

Report to Infrastructure and Corporate Services Committee

To: Chair and Members
Infrastructure and Corporate Services Committee

From: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Subject: 2026 Debenture Issuance Update

Date: April 27, 2026

Recommendation

That, on the recommendation of the Deputy City Manager, Finance Supports, the attached proposed by-law (Appendix A) **BE INTRODUCED** at the Municipal Council meeting on April 28, 2026 to execute the borrowing upon serial debentures in the aggregate principal amount of \$20,000,000 towards the cost of certain capital works of the Corporation of the City of London, it being noted that the City's debenture issuance has been placed with investors and priced within the capital markets at an average all-in rate of 3.831% over a 10-year term.

Executive Summary

The City typically issues debt through the capital markets using a fiscal agent for complete projects, substantially complete projects, or projects for which a significant milestone has been achieved. Civic Administration has previously received authorization to proceed with the issuance of a serial 10-year debenture in the amount of \$20,000,000 representing the 2026 issuance. The purpose of this report is to enact the debenture by-law of the \$20,000,000 debenture at an average all-in rate of 3.831% in the capital markets and execute the debenture.

Linkage to the Corporate Strategic Plan

Council's 2023-2027 Strategic Plan for the City of London identifies 'Londoners experience good stewardship, exceptional and valued service' as an outcome of the strategic area of focus "Well Run City". Adhering to the City of London's limit on authorized debt contributes to maintaining London's finances in a transparent, sustainable, and well-planned manner while incorporating intergenerational equity and affordability over the long term. The 2026 Debenture Issuance report ensures that the proper mechanisms are in place to fund major capital projects while supporting intergenerational equity.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

Infrastructure and Corporate Services Committee, March 23, 2026, Agenda Item 2.3, 2026 Debenture Issuance

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=122638>

Infrastructure and Corporate Services Committee, October 6, 2025, Agenda Item 2.1, City of London's Credit Rating

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=119086>

2.0 Discussion and Considerations

On March 31, 2026, Municipal Council authorized the Deputy City Manager, Finance Supports to proceed with the issuance of debentures to provide permanent financing for capital works in an amount not to exceed \$20,000,000.

Starting the week of April 7, 2026, with CIBC Capital Markets as lead fiscal agent, the Corporation of the City of London launched the serial debenture issuance for \$20,000,000 with settlement on May 1, 2026. The issuance of serial debentures is structured with coupon rates ranging from 2.75% to 4.10% from one to ten years and a **net all-in rate of 3.831%** (including fiscal agency fees) over the 10-year term. Issuance and pricing occurred April 10, 2026.

Since 2021, the City has issued a total of approximately \$143.4 million in debentures as follows:

Issuance Date	Amount of Issuance (\$)	Term (years)	All in Rate of Borrowing*
17-October-2025	21,671,000	20	4.33%
20-May-2025	26,200,000	10	3.76%
29-April-2024	30,000,000	10	4.43%
1-May-2023	21,500,000	10	3.88%
9-May-2022	21,000,000	10	3.56%
16-April-2021	23,000,000	10	1.82%
Total	143,371,000		

*All-in rate includes fees

2.1 Authorizing By-Law

The attached by-law, to be introduced at Municipal Council on Tuesday, April 28, 2026, enacts the borrowing upon serial debentures for the debenture term and amount identified above. The by-law is attached as **Appendix A** along with its corresponding schedules:

- Schedule A – Listing of projects to be financed by debenture
- Schedule B – Debenture certificate and legal opinion provided by WeirFoulds LLP; and
- Schedule C – Repayment schedule.

It should be noted that Schedule A includes the same projects and amounts already approved by Council from the previous 2026 Debenture Issuance Report (ICSC March 23, 2026). A summary from CIBC Capital Markets, the lead fiscal agent, providing an overview of the 2026 debt issuance, is attached as **Appendix B**.

3.0 Financial Impact/Considerations

The financial impact of this debenture issuance has been included in the 2024 to 2027 Multi-Year Budget and will also be incorporated in future Multi-Year Budget submissions. The 2026 debenture issuance is within budget. The City typically issues debentures on projects that are complete, substantially complete or projects for which a significant milestone has been achieved. All projects included in the debt issuance have debt previously authorized as a capital financing source, typically through the budget process. The City, through its budgeting processes and associated policies related to debt (such as the application of a portion of year-end surpluses and surplus assessment growth revenues to reducing authorized but unissued debt), is able to proactively influence the management of debt issuances and total debt levels. The City's Aaa credit rating allows the City to achieve the most favourable rates possible given the City's credit profile and prevailing market conditions.

The City is a participant in the capital markets and does not directly influence market rates. The City does not attempt to "time the market" and is generally an annual issuer in the traditional spring municipal issuance window.

Furthermore, proceeds from the City's debt issuance will represent a cash replenishment to aid in managing cash flows and maintaining its positive liquidity position as debt supported

capital expenditures are first financed through general working capital until proceeds from the debenture issuance are settled.

4.0 Key Issues and Considerations

4.1. Settlement

The by-law attached as **Appendix A** is to be brought forward to the April 28, 2026 Council meeting to facilitate execution of required documents so that the debenture issuance can be settled as scheduled on May 1, 2026. It is important to note that the City's debenture issuance has been placed with investors and priced within the capital markets. Effectively, the debentures have been 'sold' and the City is at the stage of executing all required steps to settle the issuance.

Conclusion

The City of London has been successful in placing its debenture within capital markets.

The City's 2026 debt issuance will provide the required long-term funding for the identified projects within Appendix A and aligns with the City's Debt Management Policy.

Prepared by: Folakemi Ajibola, CTP, ACMA, CGMA, Manager, Financial Modelling, Forecasting and Systems Control (Treasury)

Submitted by: Kyle Murray, CPA, CA, Director, Financial Planning and Business Support

Recommended by: Anna Lisa Barbon, CPA, CGA, Deputy City Manager, Finance Supports

Attachment: Appendix A and B

Appendix “A”

Bill No. 165
2026

BY-LAW NO. D.-● -●

BY-LAW TO AUTHORIZE THE BORROWING
UPON INSTALMENT DEBENTURES IN THE
AGGREGATE PRINCIPAL AMOUNT OF
\$20,000,000.00 TOWARDS THE COST OF
CERTAIN CAPITAL WORKS OF THE
CORPORATION OF THE CITY OF LONDON.

WHEREAS subsection 401 (1) of the *Municipal Act, 2001*, as amended (the “Act”) provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of the City of London (the “City”) authorized each capital work of the City set out in Column (2) of Schedule “A” attached hereto and forming part of this By-law (“Schedule “A”) and the issue of debentures therefor in the respective principal amount specified in Column (3) of Schedule “A” (individually a “Capital Work”, collectively the “Capital Works”);

AND WHEREAS before authorizing each Capital Work and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Council of the City had its City Treasurer calculate an updated limit in respect of its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation. Prior to the Council of the City authorizing each Capital Work, each such additional cost amount and each such additional debenture authority, the City Treasurer of the City determined that the estimated annual amount payable in respect of each Capital Work, each such additional cost amount and each such additional debenture authority, would not cause the City to exceed the updated limit and that the approval of each Capital Work, each such additional cost amount and each such additional debenture authority by the Ontario Land Tribunal or its predecessor pursuant to such regulation was not required;

AND WHEREAS to provide long-term financing for the Capital Works it is now deemed to be expedient to borrow money by the issue and sale of instalment debentures of the City in the aggregate principal amount of \$20,000,000.00 payable at the times and bearing interest at the rates hereinafter set forth, as agreed to by the City on April 10, 2026.

NOW THEREFORE the Council of The Corporation of the City of London hereby enacts as follows:

1. For the Capital Works, the borrowing upon the credit of the City at large of the aggregate principal amount of \$20,000,000.00 and the issue of instalment debentures therefor within the term of 10 years in denominations of \$1,000.00 and any integral multiples thereof, as hereinafter set forth, are hereby authorized.
2. The Mayor and the City Treasurer of the City are hereby authorized to cause any number of instalment debentures in the aggregate principal amount of \$20,000,000.00, as described in section 1 above (the “**Debentures**”), payable in annual instalments of principal (May 1) with semi-annual instalments of interest thereon (May 1 and November 1, commencing on November 1, 2026) to be issued for such amounts of money as may be required for the Capital Works in global and definitive

forms, not exceeding in total the said aggregate principal amount of \$20,000,000.00. The Debentures shall bear the City's municipal seal and the signatures of the Mayor and of the City Treasurer of the City, all in accordance with the provisions of the Act. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs. The Debentures shall initially be issued in global fully registered form as one debenture certificate in the aggregate principal amount of \$20,000,000.00 substantially in the form of Schedule "B" attached hereto and forming part of this By-law (the "**Global Debenture**"). The Global Debenture shall initially be issued in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("**CDS**"), and shall provide for payment of principal and interest, electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as the Global Debenture is held by CDS.

3. (1) The Debentures shall all be dated the 1st day of May, 2026, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall mature within the term of years set out in Column (6) of Schedule "A" and the respective amounts of interest or of principal and interest payable in each of the years during the currency of the Debentures shall be as set forth in Schedule "C" attached hereto and forming part of this By-law ("**Schedule "C"**"). The Debentures maturing (principal payable) in the year 2027 shall bear interest at the rate of 2.75% per annum, the Debentures maturing (principal payable) in the year 2028 shall bear interest at the rate of 3.00% per annum, the Debentures maturing (principal payable) in the year 2029 shall bear interest at the rate of 3.15% per annum, the Debentures maturing (principal payable) in the year 2030 shall bear interest at the rate of 3.30% per annum, the Debentures maturing (principal payable) in the year 2031 shall bear interest at the rate of 3.40% per annum, the Debentures maturing (principal payable) in the year 2032 shall bear interest at the rate of 3.55% per annum, the Debentures maturing (principal payable) in the year 2033 shall bear interest at the rate of 3.70% per annum, the Debentures maturing (principal payable) in the year 2034 shall bear interest at the rate of 3.85% per annum, the Debentures maturing (principal payable) in the year 2035 shall bear interest at the rate of 3.95% per annum and the Debentures maturing (principal payable) in the year 2036 shall bear interest at the rate of 4.10% per annum.
 - (2) Payments in respect of principal and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario are not authorized or obligated by law or executive order to be closed (a "**Business Day**") and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.
4. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable both before and after default and judgment. Any amounts payable by the City as interest on overdue principal or interest in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.
5. In limited circumstances (as agreed to by both the City and CDS) the Global Debenture shall be exchangeable for certificated Debentures in definitive fully registered form in authorized denominations upon surrender

of the Global Debenture to the City Treasurer of the City provided that there is at least one definitive Debenture which matures in each of the remaining years of the currency of the Global Debenture. The definitive Debentures shall aggregate the same principal amount as the principal outstanding balance of the Global Debenture as of the record date for such exchange in accordance with the provisions of the Global Debenture, shall bear the same interest rates and maturity dates, shall bear all unmatured interest obligations and shall have the same benefits and be subject to the same terms and conditions as the Global Debenture (except insofar as they specifically relate to the Global Debenture). In issuing definitive Debentures no change shall be made in the amount which would otherwise be payable in each year under the Global Debenture. The definitive Debentures shall be in fully registered form, payable as to principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the City's bank designated in the definitive Debentures. Prior to maturity, the definitive Debentures shall be payable as to interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

6. In each year in which a payment of an instalment of interest or of principal and interest becomes due in respect of the Debentures there shall be raised as part of the general municipal levy the amounts of interest or of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
7. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
8. The City shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellations, exchanges, substitutions and transfers of Debentures may be recorded and the City is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.
9. The City shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The City shall deem and treat registered holders of the Debentures, including the Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the City on the Debentures to the extent of the amount or amounts so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the City. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the City.
10. The Debentures are transferable or exchangeable at the office of the City Treasurer upon presentation for such purpose accompanied by an

instrument of transfer or exchange in a form approved by the City and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the City Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

11. The Mayor and the City Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity dates and of like form which have become mutilated, defaced, lost, subject to a mysterious or unexplainable disappearance, stolen, destroyed or dematerialized, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case when a Debenture is mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized) furnished the City with such evidence (including evidence as to the certificate number of the Debenture in question) and an indemnity in respect thereof satisfactory to the City in its discretion; and (c) surrendered to the City any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.
12. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity dates and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
13. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the City. When any of the Debentures are surrendered for transfer or exchange the City Treasurer of the City shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange as directed by the registered holder; and (d) in the case of a transfer, enter in the registry the name of the registered holder as directed by the transferor.
14. Subject to an agreement that the City may enter into to the contrary, reasonable fees may be imposed by the City for the substitution of a new Debenture or new Debentures for any of the Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized and for the replacement of any of the interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed. When new Debentures are issued in substitution in these circumstances the City shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
15. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be

sufficiently given if it is in writing and a copy of such notice is mailed or otherwise delivered, including delivery by electronic means, to the registered address of such registered holder.

16. (1) The Mayor and the City Treasurer are hereby authorized to cause the Debentures to be issued and the execution of the purchase letter in respect of the Debentures, dated as at April 10, 2026, by the City Treasurer (Deputy City Manager, Finance Supports) is hereby ratified, confirmed and approved. One or more of the City Treasurer and the City Clerk are hereby authorized to generally do all things and to execute all other documents and papers in the name of the City in order to carry out the sale of the Debentures through CDS's book entry only system and the City Treasurer or the City Clerk, as the case may be, is authorized to affix the City's municipal seal to any of such documents and papers.

(2) The money received by the City from the sale of the Debentures, including any premium, and any earnings derived from the investment of that money, after providing for the expenses related to their issue, if any, shall be apportioned and applied to the Capital Works, and to no other purpose except as permitted by the Act.
17. The City reserves the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.
18. Subject to the City's statement of investment policies and goals and the applicable legislation, the City may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the City may in its discretion determine.
19. This By-law comes into force on the day it is passed.

Passed in Open Council on April 28, 2026

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 28, 2026
Second Reading – April 28, 2026
Third Reading – April 28, 2026

THE CORPORATION OF THE CITY OF LONDON					
SCHEDULE "A" TO BY-LAW NO. D.-● -●					
(1)	(2)	(3)	(4)	(5)	(6)
By-Law Number	Capital Work Description	Approved Principal Amount to be Financed Through the Issue of Debentures	Principal Amount of Debentures Previously Issued	Principal Amount of Debentures to be Issued	Term of Years
		\$	\$	\$	
W.-5703-173	Capital costs in connection with the Biosolids Processing Upgrades project (ES5022)	7,026,956	6,146,975	800,933	10
W.-5710-53	Capital costs in connection with the New Fire Stations project (FS1090)	4,109,240	0	1,725,000	10
W.-5696-279 W.-5696(a)-50	Capital costs in connection with the Fire Station 15 – New Station project (FS1087)	3,654,749	908,000	1,341,160	10
W.-5683-100 W.-5683(a)-65 W.-5683(b)-48	Capital costs in connection with the East London Link- Construction Rapid Transit project (RT1430-3A)	64,049,059	11,500,000	9,451,483	10
W.-5699-66 W.-5699(c)-153 W.-5699(d)-287	Capital costs in connection with the Wellington Gateway (South) Construction Rapid Transit project (RT1430-1A)	69,910,839	0	5,055,000	10
W.-5706-210 W.-5706(a)-52	Capital costs in connection with the East London Link – Stops Rapid Transit project (RT1430-3D)	5,601,910	2,000,000	549,215	10
W.-5701-154 W.-5701(a)-51 W.-5701(b)-37	Capital costs in connection with the Wellington Gateway – Stops Rapid Transit project (RT1430-1D)	11,922,052	1,260,000	1,077,209	10
TOTAL				20,000,000	

THE CORPORATION OF THE CITY OF LONDON

Schedule "B" to By-law NO. D.-● -●

Unless this certificate is presented by an authorized representative of CDS Clearing and Depository Services Inc. ("CDS") to The Corporation of the City of London or its agent for registration of transfer, exchange or payment, and any certificate issued in respect thereof is registered in the name of CDS & CO., or in such other name as is requested by an authorized representative of CDS (and any payment is made to CDS & CO. or to such other entity as is requested by an authorized representative of CDS), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered holder hereof, CDS & CO., has a property interest in the securities represented by this certificate herein and it is a violation of its rights for another person to hold, transfer or deal with this certificate.

No. FRG26-01

\$20,000,000.00

C A N A D A

Province of Ontario

THE CORPORATION OF THE CITY OF LONDON

FULLY REGISTERED GLOBAL INSTALMENT DEBENTURE

THE CORPORATION OF THE CITY OF LONDON (THE "ISSUER"), for value received, hereby promises to pay to

CDS & CO.

as nominee of CDS or registered assigns, subject to the Conditions attached hereto which form part hereof (the "Conditions"), by the final maturity date of this global debenture (May 1, 2036), the principal amount of

TWENTY MILLION DOLLARS

----- (\$20,000,000.00) -----

by annual payments on the 1st day of May in each of the years 2027 to 2036, both inclusive, in the amounts set forth in the attached Schedule (the "Schedule") in lawful money of Canada, and to pay interest thereon until the final maturity date of this Global Debenture in like money in semi-annual payments from May 1, 2026, or from the last date on which interest has been paid on this Global Debenture, whichever is later, at the rates of interest set forth in the Schedule, in arrears on the 1st day of May and the 1st day of November, in each year, commencing on November 1, 2026 (each, a "Payment Date") in the manner provided in the Conditions. Subject to the Conditions, interest shall be paid on default at the applicable rate set out in the Schedule both before and after default and judgment. The applicable interest rate, the payments of principal and interest and the principal balance outstanding in each year are shown in the Schedule.

This Global Debenture is subject to the Conditions.

DATED at the City of London the 1st day of May, 2026.

IN TESTIMONY WHEREOF and under the authority of the related debenture by-law (Bill No. 165) duly passed by the Council of the Issuer on the 28th day of April, 2026, pursuant to which this Global Debenture is authorized and issued (the "Debenture By-law"), this Global Debenture is sealed with the municipal seal of the Issuer and signed by the Mayor and by the City Treasurer thereof.

Date of Registration: May 1, 2026

Mayor

(seal)

City Treasurer

SCHEDULE

Year	CUSIP No.	ISIN No.	Interest Rate %	Semi-annual Interest		Principal May 1 \$	Total Annual Payment \$	Principal Balance Outstanding May 1 \$
				May 1 \$	Nov 1 \$			
2026				-	351,428.75	-	351,428.75	20,000,000.00
2027	541908NS4	CA541908NS43	2.75	351,428.75	327,572.50	1,735,000.00	2,414,001.25	18,265,000.00
2028	541908NT2	CA541908NT26	3.00	327,572.50	300,977.50	1,773,000.00	2,401,550.00	16,492,000.00
2029	541908NU9	CA541908NU98	3.15	300,977.50	272,218.00	1,826,000.00	2,399,195.50	14,666,000.00
2030	541908NV7	CA541908NV71	3.30	272,218.00	241,132.00	1,884,000.00	2,397,350.00	12,782,000.00
2031	541908NW5	CA541908NW54	3.40	241,132.00	208,050.00	1,946,000.00	2,395,182.00	10,836,000.00
2032	541908NX3	CA541908NX38	3.55	208,050.00	172,319.25	2,013,000.00	2,393,369.25	8,823,000.00
2033	541908NY1	CA541908NY11	3.70	172,319.25	133,765.25	2,084,000.00	2,390,084.50	6,739,000.00
2034	541908NZ8	CA541908NZ85	3.85	133,765.25	92,166.00	2,161,000.00	2,386,931.25	4,578,000.00
2035	541908PA1	CA541908PA17	3.95	92,166.00	47,847.00	2,244,000.00	2,384,013.00	2,334,000.00
2036	541908PB9	CA541908PB99	4.10	47,847.00	-	2,334,000.00	2,381,847.00	-
				2,147,476.25	2,147,476.25	20,000,000.00	24,294,952.50	

LEGAL OPINION

We have examined the Debenture By-law of the Issuer authorizing the issue of instalment debentures in the aggregate principal amount of \$20,000,000.00 dated May 1, 2026 and maturing in ten (10) instalments of principal of varying amounts on the 1st day of May in each of the years 2027 to 2036, both inclusive.

The Debenture By-law has been properly passed and is within the legal powers of the Issuer. The instalment global debenture issued under the Debenture By-law (in the aggregate principal amount of \$20,000,000.00), substantially in the within form (the "Global Debenture") is a direct, general, unsecured and unsubordinated obligation of the Issuer. The Global Debenture is enforceable against the Issuer subject to the special jurisdiction and powers of the Ontario Land Tribunal over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter delivered on the date of the Global Debenture.

Toronto, May 1, 2026

WeirFoulds LLP

CONDITIONS OF GLOBAL DEBENTURE

Form, Denomination, Ranking and Beneficial Interests in Global Debenture

1. The debentures issued pursuant to the Debenture By-law (collectively the "Debentures" and individually a "Debenture") are issuable as fully registered Debentures without coupons in denominations of \$1,000.00 and any integral multiples thereof.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Issuer. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Issuer except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is a Global Debenture registered in the name of the nominee of CDS and held by CDS. Beneficial interests in this Global Debenture are represented through book entry accounts, to be established and maintained by CDS, on its records for CDS's participants (the "Participants") in accordance with its participant agreement and rules and procedures which are posted on CDS's website.
4. Except in the limited circumstances described herein, owners of beneficial interests in this Global Debenture will not be entitled to have Debentures registered in their names, will not receive or be entitled to receive physical delivery of Debentures and will not be considered registered holders of Debentures under the Conditions. The Issuer does not have any responsibility or liability for maintaining, supervising or reviewing any records of CDS or Participants relating to payments made or to be made by CDS or any Participant on account of beneficial ownership interests in this Global Debenture.

Certificated Debentures

5. This Global Debenture is exchangeable, in whole but not in part, for certificated Debentures in definitive form registered in the name of a person other than CDS or its nominee only upon the occurrence of any of the following events: (a) upon 30 days notice by CDS to the Issuer, CDS may discontinue the eligibility of this Global Debenture on deposit, or cease to hold this Global Debenture in respect of the Debentures; or (b) if CDS ceases to be a recognized clearing agency under applicable Canadian or provincial securities legislation and a successor is not appointed; or (c) if the Issuer gives CDS appropriate notice that it is unable or unwilling to continue to have CDS hold this Global Debenture as a book entry only security or that it desires or has processed an entitlement requiring a withdrawal of this Global Debenture, and the Issuer has all right, power, capacity and authority to do so.
6. Debentures issued in exchange for this Global Debenture shall be issued as certificated Debentures in definitive form in authorized denominations, shall have the same benefits and be subject to the same terms and conditions as this Global Debenture (except insofar as they specifically relate to this Global Debenture as such), shall be registered in such names and in such denominations as CDS shall direct and shall be delivered as directed by the persons in whose names such definitive Debentures are to be registered.
7. Upon the exchange of certificated Debentures in definitive form for this Global Debenture, the Issuer shall receive and cancel this Global Debenture, shall reduce the holdings of CDS & CO. on the registry to nil and shall issue or cause to be issued in exchange for this Global Debenture certificated Debentures in definitive form in an aggregate principal amount equal to and in exchange for the Participants' proportionate interests in this Global Debenture as of the record date for such exchange, as directed by CDS. On or after any such exchange, but only to the extent reasonably practicable in the circumstances, the Issuer shall make all payments in respect of such certificated Debentures in definitive form to the registered holders thereof, notwithstanding such exchange occurred after the record date for any payment and prior to such payment date.

Registration

8. The Issuer will keep at its designated office in the City of London a registry in which shall be entered the names and addresses of the registered holders of Debentures and particulars of the Debentures held by them respectively and in which transfers, exchanges and substitutions of Debentures may be registered.

Title

9. The Issuer shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Issuer shall deem and treat registered holders of Debentures, including this Global Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Issuer on the Debentures to the extent of the amount or amounts so paid.

Payments of Principal and Interest

10. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date, including a maturity date. Principal of and interest on the Debentures are payable by the Issuer to the persons registered as holders in the registry on the relevant record date. The Issuer shall not be required to register any transfer, exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

11. The Issuer shall make all payments in respect of annual principal and semi-annual interest on the Debentures on the Payment Dates commencing with a payment of semi-annual interest on November 1, 2026 electronically in final and irrevocable same-day funds in accordance with the applicable requirements of CDS, so long as this Global Debenture is held by CDS.

12. In the case that certificated Debentures in definitive form are issued, the Issuer shall make all payments in respect of principal and outstanding interest in lawful money of Canada at maturity upon presentation and surrender thereof at any specified branch in Canada of the Issuer's bank designated in the definitive Debentures, and prior to maturity, shall make payments of interest by cheque sent by mail to the registered addresses of the registered holders or, if authorized in writing, by electronic transfer.

13. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular semi-annual interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days, if applicable.

14. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "Business Day"), and if any date for payment is not a Business Day, payment shall be made on the next following Business Day and no further interest shall be paid in respect of the delay in such payment.

15. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Issuer.

16. In the case of the death of one or more joint registered holders, despite sections 9 and 15 of the Conditions, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Issuer.

Transfers, Exchanges and Substitutions

17. Debentures are transferable or exchangeable at the office of the City Treasurer of the Issuer upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Issuer and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferor, in the case of a transfer or as directed by the registered holder in the case of an exchange.

18. The Issuer shall issue and deliver Debentures in exchange for or in substitution for Debentures outstanding on the registry with the same maturity dates and of like form in the event of a mutilation, defacement, loss, mysterious or unexplainable disappearance, theft,

destruction or dematerialization, provided that the applicant therefor shall have: (i) paid such costs as may have been incurred in connection therewith; (ii) (in the case of a mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized Debenture) furnished the Issuer with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Issuer in its discretion; and (iii) surrendered to the Issuer any mutilated or defaced Debenture in respect of which new Debentures are to be issued in substitution.

19. Each Debenture executed and delivered upon any registration of transfer or exchange for or in substitution for any Debenture or part thereof shall carry all the rights to interest, if any, accrued and unpaid which were carried by such Debenture or part thereof and shall be so dated.

20. Subject to an agreement that the Issuer may enter into to the contrary, the Issuer shall not impose any fees in respect of the Debentures, in the normal course of business, other than reasonable fees for the issue of new Debentures in substitution for Debentures that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen, destroyed or dematerialized or for the issue of new cheques, in substitution for interest cheques that are mutilated, defaced, lost, mysteriously or unexplainably missing, stolen or destroyed.

Purchases

21. Subject to the investment policies and goals of the Issuer and the applicable legislation, the Issuer may, if not in default under the Debentures, at any time purchase Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Issuer may in its discretion determine.

Additional Debentures

22. The Issuer has reserved the right to issue additional instalment debentures of the same maturities, interest rates and terms and conditions.

Notices

23. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if it is in writing and a copy of such notice is mailed or otherwise delivered, including delivery by electronic means, to the registered address of such registered holder. If the Issuer or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Business Day then such notice may be given on the next following Business Day.

Time

24. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

25. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.

THE CORPORATION OF THE CITY OF LONDON

SCHEDULE "C" TO BY-LAW NO. D.-● -●

SCHEDULE

<u>MATURITY</u>	<u>INTEREST</u>	<u>REPAYMENT SCHEDULE</u>		<u>S.A. INTEREST</u>	<u>ANNUAL PAYMENT</u>
		<u>PRINCIPAL AMOUNT</u>	<u>S.A. INTEREST</u>		
<u>May 1</u>	<u>%</u>	<u>\$</u>	<u>May 1 \$</u>	<u>Nov 1 \$</u>	<u>\$</u>
2026		-	-	351,428.75	351,428.75
2027	2.75	1,735,000.00	351,428.75	327,572.50	2,414,001.25
2028	3.00	1,773,000.00	327,572.50	300,977.50	2,401,550.00
2029	3.15	1,826,000.00	300,977.50	272,218.00	2,399,195.50
2030	3.30	1,884,000.00	272,218.00	241,132.00	2,397,350.00
2031	3.40	1,946,000.00	241,132.00	208,050.00	2,395,182.00
2032	3.55	2,013,000.00	208,050.00	172,319.25	2,393,369.25
2033	3.70	2,084,000.00	172,319.25	133,765.25	2,390,084.50
2034	3.85	2,161,000.00	133,765.25	92,166.00	2,386,931.25
2035	3.95	2,244,000.00	92,166.00	47,847.00	2,384,013.00
2036	4.10	2,334,000.00	47,847.00	-	2,381,847.00
GRAND TOTAL		20,000,000.00	2,147,476.25	2,147,476.25	24,294,952.50

Appendix “B”



CIBC CAPITAL MARKETS

City of London April 2026 Deal Review



Executive Summary

Deal Highlights

- On April 10th, 2026 , the City of London (the City) issued \$20 million 1-10 year serial debentures
- In spite of volatile markets, due to the Iran conflict, the issuance saw good demand and support for the City's credit
- On the morning of the transaction, market tone was stable and in addition to the City, three other government issuers came to market:
 - Province of Alberta (7-year – C\$1B), Canada Pension Plan (10-year – C\$600M), and Manitoba (10-year – C\$400M)
- The City was able to achieve an all-in cost of funding of 3.831%
- The issue was marketed globally to investors in Canada and abroad.
 - Demand primarily materialized from investors in Canada and the US, consistent with previous serial transactions
- Investor demand was very strong from a diverse base of investors
 - 7 institutional investors participated in the deal
 - Interest came from asset managers, insurance and public sector investors
- The offering was completed by the City's three fiscal agents: CIBC, National Bank, and RBC with CIBC as Lead Manager

City of London – Serial – 10 Year

Issuer:	City of London
Ratings:	Moody's: Aaa
Nominal Amount:	C\$20 million
Coupons:	2.75% - 4.10%
Maturities:	May 1, 2027 – 2036
Coupon Dates:	May 1 and November 1
Announcement Date:	April 7 th , 2026
Trade Date:	April 10 th , 2026
Settlement Date:	May 1 st , 2026 (T+15)
Spread vs. Canada	+21.0 bps – +64.0 bps

Debt Market Update

Current Government Credit Environment

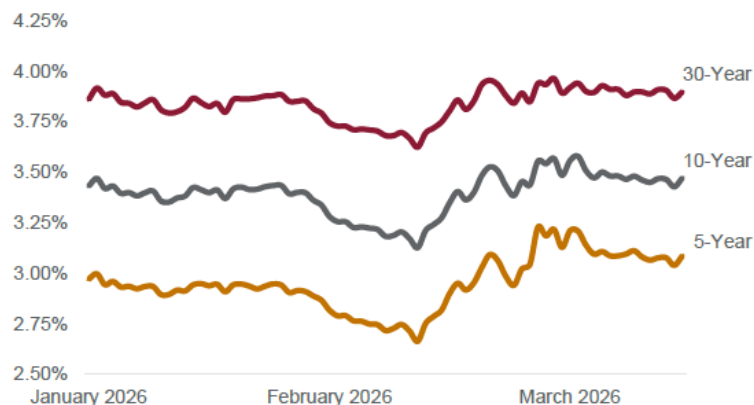
- The Iran conflict, which started in early March, has resulted in higher oil prices and fears of inflation, which has caused Government of Canada yields to move higher
- CIBC Economics is forecasting overnight rates to remain on hold through to the end of the year, but noting that we are also watching the impact of the war on inflation and growth numbers
- Provincial credit spreads have moved wider as well, from the recent historical tightness seen at the end of January due to the Iran conflict as well as a deteriorating fiscal backdrop as the Provinces table their budgets for the new fiscal year which started in April.
- Municipal spreads have also remained stable despite the overall market volatility.

CIBC Rate Forecast (March 2026)

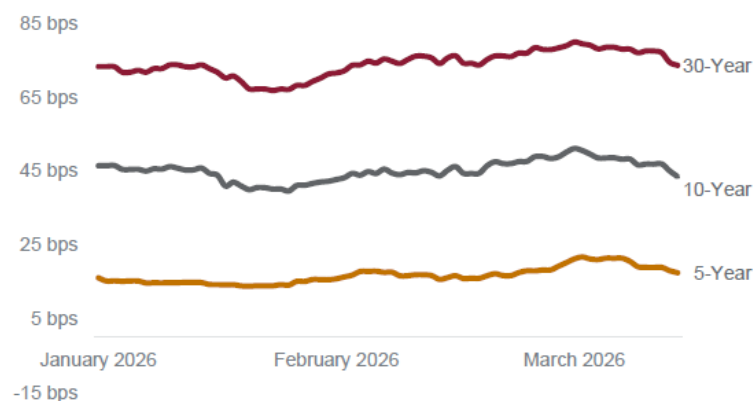
Forecasted Rates	2026 Mar 16	2026 Jun	2026 Sep	2026 Dec	2027 Jun	2027 Dec
Overnight target rate	2.25	2.25	2.25	2.25	2.50	2.75
98-Day Treasury Bills	2.24	2.20	2.20	2.25	2.55	2.80
2-Year Government Bond	2.73	2.55	2.65	2.80	3.10	3.30
5-Year Government Bond	3.00	2.85	2.90	3.00	3.25	3.40
10-Year Government Bond	3.44	3.30	3.30	3.45	3.65	3.70
30-Year Government Bond	3.89	3.75	3.70	3.75	3.80	3.90
Canada - US T-Bill Spread	-1.45	-1.35	-1.10	-0.85	-0.70	-0.55
Canada - US 10-Year Bond Spread	-0.78	-0.95	-0.80	-0.65	-0.65	-0.70
Canada Yield Curve (10-year — 2-year)	0.71	0.75	0.65	0.65	0.55	0.40



Government of Canada – Historical Yields



Province of Ontario Spreads



Deal Considerations



The Serial Bond Structure

- The City used the serial offering format (which represents ten different bonds with maturities ranging from 1 to 10 years), which is common amongst its peers for offerings of similar size
- Standard offering structure that the City has utilized for over 30 years
- In 2025, there were six syndicated serial debenture transactions totaling \$242 million
- Larger issuers, including City of Toronto and City of Montreal, tend to use a bullet debenture (a single term to maturity of 10, 20, or 30 years) structure for larger size offerings (typically greater than \$100 million)
- Larger capital needs has resulted in some of the traditional municipal serial issuers to contemplate issuing bullet debentures.
 - **Region of Durham** issued their inaugural bullet debenture in October 2025, \$140M 10-year debenture, lead by CIBC
- Pricing was in the context of other highly-rated municipalities
 - **Region of Waterloo** priced 20-year serial debenture at +15 bps in the 10-year term vs. Ontario in late 2025

AAA Advantage

AAA

- Appeals to the broadest range of investors
- Ensures the tightest possible spread relative to Canada and to Ontario
- Creates maximum price tension
- City of London and its debentures are viewed very favourably by investors; in large part due to its AAA credit rating and strong credit profile


Appendix A

Deal Highlights

City of London – C\$20M 10-Year Serial

Summary of Terms

Issuer:	City of London (the “City”)
Rating:	Aaa (Moody’s)
Size:	C\$20 million
Maturity:	May 1 st , 2027 through 2036
Coupon:	2.75% – 4.10%
Spread:	+21.0 bps – +64.0 bps vs. comparable GoCs
Re-Offer Yield:	2.758% – 4.107%
Syndicate:	CIBC/NBF/RBC



C\$20,000,000
(New Issue)

2.75% – 4.10% Bonds due May 1st, 2027 – 2036

CIBC acted as Lead

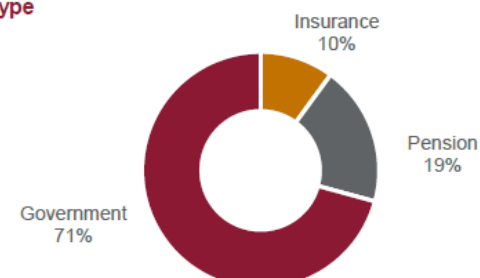
April 2026

Deal Highlights

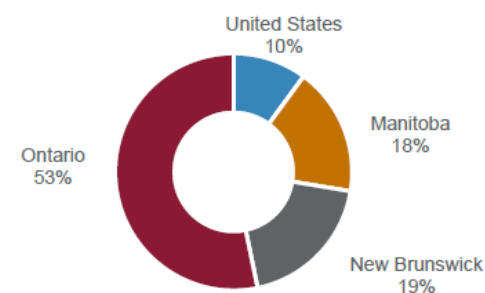
- This transaction is the City’s first in the Canadian debt capital markets for the 2026 calendar year.
- Pricing equated to +21.0 bps vs GoC bond in the 1-year term and up to +64.0 bps vs GoC bond in the 10-year term. Equivalent to +14 bps and up to +15 bps vs. Ontario across the same set of tenors (flat to October’s 2025 transaction).
- Despite the cash and credit market volatility stemming from inflation and productivity concerns as a result from the Middle Eastern conflict, the City was able to successfully navigate the challenging backdrop by taking advantage of a brief window of stability. Attractive levels allowed the city to complete its transaction in just over a couple of days.
 - In conjunction, the City needed to navigate a busy domestic supply pipeline, including the Province of Alberta (7-year), Canada Pension Plan (10-year), Manitoba (10-year), and the Province of Quebec (30-year).
- CIBC placed bonds with 7 institutional investors:
 - Strong support from municipal treasuries with the remaining balance allocated to an insurance firm and a pension fund.
 - Interest also came from an international account – a US-based insurance firm active in the municipal space.

CIBC’s Distribution Statistics

By Investor Type



By Region



Appendix B

Pricing Terms

Final Terms	
Launch:	10-Apr-2026
Settlement:	1-May-2026
Term (Years):	10
Amount:	\$20,000,000
Ratings:	Moody's : Aaa

City of London

Serial Debentures

Year	Maturity	Principal (\$)	Reference Canada Bond			Offering Terms			
			Coupon (%)	Maturity	Yield (%)	Spread (bps)	Yield (%)	Coupon (%)	Price (\$)
1	5/1/2027	1,735,000	1.25%	3/1/2027	2.548%	21.0	2.758%	2.750%	99.992
2	5/1/2028	1,773,000	2.25%	2/1/2028	2.788%	24.0	3.028%	3.000%	99.946
3	5/1/2029	1,826,000	4.00%	3/1/2029	2.910%	26.5	3.175%	3.150%	99.929
4	5/1/2030	1,884,000	2.75%	3/1/2030	3.011%	30.0	3.311%	3.300%	99.959
5	5/1/2031	1,946,000	2.75%	3/1/2031	3.082%	34.0	3.422%	3.400%	99.900
6	5/1/2032	2,013,000	1.50%	12/1/2031	3.157%	42.0	3.577%	3.550%	99.855
7	5/1/2033	2,084,000	2.50%	12/1/2032	3.247%	46.5	3.712%	3.700%	99.927
8	5/1/2034	2,161,000	3.25%	12/1/2033	3.317%	53.5	3.852%	3.850%	99.986
9	5/1/2035	2,244,000	3.25%	12/1/2034	3.391%	59.5	3.986%	3.950%	99.730
10	5/1/2036	2,334,000	3.25%	12/1/2035	3.467%	64.0	4.107%	4.100%	99.943
TOTAL:	5.776	20,000,000	All-In Cost of Funding* :						3.831%

*Net of Fees



Appendix C

CIBC Contact Details



Karen Yeung: Executive Director, Government Finance

- Karen has almost 25 years of Capital Markets experience, with roles in fixed income sales and debt origination. She has spent the past 20 years with CIBC in various roles, with the past 12 spent in Government Debt Origination. She is responsible for coverage of the Provincial and Municipal sectors from a C\$ funding perspective and is actively involved in advising on the timing, structure, marketing, and execution of Provincial and Municipal debt offerings.
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- Tel: 416-956-6444