



**Municipal Finance  
Authority of BC**

**\$500,000,000**

**Municipal Finance Authority of British Columbia**

**4.75% Debentures, to mature May 4, 2046**

**To be dated May 4, 2026 (the “Debentures”)**

**Price: \$100.00, plus accrued interest, if any, to yield 4.750%**

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 May 4 and November 4 through to maturity) on the Global Debenture will be payable to the registered holder, CDS, with the first interest payment being due on November 4, 2026 in respect of the period from May 4, 2026 to November 4, 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 \(mfa.bc.ca\)](https://www.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 May 4, 2026.

**National Bank Capital Markets**

**BMO Capital Markets**

**CIBC Capital Markets**

**RBC Capital Markets**

**TD Securities**

**Scotia Capital**

**Casgrain & Company**

**Beacon Securities**

**Laurentian Bank Securities**



## Appendix A - Municipal Finance Authority of BC \$500,000,000 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	<b>Healthcare &amp; Social Services</b> <span style="float: right;">\$ 131,337,755    26.27%</span> Cowichan District Hospital (Quw'utsun Valley Hospital) <span style="float: right;">26.27%</span>	UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities	03 - Good Health & Wellbeing
		<b>Public Safety Facilities &amp; Services</b> <span style="float: right;">\$ 31,316,169    6.26%</span> Maplewood fire and rescue centre <span style="float: right;">5.56%</span> Fire hall and training facility <span style="float: right;">0.28%</span> Construction of new fire hall 2 <span style="float: right;">0.42%</span>		
		<b>Storm &amp; Wastewater Treatment &amp; Management</b> <span style="float: right;">\$ 209,120,015    41.82%</span> North Shore wastewater treatment plant <span style="float: right;">18.00%</span> Gilbert/Brighthouse trunk pressure sewer <span style="float: right;">2.00%</span> Burnaby Lake North interceptor Winston section <span style="float: right;">2.40%</span> Northwest Langley wastewater treatment program <span style="float: right;">7.20%</span> Annacis outfall system <span style="float: right;">6.20%</span> Annacis Island wastewater treatment plant stage 5 expansion <span style="float: right;">3.00%</span> Royal Avenue pressure sewer rehabilitation <span style="float: right;">1.20%</span> Wastewater treatment plant upsize <span style="float: right;">1.62%</span> Debris flow mitigation structure <span style="float: right;">0.20%</span>		
	<b>Public Parks, Civic Buildings &amp; Land</b> <span style="float: right;">\$ 80,217,060    16.04%</span> Parkinson Recreation Centre and Rutland sports fields, new Glenmore and Mission Activity Centres <span style="float: right;">12.00%</span> Public works facility <span style="float: right;">4.04%</span>	10 - Reduced Inequalities		
	<b>Transportation &amp; Mobility</b> <span style="float: right;">\$ 48,009,001    9.60%</span> Airport terminal expansion <span style="float: right;">9.60%</span>			
	<b>Total</b> <span style="float: right;">\$ 500,000,000    100.00%</span>			



## 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	<b>Healthcare &amp; Social Services</b>	\$ 131,337,755	26.27%	UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities	03 - Good Health & Wellbeing
		Cowichan District Hospital (Quw'utsun Valley Hospital)		26.27%		
	Sustainable Water & Wastewater Management	<b>Public Safety Facilities &amp; Services</b>	\$ 27,805,213	5.56%		06 - Clean Water & Sanitation
		Maplewood fire and rescue centre		5.56%		
		<b>Storm &amp; Wastewater Treatment &amp; Management</b>	\$ 157,029,441	31.41%		
North Shore wastewater treatment plant		18.00%	Northwest Langley wastewater treatment program		7.20%	
Annacis outfall system		6.20%				
Socioeconomic Advancement & Empowerment	<b>Public Parks, Civic Buildings &amp; Land</b>	\$ 60,011,251	12.00%	10 - Reduced Inequalities		
	Parkinson Recreation Centre and Rutland sports fields, new Glenmore and Mission Activity Centres		12.00%			
	<b>Transportation &amp; Mobility</b>	\$ 48,009,001	9.60%			
Airport terminal expansion		9.60%				
		<b>Total</b>	\$ 424,192,661	84.84%		

### NOTE TO INVESTORS

The following narratives are provided to investors so that they may 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 seven such projects representing total coverage of 85%, or \$424 million of the \$500 million bond being issued.

Please note that this bond may be re-opened 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 and 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](mailto:allison@mfa.bc.ca).

## PROJECT DETAILS

### Cowichan District Hospital (Quw'utsun Valley Hospital)

With a 2013 commitment to replace the hospital, the health authority for Vancouver Island has progressed this project through early concept design and procurement, engineering and final design, site prep, and construction, with completion anticipated in 2026 and patient care doors opening in 2027. The estimated total project cost is \$1.45B, shared between the provincial government through Island Health (\$1.148B) and the Cowichan Valley Regional Hospital District (\$283M).

**Social Impact:** The new hospital is triple the size of the current facility and will have capacity for 204 beds (56 more), seven operating rooms (4 more), nine surgical procedure rooms (6 more), a new birthing unit and an emergency department that can triage and accommodate 45 patients (28 more), including a dedicated acute psychiatric zone with two seclusion rooms. Cultural spaces to accommodate Indigenous healing practices are also integral to the environment. The hospital will offer an integrated care model by blending Island Health's hospital-based services with primary care and community-based health services and support programs, both on the new site and in partnership with other service providers through the region. By connecting emergency, surgical and acute hospital-based care with community and primary care, the new Quw'utsun Valley Hospital will enable smoother transitions for patients at home, in the community or in the hospital — wherever their needs are best met. This integrated and community-based coordination approach is intended to reduce wait times, deliver higher-quality care with improved health outcomes, provide a superior experience for patients and their families, and optimize value for healthcare dollars.

**Environmental Impact:** Quw'utsun Valley Hospital is the first fully electric hospital in B.C. and is being built to LEED Gold® (Version 4) standards. Compared to the existing facility, it will be 30% more energy-efficient and 60% more water-efficient. It will reduce greenhouse gas emissions by 75% because it is powered, heated, and cooled by renewable hydroelectricity.

<https://www.islandhealth.ca/about-us/accountability/strategic-direction/building-health/cowichan-district-hospital-replacement-project/about-cowichan-district-hospital-replacement>

### District of North Vancouver's Maplewood fire and rescue centre

The new fire and rescue centre in North Vancouver began construction in 2022 and was completed in November 2024. It began providing emergency response as of January 2025. At 48,000ft<sup>2</sup>, it includes a new indoor training building with apparatus bays and support areas, a 1.6-acre outdoor training area, headquarters, and four double-bay fire halls. The final project cost was \$61M, including nearly \$7M in land remediation. This represents the second borrowing request for this project under a \$47.8M loan authorization bylaw.

**Social Impact:** Built to post-disaster standards for emergencies such as earthquakes and major power outages, the facility can serve as an Emergency Operations Centre for Maplewood, Dollarton, and surrounding Indigenous communities. The new centre enhances the District's fire protection and emergency services and improves response times.

**Environmental Impact:** Constructed on a formerly contaminated landfill, the project included removing contaminated soils from the gravel aquifer, thereby reducing the future threat to the quality of local water and the nearby bird sanctuary wetlands. The new building is anticipated to achieve a 71% reduction in energy use and a 92% reduction in greenhouse gas (GHG) emissions compared to the existing buildings it replaces.

<https://www.dnv.org/your-home-property/maplewood-fire-and-rescue-centre>

### Metro Vancouver's North Shore wastewater treatment plant

To ensure human health and the environment are protected well into the future, Metro Vancouver decided in 2007 to build a new wastewater treatment plant with tertiary filtration in the District of North Vancouver. This project also includes design work to decommission the existing 1960s-era Lions Gate Wastewater Treatment plant, as well as the conveyancing of the pump station and sewer pipes to serve the new wastewater plant. Following multiple studies and designs, construction began in 2017. The cost and schedule of the long-term infrastructure project were updated in 2024 to \$3.86 billion and completion by 2030. At that time, the existing plant will be decommissioned, and the site will be remediated. The Federal and Provincial governments are providing joint funding of up to \$405 million.

**Social Impact:** The new North Shore wastewater treatment plant will serve over 300,000 residents and businesses in the Districts of North and West Vancouver, the City of North Vancouver, and Skwxwú7mesh Úxwumixw (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation).

**Environmental Impact:** The new treatment plant is an end-of-life replacement for the Lions Gate Wastewater Treatment Plant, one of the last plants on the west coast of Canada and the USA to provide only primary level wastewater treatment (which no longer meets current regulatory requirements). Primary treatment involves the physical separation and removal of large, floating, and settleable solids, whereas secondary treatment also includes the biological removal of organic matter. The replacement plant's higher level of treatment reduces both suspended solids and biodegradable organic matter by 90%, whereas under primary treatment, they are only reduced by 50% and 30%, respectively. The Federal 2012 Wastewater Systems Effluent Regulations require wastewater treatment plants to be upgraded to secondary treatment by 2030. The federally-compliant new plant will better protect the marine environment and keep Burrard Inlet, where the treated wastewater is released, cleaner. Additionally, the new plant will feature a modern, enclosed design and robust odour control system, will meet the latest earthquake standards and be resilient to future sea level rise.

<https://metrovancouver.org/services/liquid-waste/north-shore-wastewater-treatment-plant-project>

### Metro Vancouver's Northwest Langley wastewater treatment program

The Northwest Langley wastewater treatment plant comprises multiple projects from 2018 through 2035, including the plant's expansion and upgrade, a new pump station, a storage tank, an outfall pipe, and the Fraser River Crossing. This major project has a budgeted cost of \$2B.

**Social Impact:** The new plant, which currently serves 30,000 people, is being expanded to serve over 280,000 people, including residences and businesses in the Township of Langley, Maple Ridge, Pitt Meadows and North Surrey.

**Environmental Impact:** The plant expansion and upgrade will improve the sustainability and resilience of wastewater treatment in the region by increasing the level of treatment through the use of tertiary filtration, better preventing untreated wastewater back-ups and overflows, reducing the plant's energy and water use, adapting the plant for future sea level rise, and increasing the plant's resilience through seismic upgrades to ensure continuous operation in the event of an earthquake.

<https://metrovancouver.org/services/liquid-waste/northwest-langley-wastewater-treatment-projects>

### Metro Vancouver's Annacis outfall system

The Annacis Island Wastewater Treatment Plant is the region's largest wastewater treatment facility. It receives and treats wastewater from 14 Metro Vancouver municipalities and releases it safely into the Fraser River. Upgrades to the existing plant began in June 2017. There are approximately 20 projects as part of the on-site improvements in various stages of design and construction, including the construction of a new 1 km-long outfall pipe to carry treated wastewater from the plant to the Fraser River. Construction began in 2019 and was completed in 2025. The outfall tunnel project was completed at a cost of \$356 million.

**Social Impact:** The new outfall pipe is expected to meet regional growth needs for the next 100 years, increasing treatment capacity to serve 1.5M people.

**Environmental Impact:** The original 1970s-era outfall pipe needed to be replaced as it was too small, in poor condition and not up to modern seismic standards. The new outfall system addresses future sea level rise and improves the wastewater treatment plant's resilience. The new tunnel provides increased capacity, enhanced durability, and seismic resilience while improving effluent dilution in the Fraser River.

<https://metrovancouver.org/services/liquid-waste/annacis-island-wastewater-treatment-plant>

### **Kelowna redevelopment of Parkinson Recreation Centre and Rutland sports fields, new Glenmore and Mission Activity Centres**

Kelowna is undergoing major recreational expansion, including a revamped, tripled-in-size Parkinson Recreation Centre (PRC) with new pool and gym (opening late 2027), three new activity centres - in Glenmore (\$20M construction began April 2026), in Mission (to commence in late 2026), and in Rutland - with all three expected to be operational by the end of 2027. Rutland Recreation Park is receiving upgraded sports fields (a new artificial turf field and improved natural turf), new lighting and improved park infrastructure. The City of Kelowna's "Building a Stronger Kelowna" initiative involves a \$241M borrowing plan to fund the construction and upgrades of several recreational facilities (total cost: \$293M). Council adopted the Loan Authorization Bylaw in October 2023, with the debt to be serviced through a combination of tax increases, reserves, and grants.

**Social Impact:** Kelowna is experiencing rapid growth, with an anticipated increase of 45,000 residents over the next 20 years. To address the evolving needs of this expanding community, the Building a Stronger Kelowna initiative has been launched. This portfolio includes the redevelopment of the PRC and the creation of new Activity Centres in the Mission and Glenmore areas which will complement the new PRC and support the community recreation needs of this growing region.

**Environmental Impact:** The new PRC will be situated on a 48-acre site, easily accessed by cyclists, pedestrians and transit users alike. The facility is targeting minimum LEED Gold and Zero Carbon Building certifications.

<https://getinvolved.kelowna.ca/activefacilities>

### **Kelowna airport terminal expansion**

In 2022, Kelowna International Airport (YLW) began enabling works for Phase 1 of the Airport Terminal Building expansion. Construction began in the fall of 2023, and the new departure lounge opened to the public in January 2026. The remainder of Phase 1 is set to be completed by the end of 2026, and construction of Phase 2 will begin in 2030. The \$108 million Phase 1 project is funded through fees paid by Airport users and will have no taxation impact on Kelowna taxpayers. Overall, between 2024 and 2033, YLW will invest approximately \$422 million in airport infrastructure expansion to meet the needs of a growing region, including various safety and sustainability upgrades. The 86,000ft<sup>2</sup> expansion is being funded through airport revenues and Airport Improvement Fees, not general tax dollars.

**Social Impact:** YLW is a critical gateway that supports jobs, tourism, and economic growth. As a regional economic hub, YLW's capacity is vital to supporting flights that move people and goods throughout the Okanagan region and beyond.

**Environmental Impact:** The use of renewable mass-timber construction significantly lowers the project's carbon footprint compared to traditional materials, while also highlighting the natural beauty of the Okanagan Valley, supporting sustainable forestry, greener jobs, and the local economy. A high-performance building envelope, LED lighting, and a geo-exchange heating and cooling system

<https://ylw.kelowna.ca/atb>