

Reserve Fund Quarterly

October 21, 2025

Our monthly bulletin for condo boards, property managers, and others involved with the management of residential and commercial condominium reserve funds

Fixed Income Rate Sheet

*Decrease from last month
*Increase from last month
*No change from last month

High Interest Savings Account (can be used for operating account)	2.25%
High Interest Chequing Account (can write cheques/e-transfer)	2.00%
1-Year GIC Cashable after 30 Days	2.15%

	Guaranteed Investment Certificates (GIC) Opportunities				
	1 Year	2 Year	3 Year	4 Year	5 Year
Annual Pay	3.03%	3.19%	3.23%	3.32%	3.49%

Canadian T-Bills		
Issuer	Maturity Date	Yield to Maturity
Canadian Government	1 Month	2.22%
Canadian Government	2 Months	2.20%
Canadian Government	3 Months	2.18%

Featured Structured Solution of the Month

Condo boards must be more creative in today's ultra-low rate environment to earn a legitimate return on their reserve fund. Thankfully, there are structured products available, which offer principal protection, as well as equity market participation to help gain more meaningful returns in your reserve fund.

National Bank Canadian Banks Excess Participation GIC

Based on the equal weight Canadian banks index, this GIC comes with a five-and-a-half-year term. The five-year term offers a return potential of 155% of the positive price appreciation of the bank index over the term. With rates decreasing, market-linked GICs remain attractive.

Highlights:

- 5-year term 155% participation
- Based on the Solactive Equal Weight Canadian Banks Index
- Early trading fee for first 365 days, liquid daily thereafter
- Principal protected (at maturity) by National Bank and by CDIC (up to CDIC limit)

With rates being cut, and likely to continue being cut, we are gaining more interest in market-linked GICs.

For more detailed information on rates and other products/services offered to condo corporations, or to subscribe to *Reserve Fund Monthly*, please contact the writer.

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