

THE BANK OF NOVA SCOTIA

RESOLUTION OF THE BOARD OF DIRECTORS

Signing Authority - Real Estate Banking - Quebec and Eastern Ontario

WHEREAS management requires the amendment of the signing authorities respecting Quebec and Eastern Ontario, as set out in the resolution approved by the Board of Directors on February 27, 2024.

RESOLVED THAT:

The Bank of Nova Scotia, a chartered bank organized under the laws of Canada (“**Scotiabank**”), appoints each of the following officers and employees of Scotiabank in the Province of Quebec and Eastern Ontario:

each Senior Vice-President
each Regional Senior Vice-President,
each Vice-President,
each Director and Market Lead Commercial Banking,
each Director and Market Lead, Real Estate Banking,
each Managing Director, Real Estate Banking
each Director and Group Lead, Real Estate Banking,
each Director and Group Lead, Commercial Banking,
each Director, Real Estate Banking
each Director, Commercial Mortgage Group
each Associate Director, Commercial Mortgage Group
each Associate Director, Real Estate Banking
each Associate Group Lead, Commercial Banking,
the Director and Head, National Accounts - Quebec Region,
each Director, National Accounts,
each Associate Director, National Accounts
each District Vice-President,
each Director, Regional Banking,
each Branch Manager,
each Assistant or Acting Branch Manager,
the Retail Service Centre Manager,
the Regional Director, Private Banking – East,
the Private Investment Counsel Regional Director, Central and Eastern Canada,
each Director & Team lead, Private Banking,
each Associate Director & Team lead, Private Banking
each Senior Associate Private Banker, Private Banking,
each Private Banker, Private Banking,
the Regional Director, Scotiatrust - East,
the Managing Director and Head, Global Banking and Markets Quebec,

each Managing Director, Investment Banking Quebec,
each Director, Investment Banking Quebec,
the Managing Director and Head, Corporate Banking Quebec,
each Managing Director, Corporate Banking Quebec,
each Director, Corporate Banking Quebec,
the Scotia McLeod Regional Director, Quebec Region,
the Director and Head, Credit Solutions & Analysis, Commercial Automotive,
the Director, Execution National Accounts, Commercial Automotive,
the Director, Credit Solutions - Dealer Finance Centres,
the Director and Unit Head, Global Risk Management - Quebec,
the Director, Retail and Business Banking Operations,
the Senior Manager, Retail and Business Banking Operations,
each Administrative officer, Retail and Business Banking Operations,
the Specialist, Retail and Business Banking Operations,
the Assistant Manager, Retail and Business Banking Operations,
the Regional Director, Client Services - Eastern Region,

and

the Senior Manager - Canada Collections, Retail and Small Business Legal of Scotiabank for Canada,

each of them acting alone (each of them being hereinafter called the “**attorney**”) to be the sufficient and lawful attorney/mandatary for Scotiabank in the Province of Quebec and in Eastern Ontario and in the name of Scotiabank to do all or any of the following things:

- 1.(a) to sign and execute all deeds of loan and hypothec on behalf of Scotiabank, including loans secured by deeds of hypothec on movable and/or immovable property located in Quebec and Eastern Ontario, all amendments thereto, and all accessory deeds and instruments relating thereto;
- (b) grant total or partial discharges, releases, acquittances, *mainlevées*, assignments and cessions of priority or postponement of all or any mortgages, movable and immovable hypothecs, prior claims, rights of taking in payment, rights of possession, charges or other security or rights that may from time to time be held by Scotiabank (hereafter collectively called “**security**”) in connection with any property, movable or immovable, tangible or intangible (hereafter collectively called “**property**”), the whole upon such terms and conditions and for such consideration or without consideration as the attorney alone may decide;
- (c) transfer, assign, sell, retrocede or give subrogation of any claim of Scotiabank as well as of any security related thereto, upon such terms and conditions and

for such consideration or without consideration as the attorney alone may decide;

- (d) acquire by sale, including judicial sale and sale by judicial authority, giving in payment, transfer, cession or otherwise any property as security or in exercise of a security or for the purpose of protecting Scotiabank's claim against the owner of any such property, and alienate, sell or otherwise dispose of such property, the whole upon such terms and conditions and for such consideration or without consideration as the attorney alone may decide;
 - (e) retrocede or sell any security or property given to Scotiabank as security, upon such terms and conditions and for such consideration or without consideration as the attorney alone may decide;
 - (f) consent to deeds of servitude, declaration of co-ownership and plans of subdivision, cancellation, redivision or correction with respect to property in which Scotiabank has a security or acquired by Scotiabank for any of the purposes referred to in paragraph (d) above;
 - (g) release any debtor or guarantor upon such terms and conditions and for such consideration or without consideration as the attorney alone may decide; and
 - (h) receive and acknowledge receipt of monies payable to Scotiabank;
2. grant all renewal agreements, deeds of extension of delay for payment and other documents and instruments incidental to the management and administration of any claim of Scotiabank and of any security and generally exercise and enforce all rights created in favour of Scotiabank under any security, the whole upon such terms and conditions and with or without consideration, as the attorney alone may decide;
 3. for and on behalf of Scotiabank acting as lessor, lessee or sub-lessee make leases or sub-leases of any property, assign or accept assignments of leases or sub-leases with or without novation and renew, terminate, extend or modify any such leases or sub-leases, the whole for such rental and upon such other terms and conditions as the attorney alone may decide;
 4. where Scotiabank has been appointed by the owner of any property subject to any security in favour of Scotiabank as the attorney of such owner for the sale, alienation or other disposition of such property, sell, alienate or otherwise dispose of such property as such attorney on such terms and conditions and for such consideration as the attorney alone may decide, subject only to the conditions, if any! of Scotiabank's appointment by the owner;

5. sign and execute any and all deeds, instruments and other documents, notarial or otherwise, which the attorney alone may deem advisable to give full force and effect to the present resolution and to make proof thereof under the laws of the Province of Quebec;
6. (a) represent Scotiabank before any court, including the small claims division thereof, board, commission or other judicial or quasi-judicial body sitting in the Province of Quebec and make and sign any declaration legally required of Scotiabank, including any garnishee's declaration, and in connection with all deeds of loan and hypothec executed on behalf of Scotiabank, including loans secured by deeds of hypothec on movable and/or immovable property located in Quebec, and all accessory deeds and instruments relating thereto; and

(b) attend and bid at any judicial or other sale of property in which Scotiabank has a security or for the purposes of protecting Scotiabank's claim against the owner of such property and purchase such property; and
7. delegate from time to time by written power of attorney to any other officer employed by Scotiabank or an affiliate of Scotiabank, or to any notary, legal counsel or agent, as the delegating authorized signatory may deem fit, any of the powers and authority hereunder, provided that any Branch Manager, Assistant Branch Manager or acting Branch Manager, or officer of Scotiabank or of an affiliate of Scotiabank to whom authority was delegated pursuant to the above is authorized to in turn subdelegate their authority to any Manager or acting Manager of any Branch of Scotiabank in the Province of Quebec and in Eastern Ontario, or to any other officer employed by Scotiabank or an affiliate of Scotiabank, or to any notary, legal counsel or agent, as the delegating authorized signatory may deem fit.
8. The resolution passed by the Board of Directors of The Bank of Nova Scotia on February 27, 2024, is hereby revoked and replaced by the foregoing resolution.

APPROVED BY
THE BOARD OF DIRECTORS
JUNE 24, 2024

Corporate Secretary's Department