trust (total size \$4,947,151,125)

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.