

THE BANK OF NOVA SCOTIA

Issue of A\$1,000,000,000 Floating Rate Covered Bonds due 27 October 2025 ("Australian Covered Bonds")

Guaranteed by Scotiabank Covered Bond Guarantor Limited Partnership

Investor Term Sheet dated 19 October 2022

This is not a complete description of the Australian Covered Bonds to be issued. Investors should consider the terms of the Preliminary Information Memorandum dated 19th October 2022 (including the documents incorporated by reference in it which includes the Prospectus dated 6 October 2022) and the Pricing Supplement describing the Australian Covered Bonds in any investment decision.

The Bank of Nova Scotia is registered as a foreign company in Australia and is a foreign authorised deposit-taking institution under the *Banking Act 1959* of the Commonwealth of Australia (the "**Australian Banking Act**"). The Australian Covered Bonds are not the obligation of any government and, in particular, are not guaranteed by the Commonwealth of Australia or the government of Canada nor is an investment in them covered by the depositor protection provisions of in section 13A of the Australian Banking Act, and will not entitle holders of securities to claim under Division 2AA – Financial claims scheme for account-holders with insolvent ADIs in the Australian Banking Act. However, under section 11F of the Australian Banking Act, if the Issuer (whether in or outside Australia) suspends payment or becomes unable to meet its obligations, the assets of the Issuer in Australia are to be available to meet its liabilities in Australia (including if those liabilities are in respect of the Australian Covered Bonds) in priority to all other liabilities of the Issuer. Further, under section 86 of the Reserve Bank Act 1959 of Australia (the "**Reserve Bank Act**"), debts due by the Issuer to the Reserve Bank of Australia ("**RBA**") shall in a winding-up of the Issuer have priority over all other debts of the Issuer.

The Guarantor is not a bank nor an authorised deposit taking institution authorised to carry on banking business under the Australian Banking Act and it is not supervised by the Australian Prudential Regulation Authority. The Guarantor is not registered as a foreign company or otherwise registered, authorised or qualified to carry on financial services or other business in Australia. The Covered Bond Guarantee is not the obligation of any government and, in particular, is not guaranteed by the Commonwealth of Australia or the government of Canada.

THE AUSTRALIAN COVERED BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY CANADA MORTGAGE AND HOUSING CORPORATION ("CMHC") NOR HAS CMHC PASSED UPON THE ACCURACY OR ADEQUACY OF THESE TERMS. THE AUSTRALIAN COVERED BONDS ARE NOT INSURED OR GUARANTEED BY CMHC, OR THE GOVERNMENT OF CANADA OR ANY OTHER AGENCY OR DEPOSIT REGIME THEREOF.

NEITHER THE FINANCIAL CONDUCT AUTHORITY (THE "FCA") NOR ANY OTHER SECURITIES REGULATORY AUTHORITY HAS REVIEWED INFORMATION CONTAINED IN THE INFORMATION MEMORANDUM, THE PROGRAM PROSPECTUS OR THE PRICING SUPPLEMENT IN CONNECTION WITH THE AUSTRALIAN COVERED BONDS. NO PROSPECTUS IS REQUIRED IN ACCORDANCE WITH REGULATION (EU) 2017/1129 AS AMENDED (THE "EU PROSPECTUS REGULATION") OR REGULATION REGULATION (EU) 2017/1129 AS AMENDED AS IT FORMS PART OF THE DOMESTIC LAW OF THE UK BY VIRTUE OF THE EUROPEAN UNION (WITHDRAWAL) ACT 2018 (AS AMENDED, THE "EUWA") (THE "UK PROSPECTUS REGULATION") FOR THIS ISSUE OF AUSTRALIAN COVERED BONDS. THE AUSTRALIAN COVERED BONDS WHICH ARE THE SUBJECT OF THE INFORMATION MEMORANDUM ARE NOT COMPLIANT WITH THE EU PROSPECTUS REGULATION NOR THE UK PROSPECTUS REGULATION AND DO NOT FORM PART OF THE PROGRAM PROSPECTUS, AND THE FCA HAS NEITHER APPROVED NOR REVIEWED THE INFORMATION CONTAINED IN THE INFORMATION MEMORANDUM OR THE RELEVANT PRICING SUPPLEMENT.



The Australian Covered Bonds and the related Covered Bond Guarantee have not been, and will not be, registered under the United States Securities Act of 1933 as amended (the "Securities Act") and may not be offered or sold within the United States or to, or for the benefit of, US persons as defined in Regulation S under the Securities Act except pursuant to an exemption from or in a transaction not subject to the registration requirements of the Securities Act. Accordingly, the Australian Covered Bonds are being offered only in offshore transactions to non-US persons in reliance upon Regulation S. Australian Covered Bonds are subject to restrictions on transfer as described in the Information Memorandum dated on or about [19th October] 2022.

Issuer:	The Bank of Nova Scotia, acting through its main branch in Toronto
LEI Code:	L3I9ZG2KFGXZ61BMYR72
Guarantor:	Scotiabank Covered Bond Guarantor Limited Partnership
Joint Lead Managers:	Australia and New Zealand Banking Group Limited Commonwealth Bank of Australia Nomura International PLC (London) Royal Bank of Canada The Bank of Nova Scotia Westpac Banking Corporation
Ratings:	The Australian Covered Bonds are expected on issue to be assigned a rating of "Aaa" by Moody's, "AAA" by Fitch and "AAA" by DBRS A credit rating is not a recommendation to buy, sell or hold securities, and it may be subject to revision or withdrawal at any time. Each of the ratings above should be evaluated independently of any other rating
Program:	CAD100,000,000,000 Global Registered Covered Bond Program
Covered Bond Legislative Framework and Status:	The Australian Covered Bonds will be registered Covered Bonds under Part I.1 of the National Housing Act (Canada) and the Guide. The Australian Covered Bonds constitute deposit liabilities of the Issuer for purposes of the Bank Act (Canada) and will rank pari passu with all deposit liabilities of the Issuer without any preference among themselves and (save for any obligations required to be preferred by Law) at least pari passu with all other present and future unsubordinated and unsecured obligations of the Issuer from time to time outstanding. The Australian Covered Bonds will not be deposits insured under the Canada Deposit Insurance Corporation Act or under any other government insurance scheme of any country. The Australian Covered Bonds will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer. The Australian Covered Bonds are not the obligation of any government and, in particular, are not guaranteed by the Commonwealth of Australia or the government of Canada. An investment in the Australian Covered Bonds issued by the Issuer is not covered by the depositor protection provisions in section 13A of the Australian

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	Banking Act, and will not entitle holders of securities to claim under Division 2AA – Financial claims scheme for account-holders with insolvent ADIs in the Australian Banking Act
Covered Bond Guarantee:	The payment of Guaranteed Amounts in respect of the Australian Covered Bonds when the same will become Due for Payment has been unconditionally (save as set out below) and irrevocably guaranteed by the Guarantor in favour of the Bond Trustee for and on behalf of the Covered Bondholders pursuant to a guarantee (the "Covered Bond Guarantee") in the Trust Deed. However, the Guarantor will have no obligation under the Covered Bond Guarantee to pay any Guaranteed Amounts when the same will become Due for Payment under the Australian Covered Bonds or the Trust Deed until service of a Notice to Pay by the Bond Trustee on the Guarantor (which the Bond Trustee will be required to serve following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice by the Bond Trustee on the Issuer) or, if earlier, the occurrence of a Guarantor Event of Default and service of a Guarantor Acceleration Notice by the Bond Trustee on the Guarantor. The obligations of the Guarantor under the Covered Bond Guarantee are subject to the applicable Priorities of Payments, and subject as aforesaid, are unsubordinated obligations of the Guarantor, which are secured and subject to limitations on recourse as provided in the Security Agreement.
Security:	As security for the Guarantor's obligations under the Covered Bond Guarantee and the other Transaction Documents to which it is a party, the Guarantor has granted a security interest over all of its assets under the Security Agreement in favour of the Bond Trustee (for Covered Bondholders and on behalf of the other Secured Creditors).
Covered Bond Portfolio:	The Covered Bond Portfolio will consist primarily of Loans originated by the Issuer that are secured by Canadian first lien residential mortgages. The Loans will be serviced by the Servicer pursuant to the terms of the Servicing Agreement.
Bond Trustee and Trust Deed:	Computershare Trust Company of Canada pursuant to a Fifth Amended and Restated Trust Deed dated as of 6 October 2022.
Type of Instruments	Floating Rate Notes
Series	CBL 49
Issue Amount:	A\$ 1,000,000,000
Benchmark:	3 month BBSW
Interest Basis:	3 month Bank Bill Swap Rate + 0.9 per cent. per annum from (and including) the Interest Commencement Date to (but excluding) the Final Maturity Date and (if applicable) 1 month Bank Bill Swap Rate + 0.9 per cent. per annum. from (and including) the Final Maturity Date to (but excluding) the Extended Due for Payment Date (if applicable).
Margin:	90bps
Minimum Rate of Interest:	0.00 per cent. per annum
Maximum Rate of Interest:	60.00 per cent. per annum

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Re-offer Yield:	N/A
Re-offer Price:	100.000%
Interest Payment Dates:	The 27 day of January, April, July and October of each year, commencing 27 January 2023, up to (and including) the Final Maturity Date and (if and to the extent that payment of the Guaranteed Amount corresponding to the Final Redemption Amount is deferred until the Extended Due for Payment Date) the 27 calendar day of each month from (but excluding) the Final Maturity Date up to (and including) the earlier of (i) the date on which the Australian Covered Bonds are redeemed in full and (ii) the Extended Due for Payment Date, subject, in each case, to adjustment in accordance with the Business Day Convention.
Business Day Convention:	Modified Following Business Day Convention
ISIN:	AU3FN0072757 from the Settlement Date up to (but excluding) the Final Maturity Date. If the Extended Due for Payment Date applies in respect of any Australian Covered Bonds that are held in the Austraclear System, the Austraclear System will require that each person in whose Security Record (as defined in the Austraclear Regulations) such an Australian Covered Bond is recorded (each an "Austraclear Participant") to enter such dealings in the Austraclear System as are then required by the Austraclear System to give effect to the Extended Due for Payment Date. The Issuer and the Australian Agent have agreed that the Issuer will notify the Australian Agent if the Extended Due for Payment Date will apply and, if so notified, the Australian Agent will apply to Austraclear to modify the Final Maturity Date to the Extended Due for Payment Date. Failure of the Austraclear Participant to enter any such dealings will prevent subsequent payments in respect of the Australian Covered Bonds from being effected through the Austraclear System. However, if any dealings are so required and there is a failure to enter any such dealings in a timely manner, the Australian Agent may take such action (including entering into such dealings) on behalf of an Austraclear Participant as may be required at the applicable time including the removal of the relevant Australian Covered Bonds from the Austraclear System in accordance with the Conditions. None of the Issuer, the Guarantor or the Australian Agent is responsible for anything Austraclear or the Austraclear System does or omits to do with respect to the above, which is a matter for Austraclear, its nominees (if any), the Austraclear Participants and the investors.
Final Maturity Date:	27 October 2025. The Guarantor's obligations to make payment of the Final Redemption Amount in the event of a failure of the Issuer to pay the same on the Final Maturity Date may in certain circumstances be deferred until the Extended Due for Payment Date referred to below.
Extended Due for Payment Date	27 October 2026
Common Code:	254957607
Interest Commencement Date:	27 October 2022
Trade Date:	19 October 2022
Issue Date (T+6):	27 October 2022



Redemption / Payment Basis	Redemption at par
Day Count Fraction:	Actual/365 (fixed)
Form of Australian Covered Bonds:	Registered
Denominations & minimum parcel size:	The Australian Covered Bonds are issued in the denomination of A\$10,000 per Australian Covered Bond provided that the Australian Covered Bonds shall only be issued, and may only be transferred on the Register or otherwise in Australia, if the consideration payable is at least A\$500,000 (disregarding money lent by the Issuer to its associates).
	Australian Covered Bonds are also subject to other selling restrictions set out in the Information Memorandum.
Business Days:	Sydney, New York, London, Toronto
Record Date:	The Record Date is 5.00 pm in Sydney, Australia on the date which is the eighth calendar day before a payment date.
Registrar, Issuing & Payment Agent and Calculation Agent:	BTA Institutional Services Australia Limited
Clearing System:	Austraclear; Euroclear & Clearstream, Luxembourg via Austraclear bridge.
Listing:	Not Listed
Governing Law:	The Australian Covered Bonds are governed by the laws of New South Wales, Australia.
	Certain other Transaction Documents (including the Covered Bond Guarantee, the Trust Deed and security arrangements) are governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein.
Documentation:	Issued under the Global Covered Bond Programme as described in the Prospectus dated 6 October 2022, as supplemented, and the Information Memorandum dated on or about 19 th October 2022.
Section 309B(1)(c) of the Securities and Futures Act 2001 (Singapore):	The Issuer has notified that the Australian Covered Bonds are capital markets products other than prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018 of Singapore) and Specified Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products)
Repo eligibility:	The Issuer expects the Australian Covered Bonds to be repo eligible by the Reserve Bank of Australia
Time of Execution:	4.19pm AEST

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