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Weekly Healthcare Market Update

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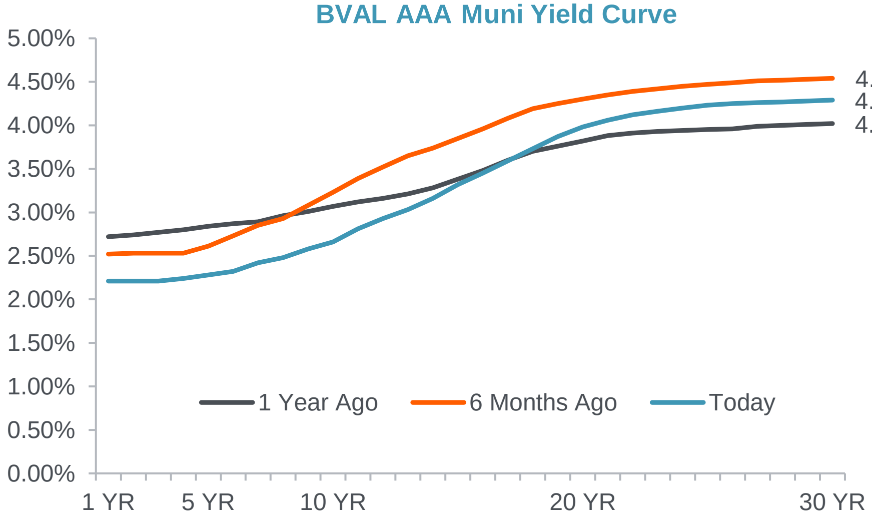
Capital Markets Update

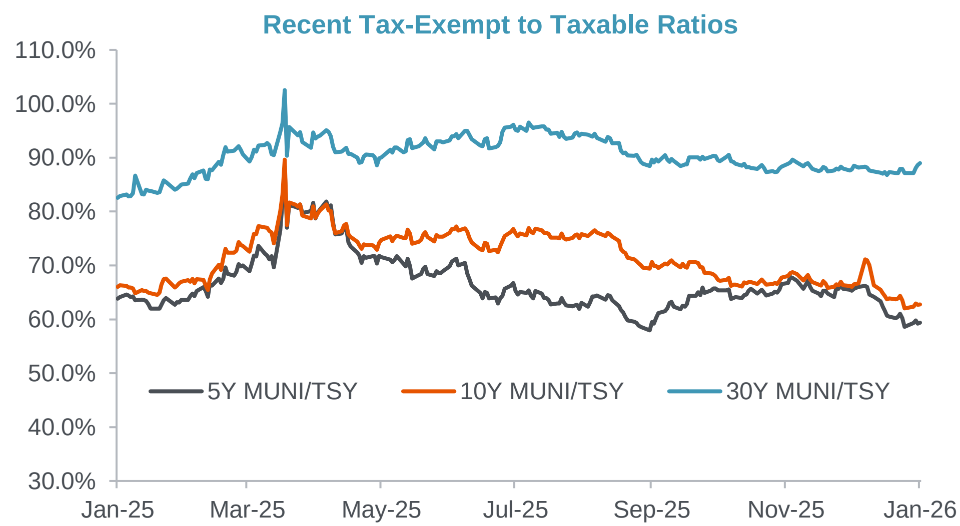
Market Commentary

Treasuries were mixed across the curve, with the 1-year yield falling by 2 basis points and the 5-year rising by 2 basis points, while the 10-year remained flat, and the long end dipped by just 1 basis point. In contrast, MMD yields rose across the board, particularly at the long end where the 20-year and 30-year climbed 7 and 8 basis points, respectively. Looking ahead, the week begins on Tuesday with Consumer Confidence, which is expected to come in at 90.0 versus the prior reading of 89.1. The focus then shifts to Wednesday for the year's first FOMC announcement and press conference, where markets are pricing in a greater than 97% chance of rates remaining unchanged. Finally, the week wraps up with Jobless Claims on Thursday, expected to rise slightly to 205k, followed by the Chicago PMI on Friday.

US Treasury Market			Tax-Exempt Market			Tax-Exempt to Taxable Ratios		
US Treasury	**Current Yield**	**Weekly Change**	**BVAL "AAA" Muni Yield**	**Current Yield**	**Weekly Change**	**Muni / TSY Ratio**	**Current Ratio**	**Previous Week**
1 Year	3.53%	-2 bps	1 Year	2.21%	1 bps	5Y Muni / TSY	59.4%	58.6%
5 Year	3.84%	2 bps	5 Year	2.28%	4 bps	10Y Muni / TSY	62.7%	62.0%
10 Year	4.24%	0 bps	10 Year	2.66%	3 bps	30Y Muni / TSY	89.0%	87.2%
20 Year	4.78%	-1 bps	20 Year	3.98%	7 bps			
30 Year	4.82%	-1 bps	30 Year	4.29%	8 bps			



Source: Bloomberg



Source: Bloomberg, Treasury.gov

Note: Rates as of January 23, 2026.

Healthcare Market Update

Pricings last week

Piper Sandler was in the market last week with Monument Health.

Selected Healthcare Financings Priced the Week of 1/19/2026					
Borrower	Par Amount ($000s)	Rating (M/S/F)	Spread	Coupon/Yield	Maturity
Monument Health	$125,000	A1/NR/AA-	0.66%	5.25% / 4.95%	2056
Hartford Healthcare	$700,000	NR/A/A+	0.49%	5.00% / 4.77%	2055
Mass General Brigham	$571,180	Aa3/AA-/NR	0.47%	5.00% / 4.56%	2049
MedStar Health (2026A)	$491,280	A2/A/NR	0.59%	5.25% / 4.86%	5054
Christian Care Health System	$328,330	Aa2/AA/NR	0.47%	5.25% / 4.70%	2051
MedStar Health (2026B)	$233,490	A2/A/NR	0.81%	5.00% / 3.48%	2056
Brown University Health	$126,180	NR/BBB+/BBB+	0.75%	5.50% / 5.04%	2056
Total	**$2,575,460**				

Expected pricings this week

Tampa General Hospital (FL) is expected to price this week.

Selected Healthcare Financings Expected the Week of 1/26/2026					
Borrower	Par Amount ($000s)	Rating (M/S/F)	Expected Pricing Date	Tax Status	Purpose
Tampa General Hospital	$369,295	NR/A-/A	1/27	Tax-Exempt	New Money
Total	**$369,295**				

Recent rating actions

Selected Moody's Rating Actions for the Week of 1/19		
Borrower	Rating (Outlook)	Note
Children's Wisconsin (WI)	Aa3 (Sta)	Rating affirmed
Methodist Health System (TX)	Aa3 (Sta)	Rating affirmed
UNC Health (NC)	Aa2 (Sta)	Upgraded

Selected S&P Rating Actions for the Week of 1/19		
Borrower	Rating (Outlook)	Note
Beebe Medical Center (DE)	BBB- (Neg)	Revised to Neg
Methodist Health System (TX)	AA- (Sta)	Rating affirmed
Covenant HealthCare (MI)	A+ (Sta)	Rating affirmed

Selected Fitch Rating Actions for the Week of 1/19		
Borrower	Rating (Outlook)	Note
Children's National Hospital (DC)	A+ (Sta)	Rating affirmed
University Hospital (NJ)	BBB+ (Sta)	Rating affirmed

Note: Expected pricings based on the negotiated calendar.

Fixed Income Analytics Group

In-depth market analysis

Piper Sandler has a nationally recognized fixed income analytics team that provides comprehensive research into market trends and outlook.

Initial Jobless Claims (Layoffs Still Very Low)

"Initial claims were little changed on the week, and the four-week moving average remained near its lowest level in roughly two years. By contrast, non-seasonally adjusted claims eased from last week's spike but remain elevated, typical for early January as post-holiday staffing rolls off, temporary roles expire, and calendar/weather effects add noise. On a state basis, New York, Georgia, and Texas saw the largest declines in initial claims, while Puerto Rico posted a modest increase. Continuing claims moved lower to their lowest level since November, consistent with a 'low-layoff' labor market even as hiring remains subdued. Part of the decline may reflect benefit exhaustion (typically 26 weeks in most states), so it doesn't necessarily signal a step-change in reemployment. Overall, this report reinforces the 'delayed easing' narrative, with futures not fully pricing the first cut until July."

Pending Home Sales (Housing Rebound Stalls)

"After four consecutive monthly increases that lifted contract signings to near a three-year high in November, December saw a significant pullback, with the U.S. Pending Home Sales Index sliding back toward historical lows. Pending sales fell across all four regions, and on a year-over-year basis overall sales declined for the second straight month. This reversal follows several months of promising gains in both contracts and closed sales and dampens the near-term outlook. Higher borrowing costs, persistently low inventory, and tighter credit continue to restrain buyer demand. However, a central driver of the market's stagnation remains the limited supply of homes for sale. As the NAR notes, 'Consumers prefer seeing abundant inventory before making the major decision of purchasing a home. So, the decline in pending home sales could be a result of dampened consumer enthusiasm about buying a home when there are so few options listed for sale'. Because pending home sales typically lead existing home sales by one to two months, today's soft reading suggests some near-term weakness in upcoming closings. Still, with mortgage rates gradually declining, conditions may improve later in the year, potentially supporting a slow but steady rebound in both pending and existing home sales."

MBA Mortgage Applications (Refis Jump Again)

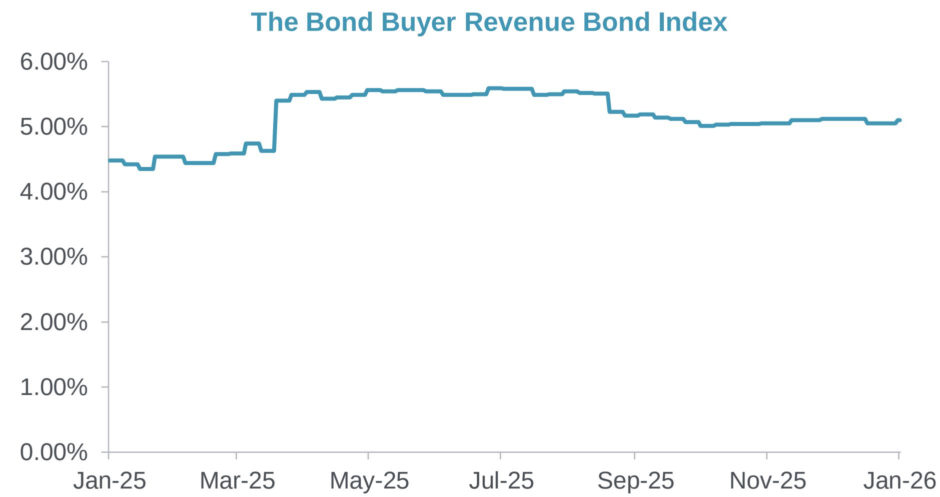
"Mortgage applications rose for a third straight week, supported by gains in both purchase and refinance activity. Over the past 12 months, total application volume is up 77%, with the index at its highest level since March 2022. Year over year, purchase volume is up 19%, while refis are up 183%. Rates fell for a third straight week, with the 30-year fixed down 2 bp to 6.16% the lowest since September 2024. Even this modest decline drove refinance activity up more than 20% week over week, on the heels of last week's 28.5% surge. Average refi loan sizes also rose, consistent with larger-balance borrowers being the most rate-sensitive. Purchase applications increased just 5.1%, as slightly lower rates and higher inventory kept buyers engaged. But the relatively muted response underscores how rate- and affordability-sensitive demand remains. Elevated home prices, rising insurance costs, and still-tight supply continue to weigh on affordability—at these levels, a 2 bp drop simply isn't enough to meaningfully reignite purchase demand. Treasury yields have drifted lower, helping mortgage rates ease in recent months. Rates have also moved down in recent weeks following news of increased GSE MBS purchases, offering some relief. Still, borrowing costs remain high versus historical norms. With the Fed expected to keep cutting through 2026, the key question is shifting from if demand returns to when buyers feel confident enough to step back in."

Rate Movements Last 12 Months

Long-term and short-term rates

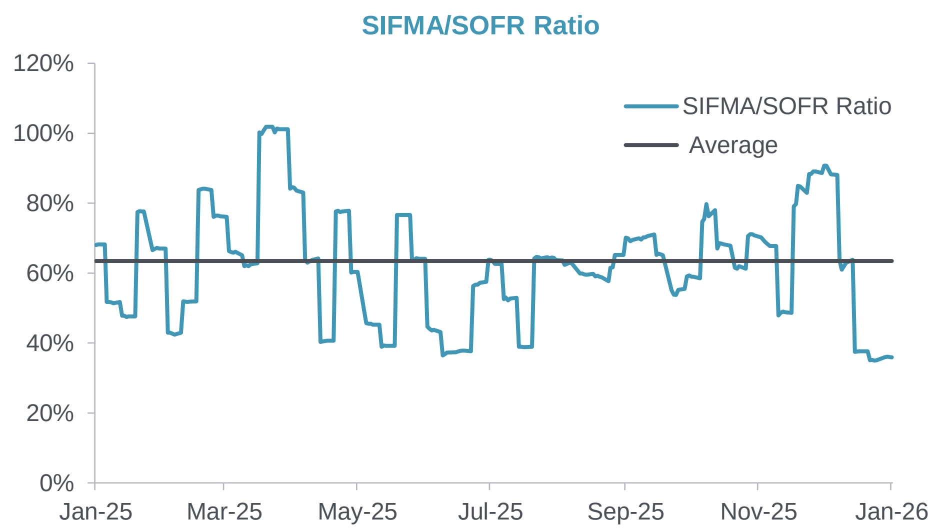
Index	Current	Max	Min	Average
BBRBI	5.10%	5.59%	4.35%	5.14%
10Y Muni	2.66%	3.89%	2.63%	3.06%
10Y Treasury	4.24%	4.65%	3.88%	4.26%
SIFMA	1.31%	4.41%	1.28%	2.61%
SOFR	3.65%	4.51%	3.63%	4.21%
SIFMA/SOFR Ratio	35.9%	101.8%	35.0%	62.1%

Long-Term Rates



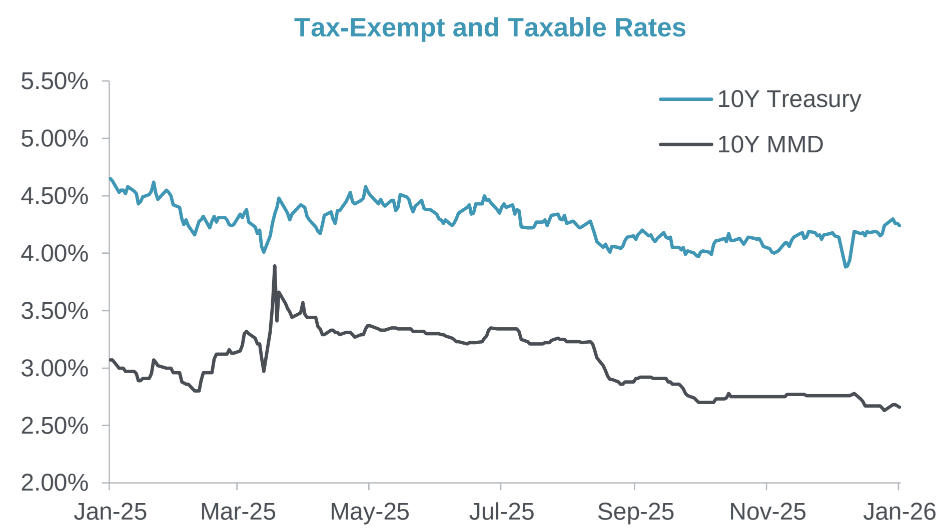
Source: Bond Buyer

Short-Term Rates



Source: SIFMA, Bloomberg

Long-Term Rates

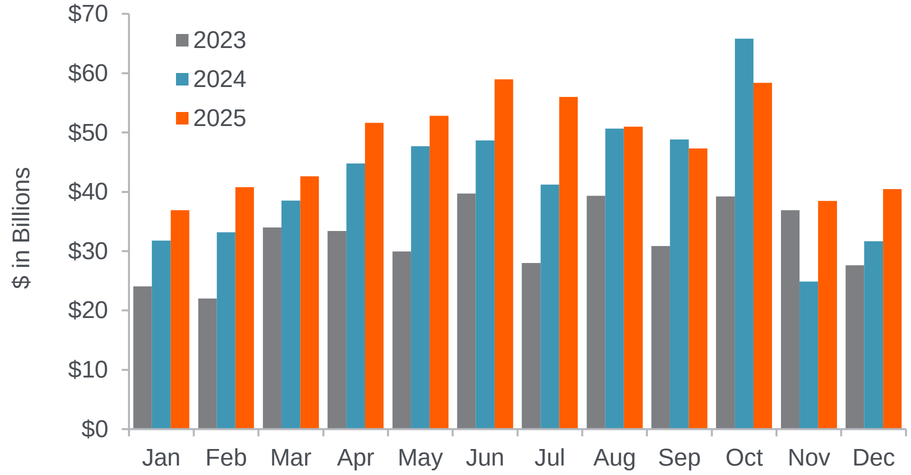


Source: Treasury.gov, Bloomberg

Bond Buyer Revenue Bond Index (BBRBI) shows the average yield on a basket of 25 revenue bonds with 30-year maturities and an average rating equivalent to Moody's "A1" and S&P's "A+."
Bloomberg's BVAL AAA Callable Curve (Muni) is the yield curve of the highest-rated ("AAA" GO) municipal bonds.
SIFMA rate is a weekly short-term index comprised of tax-exempt variable rate bonds which serves as a benchmark floating rate.
Secured Overnight Financing Rate (SOFR) is a benchmark rate at which banks charge each other for short-term loans. SOFR is a replacement for LIBOR.

Municipal Bond Supply and Economic Calendar

Primary Monthly Issuance Volume



Source: Bond Buyer

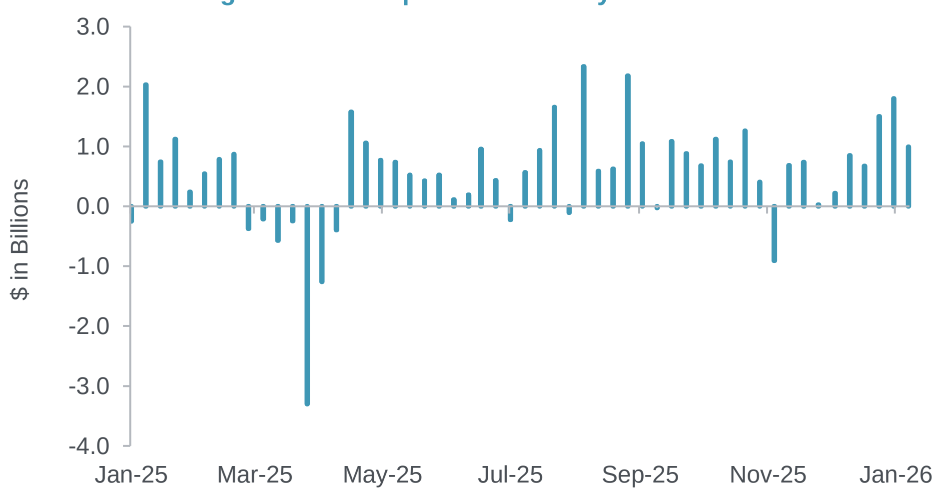
Economic Outlook

Monday, January 26	Tuesday, January 27	Wednesday, January 28
	Consumer Confidence	FOMC Announcement
		Fed Chair Press Conference

Thursday, January 29	Friday, January 30	Reference Key
Jobless Claims	PPI-Final Demand	Market Moving Indicator
Fed Balance Sheet	Chicago PMI	Merits Extra Attention

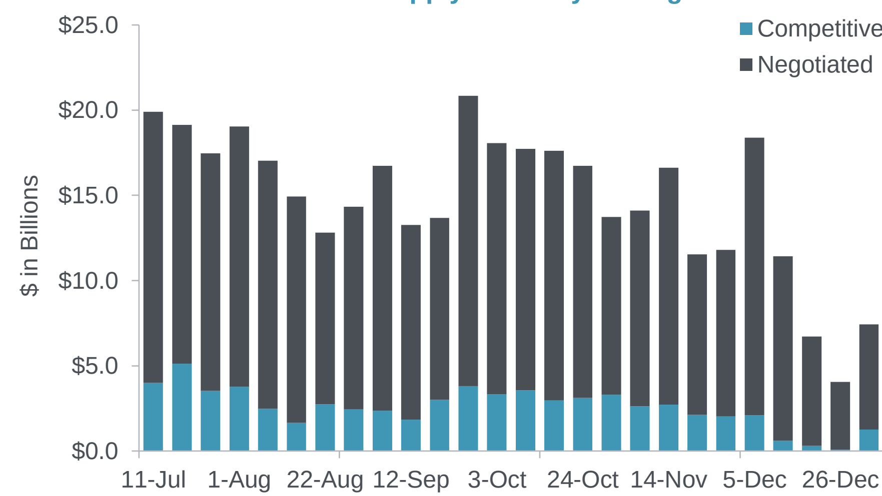
Source: Bloomberg.com

Long-Term Municipal Fund Weekly Net Cash Flows



Source: Lipper

Visible Supply – Weekly Averages



Source: Bond Buyer

Visible Supply reflects the dollar volume of bonds expected to reach the municipal market in the next 30 days.

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