

January 4, 2024

#### Dear Bondholder:

The Massachusetts State College Building Authority (the "Authority") appreciates your investment in one or more of the Authority's Refunding Revenue Bonds listed on page (i) of the Invitation (as defined below) (collectively, the "Bonds"), bearing the CUSIP numbers set forth on Attachment A. Terms used in this letter and not defined herein have the same meanings assigned to them in the Invitation.

You are receiving this letter because the Authority is offering to purchase your Bonds for cash in connection with a potential refinancing of certain of the Authority's outstanding debt (the "Tender Offer"). The Tender Offer is further described in the Authority's Invitation to Tender Bonds for Purchase, dated January 4, 2024 (the "Invitation"), and is subject to the terms and conditions described in the Invitation. Information concerning the Authority and the proposed Project and Refunding Revenue Bonds, Series 2024A of the Authority, which will be issued to fund the purchase price for Bonds tendered and accepted by the Authority pursuant to the Tender Offer, is set forth in the Authority's Preliminary Official Statement, dated January 4, 2024 (the "2024A POS"), attached as Appendix A to the Invitation. Please see below for directions regarding how to access the Invitation and related offer documents via the web.

### **Background**

The purpose of the Tender Offer is to give the Authority an opportunity to restructure a portion of the Authority's debt service requirements. The Authority anticipates paying for the Bonds it purchases pursuant to the Tender Offer, together with the costs related thereto, from proceeds of the Series 2024A Bonds anticipated to be issued on the Settlement Date (as set forth in the Invitation), and supplemented by available funds of the Authority in the Authority's sole determination. Accrued interest on the Bonds accepted by the Authority for purchase will be paid by the Authority from available funds of the Authority.

#### What Price is the Issuer Offering to Purchase my Bonds?

Each Bondholder is invited by the Authority to offer to sell to the Authority, for payment in cash, all or part of its beneficial ownership interests in the Bonds. The purchase price for holders of the Bonds will be based on a fixed spread to be added to the yields on certain benchmark United States Treasury Securities. Please see the Attachment A for the fixed spread that the Authority is offering for your Bonds. For illustrative purposes only, Attachment A provides an example of the Purchase Prices realized by Bondholder that submits an offer based on the closing yields as of January 3, 2024 for the Benchmark Treasury Securities provided below and the Fixed Spreads. THIS EXAMPLE IS BEING PROVIDED FOR CONVENIENCE ONLY AND IS NOT TO BE RELIED UPON BY A BONDHOLDER AS AN INDICATION OF THE PURCHASE YIELD OR PURCHASE PRICES THAT MAY BE ACCEPTED BY THE AUTHORITY.

On January 24, 2024, the Authority will determine the purchase price for the Bonds pursuant to the calculations described in the Invitation and will publish the respective purchase prices.

The Authority has no obligation to accept for purchase any tendered Bonds, and the Authority's obligation to accept for purchase Bonds validly tendered (and not validly withdrawn) pursuant to the Tender Offer are subject to the satisfaction of or waiver of the conditions described in the Invitation on or prior to the Settlement Date.

In deciding whether, and if so, how to respond to the Tender Offer, you should contact your broker, account executive, financial advisor and/or other professional to discuss the Tender Offer and the options available to you.

# What Happens if I Choose Not to Participate?

Holders of Bonds who do not accept the Tender Offer, as well as Holders of Bonds who tender Bonds for purchase that the Authority chooses not to accept, will continue to hold such Bonds in their account unchanged by virtue of the Tender Offer. Such Bonds shall remain outstanding under the Authority's Trust Agreement. See Invitation – "Bonds not Tendered for Purchase".

The deadline to offer your Bonds for purchase is January 19, 2024, at 5:00 p.m., New York City time, unless extended or earlier terminated. Should you wish to participate in the Tender Offer, please contact your bank, broker or other financial advisor in advance of this date so that they may have sufficient time to relay your instructions to the Authority prior to expiration of the Tender Offer.

This brief letter does not provide all of the information that you need to consider the Authority's Tender Offer. The Tender Offer is only being made pursuant to the Invitation. Bondholders are urged to carefully read the entire Invitation, the 2024A POS, and all appendices to both documents, because these documents contain information, including the various terms of and conditions to the Tender Offer that Bondholders should consider before making any decision regarding tendering their Bonds.

The Invitation along with the 2024A POS, attached as Appendix A thereto, are available electronically on the Municipal Securities Rulemaking Board's Electronic Municipal Market Access website, currently located at <a href="http://emma.msrb.org">http://emma.msrb.org</a>, using the CUSIP numbers for the Bonds listed in the Invitation, as well as the website of the Information Agent at <a href="http://www.globic.com/mscba">www.globic.com/mscba</a>. Throughout the term of the Tender Offer and upon expiration of the Tender Offer, the Authority will post notices regarding the Tender Offer on these same weblinks.

Institutional investors with questions about the Tender Offer should contact the Dealer Manager at:

#### **BofA Securities, Inc.**

Contact your BofA Securities representative or the Municipal Liability Management Group, E-Mail: dg.muni-lm@bofa.com, Tel: (646) 743-1362

Individual investors and their brokers, account executives, financial advisors and/or other appropriate professionals with questions about the Tender Offer should contact the Information Agent, Robert Stevens of Globic Advisors, at: (212) 227-9699 or by email: rstevens@globic.com.

Please note that the Authority retains the right to modify or withdraw the Tender Offer as more fully described in the Invitation.

Thank you for taking the time to consider the Tender Offer.

#### MASSACHUSETTS STATE COLLEGE BUILDING AUTHORITY

# ATTACHMENT A

# BONDS SUBJECT TO TENDER OFFER

Refunding Revenue Bonds, Series 2019B (Federally Taxable)

CUSIP1	Maturity (May 1)	Interest <u>Rate</u>	Outstanding Principal <u>Amount</u>	Maximum Principal Amount to be <u>Accepted</u>	Par Call Date (Nov. 1)	Benchmark Treasury Security	Fixed Spread ( <u>basis points)</u>
575831DZ2	2025	4.000%	\$1,830,000	\$1,830,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+27.5 bps
575831EA6	2026	4.000%	1,900,000	1,900,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+22.5 bps
575831EB4	2027	4.000%	1,980,000	1,980,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+27.5 bps
575831EC2	2028	4.000%	2,055,000	2,055,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+25.0 bps
575831ED0	2029	4.000%	2,140,000	2,140,000	2028	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+25.0 bps
575831EE8	2030	4.000%	2,225,000	2,225,000	2028	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+32.5 bps
575831EF5	2031	4.000%	2,315,000	2,315,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps
575831EG3	2032	4.000%	2,405,000	2,405,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps
575831EH1	2033	4.000%	2,500,000	2,500,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps
575831EJ7	2034	4.000%	2,600,000	2,600,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+52.5 bps
575831EK4	2035	4.000%	2,705,000	2,705,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+55.0 bps
575831EM0	2037	4.000%	5,740,000	5,740,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+62.5 bps
575831EP3	2039	4.050%	6,215,000	6,215,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+70.0 bps
575831ER9	2041	4.100%	6,725,000	6,725,000	2028	UST 4.750% due 11/15/2043 CUSIP:912810TW8	+45.0 bps

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CUSIP2	Maturity (May 1)	Interest Rate	Outstanding Principal Amount	Maximum Principal Amount to be Accepted	Par Call Date (May 1)	Benchmark Treasury Security	Fixed Spread (basis points)
					(May 1)		<u> </u>
575831EX6	2025	2.156%	\$11,850,000	\$11,850,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+22.5 bps
575831EY4	2026	2.256%	13,735,000	13,735,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+17.5 bps
575831EZ1	2027	2.389%	11,525,000	11,525,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+22.5 bps
575831FA5	2028	2.439%	11,375,000	11,375,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+20.0 bps
575831FB3	2029	2.499%	11,070,000	11,070,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+20.0 bps
575831FC1	2030	2.599%	11,645,000	11,645,000	2029	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+25.0 bps
575831FD9	2031	2.739%	12,255,000	12,255,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+32.5 bps
575831FE7	2032	2.839%	7,840,000	7,840,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps
575831FF4	2033	2.889%	8,585,000	8,585,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps
575831FG2	2034	2.939%	8,910,000	8,910,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps
575831FH0	2039	3.273%	53,115,000	53,115,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+62.5 bps
575831FJ6	2043	3.373%	43,855,000	43,855,000	2029	UST 4.750% due 11/15/2043 CUSIP:912810TW8	+45.0 bps

### Refunding Revenue Bonds, Series 2020A (Federally Taxable)

CUSIP*	Maturity (May 1)	Interest <u>Rate</u>	Outstanding Principal <u>Amount</u>	Maximum Principal Amount to be <u>Accepted</u>	Par Call Date (May 1)	Benchmark Treasury Security	Fixed Spread (basis points)
575831FL1	2025	1.194%	\$2,830,000	\$1,130,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+17.5 bps
575831HX3	2026	1.412%	6,305,000	2,520,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+12.5 bps
575831HZ8	2027	1.512%	8,735,000	3,490,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+17.5 bps
575831FP2	2028	1.701%	4,645,000	1,855,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+15.0 bps
575831JA1	2029	1.801%	17,575,000	7,030,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+15.0 bps
575831GX4	2030	1.901%	19,300,000	7,720,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+20.0 bps
575831FS6	2031	1.951%	27,460,000	10,980,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+27.5 bps
575831GY2	2032	2.031%	30,790,000	12,315,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+32.5 bps
575831GZ9	2033	2.101%	31,520,000	12,605,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps
575831HA3	2034	2.201%	27,830,000	11,130,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps
575831HB1	2035	2.251%	26,075,000	10,430,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps
575831HC9	2040	2.972%	112,525,000	45,000,000	2030	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+57.5 bps
575831HY1	2049	3.072%	76,465,000	30,560,000	2030	UST 4.125% due 08/15/2053 CUSIP:912810TT5	+57.5 bps

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For illustrative purposes only, the tables on the following page provide an example of the Purchase Prices realized by Bondholder that submit an Offer based on the following closing yields as of January 3, 2024 for the Benchmark Treasury Securities provided below and the Fixed Spreads. THIS EXAMPLE IS BEING PROVIDED FOR CONVENIENCE ONLY AND IS NOT TO BE RELIED UPON BY A BONDHOLDER AS AN INDICATION OF THE PURCHASE YIELD OR PURCHASE PRICES THAT MAY BE ACCEPTED BY THE AUTHORITY.

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Based on these Benchmark Treasury Security yields, the following Purchase Prices would be derived:

Refunding Revenue Bonds, Series 2019B (Federally Taxable)

		·	Outstanding	Maximum Principal Amount to	Par Call			Illustrative	Illustrative	Illustrative** Offer Purchase
CUSIP*	Maturity ( <u>May 1</u> )	Interest <u>Rate</u>	Principal Amount	be <u>Accepted</u>	Date ( <u>Nov. 1</u> )	Benchmark Treasury Security	Fixed Spread (basis points)	Benchmark <u>Yield</u>	Purchase <u>Yield</u>	Price (% of <u>Principal)</u>
575831DZ2	2025	4.000%	\$1,830,000	\$1,830,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+27.5 bps	4.333%	4.608%	99.263
575831EA6	2026	4.000%	1,900,000	1,900,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+22.5 bps	4.087%	4.312%	99.332
575831EB4	2027	4.000%	1,980,000	1,980,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+27.5 bps	3.905%	4.180%	99.453
575831EC2	2028	4.000%	2,055,000	2,055,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+25.0 bps	3.905%	4.155%	99.396
575831ED0	2029	4.000%	2,140,000	2,140,000	2028	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+25.0 bps	3.925%	4.175%	99.177
575831EE8	2030	4.000%	2,225,000	2,225,000	2028	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+32.5 bps	3.925%	4.250%	98.635
575831EF5	2031	4.000%	2,315,000	2,315,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps	3.920%	4.295%	98.173
575831EG3	2032	4.000%	2,405,000	2,405,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps	3.920%	4.345%	97.623
575831EH1	2033	4.000%	2,500,000	2,500,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps	3.920%	4.395%	97.018
575831EJ7	2034	4.000%	2,600,000	2,600,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+52.5 bps	3.920%	4.445%	96.362
575831EK4	2035	4.000%	2,705,000	2,705,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+55.0 bps	3.920%	4.470%	95.874
575831EM0	2037	4.000%	5,740,000	5,740,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+62.5 bps	3.920%	4.545%	94.762
575831EP3	2039	4.050%	6,215,000	6,215,000	2028	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+70.0 bps	3.920%	4.620%	93.945
575831ER9	2041	4.100%	6,725,000	6,725,000	2028	UST 4.750% due 11/15/2043 CUSIP:912810TW8	+45.0 bps	4.225%	4.675%	93.365

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<sup>\*\*</sup> For illustrative purposes only, the above table provides an example of the Purchase Prices realized by Bondholder that submit an Offer based on the closing yields as of January 3, 2024 for the Benchmark Treasury Securities provided below and the Fixed Spreads. On January 24, 2024, the Authority will determine the purchase price for the Bonds pursuant to the calculations described in this Tender Offer and will publish the respective purchase prices.

<u>CUSIP*</u>	Maturity ( <u>May 1</u> )	Interest Rate	Outstanding Principal <u>Amount</u>	Maximum Principal Amount to be Accepted	Par Call Date (May 1)	Benchmark Treasury Security	Fixed Spread (basis points)	Illustrative Benchmark <u>Yield</u>	Illustrative Purchase <u>Yield</u>	Illustrative** Offer Purchase Price (% of <u>Principal)</u>
575831EX6	2025	2.156%	\$11,850,000	\$11,850,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+22.5 bps	4.333%	4.558%	97.110
575831EY4	2026	2.256%	13,735,000	13,735,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+17.5 bps	4.087%	4.262%	95.736
575831EZ1	2027	2.389%	11,525,000	11,525,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+22.5 bps	3.905%	4.130%	94.752
575831FA5	2028	2.439%	11,375,000	11,375,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+20.0 bps	3.905%	4.105%	93.559
575831FB3	2029	2.499%	11,070,000	11,070,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+20.0 bps	3.925%	4.125%	92.391
575831FC1	2030	2.599%	11,645,000	11,645,000	2029	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+25.0 bps	3.925%	4.175%	91.405
575831FD9	2031	2.739%	12,255,000	12,255,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+32.5 bps	3.920%	4.245%	90.682
575831FE7	2032	2.839%	7,840,000	7,840,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps	3.920%	4.295%	89.971
575831FF4	2033	2.889%	8,585,000	8,585,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps	3.920%	4.345%	89.002
575831FG2	2034	2.939%	8,910,000	8,910,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps	3.920%	4.395%	88.084
575831FH0	2039	3.273%	53,115,000	53,115,000	2029	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+62.5 bps	3.920%	4.545%	87.397
575831FJ6	2043	3.373%	43,855,000	43,855,000	2029	UST 4.750% due 11/15/2043 CUSIP:912810TW8	+45.0 bps	4.225%	4.675%	84.506

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<sup>\*\*</sup> For illustrative purposes only, the above table provides an example of the Purchase Prices realized by Bondholder that submit an Offer based on the closing yields as of January 3, 2024 for the Benchmark Treasury Securities provided below and the Fixed Spreads. On January 24, 2024, the Authority will determine the purchase price for the Bonds pursuant to the calculations described in this Tender Offer and will publish the respective purchase prices.

Refunding Revenue Bonds, Series 2020A (Federally Taxable)

CUSIP*	Maturity (May 1)	Interest <u>Rate</u>	Outstanding Principal <u>Amount</u>	Maximum Principal Amount to be Accepted	Par Call Date (May 1)	Benchmark Treasury Security	Fixed Spread ( <u>basis points)</u>	Illustrative Benchmark <u>Yield</u>	Illustrative Purchase <u>Yield</u>	Illustrative** Offer Purchase Price (% of Principal)
575831FL1	2025	1.194%	\$2,830,000	\$1,130,000	-	UST 4.250% due 12/31/2025 CUSIP:91282CJS1	+17.5 bps	4.333%	4.508%	96.013
575831HX3	2026	1.412%	6,305,000	2,520,000	-	UST 4.375% due 12/15/2026 CUSIP:91282CJP7	+12.5 bps	4.087%	4.212%	94.047
575831HZ8	2027	1.512%	8,735,000	3,490,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+17.5 bps	3.905%	4.080%	92.255
575831FP2	2028	1.701%	4,645,000	1,855,000	-	UST 3.750% due 12/31/2028 CUSIP:91282CJR3	+15.0 bps	3.905%	4.055%	90.892
575831JA1	2029	1.801%	17,575,000	7,030,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+15.0 bps	3.925%	4.075%	89.346
575831GX4	2030	1.901%	19,300,000	7,720,000	-	UST 3.750% due 12/31/2030 CUSIP:91282CJQ5	+20.0 bps	3.925%	4.125%	87.854
575831FS6	2031	1.951%	27,460,000	10,980,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+27.5 bps	3.920%	4.195%	86.093
575831GY2	2032	2.031%	30,790,000	12,315,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+32.5 bps	3.920%	4.245%	84.722
575831GZ9	2033	2.101%	31,520,000	12,605,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+37.5 bps	3.920%	4.295%	83.393
575831HA3	2034	2.201%	27,830,000	11,130,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+42.5 bps	3.920%	4.345%	82.413
575831HB1	2035	2.251%	26,075,000	10,430,000	-	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+47.5 bps	3.920%	4.395%	81.127
575831HC9	2040	2.972%	112,525,000	45,000,000	2030	UST 4.500% due 11/15/2033 CUSIP:91282CJJ1	+57.5 bps	3.920%	4.495%	84.349
575831HY1	2049	3.072%	76,465,000	30,560,000	2030	UST 4.125% due 08/15/2053 CUSIP:912810TT5	+57.5 bps	4.092%	4.667%	76.481

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<sup>\*\*</sup> For illustrative purposes only, the above table provides an example of the Purchase Prices realized by Bondholder that submit an Offer based on the closing yields as of January 3, 2024 for the Benchmark Treasury Securities provided below and the Fixed Spreads. On January 24, 2024, the Authority will determine the purchase price for the Bonds pursuant to the calculations described in this Tender Offer and will publish the respective purchase prices.