

THIRD SUPPLEMENT DATED 24 MAY 2023 TO THE PROSPECTUS DATED 6 OCTOBER 2022, AS SUPPLEMENTED BY THE FIRST SUPPLEMENT DATED 19 DECEMBER 2022 AND THE SECOND SUPPLEMENT DATED 28 FEBRUARY 2023

Scotiabank®

THE BANK OF NOVA SCOTIA

(a Canadian chartered Bank)

CAD100,000,000,000

Global Registered Covered Bond Program

Unconditionally and irrevocably guaranteed as to payments of interest and principal by

SCOTIABANK COVERED BOND GUARANTOR LIMITED PARTNERSHIP

(a limited partnership established under the laws of the Province of Ontario)

The Bank of Nova Scotia (the “**Issuer**” or the “**Bank**”) issued a prospectus dated 6 October 2022 (as supplemented by the first supplement to such prospectus dated 19 December 2022 and the second supplement to such prospectus dated 28 February 2023) (such prospectus as supplemented, the “**Prospectus**”) which is a base prospectus for the purposes of Article 8 of the UK Prospectus Regulation (as defined below) in respect of notes to be admitted to the Official List of the Financial Conduct Authority and admitted to trading on the Main Market of the London Stock Exchange plc and Admission Particulars in respect of Covered Bonds to be admitted to trading on the International Securities Market of the London Stock Exchange plc. This third supplement (the “**Third Supplement**”) constitutes a supplement in respect of the Prospectus for the purposes of Article 23 of the UK Prospectus Regulation and supplementary admission particulars in respect of the Admission Particulars for the purposes of the ISM Rulebook, and is prepared in connection with the CAD100,000,000,000 Global Registered Covered Bond Program unconditionally and irrevocably guaranteed as to payments of interest and principal by Scotiabank Covered Bond Guarantor Limited Partnership (the “**Guarantor**”) (the “**Program**”) established by the Bank. When used in this Third Supplement, “**UK Prospectus Regulation**” means Regulation (EU) 2017/1129 as it forms part of UK domestic law by virtue of the European Union (Withdrawal) Act 2018, as amended.

Terms defined in the Prospectus have the same meaning when used in this Third Supplement. This Third Supplement is supplemental to, and shall be read in conjunction with, the Prospectus and any other supplements to the Prospectus issued by the Bank from time to time.

Each of the Bank and the Guarantor accepts responsibility for the information contained in this Third Supplement. To the best of the knowledge of each of the Bank and the Guarantor, the information contained in this Third Supplement is in accordance with the facts and this Third Supplement makes no omission likely to affect its import.

1. Purpose of the Third Supplement

The purpose of this Third Supplement is to (a) incorporate by reference the Bank's comparative unaudited interim consolidated financial statements and management's discussion and analysis for the three month and six month periods ended 30 April 2023, as set out in the Bank's 2023 Second Quarter Report to Shareholders, prepared in accordance with International Financial Reporting Standards ("IFRS"); (b) update the risk factor relating to Canadian usury laws under the risk factors in the Prospectus; (c) update and amend the disclosure under "Directors and Board Committees of the Bank" in the Prospectus; (d) update the section entitled "**Legal and Arbitration Proceedings**" in the Prospectus regarding governmental, legal or arbitration proceedings which may have, or have had in the recent past, significant effect on the financial position or profitability of the Bank or the Bank's subsidiaries; and (e) update the "**General Information**" section of the Prospectus in relation to any significant change in the financial performance or financial position or material adverse change in the prospects of the Bank and its subsidiaries, including the Guarantor.

2. Comparative Unaudited Interim Consolidated Financial Statements and Management's Discussion and Analysis as at and for the Three Month and Six Month Periods Ended 30 April 2023

On 24 May 2023, the Bank published its comparative unaudited interim consolidated financial statements for the three month and six month periods ended 30 April 2023 prepared in accordance with IFRS, together with the management's discussion and analysis for the three month and six month periods ended 30 April 2023, set out on pages 3 through 90 of the Bank's 2023 Second Quarter Report to Shareholders.

3. Document Incorporated by Reference

A copy of the Bank's 2023 Second Quarter Report to Shareholders has been filed with the Financial Conduct Authority and, by virtue of this Third Supplement, pages 3 through 90 of the Bank's 2023 Second Quarter Report to Shareholders are incorporated in, and form part of, the Prospectus for the purposes of Article 8 of the UK Prospectus Regulation. The remainder of the Bank's 2023 Second Quarter Report to Shareholders is not incorporated in the Prospectus and is either covered elsewhere in the Prospectus or deemed not relevant to investors.

The Bank's 2023 Second Quarter Report to Shareholders is available at the following link:

https://www.scotiabank.com/content/dam/scotiabank/corporate/quarterly-reports/2023/q2/Q223_Shareholders_Report-EN.pdf

To the extent that any document or information incorporated by reference in this Third Supplement itself incorporates any other documents or information by reference therein, either expressly or implicitly, such other document or information will not form part of this Prospectus for the purposes of the UK Prospectus Regulation or the ISM Rulebook, except where such other document or information is specifically incorporated by reference into or attached to this Third Supplement.

4. Amendment to Canadian Usury Law Risk Factor in the Prospectus

The risk factor entitled “**2.2.10 Canadian usury law**” under the section entitled “**RISK FACTORS**” and the heading “**2. Risks Relating to the Covered Bonds**”, “**2.2 Risks related to the structure of a particular issue of Covered Bonds**” on page 61 of the Prospectus is hereby deleted in its entirety and replaced with the following:

“2.2.10 Canadian usury law

Unless otherwise indicated, all Covered Bonds issued under the Program are governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein. The Criminal Code (Canada) prohibits the receipt of “interest” at a “criminal rate” (namely, an effective annual rate of interest that exceeds 60 per cent, or any other rate as may be prescribed from time to time pursuant to applicable Canadian federal usury laws). Accordingly, the provisions for the payment of interest or a redemption amount in excess of the aggregate nominal amount of the Covered Bonds may not be enforceable if the provision provides for the payment of “interest” in excess of an effective annual rate of interest of 60 per cent (or any other rate as may be prescribed from time to time pursuant to applicable Canadian federal usury laws). If any Covered Bonds are found not to be enforceable in whole or in part as a result of such prohibition, Covered Bondholders may not be able to collect some or all of the interest owing on the Notes. See Condition 4 (Interest) for additional information. The Canadian federal government has introduced The Budget Implementation Act (Bill C-47), which among other things, would amend the Criminal Code (Canada) to change the method of calculating the criminal rate of interest from an effective rate to an annual percentage rate and to lower the rate to 35 per cent. Bill C-47 is not yet in final form and no in-force date has been set for these proposed changes. The Issuer continues to monitor developments in Canada regarding the “criminal rate.”

5. Directors and Board Committees of the Bank

On 4 April 2023, Susan L. Segal ceased to be a member of the Board of Directors of the Bank and her name is, by virtue of this supplement, deleted from the section entitled “**THE BANK OF NOVA SCOTIA**” under the sub-heading entitled “**Directors and Board Committees of the Bank**” on pages 93 to 95 of the Prospectus.

6. Amendment to statement regarding governmental, legal or arbitration proceedings

The section entitled “**Legal and Arbitration Proceedings**” under the section entitled “**THE BANK OF NOVA SCOTIA**” on page 98 of the Prospectus is hereby deleted in its entirety and replaced with the following:

“Legal and Arbitration Proceedings

Save as disclosed in the Bank’s Annual Information Form dated 29 November 2022 and note 27 (Corporate Income Taxes) on pages 209 to 211 of the Bank’s consolidated financial statements for the year ended 31 October 2022 contained in the 2022 Annual Report and Off Platform Communications on page 52 and note 19 (Corporate income taxes) on pages 89 to 90 of the Bank’s 2023 Second Quarter Report, there are no

governmental, legal or arbitration proceedings (including any such proceedings which are pending or threatened of which the Bank is aware), during the 12 month period preceding the date of this Prospectus which may have, or have had in the recent past, significant effects on the Bank and the Bank's subsidiaries' (taken as a whole) financial position or profitability.”

7. Any significant change in the financial performance or financial position of the Bank and its respective subsidiaries or material adverse change in the prospects of the Bank and its subsidiaries

There has been no significant change in the financial performance or financial position of the Bank and its subsidiaries, including the Guarantor, taken as a whole since 30 April 2023, being the date of the latest unaudited interim consolidated financial statements of the Bank for the three month and six month periods ended 30 April 2023, and no material adverse change in the prospects of the Bank and its subsidiaries, including the Guarantor, taken as a whole since 31 October 2022, being the date of the latest audited published consolidated financial statements of the Bank.

8. General Information

To the extent that there is any inconsistency between (a) any statement in this Third Supplement or any statement incorporated by reference into the Prospectus by way of this Third Supplement and (b) any other statement in, or incorporated by reference in, the Prospectus, the statements in (a) above will prevail.

Save as disclosed in this Third Supplement and the 2023 Second Quarter Report to Shareholders incorporated by reference in the Prospectus by virtue of this Third Supplement, no significant new factor, material mistake or inaccuracy relating to the information included in the Prospectus which is capable of affecting the assessment of Covered Bonds issued under the Program has arisen or been noted, as the case may be, since the approval by the FCA of the second supplement dated 28 February 2023.

Copies of this Third Supplement, the Prospectus and the documents or information incorporated by reference in this Third Supplement and the Prospectus can be obtained on written request and without charge from (i) the principal executive offices of the Bank from the Executive Vice-President and General Counsel, The Bank of Nova Scotia, 40 Temperance Street, Toronto, Ontario M5H 0B4, Canada, Telephone: +1 (416) 866-3672; (ii) may also be viewed free of charge on the website of the Bank at <https://www.scotiabank.com/ca/en/about/investors-shareholders/funding-programs/scotiabank-global-registered-covered-bond-program.html>; (iii) on the website of the Regulatory News Service operated by the London Stock Exchange plc at <https://www.londonstockexchange.com/exchange/news/market-news/market-news-home.html> under the name of the Bank; and (iv) will be available free of charge from the specified office of each Paying Agent set out at the end of the Prospectus.