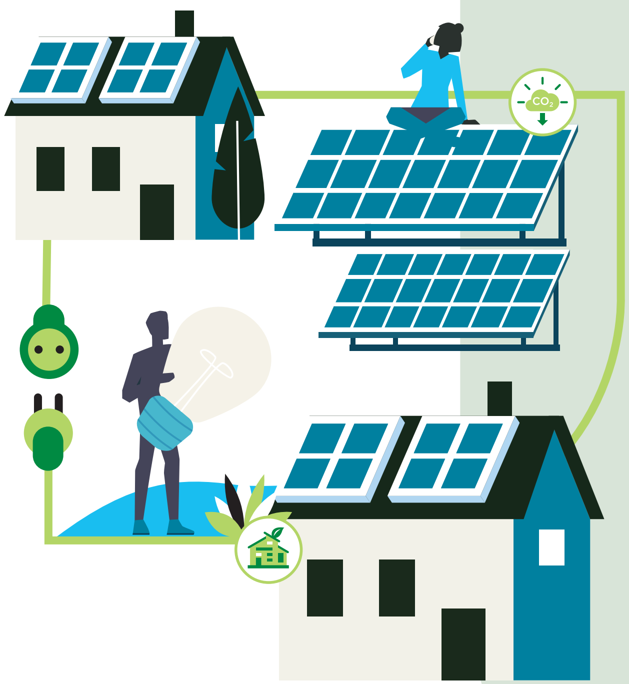
GREEN MUNICIPAL FUND
FONDS MUNICIPAL VERT

Property Assessed Clean Energy (PACE)

Local resilience.
Scalable impact.
Sustainable returns.



Who we are

A leading investor in Canada's resilient future

- The Federation of Canadian Municipalities' Green Municipal Fund (FCM's GMF) is one of Canada's leading funders and investors in local sustainability and climate action.
- **$1.9B** approved for more than **2,700** projects over **25** years, strengthening communities and boosting local economies.
- GMF connects private investors with scalable, investment-ready opportunities in a growing borrower market.

What we do

Expanded opportunities to invest in local sustainability

GMF paves the way for investors to access scalable, risk-adjusted opportunities in local resilience, and:

- **builds** a robust pipeline of investment-ready projects across energy systems, transportation, community facilities, and critical infrastructure
- **connects** investors with municipalities that have demonstrated need, unlocking scalable, high-impact opportunities
- **manages** credit risk through loan loss provisions and other credit enhancements to safeguard investments
- **designs** investments that deliver financial growth, measurable sustainability outcomes, and lasting social impact

Together, we can turn local resilience into high-impact investments.

Proven success: residential energy-efficiency and resilience financing

Investing in local resilience protects assets, reduces risk, and ensures long-term returns. The proven PACE model shows how such investments deliver measurable impact and sustainable returns.

PACE at a glance

- **provides** low-cost, long-term financing for residential energy efficiency and resilience upgrades
- **offers** fixed-rate loans amortized over the life of the upgrade (up to 30 years), repaid conveniently through property tax bills
- **secured** by a priority lien, making it a lower-risk investment
- **catalyzed** and scaled through GMF, attracting $70 million+ in private investment and expanding nationwide in Canada
- **trusted** by investors for:
  - **zero** homeowner defaults to date in GMF-funded PACE programs
  - **steady** cash flow
  - **high-quality** collateral
  - **creditworthy** municipal partners
  - **added** protection through loan loss reserves

PACE proves that local resilience can drive both financial performance and local progress.

A program of/ Un programme de la FCM

Funded by/ Financé par Canada

Invest with us

Learn more about FCM's GMF and how we can unlock and scale investment opportunities together:

greenmunicipalfund.ca/invest

GMF's Community Efficiency Financing (CEF)

By financing home energy upgrades through models like **PACE**, utility on-bill financing, and third-party lending, **CEF**:

- **is Canada's only initiative** helping municipalities and partners launch home energy-efficiency programs
- **creates** risk-adjusted investment opportunities through rigorous funding criteria
- **accelerates** PACE adoption, attracting impact investors, banks, and private capital

CEF delivers measurable benefits while unlocking scalable, secure investments for private capital.

CEF's success story: Better Homes Ottawa

Launched in 2021 with a GMF loan and catalytic capital to de-risk early participation, Better Homes Ottawa uses the PACE model, offering homeowners affordable loans for energy-efficient upgrades.

- **20-year**, low-interest PACE loans repaid via property tax bills
- **240 homes** upgraded, reducing emissions by 40% per home annually
- **first** phase fully subscribed, with long-term capital secured through Vancity Community Investment Bank

Residential Resilience Financing (RRF)

Investing in resilience is a smart risk management approach. GMF's Residential Resilience Financing:

- **extends** support to climate-resilient home upgrades alongside energy-efficiency financing
- **protects** homes, assets, and investments from floods, wildfires, and extreme weather
- **delivers** measurable economic benefits and strong return potential through GMF partnerships

RRF helps investors achieve solid financial performance while strengthening local resilience.

Invest with GMF. Unlock scalable climate solutions

As climate risks rise, private investors can help meet growing local demand for resilience solutions while achieving strong returns.

- **Partner** with GMF to access Canada's fast-growing municipal market.
- **Leverage** GMF's expertise to maximize returns and reduce risk.
- **Invest** in risk-adjusted, ready-to-scale projects in high-quality assets with proven impact.
- **Drive** energy-efficiency and resilience upgrades that deliver financial, environmental, and social value.

Together, we can accelerate sustainability and resilience while generating measurable financial returns.