

MFA Pooled Investment Fund Monthly Performance Report

May 2021



Municipal Finance
Authority of BC



MFA Pooled Investment Fund Monthly Performance Report¹

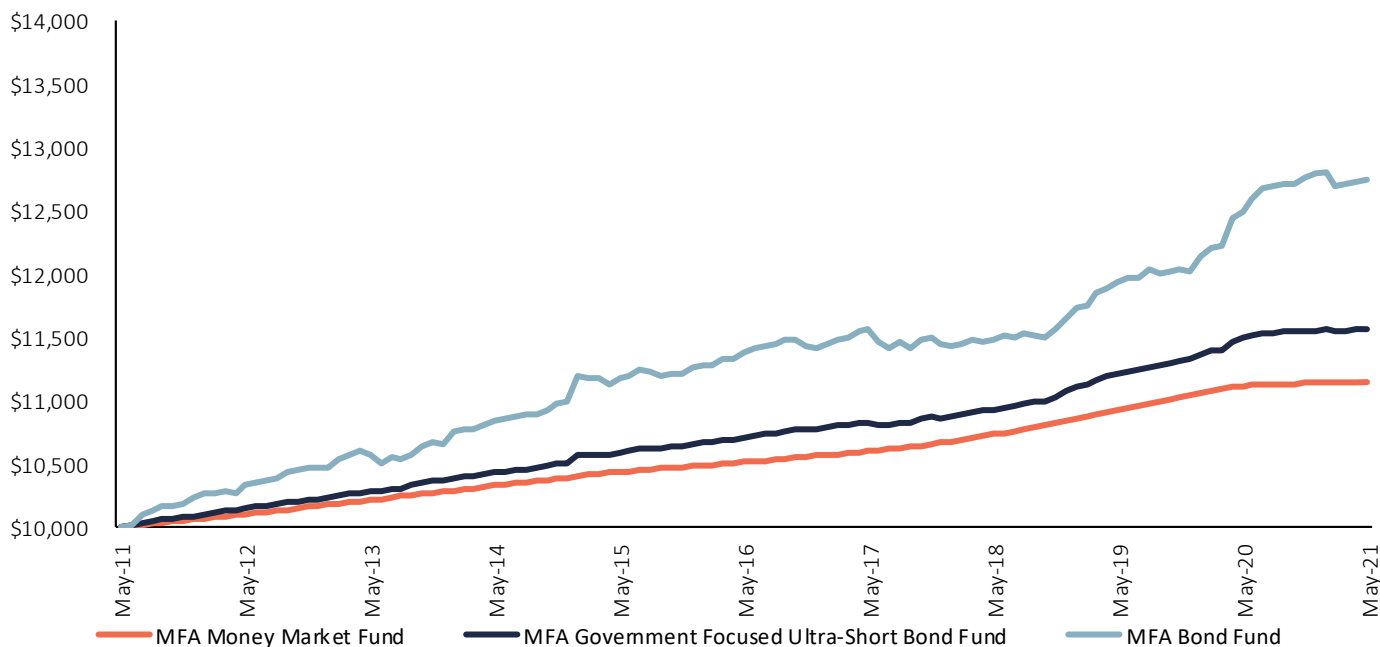
As of May 31, 2021

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund	0.01	0.03	0.07	0.27	1.27	1.17	3.66
<i>FTSE Canada 30-day T-Bill Index³</i>	<i>0.00</i>	<i>-0.01</i>	<i>-0.03</i>	<i>-0.02</i>	<i>0.90</i>	<i>0.76</i>	<i>3.39</i>
<i>Difference</i>	<i>+0.01</i>	<i>+0.04</i>	<i>+0.10</i>	<i>+0.29</i>	<i>+0.37</i>	<i>+0.41</i>	<i>+0.27</i>
MFA Government Focused Ultra-Short Bond Fund	0.05	0.16	0.09	0.60	1.89	1.55	3.35
<i>FTSE Canada 365-Day Treasury Bill Index</i>	<i>0.03</i>	<i>0.10</i>	<i>0.05</i>	<i>0.31</i>	<i>1.68</i>	<i>1.18</i>	<i>2.98</i>
<i>Difference</i>	<i>+0.02</i>	<i>+0.06</i>	<i>+0.04</i>	<i>+0.29</i>	<i>+0.21</i>	<i>+0.37</i>	<i>+0.37</i>
MFA Bond Fund	0.16	0.38	-0.34	2.05	3.54	2.31	5.70
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.07</i>	<i>0.32</i>	<i>-0.40</i>	<i>1.22</i>	<i>3.00</i>	<i>1.87</i>	<i>5.39</i>
<i>Difference</i>	<i>+0.09</i>	<i>+0.06</i>	<i>+0.06</i>	<i>+0.83</i>	<i>+0.52</i>	<i>+0.44</i>	<i>+0.31</i>
MFA Fossil Fuel Free Short-term Bond Fund	0.15	0.33	-0.36	2.17	-	-	2.09
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.07</i>	<i>0.32</i>	<i>-0.40</i>	<i>1.22</i>	-	-	<i>1.36</i>
<i>Difference</i>	<i>+0.08</i>	<i>+0.01</i>	<i>+0.04</i>	<i>+0.95</i>	-	-	<i>+0.73</i>
MFA Mortgage Fund	0.46	1.22	0.32	4.88	-	-	3.34
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.07</i>	<i>0.30</i>	<i>-0.42</i>	<i>1.17</i>	-	-	<i>2.70</i>
<i>Difference</i>	<i>+0.39</i>	<i>+0.92</i>	<i>+0.74</i>	<i>+3.71</i>	-	-	<i>+0.64</i>

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

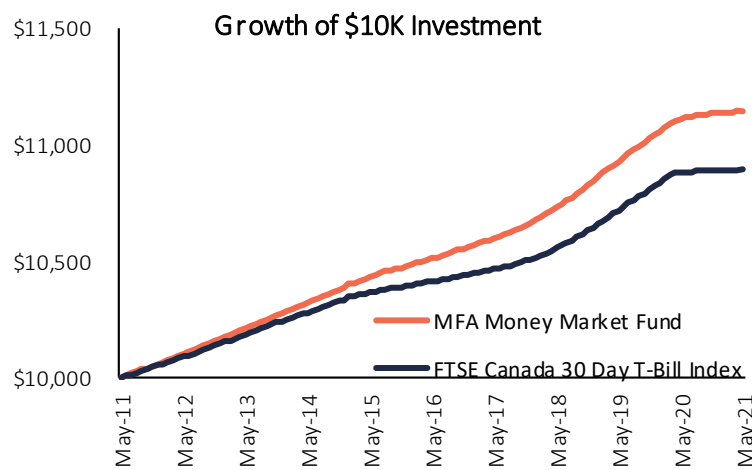
MFA Money Market Fund

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, long-term Government of Canada bond yields fell while short-term Government of Canada bond yields increased marginally, resulting in the yield curve flattening. Against this backdrop, the MFA Money Market Fund returned 0.01% over the month, performing broadly in line with the benchmark.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Money Market Fund¹	0.01	0.03	0.07	0.27	1.27	1.17	3.66
<i>FTSE Canada 30-day T-Bill Index</i>	<i>0.00</i>	<i>-0.01</i>	<i>-0.03</i>	<i>-0.02</i>	<i>0.90</i>	<i>0.76</i>	<i>3.39</i>
<i>Difference</i>	<i>+0.01</i>	<i>+0.04</i>	<i>+0.10</i>	<i>+0.29</i>	<i>+0.37</i>	<i>+0.41</i>	<i>+0.27</i>

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



*Fund performance is net of fees

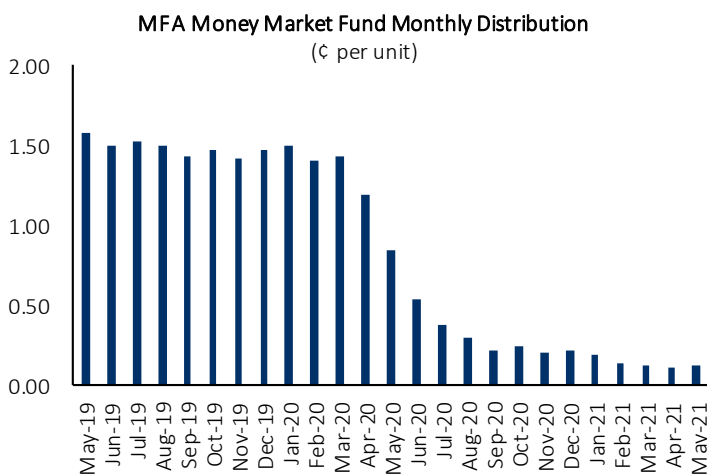
Fund Characteristics	Apr-30	May-31
Fund total net assets	\$1,318,567,625	\$1,297,808,509
Average term	77 days	62 days
Yield to maturity	0.28%	0.27%
Number of issues	161	154
Number of issuers	39	40

Top 10 Holdings	% Assets
Bank of N.S. B/A	3.05%
Sound Trust D/N	2.70%
TD Bank, 2.6% Dec 22, 2021	2.66%
Bay ST Trust D/N	2.46%
C.I.B.C. B/A	2.31%
Stable Trust D/N	2.31%
Reliant Trust D/N	2.15%
Bank of N.S. B/A	1.93%
C.I.B.C. B/A	1.79%
Merit Trust D/N	1.77%

Issuer Type	Apr-30	May-31
Financial	31.26%	30.50%
Non-Financial	68.74%	69.50%
Government*	0.00%	0.00%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Apr-30	May-31
R1H	71.30%	69.15%
R1M	6.95%	6.62%
R1L	21.75%	24.22%



*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.

MFA Government Focused Ultra-Short Bond Fund

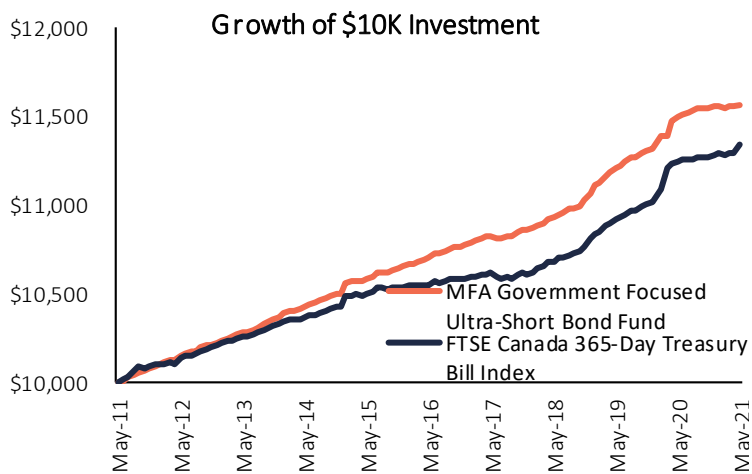
The principal objective of the Government Focused Ultra-short Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 2 years at the time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

Over the month, the MFA Government Focused Ultra-Short Bond Fund returned 0.05%, slightly outperforming the benchmark. The fund remains biased towards high-quality provincial and financial corporate bonds given their yield advantage over similar term federal bonds.

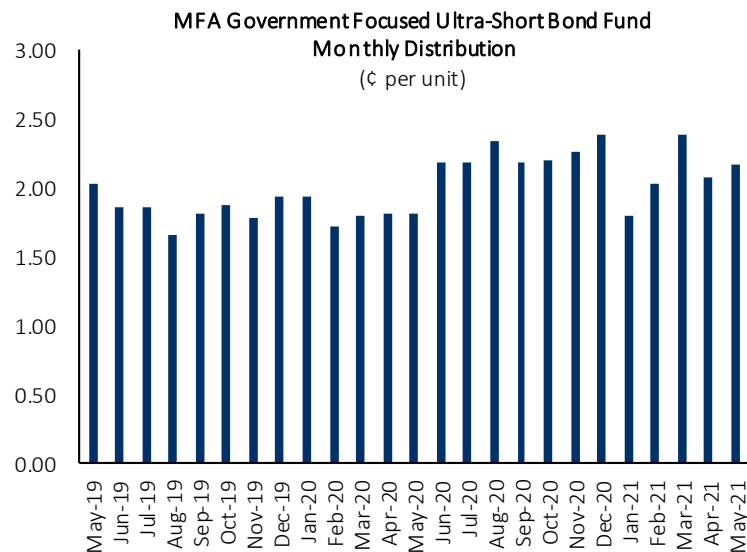
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Government Focused Ultra-Short Bond Fund	0.05	0.16	0.09	0.60	1.89	1.55	3.35
<i>FTSE Canada 365-Day Treasury Bill Index</i>	<i>0.03</i>	<i>0.10</i>	<i>0.05</i>	<i>0.31</i>	<i>1.68</i>	<i>1.18</i>	<i>2.98</i>
<i>Difference</i>	<i>+0.02</i>	<i>+0.06</i>	<i>+0.04</i>	<i>+0.29</i>	<i>+0.21</i>	<i>+0.37</i>	<i>+0.37</i>

¹ Total returns 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	Apr-30	May-31
Fund total net assets	\$300,065,297	\$294,202,580
Average term	0.95 years	0.87 years
Yield to maturity	0.31%	0.27%
Modified duration	0.93 years	0.86 years
Number of issues	8	8
Number of issuers	8	8

Top 10 Holdings	% Assets
Ontario, 3.2% Jun 2, 2022	33.89%
Canada Housing Trust, 2.7% Mar 15, 2022	16.05%
Quebec, 4.3% Dec 1, 2021	12.81%
Alberta, 1.4% Sep 1, 2021	12.34%
RBC, 2.4% Dec 5, 2022	8.12%
CIBC, 2.3% Jul 11, 2022	6.30%
Bank of Montreal, 2.1% Mar 16, 2022	5.68%
Bank of Nova Scotia, 2.4% Nov 8, 2022	4.80%

Issuer Type	Apr-30	May-31
Financial	24.91%	24.90%
Non-Financial	0.00%	0.00%
Government*	75.09%	75.09%
Mortgages/MBS	0.00%	0.00%
Pooled fund cash	0.00%	0.00%

*includes federal and provincial government

Rating	Apr-30	May-31
AAA/R1H	15.74%	16.05%
AA/R1M	84.26%	83.94%
A/R1L	0.00%	0.00%

MFA Bond Fund

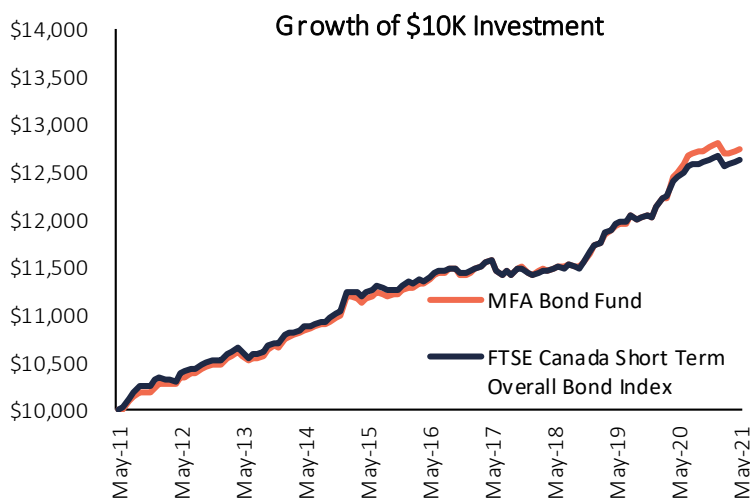
The principal objective of the short-term Bond Fund is to provide participating investors with interest income. The Fund aims to achieve moderate capital appreciation by actively managing Fund investments. The Fund will hold assets with maturities no longer than 7.25 years at the time of purchase.

The MFA Bond Fund returned 0.16% over the month of May, outperforming its benchmark. The portfolio's overweight exposure to corporates and underweight exposure to federal bonds was additive to relative returns, as was the portfolio's yield curve positioning, which contributed to relative performance.

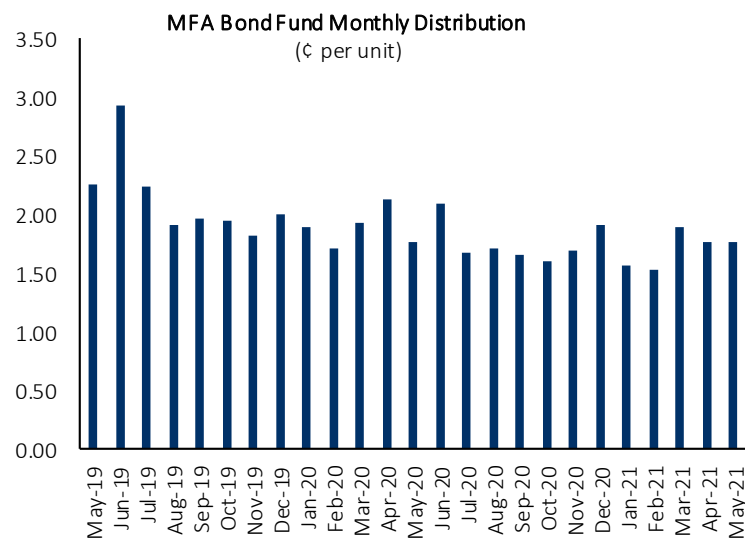
Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Bond Fund	0.16	0.38	-0.34	2.05	3.54	2.31	5.70
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.07</i>	<i>0.32</i>	<i>-0.40</i>	<i>1.22</i>	<i>3.00</i>	<i>1.87</i>	<i>5.39</i>
<i>Difference</i>	<i>+0.09</i>	<i>+0.06</i>	<i>+0.06</i>	<i>+0.83</i>	<i>+0.52</i>	<i>+0.44</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	Apr-30	May-31
Fund total net assets	\$621,341,168	\$628,812,564
Average term	2.60 years	2.54 years
Yield to maturity	0.84%	0.83%
Modified duration	2.43 years	2.38 years
Number of issues	340	344
Number of issuers	121	121

Top 10 Holdings	% Assets
Canada, 0.3% Feb 1, 2023	8.81%
Ontario, 2.6% Jun 2, 2025	5.22%
Canada Housing Trust, 2.4% Dec 15, 2022	3.66%
Canada RRB, 4.3% Dec 1, 2026	3.60%
Canada Housing Trust, 2.6% Dec 15, 2023	2.79%
Manufacturers Life Insur., 3.2% Nov 22, 2027	2.67%
Bank of Montreal, 2.9% Jun 20, 2023	2.41%
Ontario, 3.5% Jun 2, 2024	1.99%
RBC, 3.3% Sep 26, 2023	1.94%
Ontario Power Gen, 2.9% Apr 8, 2025	1.82%

Issuer Type	Apr-30	May-31
Financial	18.18%	18.48%
Non-Financial	29.38%	28.54%
Government*	34.11%	33.65%
Mortgages/MBS	6.95%	7.06%
Pooled fund cash	11.39%	12.27%

*includes federal and provincial government

Rating	Apr-30	May-31
Cash & short term	11.39%	12.27%
AAA	19.08%	19.51%
AA	24.09%	23.71%
A	19.16%	18.42%
BBB & below	19.33%	19.03%
Mortgages/MBS	6.95%	7.06%

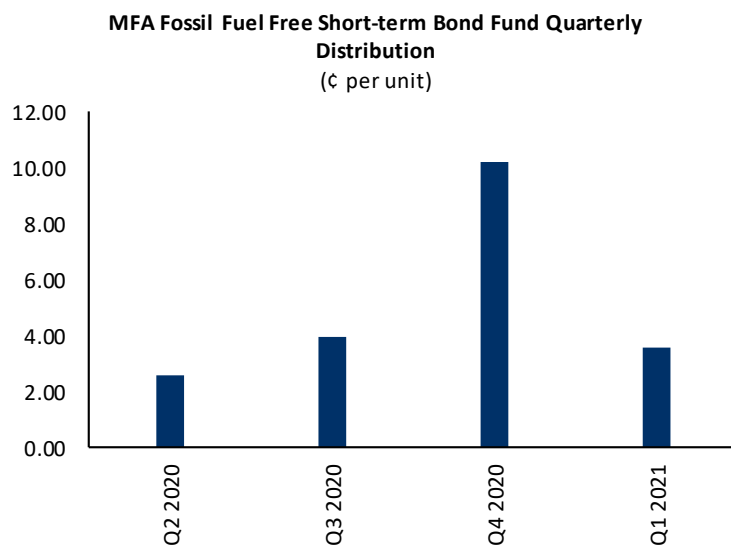
MFA Fossil Fuel Free Short Term Bond Fund

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 0.15%, outperforming its benchmark. The portfolio’s overweight exposure to corporates and underweight exposure to federal bonds was additive to relative returns, as was the portfolio’s yield curve positioning, which contributed to relative performance.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Fossil Fuel Free Short-term Bond Fund	0.15	0.33	-0.36	2.17	-	-	2.09
<i>FTSE Canada Short Term Overall Bond Index</i>	<i>0.07</i>	<i>0.32</i>	<i>-0.40</i>	<i>1.22</i>	-	-	<i>1.36</i>
<i>Difference</i>	<i>+0.08</i>	<i>+0.01</i>	<i>+0.04</i>	<i>+0.95</i>	-	-	<i>+0.73</i>

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



*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	Apr-30	May-31
Fund total net assets*	\$148,617,118	\$148,860,573
Average term	2.59 years	2.54 years
Yield to maturity	0.77%	0.77%
Modified duration	2.44 years	2.38 years
Number of issues	107	113
Number of issuers	44	57

*MFA owns units of the RBC Vision Fossil Fuel Free Short-term Bond Fund (total size \$256,139,901)

Top 10 Holdings	% Assets
Canada Housing Trust, 2.4% Dec 15, 2022	5.65%
Ontario, 2.9% Jun 2, 2023	4.87%
Ontario, 2.6% Jun 2, 2025	4.16%
Canada, 1.5% May 1, 2022	3.84%
Canada RRB, 4.3% Dec 1, 2026	3.59%
Ontario, 3.5% Jun 2, 2024	3.26%
Bruce Power LP, 3.0% Jun 21, 2024	2.64%
Newfoundland Prov PTB, 0.2% Jul 22, 2021	2.54%
Ontario Prov PTB, 0.1% Aug 4, 2021	2.54%
Bank of Montreal, 2.9% Jun 20, 2023	2.33%

Issuer Type	Apr-30	May-31
Financial	15.38%	16.63%
Non-Financial	24.29%	23.68%
Government*	42.28%	37.17%
Mortgages/MBS	2.79%	4.38%
Pooled fund cash	15.24%	18.14%

*includes federal and provincial government

Rating	Apr-30	May-31
Cash & short term	15.24%	18.14%
AAA	24.54%	19.82%
AA	28.73%	29.02%
A	14.78%	14.71%
BBB & below	13.92%	13.62%
Mortgages/MBS	2.79%	4.38%

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 0.46% over the month, significantly outperforming its benchmark. Mortgages ended the month of May at a yield of 183 basis points over similar-term Government of Canada bonds. Spreads compressed 9 basis points over the month which provided a tailwind for performance.

Total Return (%)	1 Month	3 Months	YTD	1 Year	3 Years	5 Years	Since Inception ²
MFA Mortgage Fund	0.46	1.22	0.32	4.88	-	-	3.34
<i>FTSE Canada Short Term Bond Index</i>	<i>0.07</i>	<i>0.30</i>	<i>-0.42</i>	<i>1.17</i>	-	-	<i>2.70</i>
<i>Difference</i>	<i>+0.39</i>	<i>+0.92</i>	<i>+0.74</i>	<i>+3.71</i>	-	-	<i>+0.64</i>

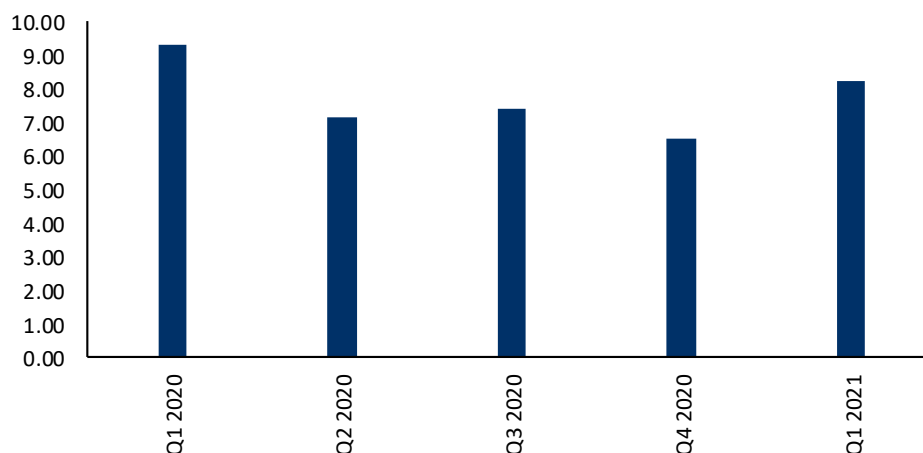
¹ Total return is net of fees (25 bps annually). Total return less than 1 year is not annualized.

³ Inception date: January 29, 2020

Fund Characteristics	Apr-30	May-31
Fund total net assets*	\$82,334,241	\$82,728,665
Weight average spread	192 bps over similar term GoC bonds	183 bps over similar term GoC bonds
Weighted average amortization	21.2 years	21.3 years
Average term-to-maturity	3.8 years	3.8 years
Current portfolio yield	2.21%	2.15%
Weighted average duration	3.1 years	3.1 years
Weighted loan-to-value	56%	56%
Weighted average cash flow coverage	1.7x	1.7x
Number of mortgages	597	592
Largest mortgage	2.1%	2.1%
Marketable securities & cash	11.2%	11.3%

*MFA owns units of the PH&N Mortgage Pension Trust (total size \$4,947,905,554)

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.