



FOR INFORMATION

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TO: Business Board

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PRESENTER N/A - Consent Agenda
CONTACT INFO:

DATE: June 11, 2026 for June 18, 2026

AGENDA ITEM: 11

ITEM IDENTIFICATION:

Annual Debt Limit Update and Status of the Long-Term Borrowing Pool as at April 30, 2026.

JURISDICTIONAL INFORMATION:

Pursuant to Section 5 (1.) (b.) of the Business Board Terms of Reference, the Business Board has responsibility for reviewing regular reports on matters affecting the finances of the University and on financial programs and transactions.

GOVERNANCE PATH:

1. Business Board [for Information] (June 18, 2026)

PREVIOUS ACTION TAKEN:

On October 7, 2019, the Business Board approved the University funds investment policy, which included an allocation of up to 25% of the University's expendable working capital at April 30 each year to be used for internal loans.

The Business Board approved an amended debt policy on April 26, 2023. The University's debt policy was revised to include indirect debt exposure from joint venture partnerships and to increase the upper threshold debt burden ratio from 5% to 6%.

HIGHLIGHTS:

This report provides an update on the total debt limit (as per debt policy approved in April 2023) based on the financial results at April 30, 2026. It compares the updated total debt limit to the total debt allocated by the Business Board and the outstanding debt undertaken by the University as at April 30, 2026. It also provides an update on the actual debt burden ratio and viability ratio based on financial results at April 30, 2026 as compared to the policy ratios. Finally, it provides an update of the status of the long-term borrowing pool (“LTBP”), which is the University’s internal sinking fund in which funds are accumulated for repayment of debentures issued. A summary of these results is provided in the table below. Appendix I attached is the regular status report on debt to April 30, 2026.

Summary of Debt at April 30, 2026 (in millions of dollars)				
	Total	External		Internal Debt
		<u>Direct Debt</u>	<u>Indirect Debt</u>	
Total debt limit	3,294.4	2,106.4		1,188.0
Less: actual debt outstanding	1,326.3	777.6		548.7
Less: allocated and pending	650.3	45.4	52.2	552.7
Remaining unallocated	1,317.8	1,231.2		86.6
Policy debt burden ratio	6.0%			
Actual debt burden ratio	2.3%	1.3%		1.0%
All approved debt including projects in progress	3.4%	1.5%		1.9%
Viability ratio – debt limit	2.0			
Viability ratio – actual debt	5.5			
All approved debt including projects in progress	4.9			
(desired higher than 0.8)				

Background

The current debt strategy approved by the Business Board on April 26, 2023 includes the following elements:

- the total debt limit is calculated based on a 6% debt burden ratio (interest plus principal repayment divided by total expenditures adjusted for depreciation and non-funded pension expense);
- the definition of debt includes indirect debt exposure from existing and future joint venture partnerships;
- debt includes all long-term external direct and indirect debt and internal borrowed funds (with fungibility between them) obtained by any means and excludes letters and lines of credit and all short-term and medium-term internal financing for purposes such as fund deficits;
- even though the internal debt component is limited by debt policy to a maximum of 40% of the Expendable Funds Investment Pool (“EFIP”) – defined as internal debt outstanding divided by audited April 30 EFIP balance plus internal debt outstanding – the allocation of internal debt is currently maintained at 25% of EFIP;
- the viability ratio applies to external debt only (expendable resources divided by external direct and indirect debt) and is used as a secondary monitoring ratio, so that if the viability ratio related to the debt policy limit is below 0.8, consideration will be given to moderating the debt policy limit;
- credit ratings will continue to be excluded from policy determination because they are subject to many external factors, including changes in rating agency methodologies over time;
- borrowing method (e.g. private placement or other method) continues to be determined by the senior officer responsible for financial matters;
- principal and interest repayments related to bullet debenture borrowing will continue to be placed in the LTBP, or other sinking fund mechanism, and, together with investment income, be used to pay periodic interest payments to lenders, and to pay issue and ongoing administrative costs, with the expectation that the net sum from these additions and drawdowns will be sufficient to repay the bullet debentures at maturity;
- the accumulated sinking fund balance is not taken into consideration when reporting on the outstanding debt balance and therefore does not result in an increase in the university’s borrowing capacity; and

- borrowing will continue to be managed within the University through an internal loan programme that blends both external and internal financing sources. Projects and divisions assume amortizing loans with fixed repayment terms and make regular principal and interest payments on these loans.

Update to April 30, 2026 (see appendix II for calculations):

- The debt burden ratio based on actual outstanding debt was 2.3% (\$99.6 million of total interest and principal divided by \$4.3 billion of expenditures), which is lower than the policy debt burden ratio of 6%.
- The Business Board has approved total additional borrowing of up to \$650.3 million for capital projects in progress. If we assume that all approved debt allocations (including projects in progress) are issued and outstanding, total debt would be \$2.0 billion and the debt burden ratio would increase to 3.4%, still below the policy maximum of 6.0%.
- The viability ratio based on actual debt outstanding was 5.5, which is higher (and therefore better) than the desired lower threshold of 0.8. If we assume that all approved debt allocations (including projects in progress) are issued and outstanding, total external debt would be \$875.2 million, and the viability ratio would be 4.9, still well above the minimum threshold of 0.8.
- Based on actual expenditures at April 30, 2026, a 6% policy debt burden ratio resulted in a total debt limit of \$3.29 billion of which \$2.10 billion allocated to external debt. Had the University issued a total of \$2.10 billion in external debt at April 30, 2026, the viability ratio would have been 2.0, which is higher (and therefore better) than the desired lower threshold of 0.8.
- Total debt outstanding of \$1,326.3 million at April 30, 2026 consisted of:
 - \$777.6 million of external debt consisting of:
 - \$710 million in debentures series A to E (reported as \$709 million in the financial statements after the application of accounting rules which netted unamortized discounts and premium); and
 - \$67.6 million of the Project Leap debt that has been drawn to date.
 - \$548.7 million of internal debt.
- The LTBP accumulates funds for repayment of the debentures which will be repaid over five series between 2031 and 2051. At April 30, 2026, the LTBP assets amounted to \$718.8 million, consisting of principal repayments of \$571.6 million and \$147.2 million of internally restricted net assets. Internally restricted net assets (IRNA) mainly represent the difference between cumulative investment earnings from LTBP (including interest collected from internal loans) and cumulative interest payments made to bond holders. Over time, the sinking fund IRNA component has increased significantly because of very strong investment returns. Given the strong position of the sinking fund, in 2025-26 a total of \$100 million was reclassified from the Sinking Fund IRNA component to strategic operating reserves within internally restricted net assets. This reclassification is already reflected in the April 30, 2026

sinking value of \$718.8 million which still exceeds the total \$710 million in debentures. The income statement and balance sheet for the LTBP are attached as appendix III.

The University's credit ratings are Aa1 stable (Moody's Investors Service) and AA+ stable (S&P Global Rating), which ranks the University as a strong investment-grade credit, with all credit rating agencies rating the University above the Province of Ontario.

FINANCIAL AND/OR PLANNING IMPLICATIONS:

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RECOMMENDATION:

For information.

DOCUMENTATION PROVIDED:

Appendix I – Status Report on Debt to April 30, 2026

Appendix II – Debt Burden and Viability Ratios

Appendix III – Long-Term Borrowing Pool Financial Statements

University of Toronto

Status Report on Debt to April 30, 2026

Financial Ratios in accordance with Policy	Total	External		Internal Debt
		Direct Debt	Indirect Debt	
Debt burden ratios:				
Debt policy limit at April 30, 2026	6.0%			
Actual debt outstanding at April 30, 2026	2.3%	1.3%	-	1.0%
All approved debt including projects in progress	3.4%	1.5%	-	1.9%
Viability ratios:				
Debt policy limit at April 30, 2026	2.0			
Actual debt outstanding at April 30, 2026	5.5	5.5	-	-
All approved debt including projects in progress	4.9	4.9	-	-

Debt Policy Limit April 30, 2026	Total in Millions	External		Internal Debt
		Direct Debt	Indirect Debt	
Debt Policy Limit	3,294.4	2,106.4		1,188.0

Allocations	Total in Millions	External		Internal Debt
		Direct Debt	Indirect Debt	
Opening balance at March 31, 2026	2,002.1	823.0	52.2	1,126.9
Change of allocation on previously approved projects	(0.7)	-	-	(0.7)
Repayment of EFIP debt that can be reallocated	(24.8)	-	-	(24.8)
Closing balance at April 30, 2026	1,976.6	823.0	52.2	1,101.4
Unallocated	1,317.8	1,231.2		86.6

Actual Debt Outstanding	Total in Millions	External		Internal Debt
		Direct Debt	Indirect Debt	
Opening balance at March 31, 2026				
Debentures due 2031 to 2051	710.0	710.0		
External Debt (LEAP)	64.8	64.8		
Internal debt	435.0	-	-	435.0
	1,209.8	774.8	-	435.0
Changes	116.5	2.8	-	113.7
Closing balance at April 30, 2026	1,326.3	777.6	-	548.7

Definitions:

Debt includes all long-term external and internal borrowed funds obtained by any means (e.g. debentures, bank loans) and excludes letters and lines of credit and all short-term and medium term internal financing for purposes such as construction financing and fund deficits.

Indirect Debt includes off-balance sheet debt such as long-term debt obtained through a limited partnership arrangement that is not recorded in the University's balance sheet, but exposes the University to a potential financial liability

Debt burden ratio, key determinant of debt policy limit, equals interest plus principal divided by total expenditures.

Debt policy limit is the maximum debt that can be taken on based on a debt burden ratio of 6%.

Viability ratio, be taken into consideration in setting debt policy limit, equals expendable resources divided by external debt. The debt strategy has set a preference of a viability ratio of 0.8 or greater.

Allocations are all borrowings approved by Business Board, including indirect debt plus contingency for donations pledges.

Actual debt outstanding is the sum of actual internal loans issued, actual external debt issuance and indirect debt

Debt Burden Ratio Fiscal 2026

$$\text{Debt Burden} = \frac{\text{Principal + Interest}}{\text{Total Expenditures}}$$

	(in Millions)		
	External Debt	Internal other	Ext + Int Debt
Principal Payment	19.1	13.7	32.8
Interest Payment	39.3	27.5	66.8
Total Principal & Interest (Fiscal 2026)	58.4	41.2	99.6
Total Expenses (Fiscal 2026)	4,519.0	4,519.0	4,519.0
Less amortization of capital assets	(277.0)	(277.0)	(277.0)
Plus Principal payments	19.1	13.7	32.8
Pension and other employee future benefits funding in excess/(short) of expense	(24.1)	(24.1)	(24.1)
Total Expenditures (Fiscal 2026)	4,237.0	4,231.6	4,250.7
Debt Burden Ratios:	1.3%	1.0%	2.3%

Viability Ratio* at April 30, 2026

$$\text{Viability Ratio} = \frac{\text{Expendable resources (see list below)}}{\text{Debt}}$$

	(in Millions)		
	External Debt	Indirect Debt	Ext + Indirect Debt
Expendable resources			
Deficit	(581.0)	(581.0)	(581.0)
Internally restricted endowments	619.0	619.0	619.0
Deferred Contributions	1,196.0	1,196.0	1,196.0
Internally restricted cash reserves		-	
Capital projects and infrastructure reserves	1,481.0	1,481.0	1,481.0
Operating contingency reserves	673.0	673.0	673.0
Research support	340.0	340.0	340.0
Student assistance	76.0	76.0	76.0
Pension plan reserve	315.0	315.0	315.0
Departmental trust funds	118.0	118.0	118.0
Other funds	58.0	58.0	58.0
Total expendable resources at April 30, 2026	4,295.0	4,295.0	4,295.0
Total Debt at April 30, 2026	777.6	-	777.6
Viability Ratios	5.5	-	5.5

* Viability ratio is calculated on external direct and indirect debt only

Maximum Debt Policy Limit at 6% Debt Burden Ratio (April 30, 2026)

$$\text{Debt Burden} = \frac{\text{Principal + Interest}}{\text{Total Expenditures}}$$

	(in Millions)	
Total Expenses	4,519.0	
Less Amortization of capital assets	(277.0)	
Plus Principal payments	32.8	
Pension and Other Employee Future Benefits funding in excess/(short) of expen	(24.1)	
Total Expenditures	<u>4,250.7</u>	(a)
* Funding is less than the pension expenses.		
Debt Burden Ratio of	6.0%	(b)
Represents total Principal and Interest at 6% debt burden	255.0	(a) x (b)
Less 12 months of principal + Interest on actual outstanding debt of \$1,326.3 mi	(101.6)	
Additional Principal + Interest that UofT can afford	<u>153.4</u>	
Cost of additional internal debt of \$639.3 million (maximum of 25% of EFIP at April 30, 2026 which was \$1,188.0 million) at interest rate of 5.5%:	47.1	

Cost of **additional external debt** that UofT can afford assuming that it will be borrowed at an interest rate of 5.5%* with equal principal payments over 40 years:

$$\begin{array}{rcccl} \text{Principal} & + & \text{Interest} & = & \\ \left(\frac{\text{Debt}}{40 \text{ years}} \right) & + & \left(\text{Debt} \times 5.5\% \right) & = & \end{array}$$

106.3
<u>153.4</u>

Summary:

Additional internal debt that UofT can afford	639.3
Additional external debt that UofT can afford	1,328.8
	<u>1,968.1</u>
Plus actual outstanding internal debt	548.7
Plus actual outstanding external debt	777.6
Maximum debt that UofT can borrow at 6% debt burden ratio	<u>3,294.4</u>

Sensitivity Analysis:

If the borrowing rate is increased to 6.0%, the debt limit would be reduced by \$105.3 million

Long Term Borrowing Pool (LTBP)
For the year ended April 30

Income Statement
(in millions)

	<u>2026</u>	<u>2025</u>
Net investment income on LTBP investments	102.4	56.7
Interest income from internal loans	8.7	11.2
Fees and amortization of issue costs	(0.3)	(0.3)
Interest payments to bond holders	<u>(38.0)</u>	<u>(38.0)</u>
Change in internally restricted net assets	72.8	29.8
Internally restricted net assets, opening balance	174.4	144.6
Less: LTBP transfer to operating	<u>(100.0)</u>	-
Internally restricted net assets, closing balance	<u><u>147.2</u></u>	<u><u>174.4</u></u>

Balance Sheet
(in millions)

	<u>2026</u>	<u>2025</u>
Assets		
LTBP investments ¹	778.2	717.1
Less: LTBP Transfer to Operating	(60.0)	-
Unamortized issue costs and premium (prepaid expenses)	<u>0.6</u>	<u>0.6</u>
	<u><u>718.8</u></u>	<u><u>717.7</u></u>
Liabilities		
Principal collected to date and payable to bondholders on various maturity dates	571.6	543.3
Net assets		
Internally restricted net assets	<u>147.2</u>	<u>174.4</u>
	<u><u>718.8</u></u>	<u><u>717.7</u></u>

¹ LTBP investments, which are mainly offset by accumulated amortization of capital assets financed by the debentures, are reported in UofT's financial statements as follows:

	<u>2026</u>	<u>2025</u>
Investments (LTCAP)	763.2	682.7
LTBP Transfer to Operating	(60.0)	-
Short-term investments (EFIP)	<u>15.0</u>	<u>34.4</u>
	<u><u>718.2</u></u>	<u><u>717.1</u></u>