

YORK REGION

2026 Investor Presentation

York Region

YORK REGION AT A GLANCE

6th Largest Municipality in Canada by Population

POPULATION
1.31 Million

EMPLOYMENT
619,600

REAL GDP PER CAPITA
$61,000



Source: Signal49 Research

YORK REGION CONTINUES TO GROW



YORK REGION'S **POPULATION** IS ANTICIPATED TO GROW FROM

1.31 MILLION IN 2025

TO

2.06 MILLION IN 2051



YORK REGION'S **EMPLOYMENT** IS ANTICIPATED TO GROW FROM

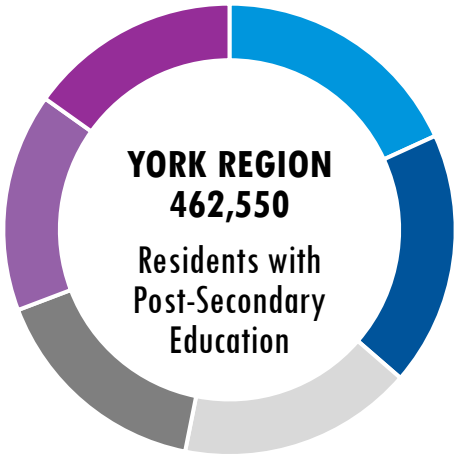
620 THOUSAND IN 2025

TO

989 THOUSAND IN 2051

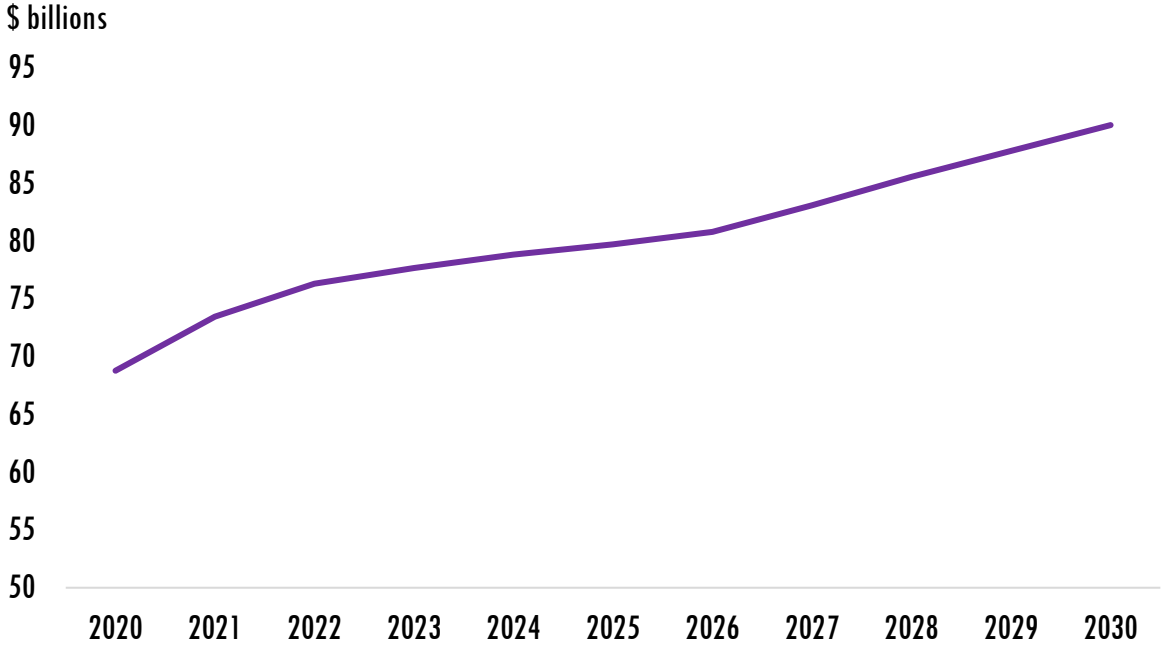
RESILIENT ECONOMIC INDICATORS

PERCENTAGE OF POPULATION WITH POST-SECONDARY EDUCATION IN THE GTHA



Halton Region	78%
York Region	**73%**
Toronto	72%
Peel Region	69%
Durham Region	67%
Hamilton	65%

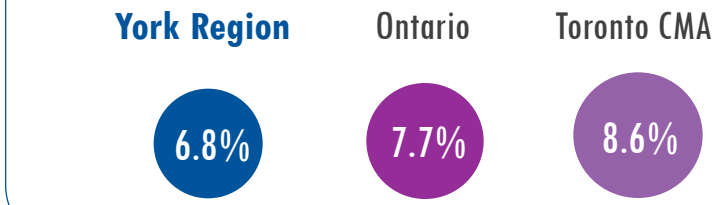
AVERAGE REAL GDP GROWTH EXPECTED TO INCREASE AFTER 2026



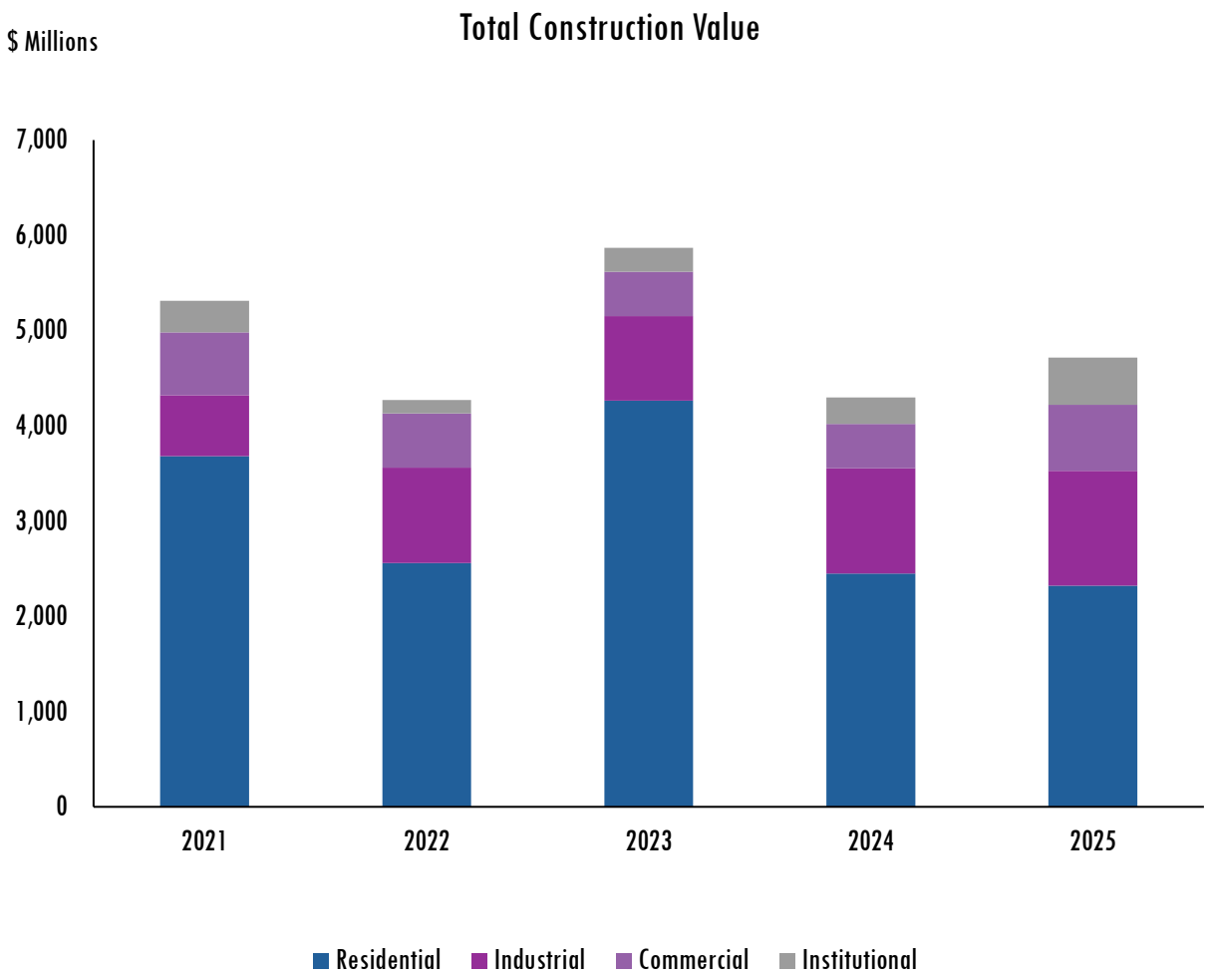
ABOVE AVERAGE HOUSEHOLD INCOME (2021 Census)



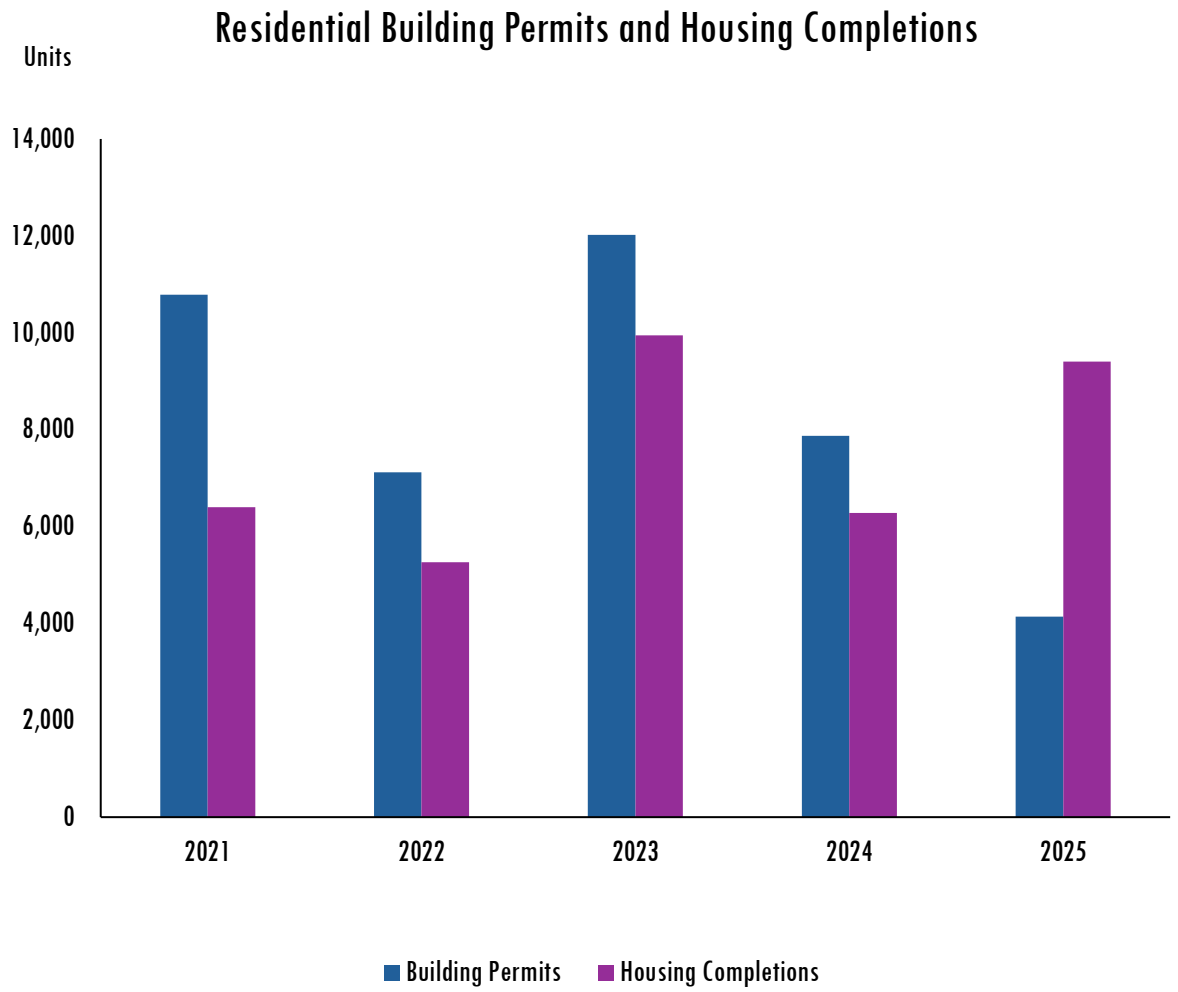
MODERATE UNEMPLOYMENT RATE (2025)



ROBUST CONSTRUCTION ACTIVITY



Average annual increase of $418 million in last 5 years

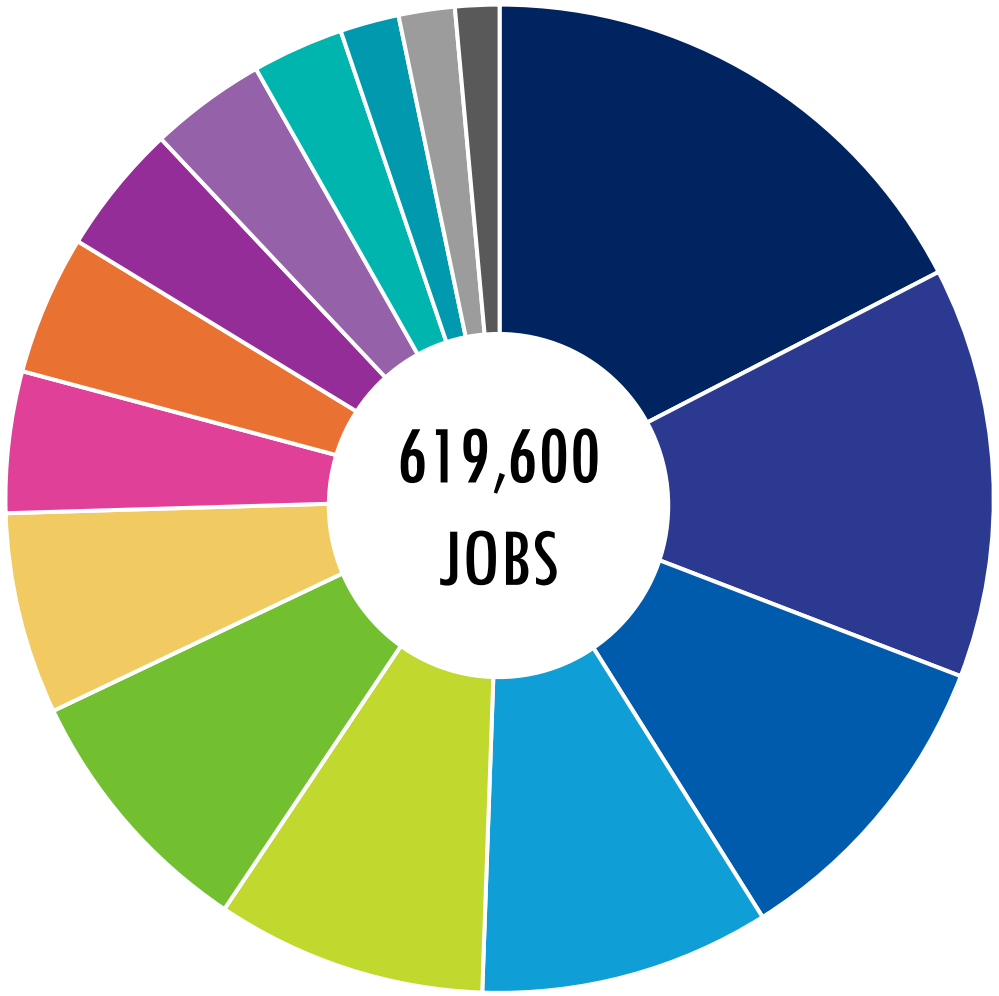


Annual average of 7,963 permits issued in last 5 years

Source: CMHC and York Region Building Permits Database

A DIVERSE AND RESILIENT ECONOMY

2025 EMPLOYMENT BY INDUSTRY



- Finance, Insurance and Real Estate, 17%
- Professional, Scientific and Technical Services, 13%
- Construction, 10%
- Manufacturing, 9%
- Health Care and Social Assistance, 9%
- Retail Trade, 9%
- Educational Services, 7%
- Accommodation and Food Services, 5%
- Wholesale Trade, 5%
- Public Administration, 4%
- Transportation and Warehousing, 4%
- Other Services, 3%
- Primary and Utilities, 2%
- Information and Cultural Industries, 2%
- Arts, Entertainment and Recreation, 1%

Source: Signal49 Research

STRONG DIVERSE BUSINESS COMMUNITY

3rd Largest Business Hub in Ontario

59,000+ BUSINESSES

One of Canada's largest tech hubs with over
4,900 ICT COMPANIES

Canada's largest cluster of
AUTO PARTS & ELECTRONICS MANUFACTURING

Ontario's 2nd largest hub in
FINANCIAL, INSURANCE & REAL ESTATE SERVICES

Source: York Region Economic Strategy







YORK REGION: HOME TO LEADING CANADIAN AND GLOBAL COMPANIES

FINANCIAL AND BUSINESS SERVICES

pwc, Allstate, AVIVA, Desjardins, TD Insurance, MNP, Scotiabank, 中国银行 BANK OF CHINA, KPMG, Deloitte., TD Waterhouse, BMO

DISTRIBUTION AND LOGISTICS

UPS, FedEx Ground, CN, CP, DHL, Purolator, amazon

ENGINEERING

WSP, AECOM, PARSONS, GE HITACHI, BLACK & VEATCH, Associated Engineering, Johnson Controls, WorleyParsons Advanced Energy Solutions, Black&McDonald, GHD, CURTISS-WRIGHT, Stantec

TECHNOLOGY (ICT)

QUALCOMM, AMD, AsteraLabs., GE, MARVELL, IBM, CELESTICA, SYNOPSYS, flex, kyndryl, Honeywell, SIEMENS, DIGITAL REALTY, opentext, GENESYS, HUAWEI, TELEDYNE, TOSHIBA, Microsoft, xe, cologix, CGI, CITRIX, eset, AVAYA

AUTOMOTIVE AND AUTOTECH

Multimatic, MAGNA, TESLA, MARTINREA, HONDA, BMW, TTech, mazda, veoneer, HITACHI Astemo, VOLVO, gm, HYUNDAI, HYUNDAI MOBIS, IAC, Hanon Systems

LIFE SCIENCES AND HEALTH TECH

teva, APOTEX, Amico, SCIEX, DANAHER, Canon CANON MEDICAL, Rubicon RESEARCH, ORACLE, OLYMPUS, Johnson&Johnson, PerkinElmer, abbvie, LGC, Sterling, astellas, Cepheid, CardinalHealth, Piramal Pharma Limited

CONSUMER COMPANIES

adidas, LEVI'S, UNDER ARMOUR, Hallmark, The Home Depot, LEGO, Lexmark, EPSON, LUTRON, Lenovo, LOREX, staples, Walmart, COSTCO WHOLESALE, IKEA

FOOD AND BEVERAGE

Longo's, Sobeys, Loblaws, FGF, Saputo, SMUCKER'S, Summer Fresh, Canada Bread, MARS, Holland Marsh Growers, Kisko, BROUWER kesmac, DUBBLE BUBBLE

SELECT RECENT BUSINESS INVESTMENTS & EXPANSIONS IN YORK REGION

AMD

- HQ: U.S.
- Semiconductor R&D
- Expansion
- 210,000 sqft 3rd site
- 600+ new jobs (est.)

intel

- HQ: U.S.
- Semiconductor R&D
- New investment
- 50,000 sqft

HANON SYSTEMS

- HQ: South Korea
- EV auto parts mfg.
- Expansion (greenfield)
- 280,000 sqft
- 300 new jobs

LGC

- HQ: UK
- Life Sciences
- New investment (greenfield)
- 203,000 sqft
- 400 new jobs

LG Electronics

- HQ: South Korea
- Appliances & electronics supply chain hub
- New investment (greenfield)
- 984,000 sqft
- 300 new jobs (est.)

Walmart

- HQ: U.S.
- Automated Distribution Centre
- New investment (greenfield)
- 550,000 sqft
- 300 new jobs

MARVELL

- HQ: U.S.
- Semiconductor R&D
- Expansion
- 30,000 sqft office
- 100 new jobs (est.)

Loblaws

- HQ: Canada
- Distribution Centre
- New investment (greenfield)
- 850,000 sqft
- 1,000 new jobs

arm

- HQ: UK
- Semiconductor R&D
- New investment
- 25,000 sqft
- 100+ new jobs (est.)

Microsoft

- HQ: U.S.
- Data Centre
- New investment (greenfield)
- 240,000 sqft

* Period of 2025-26

2026 BUDGET







$5.2 BILLION

OPERATING COSTS
$3.7 Billion

CAPITAL COSTS
$1.5 Billion

10- YEAR CAPITAL PLAN
$14 Billion

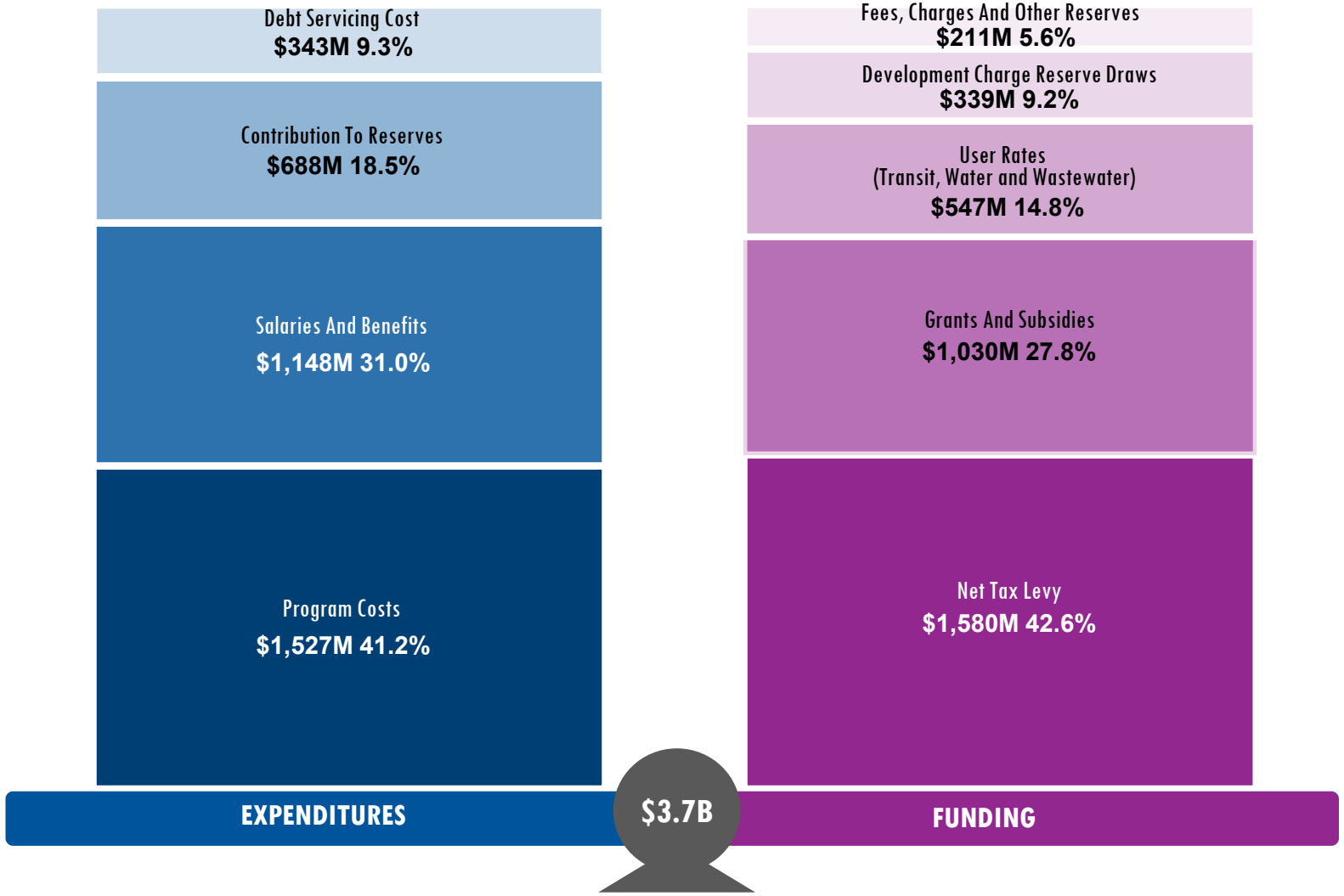
Source: York Region 2026 Budget

PROVIDES 15 CORE SERVICES

- Police Services
- Children's Services
- Wastewater
- Transit
- Regional Roads
- Water
- Community Housing
- Social Assistance
- Paramedic Services
- Public Health
- Waste Management
- Long-Term Care
- Court Services
- Forestry
- Economic and Development Services

DELIVERS ON KEY PRIORITIES

2026 OPERATING BUDGET IS SUPPORTED BY SUSTAINABLE REVENUE SOURCES



Source: York Region 2026 Budget

2026 10-YEAR CAPITAL PLAN INCLUDES $14 BILLION OF INVESTMENTS







$5.4 Billion
Water and Wastewater Infrastructure

$3.3 Billion
Roads Infrastructure

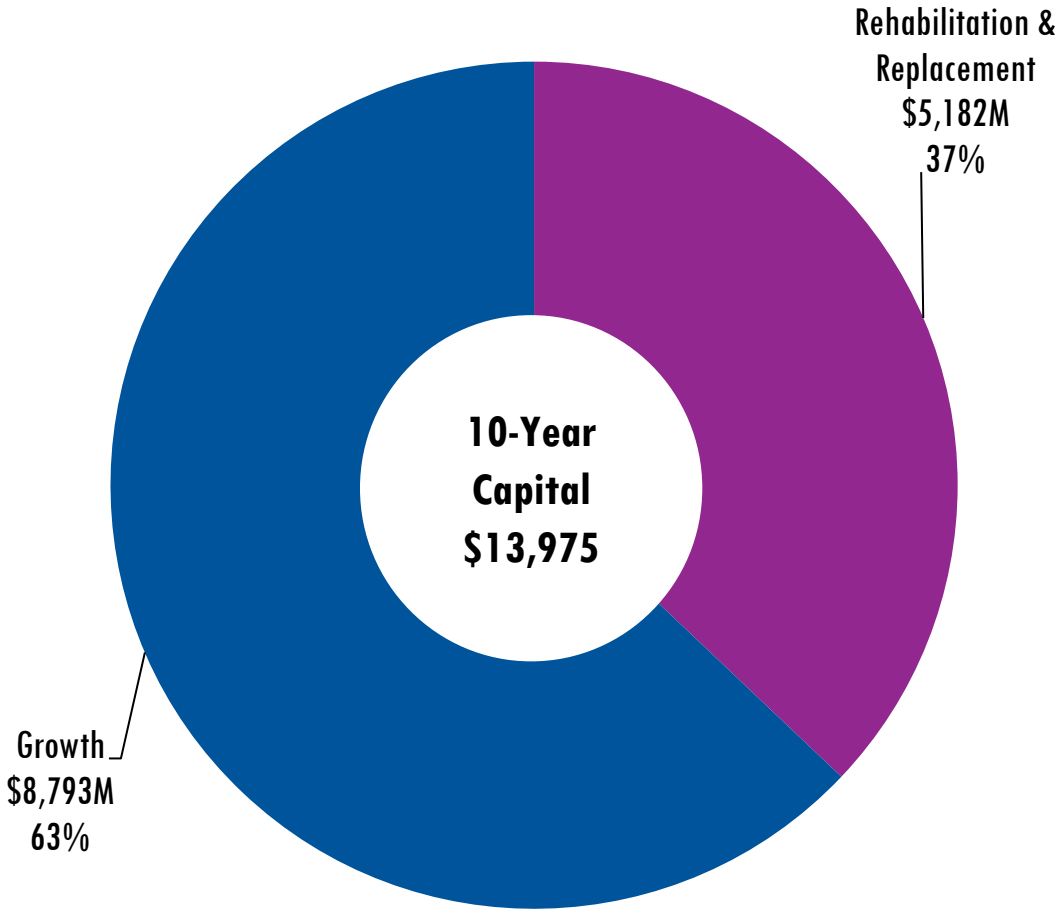
$1.8 Billion
Transit Infrastructure

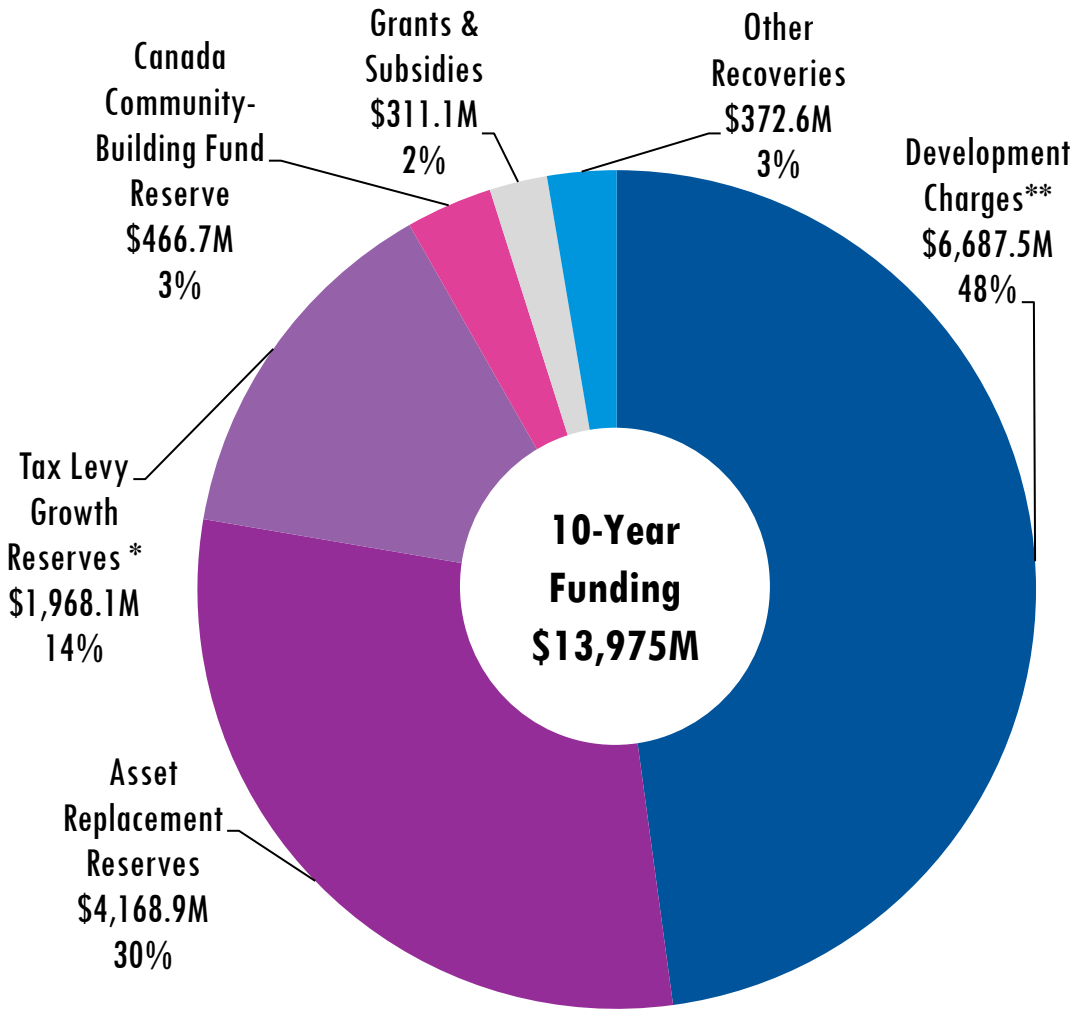
$2.5 Billion
Housing, Rapid Transit and Other Infrastructure

$1.1 Billion
Yonge North Subway Extension

Source: York Region 2026 Budget, select projects

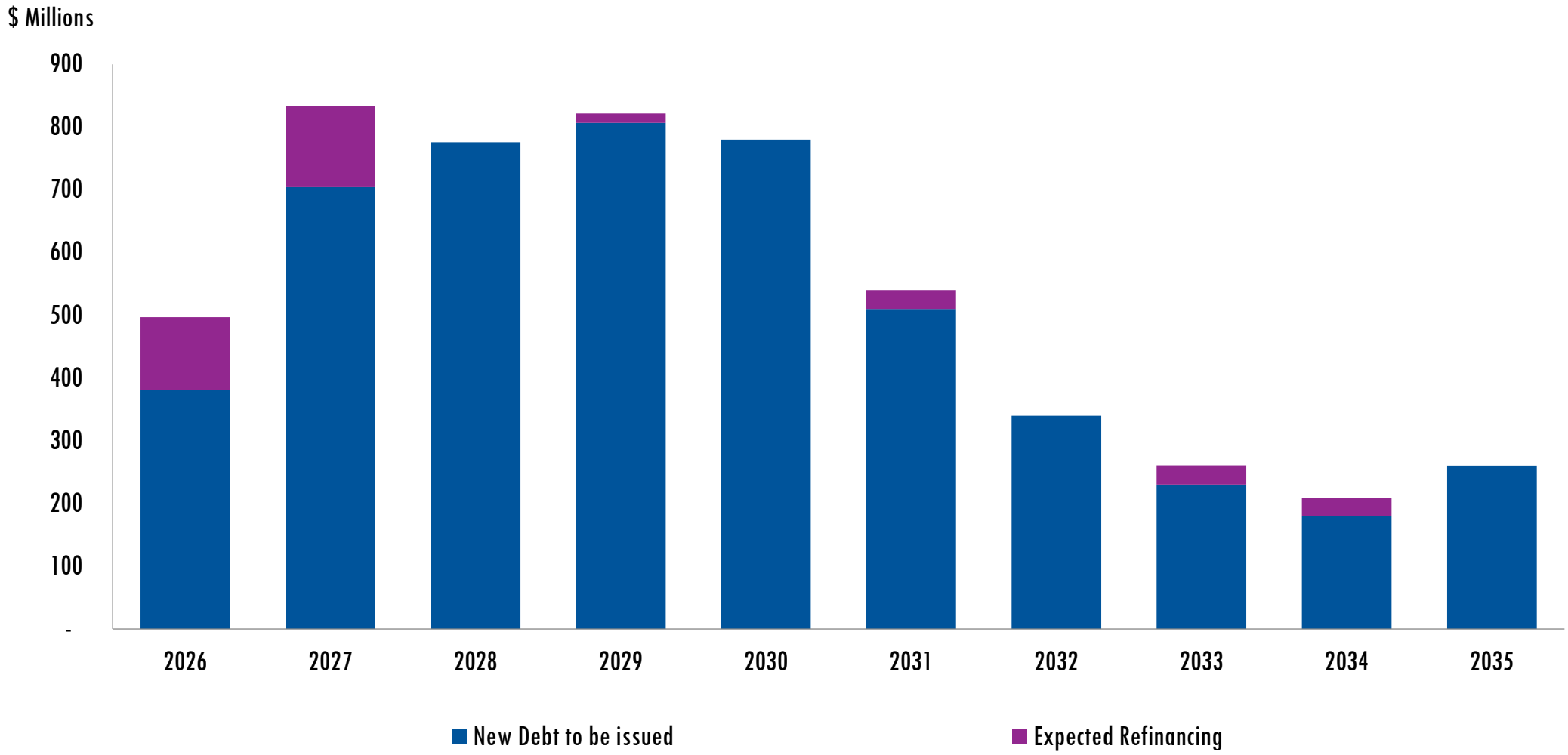
2026 10-YEAR CAPITAL PLAN IS SUPPORTED BY DIVERSE FUNDING SOURCES





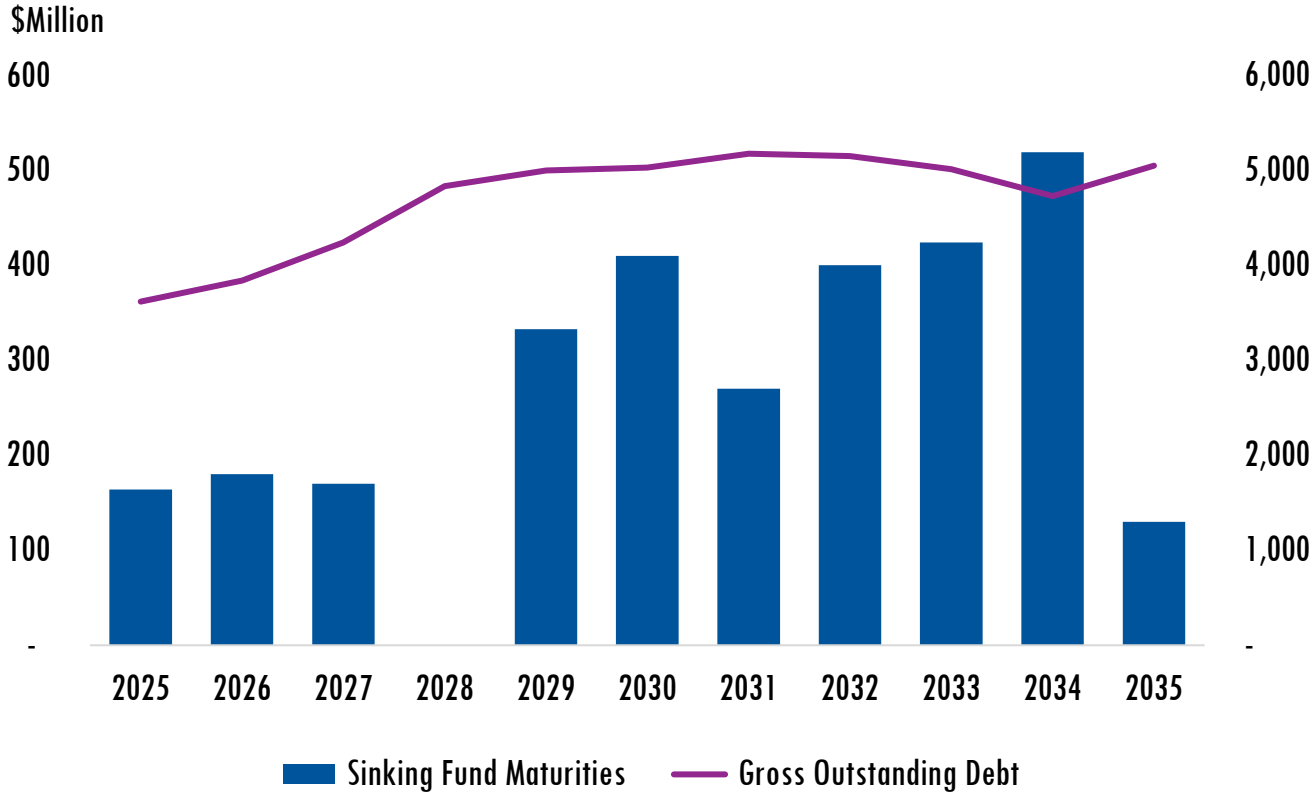
Source: York Region 2026 Budget

$5.3 BILLION OF DEBT IS EXPECTED TO BE REQUIRED OVER 10 YEARS



Source: York Region 2026 Budget

LIQUID ISSUES ARE OUTSTANDING ACROSS THE CURVE



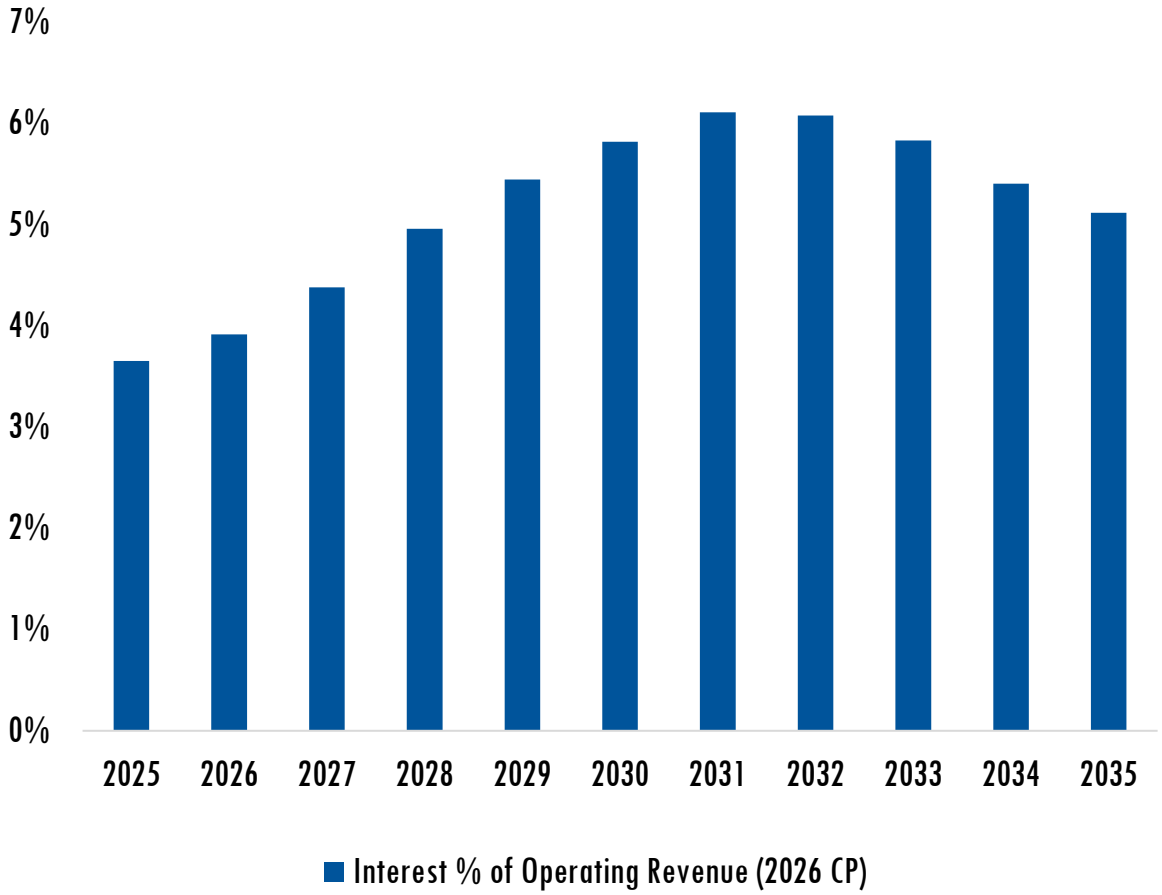
Source: York Region 2026 Budget

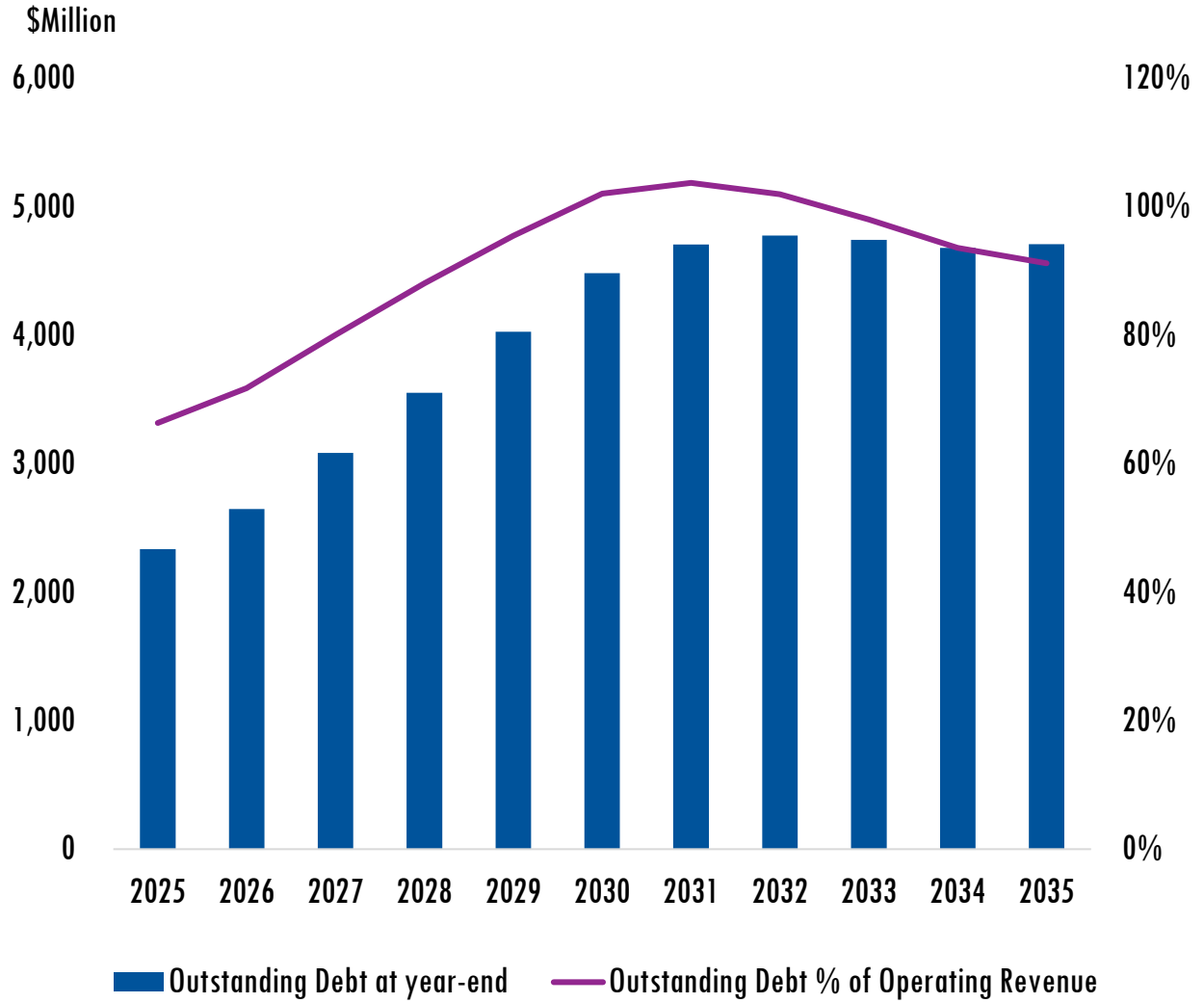


STRONG CREDIT PROFILE AND DEBT STRATEGY

- Stable and predictable cash flow
- Consistent and frequent capital market issuances
- Manageable debt levels

SUSTAINABLE DEBT SERVICING METRICS





Source: York Region 2026 Budget

ONTARIO MUNICIPALITIES HAVE MANY STRONG CREDIT QUALITIES



PROVINCIAL LEGISLATION ENSURES SAFEGUARDS FOR INVESTORS



ALL DEBT IS DIRECT JOINT AND SEVERAL LIABILITY WITH LOCAL MUNICIPALITIES



NO UNFUNDED PENSION LIABILITIES



NO RELIANCE ON SALES TAX REVENUE

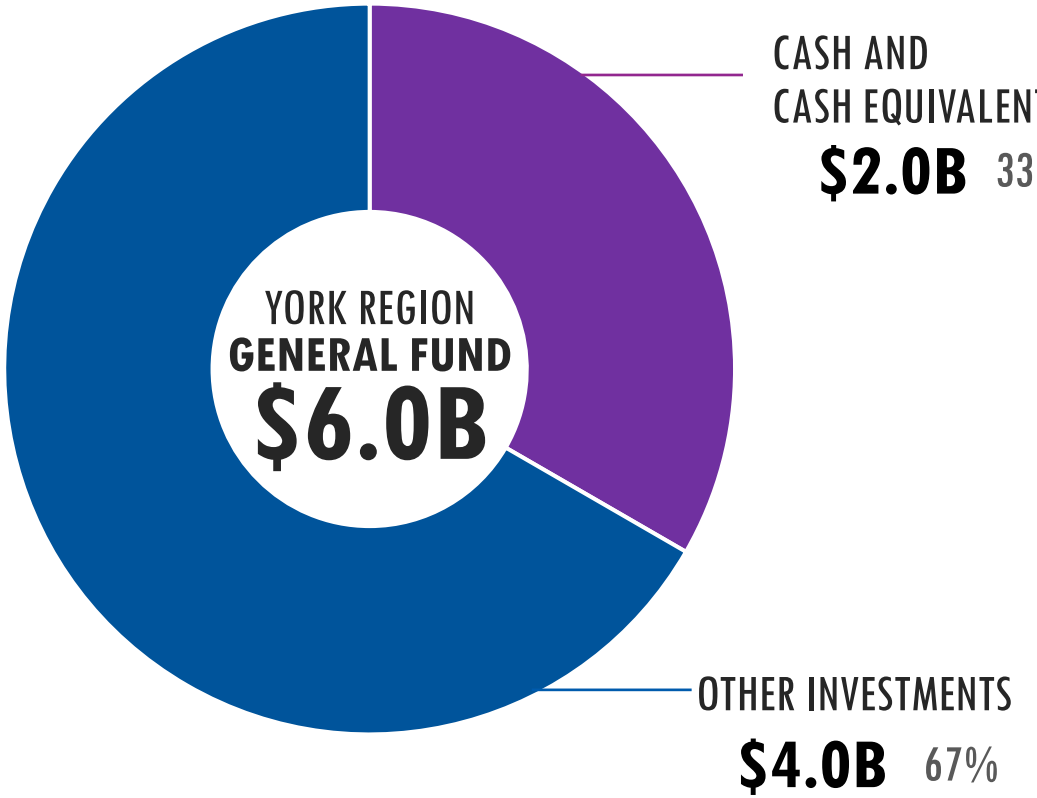


PROPERTY TAX REVENUES ARE NOT AFFECTED BY REASSESSMENT OR ANY OTHER CHANGES IN REAL ESTATE MARKET



NO CANADIAN EQUIVALENT TO CHAPTER 9 BANKRUPTCY

YORK REGION HAS A STRONG LIQUIDITY POSITION



As of December 31, 2025
Numbers may not add due to rounding

S&P Global AAA

Outlook Stable – July 2026

- Diverse and wealthy economy fostering fiscal stability
- Long-term financial management will allow the Region to continue to post healthy budgetary results
- Predictable and supportive local government framework

Moody's Aaa/P-1

Outlook Stable – September 2025

- Excellent liquidity metrics and growing levels of long-term investment
- Diversified and robust economy that supports tax base
- Revenue stability and prudent fiscal planning

ESG PRINCIPLES INTEGRATED INTO YORK REGION'S OPERATIONS



THANK YOU

Bonny Tam, M.PL., CPA
Director, Treasury Office
Bonny.Tam@york.ca

Mark Felepchuk
Manager, Financing and Reserves
Mark.Felepchuk@york.ca

Julia Beykun
Supervisor, Debt and Investor Relations
Julia.Beykun@york.ca

Janarthan Karunaharan, CFA
Finance and Reserve Specialist
Janarthan.Karunaharan@york.ca

