



**Municipal Finance
Authority of BC**

\$420,000,000

**Municipal Finance Authority of British Columbia
4.05% Debentures, to mature June 3, 2035
To be dated October 22, 2025 (the “Debentures”)**

Price: \$102.954, plus accrued interest, if any, to yield 3.682%

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, 2025 in respect of the period from June 3, 2025 to December 3, 2025. 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/investor-relations)) (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 October 22, 2025.

RBC Capital Markets

BMO Capital Markets

National Bank Financial

CIBC World Markets

TD Securities

Scotia Capital

Casgrain & Company

Beacon Securities Inc.

Laurentian Bank Securities



Appendix A - Municipal Finance Authority of BC

\$420,000,000 Fall 2025 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	Healthcare & Social Services \$ 8,472,913 2.02% Nanaimo Regional General Hospital high acuity unit Nanaimo Regional General Hospital rehab wing chiller replacement Nanaimo Regional General Hospital fluoro x-ray machine	UN SDG 9 – Build Resilient Infrastructure UN SDG 11 – Sustainable Cities & Communities	03 - Good Health & Wellbeing			
		Public Safety Facilities & Services \$ 34,565,142 8.23% Design and construction of Dashwood fire hall New police detachment Redevelop firehall #2 Fire truck Tahsis firehall relocation					
	Sustainable Water & Wastewater Management	Storm & Wastewater Treatment & Management \$ 153,424,323 36.53% Sewer rehabilitation North Shore wastewater treatment plant upgrade Annacis Island wastewater treatment plant stage 5 expansion Gilbert/Brighthouse trunk pressure sewer North Shore wastewater treatment plant upgrade Northwest Langley waste water treatment program Smith neighbourhood storm works Providing sewer services to Gateway 286 Relining the grit and sedimentation tank at the Greater Nanaimo Pollution Control Centre		06 - Clean Water & Sanitation			
		Water Supply, Treatment & Distribution \$ 157,115,390 37.41% Falcon Ridge water distribution system Annacis water supply tunnel Capilano raw water pump station back-up power Central Park main no. 2 (Patterson to 10th Ave) Coquitlam main no. 4 (south section) Kennedy Newton main (Kennedy to 84 Ave) Second Narrows water supply tunnel Stanley Park water supply tunnel Providing water services to Gateway 286 Water treatment facility Ellis 4 dam upgrades Zone 5 booster station Rose Valley water treatment plant					
	Socioeconomic Advancement & Empowerment	Public Parks, Civic Buildings & Land \$ 51,711,321 12.31% Borrowing to lend to the Okanagan Regional Library (West Kelowna) Strategic land acquisition Barnes Park outdoor pool replacement Nakusp & District Sports Complex improvements Parks infrastructure improvements Vernon Active Living Centre			10 - Reduced Inequalities		
		Transportation & Mobility \$ 4,936,547 1.18% Transportation capital improvements					
	Pollution Prevention & Control	Solid Waste/Recycling/Organics Collection & Management \$ 9,774,364 2.33% Solid waste facilities and site improvements Resource recovery centre and waste transfer station			12 - Responsible Consumption & Production		
					Total \$ 420,000,000 100.00%		



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	Sustainable Water & Wastewater Management		Water Supply, Treatment & Distribution	\$ 96,358,443	22.94%	UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities
		Stanley Park water supply tunnel		7.52%		
	Annacis water supply tunnel		5.64%			
		Rose Valley water treatment plant		5.08%		
		Coquitlam main no. 4 (south section)		4.70%		
	Socioeconomic Advancement & Empowerment	Storm & Wastewater Treatment & Management	\$ 131,073,824	31.21%	UN SDG 9 - Build Resilient Infrastructure UN SDG 11 - Sustainable Cities & Communities	10 - Reduced Inequalities
		North Shore wastewater treatment plant upgrade		12.93%		
		Northwest Langley wastewater treatment program		7.99%		
		Gilbert/Brighthouse trunk pressure sewer		5.64%		
		Smith neighbourhood storm works		4.64%		
		Public Parks, Civic Buildings & Land	\$ 44,428,926	10.58%		
		Vernon Active Living Centre		10.58%		
		Total	\$ 271,861,193	64.73%		

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 nine such projects representing total coverage of 65%, or \$275 million of the \$420 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.

PROJECT DETAILS

Metro Vancouver - Stanley Park water supply tunnel

The new water supply tunnel, located under Stanley Park, replaces an existing water main that was built in the 1930s and is at the end of its service life. The new tunnel will help ensure the continued reliable delivery of clean, safe drinking water to the cities of Vancouver, Richmond, and Delta by increasing the system's i) capacity for a growing population, and ii) resilience by meeting today's seismic standards. Construction began in late 2024 and is expected to last through 2029.

<https://metrovancover.org/services/water/stanley-park-water-supply-tunnel>

Metro Vancouver - Annacis water supply tunnel

The 2.3 kilometre water supply tunnel is being constructed under the Fraser River between New Westminster and Surrey. This new water supply tunnel will deliver high-quality drinking water to communities south of the Fraser River. The project, which began in 2022, is expected to be complete by the end of 2028. This is one of five new regional water supply tunnels designed by Metro Vancouver to ensure delivery of drinking water in the event of a major earthquake. During aboveground restoration following completion of the project, new green space will also be created.

<https://metrovancover.org/services/water/annacis-water-supply-tunnel>

City of West Kelowna - Rose Valley water treatment plant

The City of West Kelowna's new water treatment plant became operational at the end of 2023 after three years of construction. Providing clean, safe and reliable drinking water to nearly 20,000 residents, the plant has the capacity to treat up to 70M litres of water daily, and can be increased to a capacity of 115M litres in future to meet demand from a growing population. This \$75M infrastructure project was the largest undertaken to date by the City of West Kelowna, and received funding from both the Province of BC (\$16.3M) and the Government of Canada (\$24.7M). The water treatment plant uses coagulation, flocculation, dissolved air flotation, filtration, ultraviolet (UV) disinfection and chlorination to improve the taste, colour, and smell of water; this multi-barrier treatment process exceeds federal and provincial guidelines.

<https://www.westkelownacity.ca/en/our-community/rose-valley-water-treatment-plant-project.aspx>

Metro Vancouver - Coquitlam main no. 4 (south section)

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 in diameter. Two kilometres of the water main will be tunneled under Coquitlam's downtown core with the remainder constructed in an open trench. Coquitlam Water Main is one of a number of 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://metrovancover.org/services/water/coquitlam-water-utility-projects>

Metro Vancouver - North Shore wastewater treatment plant upgrade

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 in the District of North Vancouver. 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 (Squamish Nation), and səliłwatał (Tsleil-Waututh Nation). 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 for wastewater treatment). Primary treatment involves the physical separation and removal of large floating and settleable solids whereas secondary treatment also includes biological removal of organic matter. This 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. Following multiple studies and design, construction began in 2017. The cost and schedule of this long term infrastructure project was updated in 2024 to \$3.86 billion and completion by 2030, at which time the existing plant will be decommissioned and the site remediated.

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

Metro Vancouver - Northwest Langley wastewater treatment program

The Northwest Langley Wastewater Treatment 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. 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. This wastewater treatment plant program consists of multiple projects from 2018 through 2030, including the plant's expansion and upgrade, a new pump station, storage tank, outfall pipe, and Fraser River Crossing.

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

Metro Vancouver - Gilbert/Brighouse trunk pressure sewer

The Gilbert Trunk Sewer transports the majority of Richmond's sanitary sewage to the Lulu Island Wastewater Treatment Plant. The current project involves the replacement and twinning of the existing sewer line to increase the capacity and reliability of the sewer line and wastewater system. Once complete, in 2026, the dual sewer lines will facilitate future maintenance, provide increased conveyance capacity to minimize backups and accommodate future growth in Richmond. The twinning of the Gilbert trunk pressure sewer line is a multiyear project estimated to cost \$198.4 million; as Metro Vancouver's liquid waste capital expenditures are incurred, short term financing is secured and converted twice per year to long term debt.

<https://www.richmond.ca/business-development/projects/gilbertroadsewer>

Township of Langley - Smith neighbourhood storm works

The Township of Langley, through the use of an Alternative Approval Process (AAP), obtained electoral approval for this loan to undertake Smith Neighbourhood Storm Works Capital Works. The Smith Neighbourhood Plan identified infrastructure improvements necessary to support and promote development in the area. A technical drainage review was completed during the development of the new Smith Athletic Park. As part of the comprehensive storm water management plan upgrades to the storm sewer system along 72 Avenue/Crush Crescent were identified to convey drainage southwards from the catchment at Smith Athletic Park.

<https://www.tol.ca/en/the-township/resources/plans-reports-strategies/Alternative-Approval-Process/AAP---Smith-Neighbourhood-Storm-Works-Council-Report.pdf>

City of Vernon - Active Living Centre

In October 2022, Vernon residents voted in favour of borrowing \$121M for the development of an Active Living Centre. In April 2024, Vernon City Council approved the final design, budget and construction schedule for the Centre. Site preparation, including the installation of a new underground storm main and bulk excavation and waterproofing of the Centre's basement have taken place. The multi-purpose facility, with total project budget of \$136 million, will be approximately 12,000 square meters is expected to open in the Fall of 2026 and includes an aquatics centre consisting of a 50 metre, 25 metre, and leisure pools along with sauna, steam, hottub and cold plunge. The facility also includes a fitness centre, double gymnasium with multiple sports courts, a synthetic walking/running track and eight dedicated multipurpose activity and program rooms.

<https://vernonal.ca/>