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This offering memorandum has been sent to you in an electronic form. You are reminded that documents transmitted via this medium may be altered or changed during the process of electronic transmission and consequently neither Laurentian Bank of Canada (the “Bank”, the “Issuer” or “LBC”), nor any Dealer (nor any person who controls any of them, nor any director, officer, employee or agent of any of them or any affiliate of any such person) accepts any liability or responsibility whatsoever in respect of any difference between the offering memorandum distributed to you in electronic format and the hard copy version available to you on request from a Dealer.

**The offering of the Covered Bonds in Canada is being made in each of the provinces of Canada only and only to purchasers that qualify as “accredited investors” under Canadian securities laws.**

## OFFERING MEMORANDUM DATED April 26, 2021

*This offering document constitutes an offering of the securities described herein only in those jurisdictions and to those persons where and to whom they may be lawfully offered for sale, and therein only by persons permitted to sell such securities. This document is not, and under no circumstances is to be construed as, an advertisement or a public offering of the securities described herein in Canada. No securities commission or similar authority in Canada has reviewed or in any way passed upon this document or the merits of the securities described herein, and any representation to the contrary is an offence.*



### LAURENTIAN BANK OF CANADA (a Canadian chartered bank)

### CAD 2,000,000,000 Legislative Covered Bond Programme unconditionally and irrevocably guaranteed as to payments by

### LBC COVERED BOND (LEGISLATIVE) GUARANTOR LIMITED PARTNERSHIP (a limited partnership formed under the laws of Ontario)

This offering memorandum (as may be amended, supplemented and/or replaced, the “Offering Memorandum”) relates to a prospective issue by Laurentian Bank of Canada (the “Bank”, the “Issuer” or “LBC”) of Covered Bonds (as defined elsewhere in this Offering Memorandum). The Covered Bonds will be issued under the Issuer’s CAD 2.0 billion legislative Covered Bond programme (the “Programme”).

Under this CAD 2.0 billion Programme, the Issuer may from time to time issue Covered Bonds denominated in any currency as agreed between the Issuer and the relevant Dealer(s) (as defined elsewhere in this Offering Memorandum).

LBC Covered Bond (Legislative) Guarantor Limited Partnership (the “Guarantor”) has agreed to guarantee payments of interest and principal under the Covered Bonds pursuant to a direct and, following the occurrence of a Covered Bond Guarantee Activation Event (as defined elsewhere in this Offering Memorandum), unconditional and irrevocable guarantee (the “Covered Bond Guarantee”) which is secured by the assets of the Guarantor, including the Covered Bond Portfolio (as defined elsewhere in this Offering Memorandum). Recourse against the Guarantor under the Covered Bond Guarantee is limited to the aforementioned assets and the Guarantor will not have any other source of funds available to meet its obligations under the Covered Bond Guarantee.

The maximum aggregate nominal amount of all Covered Bonds outstanding at any one time under the Programme will not exceed CAD 2.0 billion (or its equivalent in other currencies calculated as described in the Dealership Agreement described herein) subject to any increase as described herein. The price and amount of the Covered Bonds to be issued under the Programme will be determined by the Issuer and the relevant Dealer or Dealers at the time of issuance in accordance with prevailing market conditions. **An investment in the Covered Bonds issued under the Programme involves certain risks. See “Risk Factors” for a discussion of certain risk factors to be considered in connection with an investment in the Covered Bonds.**

Unless otherwise specified in the applicable Final Terms, the head office of the Bank in Montreal will take the deposits evidenced by the Covered Bonds but without prejudice to the provisions of Condition 9 (see “Terms and Conditions of the Covered Bonds—Payments”). For the purposes of the *Bank Act* (Canada) (the “Bank Act”), the Bank will designate a “Branch of Account” for deposits evidenced by the Covered Bonds, which designation will be specifically stated in the Final Terms relating to the Covered Bonds being issued. Irrespective of the Branch of Account designation, the Bank is (a) the legal entity that is the issuer of the Covered Bonds and (b) the legal entity obligated to repay the Covered Bonds. The Bank is the only legal entity that will issue the Covered Bonds pursuant to this Offering Memorandum. The “Branch of Account” which the Bank may designate for any issue of the Covered Bonds is detailed in the section entitled “Overview of the Programme” on page 58. The determination by the Bank of the Branch of Account for an issuance of the Covered Bonds will be based on specific considerations, including, without limitation, those in connection with market, regulatory, tax or capital purposes, relating to (i) the market or jurisdiction into which the Covered Bonds are being issued, such as the Bank will issue the Covered Bonds through a particular branch because of investors’ preferences in a specific market or jurisdiction, (ii) specific regulatory requirements, such as a regulator requiring that a branch increase its liquidity through locally sourced funding, or (iii) specific tax implications that would affect the Bank or investors, such as the imposition of a new tax if an alternative branch was used, in relation to which please see further details in the section entitled “Taxation” on page 201. A branch of the Bank is not a subsidiary of the Bank or a separate legal entity from the Bank.

On April 21, 2021 the Issuer was registered as a registered issuer in the registry (the “Registry”) established by Canada Mortgage and Housing Corporation (“CMHC”) pursuant to Section 21.51 of Part I.1 of the *National Housing Act* (Canada). On April 21, 2021 the Programme was also registered in the Registry.

**THE COVERED BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY CMHC NOR HAS CMHC PASSED UPON THE ACCURACY OR ADEQUACY OF THIS OFFERING MEMORANDUM. THE COVERED BONDS ARE NOT INSURED OR GUARANTEED BY CMHC OR THE GOVERNMENT OF CANADA OR ANY OTHER AGENCY THEREOF.**

The Covered Bonds and the related Covered Bond Guarantee have not been and will not be registered under the U.S. Securities Act, and may not be offered or sold within the United States, or to, or for, the account or benefit of U.S. persons.

The Covered Bonds have not been approved or disapproved by the United States Securities and Exchange Commission (the “SEC”) or any other securities commission or other regulatory authority, nor have the foregoing authorities approved this Offering Memorandum or confirmed the accuracy or determined the adequacy of the information contained in this Offering Memorandum. Any representation to the contrary is unlawful.

The Covered Bonds issued under the Programme are expected on issue to be assigned a rating by DBRS Limited (“DBRS”). The Covered Bonds are expected on issue to be assigned the following rating “AAA” by DBRS unless otherwise specified in the applicable Final Terms. A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, revision or withdrawal at any time by the assigning agency and each rating should be evaluated independently of any other. Investors are cautioned to evaluate each rating independently of any other rating. All Covered Bonds will have the benefit of the Covered Bond Guarantee and the Security granted over the Charged Property (as such terms are defined in this Offering Memorandum).

## IMPORTANT NOTICES

Except as may be provided in the applicable Final Terms (as defined herein) in relation to a tranche of the Covered Bonds of an existing Series (as defined herein), each Tranche (as defined herein) of the Covered Bonds will be issued on the terms set out herein under “*Terms and Conditions of the Covered Bonds*” on pages 69 to 100, in each case as amended, supplemented and/or replaced by the applicable Final Terms.

**Copies of Final Terms for the Covered Bonds can be viewed on the Issuer’s website at: [https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html).**

**The Issuer and the Guarantor accept responsibility for the information in this Offering Memorandum and the Final Terms for each Tranche of the Covered Bonds issued under the Programme. To the best of the knowledge of the Issuer and the Guarantor, having taken all reasonable care to ensure that such is the case, the information contained in this Offering Memorandum is in accordance with the facts and does not omit anything likely to affect the import of such information.**

**This Offering Memorandum should be read and construed with any amendment or supplement hereto and with any other documents which are deemed to be incorporated herein or therein by reference and shall be read and construed on the basis that such documents are so incorporated and form part of this Offering Memorandum. In relation to any Tranche or Series (as such terms are defined herein) of the Covered Bonds, this Offering Memorandum shall also be read and construed together with the applicable Final Terms.**

**No person has been authorized by the Issuer, the Guarantor, the Bond Trustee, the Arranger or the Dealers to give any information or to make any representation not contained in or not consistent with this Offering Memorandum or any amendment or supplement hereto or any document incorporated herein or therein by reference or entered into in relation to the Programme or any information supplied by the Issuer or the Guarantor or such other information as is in the public domain and, if given or made, such information or representation should not be relied upon as having been authorized by the Issuer, the Guarantor, the Arranger, any Dealer or the Bond Trustee.**

**No representation or warranty is made or implied by the Arranger or the Dealers or any of their respective affiliates, and none of the Arranger, the Dealers or any of their respective affiliates (other than, in the case of an Arranger or Dealer that is affiliated with the Issuer or the Guarantor, representations and warranties that are given by the Issuer and the Guarantor) makes any representation or warranty or accept any responsibility or any liability, as to the accuracy or completeness of the information contained or incorporated by reference in this Offering Memorandum and any other information provided by the Issuer and the Guarantor in connection with the Programme. None of the Arranger, the Dealers nor the Bond Trustee accepts any responsibility or liability in relation to the information contained or incorporated by reference in this Offering Memorandum or any other information provided by the Issuer and the Guarantor in connection with the Programme. Neither the delivery of this Offering Memorandum or any Final Terms nor the offering, sale or delivery of any Covered Bond shall, in any circumstances, create any implication that the information contained or incorporated by reference herein is true subsequent to the date hereof, the date indicated on such document incorporated by reference herein or the date upon which this Offering Memorandum has been most recently amended or supplemented or that there has been no adverse change in the financial situation of the Issuer or the Guarantor since the date hereof, the date indicated on such document incorporated by reference herein or, as the case may be, the date upon which this Offering Memorandum has been most recently amended or supplemented or that any other information supplied in connection with the Programme is correct at any time subsequent to the date on which it is supplied or, if different, the date indicated in the document containing the same.**

**None of this Offering Memorandum nor any Final Terms nor any financial statements nor any further information supplied in connection with the Programme constitutes an offer or an invitation to subscribe for or purchase any Covered Bonds, nor are they intended to provide the basis of any credit or other evaluation and should not be considered as a recommendation by the Issuer, the Guarantor, the Arranger, the Dealers, the Bond Trustee or any of them that any recipient of this Offering Memorandum, any supplement hereto, any information incorporated by reference herein or therein, any other information provided in connection with**

the Programme and, in respect to each Tranche of the Covered Bonds, the applicable Final Terms, should subscribe for or purchase any Covered Bond. Each investor contemplating purchasing the Covered Bonds should determine for itself the relevance of the information contained or incorporated by reference in this Offering Memorandum, should make its own independent investigation of the condition (financial or otherwise) and affairs, and its own appraisal of the creditworthiness, of the Issuer and the Guarantor and should consult its own legal and financial advisors prior to subscribing for or purchasing any of the Covered Bonds. Each investor's or purchaser's purchase of the Covered Bonds should be based upon such investigation as it deems necessary. Potential investors and purchasers cannot rely, and are not entitled to rely, on the Arranger, the Dealers or the Bond Trustee in connection with their investigation of the accuracy of any information or their decision whether to subscribe for, purchase or invest in the Covered Bonds. None of the Arranger, the Dealers or the Bond Trustee undertakes any obligation to advise any investor or potential investor in or purchaser of the Covered Bonds of any information coming to the attention of any of the Arranger, the Dealers or the Bond Trustee, as the case may be.

The distribution of this Offering Memorandum and any Final Terms and the offering, sale and delivery of the Covered Bonds in certain jurisdictions may be restricted by law. In particular, no action has been taken by the Issuer or the Guarantor or the Arranger or the Dealers which would permit a public offering of the Covered Bonds or distribution of this Offering Memorandum in any jurisdiction where action for that purpose is required. Accordingly, the Covered Bonds may not be offered or sold, directly or indirectly, and neither this Offering Memorandum nor any advertisement or other offering material may be distributed or published in any jurisdiction, except under circumstances that will result in compliance with applicable laws and regulations and the Dealers have represented that all offers and sales by them will be made on the same terms. Persons into whose possession this Offering Memorandum or any Final Terms comes are required by the Issuer, the Guarantor, the Bond Trustee, the Arranger and the Dealers to inform themselves about and to observe any such restrictions. For a description of certain restrictions on offers, sales and deliveries of the Covered Bonds and on the distribution of the Offering Memorandum or any Final Terms and other offering material relating to the Covered Bonds in Canada, see "*Subscription and Sale and Transfer and Selling Restrictions*" below. Neither this Offering Memorandum nor any Final Terms may be used for the purpose of an offer or solicitation by anyone in any jurisdiction in which such offer or solicitation is not authorized or to any person to whom it is unlawful to make such an offer or solicitation.

No website referred to herein forms part of this Offering Memorandum.

All references in this Offering Memorandum or any applicable supplement or Final Terms to "\$", "C\$", "CAD" or "Canadian dollars" are to the currency of Canada. In the documents incorporated by reference in this Offering Memorandum, unless otherwise specified herein or the context otherwise requires, references to "\$" are to Canadian dollars.

All references to "Condition(s)" are to the conditions described in the Offering Memorandum under "*Terms and Conditions of the Covered Bonds*".

None of the Dealers, the Guarantor or the Issuer makes any representation to any investor in the Covered Bonds regarding the legality of its investment under any applicable laws. Any investor in the Covered Bonds should satisfy itself that it is able to bear the economic risk of an investment in the Covered Bonds for an indefinite period of time. Investors whose investment authority is subject to legal restrictions should consult their legal advisors to determine whether and to what extent the Covered Bonds constitute legal investments for them. See "*Risk Factors—Legal investment considerations may restrict certain investments*".

Each potential investor in the Covered Bonds must determine the suitability of that investment in light of his or her own circumstances. In particular, each potential investor should:

- (a) have sufficient knowledge and experience to make a meaningful evaluation of the Covered Bonds, the merits and risks of investing in the Covered Bonds and the information contained or incorporated by reference in this Offering Memorandum or any applicable supplement or Final Terms;

- (b) have access to, and knowledge of, appropriate analytical tools to evaluate, in the context of its particular financial situation, an investment in the Covered Bonds and the impact the Covered Bonds will have on its overall investment portfolio;
- (c) have sufficient financial resources and liquidity to bear all of the risks of an investment in the Covered Bonds, including any Covered Bonds with principal or interest payable in one or more currencies, or where the currency for principal or interest payments is different from the potential investor's currency;
- (d) understand thoroughly the terms of the Covered Bonds and be familiar with the behaviour of any relevant indices and financial markets; and
- (e) be able to evaluate (either alone or with the help of a financial adviser) at the time of initial investment and on an ongoing basis possible economic, interest rate and other factors that may affect its investment and its ability to bear the applicable risks.

Covered Bonds are complex financial instruments. Sophisticated institutional investors generally do not purchase complex financial instruments as stand-alone investments. They purchase complex financial instruments as a way to reduce risk or enhance yield with an understood, measured, appropriate addition of risk to their overall portfolios. A potential investor should not invest in any Covered Bonds which are complex financial instruments unless it has the expertise (either alone or with a financial adviser) to evaluate how the Covered Bonds will perform under changing conditions, the resulting effect on the value of the Covered Bonds and the impact this investment will have on the potential investor's overall investment portfolio.

**THIS DOCUMENT IS NOT, AND UNDER NO CIRCUMSTANCES IS TO BE CONSTRUED AS, AN ADVERTISEMENT OR A PUBLIC OFFERING OF THE SECURITIES DESCRIBED HEREIN IN CANADA. NO SECURITIES COMMISSION OR SIMILAR AUTHORITY IN CANADA HAS REVIEWED OR IN ANY WAY PASSED UPON THIS DOCUMENT OR THE MERITS OF THE SECURITIES DESCRIBED HEREIN, AND ANY REPRESENTATION TO THE CONTRARY IS AN OFFENCE.**

**THE COVERED BONDS ARE BEING OFFERED ON A PRIVATE PLACEMENT BASIS AS EXEMPT SECURITIES AND ONLY TO PURCHASERS THAT QUALIFY AS "ACCREDITED INVESTORS" (AS SUCH TERM IS DEFINED IN NATIONAL INSTRUMENT 45-106 – PROSPECTUS EXEMPTIONS OR SUBSECTION 73.3(1) OF THE SECURITIES ACT (ONTARIO), AS APPLICABLE) UNDER CANADIAN SECURITIES LAWS.**

#### **CAUTION REGARDING FORWARD-LOOKING STATEMENTS**

From time to time, the Issuer and/or the Guarantor will make written and oral forward-looking statements, within the meaning of applicable securities laws, such as those contained in this Offering Memorandum, in the "Outlook" section in the Issuer's management's discussion and analysis of the 2020 Annual Report, which is incorporated by reference in this Offering Memorandum, in other filings with Canadian regulatory authorities, and in other written or oral communications. These forward-looking statements are made in accordance with, and are intended to be forward-looking statements under, the current securities legislation in Canada. They include, but are not limited to, statements regarding the Issuer's business plans and strategies, priorities and financial objectives, the regulatory environment in which we operate, the anticipated impact of the coronavirus ("COVID-19") pandemic on the Issuer's operations, earnings results and financial performance and statements under the headings "Outlook", "COVID-19 Pandemic" and "Risk Appetite and Risk Management Framework" contained in the 2020 Annual Report, including the Management's Discussion and Analysis for the fiscal year ended October 31, 2020 and other statements that are not historical facts and certain risks faced by the Issuer and/or the Guarantor. These forward-looking statements typically are identified with words or phrases such as believe, assume, estimate, forecast, outlook, project, vision, expect, foresee, anticipate, plan, goal, aim, target, may, should, could, would, will, intend or the negative of these terms, variations thereof or similar terminology.

By their very nature, forward-looking statements require assumptions to be made and are subject to inherent risks and uncertainties, both general and specific in nature. Assumptions about the performance of the Canadian and U.S. economies in 2021 and how that will affect the Issuer's business are among the main factors considered in setting the Issuer's strategic priorities and objectives and in determining its financial targets, including provisions for credit

losses. In determining its expectations for economic growth, both broadly and in the financial services sector in particular, the Issuer primarily considers historical economic data provided by the Canadian and U.S. governments and their agencies. There is a strong possibility that express or implied projections contained in these forward-looking statements will not materialize or will not be accurate. The Issuer recommends that readers not place undue reliance on these statements, as a number of factors, many of which are beyond the Issuer's or the Guarantor's control, could cause actual future results, conditions, actions or events to differ significantly from the targets, expectations, estimates or intentions expressed in the forward-looking statements. These factors include but are not limited to credit risk, market risk, liquidity and funding risk, operational risk, regulatory compliance risk, strategic risk, reputational risk and model risk (all of which are described in more detail in the "*Risk Appetite and Risk Management Framework*" section beginning on page 43 of the 2020 Annual Report incorporated by reference in this Offering Memorandum), and, in particular, general economic environment, and financial market conditions in Canada in which the Issuer and/or the Guarantor conducts business (including the impacts of COVID-19 pandemic which are described in more details in "*Risk Factors – Risks relating to the impact of COVID-19*" and in the "*Risk Appetite and Risk Management Framework*" section of the 2020 Annual Report incorporated by reference in this Offering Memorandum); changes in government monetary, fiscal or economic policies; changes in currency and interest rates; legislative and regulatory developments, including tax legislation and interpretation; critical accounting estimates and the effect of changes to accounting standards, rules and interpretations on these estimates; changes in competition; modifications to credit ratings; scarcity of human resources; developments with respect to labour relations; information technology and cyber security; developments in the technological environment; environmental risk including changes to global environmental policy and the effects of climate change; the possible effects of global conflicts and terrorism, natural disasters, public health emergencies, including the direct and indirect impacts of the COVID-19 pandemic, disruptions to public infrastructure and other catastrophic events; and the Issuer's ability to execute its strategic plans.

The foregoing list of risk factors is not exhaustive. Additional information about these factors can be found in the "*Risk Appetite and Risk Management Framework*" section in the Issuer's management's discussion and analysis of the 2020 Annual Report, which is incorporated by reference in this Offering Memorandum. Investors and others who rely on the Issuer's or the Guarantor's forward-looking statements should carefully review the above factors as well as the uncertainties they represent and the risk they entail. The forward-looking information contained in this document is presented for the purpose of interpreting the information contained herein and may not be appropriate for other purposes. Except as required by law, none of the Issuer, the Guarantor, the Arranger, the Dealers, the Bond Trustee or any other person undertakes to update any forward-looking statement, whether written or oral, that may be made from time to time by or on behalf of the Issuer or the Guarantor.

Additional information about these factors can be found under "*Risk Factors*" and the discussion and analysis of the Issuer's management pertaining to risk factors incorporated by reference herein (see "*Documents Incorporated by Reference*").

#### **LEGALITY OF THE COVERED BONDS**

The legality of the Covered Bonds will be passed upon by McCarthy Tétrault LLP as to matters of Canadian law.

## TABLE OF CONTENTS

RISK FACTORS.....	7
DOCUMENTS INCORPORATED BY REFERENCE .....	48
STRUCTURE OVERVIEW .....	50
OVERVIEW OF THE PROGRAMME.....	58
FORM OF THE COVERED BONDS .....	67
TERMS AND CONDITIONS OF THE COVERED BONDS .....	69
EXPENSES .....	100
USE OF PROCEEDS.....	100
PRO FORMA FINAL TERMS.....	101
LAURENTIAN BANK OF CANADA .....	108
PRESENTATION OF FINANCIAL RESULTS .....	114
FINANCIAL SUMMARY .....	114
LBC COVERED BOND (LEGISLATIVE) GUARANTOR LIMITED PARTNERSHIP .....	115
LOAN ORIGINATION AND LENDING CRITERIA .....	119
THE SERVICER.....	124
THE COVERED BOND PORTFOLIO.....	127
SUMMARY OF THE PRINCIPAL DOCUMENTS.....	129
CREDIT STRUCTURE .....	180
CASHFLOWS .....	185
DESCRIPTION OF THE CANADIAN REGISTERED COVERED BOND PROGRAMS REGIME .....	196
BOOK-ENTRY CLEARANCE SYSTEMS.....	199
TAXATION .....	201
SUBSCRIPTION AND SALE AND TRANSFER AND SELLING RESTRICTIONS .....	203
GENERAL INFORMATION .....	205
GLOSSARY.....	207

## RISK FACTORS

*An investment in the Covered Bonds is subject to various risks of the Issuer and the Guarantor including those risks inherent in conducting the business of a diversified financial institution. Each of the Issuer and the Guarantor believes that the following factors may affect its ability to fulfill its obligations in connection with any Covered Bonds because they may, directly or indirectly, adversely affect the financial results, businesses, financial condition or liquidity of the Issuer or the Guarantor. Most of these factors are contingencies which may or may not occur and neither the Issuer nor the Guarantor is in a position to express a view on the likelihood of any such contingency occurring or the likelihood or extent to which any such contingencies may affect the ability of the Issuer or the Guarantor to pay interest, principal or other amounts on or in connection with any Covered Bonds.*

*In addition, factors which the Issuer and the Guarantor believe may be material for the purpose of assessing the market risk associated with Covered Bonds issued under the Programme are described below.*

*The Issuer and the Guarantor believe that the factors described below represent the principal risks inherent in investing in Covered Bonds issued under the Programme, but the inability of the Issuer and the Guarantor to pay interest, principal or other amounts on or in connection with any Covered Bonds or to perform any of its obligations may occur for other reasons which may or may not be considered significant by the Issuer or the Guarantor based on information currently available to it or which they may not be able to anticipate. Prospective investors should also consider the categories of risk identified and discussed in the Bank's 2020 Annual Report at pages 45 through 70, as more particularly described in the section entitled "Documents Incorporated By Reference" and incorporated herein by reference, including credit risk, liquidity and funding risk, market risk, structural interest rate risk, reputational risk, pension risk, and operational risk as well as read the detailed information set out elsewhere in this Offering Memorandum and any applicable Final Terms (including such additional information incorporated by reference herein or therein) to reach their own views prior to making any investment decisions.*

**THE PURCHASE OF THE COVERED BONDS MAY INVOLVE SUBSTANTIAL RISKS AND MAY BE SUITABLE ONLY FOR INVESTORS WHO HAVE THE KNOWLEDGE AND EXPERIENCE IN FINANCIAL AND BUSINESS MATTERS NECESSARY TO ENABLE THEM TO EVALUATE THE RISKS AND THE MERITS OF AN INVESTMENT IN THE COVERED BONDS. PRIOR TO MAKING AN INVESTMENT DECISION, PROSPECTIVE INVESTORS SHOULD CONSIDER CAREFULLY, IN LIGHT OF THEIR OWN FINANCIAL CIRCUMSTANCES AND INVESTMENT OBJECTIVES, (I) ALL THE INFORMATION SET FORTH IN THIS OFFERING MEMORANDUM AND, IN PARTICULAR, THE CONSIDERATIONS SET FORTH BELOW, AND (II) ALL THE INFORMATION SET FORTH IN THE APPLICABLE FINAL TERMS. PROSPECTIVE INVESTORS SHOULD MAKE SUCH ENQUIRIES AS THEY DEEM NECESSARY, INCLUDING (WITHOUT LIMITATION) WITH THEIR OWN FINANCIAL, TAX AND LEGAL ADVISORS, WITHOUT RELYING ON THE ISSUER, THE GUARANTOR, ANY ARRANGER OR ANY DEALER.**

**Factors which are material for the purpose of assessing risks relating to the Issuer:**

### ***The Issuer is exposed to credit risk***

Credit risk is the risk of a financial loss occurring if a counterparty (including a debtor, an issuer or a guarantor) in a transaction fails to fully honour its contractual or financial obligations towards the Bank.

### **Credit risk management**

Credit risk management is independent of operations, thus protecting the independence and integrity of risk assessment.

The Credit Committees and the Corporate Risk Committee are responsible for operational oversight of overall credit risk management. The Chief Risk Officer report, presented quarterly to the Executive Committee and to the Risk Management Committee of the Board, provides a summary of key information on credit risks. The credit risk management policies adopted by the Bank provide for appropriate risk assessments. These policies cover approval of credit applications by authority level, assignment of risk ratings, management of impaired loans, establishment of

individual and collective allowances, and risk-based pricing. The policies are periodically reviewed and approved by the Risk Management Committee of the Board.

Through its Credit Risk Management Department, the Bank monitors its credit portfolios on a qualitative and quantitative basis through: (i) mechanisms and policies governing the review of the various types of files; (ii) risk rating systems, and (iii) pricing analysis.

The Bank uses expert systems to support the decision-making process for most underwriting of consumer credit, residential mortgage loans and credit cards, as well as for small commercial loans. Regarding commercial loans, applications are also analyzed on a case-by-case basis by specialized teams.

The Bank has various risk management tools at its disposal. These include a 19-level risk rating system that is used to evaluate all types of commercial credit. Above a specific rating, files are placed under credit watch and are managed in accordance with specific procedures. A loan or a group of loans are impaired and impairment losses are incurred if there is objective evidence of impairment as a result of one or more loss events that occurred after the initial recognition of the asset and that has an impact on the estimated future cash flows of that loan or group of loans.

The Bank's risk management framework is used in the determination of expected credit losses. The Bank has policies and procedures that, generally govern impairments arising from credit risk. These policies are documented and periodically reviewed by the risk management function.

Each month, the Bank's Retail Credit Committee reviews certain analysis that is prepared using various credit metrics to identify such risks and trends that might affect the retail portfolios. The Bank's Commercial Credit Committee also reviews certain analysis regarding material impaired loans and other impaired loans where payment is past due by 90 days or more.

Collection processes are centralized and are carried out by specialized employees. Questions on measurement methodologies and assumptions, and inputs and assumptions used to determine expected credit losses are handled by the appropriate employees.

Individual allowances for losses are established to adjust the carrying amount of material impaired loans to the present value of estimated expected future cash flows. Allowances for impaired loans to businesses are revised on an individual basis, as part of a continuous process.

A collective allowance is calculated for all individually insignificant loans for which no individual impairment tests are performed. In addition, a collective allowance is calculated for loans that have been assessed for impairment individually and found not to be impaired. These loans are assessed collectively, in groups of assets with similar risk characteristics, to determine whether a provision should be made due to incurred but not identified loss events. To establish collective allowances, the Bank uses credit risks models based on the internal risk rating of credit facilities. The key parameters driving these models are:

- Probability of default (PD): An estimated percentage that represents the likelihood of default within a given time period of an obligor for a specific rating grade or for a particular pool of exposure.
- Exposure at default (EAD): An amount expected to be owed by an obligor at the time of default.
- Loss given default (LGD): An estimated percentage of EAD that is not expected to be recovered during the collections and recovery process.
- Forward-looking macroeconomic factors such as interest rates, unemployment rates, gross domestic product (GDP) forecasts, housing price indices and S&P/TSX index forecasts are also taken into account for these risk parameters.
- Management overlays to ECL allowance estimates are used where we judge that our existing inputs, assumptions and model techniques do not capture all relevant risk factors. The emergence of new

macroeconomic or political events, along with expected changes to parameters, models or data that are not incorporated in our current parameters, internal risk rating migrations, or forward-looking information are examples of such circumstances. The use of management overlays requires the application of significant judgment.

Each credit facility is assigned an LGD rate that is largely driven by factors that impact the extent of losses anticipated in the event the obligor defaults. These factors mainly include seniority of debt, collateral security, and the industry sector in which the obligor operates. Estimated LGD rates draw primarily on internal loss experience, supplemented by external data. EAD is estimated based on the current exposure to the obligor and the possible future changes in that exposure driven by factors such as the nature of the credit commitment. Estimates of PD, LGD and EAD are validated by an independent validation team within the Bank, on a regular basis.

Diversification is one of the fundamental principles of risk management. To this effect, the Credit Policy establishes guidelines to limit concentration of credit by counterparty and sector of activity, and identifies sectors considered too risky and thus outside the Bank's risk appetite. Concentration of credit risk may also exist where several counterparties engaged in similar activities are in the same geographic area or have comparable economic characteristics and where their ability to meet contractual obligations could be compromised by changing economic, political or other conditions.

#### Derivative-related credit risk

Most of the Bank's credit concentration in derivatives lies with financial institutions, primarily Canadian banks. Credit risk in derivative transactions arises from a potential counterparty default on contractual obligations when one or more transactions have a positive replacement cost for the Bank. Replacement cost represents what it would cost to replace transactions at prevailing market conditions in the event of a default. The credit equivalent amount arising from a derivative transaction is defined as the sum of the replacement cost plus an estimated amount reflecting the potential change in market value of the transaction through to maturity.

Derivative-related credit risk is generally managed using the same credit approval, limit and monitoring standards as those used for managing other credit transactions. Moreover, the Bank negotiates derivative master netting agreements with all significant counterparties with which it contracts. These agreements reduce credit risk exposure in the event of a default by providing for the simultaneous netting of all transactions with a given counterparty. These contracts also allow the Bank to require the counterparty to pay, collateralize or guarantee the current market value of its positions when the value exceeds a given threshold. For all significant financial counterparties, the Bank actively manages these rights and requires collateral to be posted daily.

#### Wrong-way risk

Wrong-way risk is the risk that exposure to a counterparty or obligor is adversely correlated with the credit quality of that counterparty. There are two types of wrong-way risk:

- Specific wrong-way risk, which exists when the Bank's exposure to a particular counterparty is positively and highly correlated with the probability of default of the counterparty due to the nature of the Bank's transactions with them (e.g., loan collateralized by shares or debt issued by the counterparty or a related party); and
- General wrong-way risk, which exists when there is a positive correlation between the probability of default of counterparties and general macroeconomic or market factors. This typically occurs with derivatives (e.g., the size of the exposure increases) or with collateralized transactions (e.g., the value of the collateral declines).

## Exposure to credit risk

The amount that best represents the Bank's exposure to credit risk as at October 31, 2020 and 2019 without factoring in any collateral held or other credit enhancements, represents the sum of financial assets in the Bank's consolidated balance sheet, plus credit commitments as follows:

### **EXPOSURE TO CREDIT RISK**

As at October 31 (Millions of Canadian dollars)

	<b>2020</b>	<b>2019</b>
Financial assets, as stated in the consolidated balance sheet <sup>(1)</sup>	<b>\$ 43,084</b>	\$ 43,318
Credit commitments <sup>(2)</sup>	<b>5,871</b>	5,275
	<b>\$ 48,955</b>	\$ 48,593

(1) Excluding equity securities.

(2) Excluding credit facilities revocable at the Bank's option totalling \$4.1 billion as at October 31, 2020 (\$4.0 billion as at October 31, 2019).

### ***COVID-19 impact on credit risk and measurement uncertainty of expected credit loss estimates***

To consider the evolving impact of the pandemic, as well as other changes to the Bank's environment, see the Bank's 2020 Annual Report, at page 50.

### ***The Issuer is subject to the market risk resulting from changes in the underlying factors such as interest rates, currency exchange rates or equity prices***

Market risk is the financial loss that the Bank could incur due to unfavourable fluctuations in the value of financial instruments as a result of changes in the underlying factors used to measure them, such as interest rates, currency exchange rates or equity prices. This risk is inherent to the Bank's financing, investment, trading and asset and liability management (ALM) activities.

The primary objective of effective market risk management is to measure significant market risks and ensure that these risks stay within the Bank's accepted risk tolerance thresholds. The Bank has thus adopted policies and limits to oversee exposure to market risks arising from its trading, investment and ALM activities and related management practices. The policies and limits establish the Bank's management practices pertaining to various risks associated with its capital markets and treasury activities. These policies and limits are approved by the Executive Committee and the Risk Management Committee of the Board at least annually, to ensure their alignment to principles, objectives and management strategies.

Detailed risk level and limit monitoring reports are produced regularly and are presented as follows:

- Daily for investment portfolios, to Corporate Risk Management and portfolio managers;
- Weekly for structural interest rate risk, to Corporate Risk Management, Corporate Treasury managers and Executive Committee;
- Monthly for structural foreign-exchange risk, to Corporate Risk Management, Corporate Treasury managers and Executive Committee; and,
- Quarterly, to the Executive Committee and to the Risk Management Committee of the Board.

Market risk assessment is based on the key risk drivers in the business and can include, per the complexity and nature of its activities:

- Limits on notional amount;
- Expected shortfall; and

- Stress testing and other sensitivity measures.

#### Limits on notional amount

The Bank sets limits that are consistent with its business plan and its risk appetite for market risk. In setting limits, the Bank considers market volatility, market liquidity, organizational experience and business strategies. Limits are set at the aggregate Bank level and then are apportioned to the different lines of business and at the portfolio level and are monitored daily.

#### Expected shortfall

As of 2019, the Bank changed its reference market risk measure from the Value at Risk (VaR) to the expected shortfall. Introduced under the Fundamental Review of the Trading Book (FRTB) and its implementation expected in 2023, the expected shortfall, while statistically equivalent to a 99% VaR under a normal distribution, puts more emphasis on tail risk than the VaR measure. Expected shortfall represents the average trading loss beyond a 97.5% confidence interval. For an historical expected shortfall with 300 scenarios, this represents the average of the seven worst days of trading for the Bank. Expected shortfall is calculated daily for all financial market activities. These calculations are conducted for each specific business unit and each risk factor, as well as for the entire trading portfolio. The theoretical change in profits and losses is generated using the daily price movements, and on the assumption, that there is no change in the composition of the trading portfolio.

#### Stress testing and other sensitivity measures

Parallel to expected shortfall calculations, the impact of stress tests on profits and losses is assessed for the trading and investment portfolios and the ensuing results are used to assess the impact of exceptional but plausible market situations. Stress tests constitute a complementary risk measure to expected shortfall and are designed to provide an estimate of the worst losses the Bank could incur under multiple scenarios. The Bank's stress testing program combines historical and hypothetical scenarios to simulate the impact of significant changes in risk factors on the portfolios' market value. The Bank also produces daily sensitivity measurements, including measurements of volatility and parallel yield curve shifts on specific business units and the Capital Markets group.

#### ***Interest rate risk***

Interest rate risk is created by the potential adverse impact of interest rate movements. Structural interest rate risk arises mainly from the differences in maturity dates or re-pricing dates of balance sheet and off-balance sheet items, as well as from the options embedded in certain banking products, such as loan repayment and deposit redemption clauses.

The purpose of ALM activities is to control structural interest rate risk, which corresponds to the potential negative impact of interest rate movements on the Bank's net interest income and economic value of its capital. This risk is mainly attributable to differences in maturity dates or re-pricing dates of balance sheet and off-balance sheet items along with the options embedded in certain banking products, notably clauses on prepayment, deposit redemption and mortgage loan commitments.

Structural interest rate risk management requires monitoring of four distinct portfolio groups:

- Banking activities, which are affected by customer choices, product availability and term-dependent pricing strategies;
- Investment activities, comprising marketable securities and institutional funding;
- Securities trading activities, which are marked-to-market on a daily basis in line with rate movements; and
- A hedging portfolio that helps the Bank maintain overall interest rate risk within strict internal limits.

Dynamic management of structural interest rate risk is intended to maximize the Bank's profitability while preserving the economic value of common shareholders' equity. To attain this objective, various treasury and derivative instruments, mainly interest rate swaps, are used to modify the interest rate characteristics of the instruments underlying the Bank's balance sheet and to cover the risk inherent in options embedded in loan and deposit products.

Structural interest rate risk is globally managed by the Bank's Corporate Treasury. The Asset-Liability Management Committee and the Executive Committee provide ongoing governance of structural risk measurement and management through risk policies, limits, operating standards and other controls in accordance with the Treasury and Capital Market Risks Policy. This policy, which is approved by the Risk Management Committee of the Board, defines limits relative to the measurement of the economic value of shareholders' equity and net interest income risks.

Risk limits are based on measures calculated by simulating the impact of immediate and sustained parallel movements of 100 bps in rates for all maturities. Net interest income risk measures the negative impact on net interest income from interest rate movements over the next 12 months. Economic value of shareholders' equity risk measures the net negative impact on the present value of balance sheet and off-balance sheet assets and liabilities.

Interest rate risk exposures are reviewed periodically by the Asset-Liability Management Committee, which is responsible for monitoring the Bank's positioning regarding anticipated interest rate movements and recommending hedging of all undesirable interest rate risk. In addition, risk monitoring reports are presented periodically to the Corporate Risk Committee and the Risk Management Committee of the Board.

To ensure sound management of structural interest rate risk, a repricing gap report is produced weekly. This report is then used as the basis for the simulation analysis of the impact of interest rate variation on net interest income and economic value of common shareholders' equity. One of the simulation exercises consists of subjecting the Bank's balance sheet to a sudden parallel and sustained 1% increase and decrease in interest rates, as shown in Table 30 of the Bank's 2020 Annual Report.

The Bank aims to limit its overall exposure to rapid shifts in interest rates. However, the timing of Bank of Canada overnight rate changes and ensuing variations in the prime rate and short-term bankers' acceptances (BA) rates can temporarily impact margins. As such, fluctuations in net interest income may occur, but within controlled tolerance margins.

#### Current interest rate environment

Central banks have reduced interest rates in most financial markets due to the adverse impact of the Covid-19 pandemic, which in turn increased the likelihood of negative interest rates. This raises several risks and concerns, such as the readiness of the Bank's systems and processes to accommodate zero or negative rates, the resulting impacts on customers, regulatory constraints and the financial implications given the significant impact that prolonged low interest rates are likely to have on net interest income. As the Bank has floored certain deposit rates at zero and as financial instruments are repriced at lower rates, interest margins are expected to compress, which may affect profitability. These factors may challenge the long-term profitability of the banking sector and will be considered as part of the Bank's strategic planning.

#### ***Foreign exchange risk***

Foreign exchange risk is the risk of losses from adverse fluctuations in currency exchange rates. Assets and liabilities that are denominated in foreign currencies have foreign exchange risk.

Foreign exchange risk is monitored using limits and other sensitivity analysis for trading operations as described above. The Bank is exposed to foreign exchange risk mainly through its investment in a U.S. foreign operation. These exposures can have an impact on earnings, shareholders' equity and capital ratios. The Bank uses derivative financial instruments to minimize these impacts. When the Canadian dollar fluctuates against the U.S. dollars unrealized translation gains or losses on the net investment in foreign operations, net of related hedges, impact accumulated other comprehensive income in shareholders' equity. In addition, the Canadian dollar equivalent of risk-weighted assets denominated in U.S. dollars and capital deductions is impacted.

The Bank is also exposed to foreign exchange risk through foreign exchange positions related to commercial activities in its Canadian operations, as well as through positions held to support the supply of products and services in currencies other than the Canadian dollar. In the normal course of business, the Bank also uses foreign exchange derivative financial instruments to hedge its exposure to structural foreign exchange risk.

For non-trading activities, as at October 31, 2020, assets and liabilities carried in Canadian entities and denominated in U.S. dollars amounted to \$637.1 million (\$769.6 million as at October 31, 2019) and \$317.2 million (\$415.8 million as at October 31, 2019) respectively. As at October 31, 2020, regarding these positions, the effect of a sudden 5% change in foreign exchange rates would have no significant impact on net income and shareholders' equity.

Currencies other than U.S. dollars are generally bought and sold solely to meet specific customer needs. Thus, the Bank has very limited exposure to these currencies. Assets and deposit liabilities in other foreign currencies were primarily denominated in British pounds and Euros and amounted to \$22.3 million (\$9.4 million as at October 31, 2019) and \$19.4 million (\$9.0 million as at October 31, 2019) respectively as at October 31, 2020.

The Bank is also exposed to foreign exchange risk as a result of trading activities as discussed above, including through the use of foreign exchange derivative financial instruments.

### ***Equity risk***

Equity risk represents financial losses that the Bank may incur subsequent to adverse fluctuations in equity prices or stock market instability in general.

The Bank's equity positions consist primarily of Canadian and U.S. publicly traded securities and, thus, portfolio sensitivity generally correlates to Canadian and U.S. stock market performance. A portion of the Bank's equity positions is used to hedge index-linked deposits.

In addition, the Bank has equity exposures through its pension plans. As at October 31, 2020, a fluctuation in the stock markets of 10% would have had a \$17.4 million impact on the Bank's shareholders' equity (\$18.2 million as at October 31, 2019).

### ***The Issuer is subject to liquidity and funding risk***

Liquidity and funding risk is the possibility that the Bank may not be able to gather sufficient cash resources when required and on reasonable conditions, to meet its financial obligations. Financial obligations include obligations to depositors and suppliers, as well as lending commitments, investments and posting collateral.

The Bank's overall liquidity risk is managed by Corporate Treasury with oversight by Corporate Risk Management and by the Asset-Liability Management Committee, and ultimately by the Risk Management Committee of the Board in accordance with the policies governing funding and liquidity and collateral management. The main purpose of these policies is to ensure that the Bank has sufficient liquidity resources to meet its current and future financial obligations, under both normal and stressed conditions.

The Bank's balance sheet is well diversified, both in terms of assets and funding sources. To maintain sound diversification, funding sources are subject to concentration limits developed and monitored by Corporate Risk Management. Those limits are established, taking into consideration, among other things, the volatility of the funding sources. Of note, the Bank's retail and commercial deposits are largely composed of term deposits, which significantly improve their quality regarding liquidity risk.

The stability of the funding sources is also taken into consideration when measuring liquidity requirements under the Bank's methodology. Run-off factors used in the liquidity stress tests are derived from the historical stability of the various funding sources. The monitoring process is conducted daily by Corporate Risk Management and is overseen by the Asset-Liability Management Committee and the Risk Committee of the Board of Directors.

As a complement to the aforementioned stress tests, the Bank has developed internal models to forecast potential outflows on non-maturing deposits, which are used in liquidity GAPs and funding plans. Behavioral and modeling assumptions are reviewed and tested at least on an annual basis by Corporate Treasury and approved by Asset-Liability Management Committee.

The Bank also conducts additional liquidity stress-test scenarios monthly. Outflows on non-maturing deposits and redeemable term deposits are stressed in different scenarios and over different time horizons to provide management with various views on the Bank's liquidity. Results are reported to the Asset-Liability Management Committee monthly.

The Bank's liquid assets held to satisfy liquidity requirements must be high quality securities that the Bank believes can be monetized quickly in stress conditions with minimum loss in market value. More than 95% of the Bank's high-quality liquid assets are invested in Level 1 assets as at October 31, 2020. These assets are Central Bank eligible and can be easily sold or given as collateral during a time of stress. A liquidity contingency plan is prepared and reviewed on a regular basis. It guides the Bank's actions and responses to potential liquidity crises.

The Bank also manages its liquidity to comply with the regulatory liquidity metrics in the OSFI domestic Liquidity Adequacy Requirements (LAR) Guideline. These regulatory metrics include the Liquidity Coverage Ratio (LCR), drawn on the BCBS international Basel III liquidity framework, and the OSFI-designed Net Cumulative Cash Flow (NCCF) supervisory tool. The LCR requires that banks maintain a sufficient stock of high-quality liquid assets to meet net short-term financial obligations over a thirty-day period in an acute stress scenario. The Bank remained compliant with the LAR Guideline throughout the year ended October 31, 2020.

Also, on March 27, 2020, OSFI introduced several measures to afford financial institutions further flexibility in addressing the COVID-19 pandemic, including a temporary relief which permitted to exclude bankers' acceptances (BAs) that were sold to the Bank of Canada under the BA Purchase Facility from the calculation of the outflow of the LCR. Finally, OSFI reiterated that institutions may use their stock of unencumbered high-quality liquid assets (HQLA) they hold within the LCR as a defense both against the potential onset of liquidity stress and during a period of liquidity stress (such as a liquidity stress resulting from COVID-19). LCR falling below 100% is permitted under such circumstances, as maintaining the LCR at 100% could produce undue negative effects on the institution and other market participants.

### ***Changes to credit ratings may affect the Issuer's ability to obtain market funding***

Personal deposits, collected through the Québec Branch Network and the Advisors and Brokers channel, constitute the most important source of financing for the Issuer. The Issuer also relies on the wholesale markets to obtain financing through securitization and unsecured financing. The Issuer's capacity to obtain such financing, particularly wholesale funding, is tied to the credit ratings set by rating agencies such as DBRS and S&P. Revisions of the Issuer's credit ratings may therefore influence the financing of operations, as well as other collateral obligations. Changes to credit ratings could also impact the Issuer's involvement with other operational banking arrangements. The Issuer regularly monitors the impact of a hypothetical downgrade of its credit rating on the collateral requirements. As at October 31, 2020, additional collateral that would be required in the event of a one-to-three notch rating downgrade was not significant.

On June 10, 2020, Standard and Poor's (S&P) affirmed the Issuer's BBB long-term and A-2 short-term issuer credit ratings, while maintaining the negative outlook. Subsequently, on April 16, 2021, S&P revised its outlook on the Issuer to stable from negative and affirmed its ratings, including its 'BBB' and 'A-2' long- and short-term issuer credit ratings on the Issuer.<sup>1</sup>

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<sup>1</sup> The S&P rating outlook assesses the potential direction of a long-term credit rating over the intermediate term (typically six months to two years). In determining a rating outlook, consideration is given to any changes in the economic and/or fundamental business conditions. An outlook is not necessarily a precursor of a rating change or future action. The S&P rating outlooks have the following meanings: "Positive" means that a rating may be raised; "Negative" means that a rating may be lowered; "Stable" means that a rating is not likely to change; and "Developing" means a rating may be raised or lowered.

On June 4, 2020, DBRS confirmed the Issuer's A (low) rating on deposits and senior debt and R-1 (low) rating on short-term instruments and revised its trends on long-term ratings to negative from stable. On April 15, 2021, DBRS revised its long-term ratings to stable from negative and affirmed its ratings, including 'A (low)' on deposits and senior debt and 'R-1 (low)' rating on short-term instruments.<sup>2</sup>

### ***The Issuer is subject to operational risk***

Operational risk is the risk of loss or harm from resulting from a failure ascribable to human resources, inadequate or failed internal processes or technology and systems, or from external events including legal risk but excluding regulatory, strategic and reputational risk. Operational risk is inherent in all of the Bank's activities and can lead to significant impacts on the business, including financial loss, reputational harm and/or regulatory sanctions. Although operational risk cannot be eliminated entirely, it can be managed in a thorough and transparent manner to keep it at an acceptable level. Given the large volume of transactions the Bank processes on a daily basis, and the complexity and speed of its business operations, there is a possibility that certain operational or human errors may be repeated or compounded before they are discovered and rectified. The Operational Risk Management Framework determines how that risk is identified, evaluated and the decisions made to accept, mitigate or transfer the risk. Operational risk is further broken down into the following categories:

- Fraud;
- Information Security and Protection;
- Information Technology;
- Human Resources Management and Workplace Health and Safety;
- Customer Products and Practices;
- Damage to Physical Assets and Business Continuity;
- Execution, Delivery and Process Management;
- Suppliers and Vendors; and
- Data Management.

The Operational Risk Management Framework and Policy are reviewed annually by the Risk Management Committee of the Board and describes the operational risk management program based on the "three lines of defence" model and specifies the roles and responsibilities of the various stakeholders. As the first line of defence, the business units own the risks generated by their day-to-day activities and are accountable for their effective management of such risks. Operational Risk Management, as part of the second line of defence, establishes the operational risk management framework, provides independent oversight of risk-taking by the first line of defence, and conducts an effective, objective assessment of the risk profile. Internal Audit, as the third line of defence, examines the approach and effectiveness of the operational risk management program.

### ***Impact of COVID-19 on operational risk management***

In order to ensure the Bank's operational resilience during the pandemic and implement the recommended actions prescribed by health authorities, the Bank set in motion its crisis management protocol. Business continuity plans were activated to use the Issuer's alternate site strategy for critical functions to allow for a significant portion of the Issuer's workforce to work from home. Senior executives frequently convene to assess the impact of the crisis on the Bank and ensure that necessary actions are promptly initiated.

The large-scale migration of employees to a remote-work environment may potentially increase the Issuer's risk posture around information security, fraud and technology risks. In addition, key operational dependencies with third parties are further magnified in this environment due to reliance on the effectiveness of their respective continuity plans. The Operational Risk Management Framework is being used to oversee and monitor these key risks through the governance processes in the form of various internal committees.

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<sup>2</sup> Each DBRS rating category is appended with one of three rating trends — "Positive," "Stable," "Negative"— in addition to "Under Review." The rating trend helps to give investors an understanding of DBRS's opinion regarding the outlook for the rating in question. However, investors must not assume that a positive or negative trend necessarily indicates that a rating change is imminent.

### ***The Issuer is subject to regulatory compliance risk***

Regulatory compliance risk is the risk of potential non-compliance with laws, rules, regulations and prescribed practices. Regulatory compliance risk includes the regulatory risks associated with financial crimes (which include, but are not limited to money laundering and sanctions), privacy, market conduct, consumer protection, business conduct, as well as prudential and other generally applicable non-financial requirements. Issues regarding compliance with laws and regulations can arise in a number of areas in a large complex financial institution such as the Bank and are often the result of inadequate or failed internal processes, people or systems. The Bank operates in a complex regulatory environment and is from time to time subject to a variety of legal proceedings, including civil claims and lawsuits, criminal charges, regulatory examinations, investigations, audits and requests for information by various governmental regulatory agencies and law enforcement authorities in various jurisdictions. There is no assurance that the Bank always will be, or be deemed to be, in compliance with laws, regulations or regulatory policies. Accordingly, it is possible that the Bank could receive a judicial or regulatory judgment or decision that results in fines, damages, penalties, and other costs or injunctions, criminal convictions, or loss of licenses or registrations that would damage the Bank's reputation, and negatively impact its earnings and ability to conduct some of its businesses. In addition, the Bank is subject to litigation arising in the ordinary course of its business and the adverse resolution of any litigation could have a significant adverse effect on the Bank's results or could give rise to significant reputational damage, which in turn could impact its future business prospects. Although the Bank establishes provisions for the measures it is subject to under accounting requirements, actual losses resulting from such litigation could differ significantly from the recognized amounts.

To ensure sound management of regulatory compliance risk, the Bank has implemented a Regulatory Risk Management Framework, which includes compliance policies, procedures and supporting frameworks. Monitoring of regulatory compliance risk is performed through the Regulatory Risk Management Committee.

Regulatory risk management reports are submitted at least annually to the Corporate Risk Committee and the Risk Management Committee of the Board. The effectiveness of the Regulatory Risk Management Framework is assessed annually.

### ***The Issuer is subject to strategic risk***

Strategic risk is the risk of loss or harm due to inadequate business plans, strategies or decision-making processes and improper allocation and use of the Bank's resources. It also results from the potential adverse effects of changes in the economic, competitive, regulatory, tax or accounting environment on the Bank's results and/or the failure to respond appropriately to these changes as a result of inaction, ineffective strategies or poor implementation of strategies.

The Executive Committee is responsible for managing the Bank's strategic risks. Each year, a strategic planning process is carried out to analyze strengths, weaknesses, opportunities, and threats to determine the profitability and risk profiles of the Bank. The Bank's overall strategy is established by the Executive Committee and submitted to the Board of Directors for approval.

Through the Executive Committee, the Bank monitors the execution of its strategic plan. The Bank's ability to meet its objectives and deliver on its strategic plan depend on its capacity to transform the organization as it develops its new account management platform and modernizes its retail distribution network, while maintaining an adequate level of service to customers and protecting profitability.

### ***The Issuer's operations have inherent reputational risk***

Reputational risk is the risk that perceptions of stakeholders, whether true or not, regarding the Bank's business practices, actions or inactions will negatively impact the Bank's image, value, brand, revenues, operations, liquidity or client base, or require costly litigation or other measures to remediate. Reputational risk most often results from the inadequate management of other risks and may affect almost every activity of a financial institution, even when operations are, from a technical point of view, in compliance with legal, accounting and regulatory requirements. The

Bank's reputation is a valuable business asset that is essential to continued growth and shareholder value and therefore, is constantly at risk.

The Corporate Risk Committee controls and supervises reputational risk management through the application of a Reputational Risk Policy. This policy is an integral part of the Risk Management Framework. Throughout the execution of the Bank's strategies, officers, administrators, managers and every employee are responsible for ensuring the Bank's reputation remains adequate. The Code of Conduct and other policies also enable the adequate management of potential threats that could have a direct or indirect impact on the Bank's reputation.

#### ***Impact of COVID-19 on reputational risk management***

Implementation of government recommended actions during the COVID-19 pandemic, most notably the social distancing requirement, has led the Bank to review all its contact points between staff members and with customers and adjust its related business processes. Combined with the simultaneous increase in customers' needs during this difficult period, these adjustments may have an impact on customer experience.

#### ***The Issuer is subject to litigation risk***

The Bank is subject to material and non-material litigation. In June 2020, a plaintiff filed an application to authorize the filing of a class action with the Superior Court of Québec, naming the Bank (and a current executive officer and former executive officer) and others as defendants. The application alleges that the Bank and the other proposed defendants violated the Québec *Securities Act* and *Civil Code of Québec* through alleged misrepresentations and non-disclosures during the period from May 18, 2017 to September 3, 2018, regarding the Bank's and B2B Bank's mortgage loan securitization activities, and related mortgage underwriting procedures. As of the date of this Offering Memorandum, a date for the hearing of the application to authorize the proposed class action has not yet been scheduled and the Bank intends to vigorously defend the proceeding.

#### ***Risk related to the use of various models by the Issuer***

The Bank uses various models to inform business, risk and capital management decision-making. Model risk is the potential for loss or harm arising from models, and other estimation approaches and their outputs, not performing or capturing risk as expected. It also arises from the inappropriate use of a model. It can lead to financial loss, reputational risk, or incorrect business and strategic decisions. The Model Risk Management Policy establishes a formal framework to identify, assess, manage and control the risk inherent to the usage of models. Models are updated on a regular basis to incorporate current trends. In addition, the models are validated by a validation group that is independent of both the specialists who developed the models and the concerned business units.

#### ***Other risks that may affect future results – Impacts of the COVID-19 pandemic***

The full impact of the COVID-19 pandemic on the Canadian and U.S. economies, including the impact of the preventative and mitigation measures that governments, central banks, monetary and regulatory authorities and other third parties are taking to combat the spread of the disease, continues to rapidly evolve. Despite the lifting of certain restrictive measures, recent resurgences of the virus in Canada and the continuing spread of the pandemic in the United States, and any further resurgences of the pandemic may cause the reintroduction of previously loosened or eliminated restrictions or the imposition of new restrictions.

Although banking services are considered essential services in Canada and therefore have so far been maintained despite the lockdown and social distancing measures, the COVID-19 pandemic has had and continues to have material adverse repercussions on the Issuer's business, team members and third-party providers, has threatened the Issuer's customers' solvency and has created and continues to create significant volatility and negative pressure on virtually all national economies as well as financial markets. The COVID-19 pandemic has adversely affected and may continue to adversely affect the Bank's financial and operating results, and may also adversely affect in the future the Bank's regulatory capital and liquidity ratios and ability to meet regulatory and other requirements.

Due to the unprecedented and ongoing nature of the COVID-19 pandemic and the fact that the response to the pandemic is evolving in real time, estimates of the economic impacts of the COVID-19 pandemic remain inherently highly uncertain and speculative. While the Bank has taken measures to preserve its financial strength and stability, and continues to manage capital and liquidity prudently, such efforts may not sufficiently mitigate the negative impacts of COVID-19 on its business. The effectiveness of these efforts and the extent to which the COVID-19 pandemic affects the Bank's business will depend on factors beyond its control, including the duration and scope of the pandemic, the measures taken to contain the spread of the outbreaks, the timing, development and distribution of one or more effective vaccines and/or effective therapeutic treatments for COVID-19, how quickly and to what extent normal economic activity can resume, and the prolonged effects on the Issuer's customers. Even after the COVID-19 pandemic is over, the Bank may continue to experience material adverse effects to its business, financial condition and prospects as a result of the continued disruption in the global economy and any resulting recession, the effects of which may not be fully reflected in the Issuer's financial results until future periods.

The COVID-19 pandemic may also have the effect of heightening other risks and uncertainties disclosed and described in the section entitled "Risk Appetite and Risk Management Framework", such as, but not limited to, those related to operational, reputational, and human capital risk.

Further discussions on risks and impacts of COVID-19 on the Bank, its customers, and suppliers can be found in the applicable pages of the 2020 Annual Report.

***The Issuer's operations are highly dependent on the Issuer's information technology systems and will be susceptible to risks related to technology, information systems and cybersecurity***

Technology, which is now omnipresent in our daily lives, is at the heart of banking services and has become the main driver of innovation in the financial sector. The security and performance of the Bank's information and technology infrastructure is critical to business operations, ensuring the integrity of its systems and records and for maintaining confidence of the Bank's clients and other stakeholders. Due to the nature of the Bank's operations, its reliance on technology to conduct day-to-day activities, and its evolving technological infrastructure, it is subject to increased risks in the form of cyber-attacks, data breaches, malicious software, unauthorized access, hacking, phishing, identity theft, intellectual property theft, asset theft, industrial espionage, cyber extortion and similar compromises and possible denial of service due to activities causing network failures and service interruptions. Threats are not only increasing in volume but in their sophistication as adversaries use ever evolving technologies and attack methodologies. The Bank's use of third-party service providers, which are also subject to these potential compromises, increases its risk of a potential attack, breach or disruption as it has less immediate oversight over their systems and control environment.

Processes are in place to protect the Bank's network and operations from cyber incidents and emerging cyber threats. Nonetheless, the Bank is exposed to risks related to cybersecurity and the increasing sophistication of cyber-attacks. Losses in connection with these evolving risks are mainly related to potential reputational damage, the misappropriation or unauthorized release of confidential financial or personal information, as well as disruption to operations. Furthermore, such attacks may result in client attrition, regulatory sanctions or penalties, litigation, compliance costs, remediation costs, and loss of revenue.

***The Issuer's revenues and performance are subject to technological disruption, competition and its strategic plan***

The pace of technology innovation continues to impact the financial services industry and its customers. Non-financial institutions continue to offer banking products and services in competition with traditional banks in certain segments of banking including retail payments, consumer and commercial lending, foreign exchange and investment advisory services using new technologies, advanced data and analytical tools. Such non-traditional service providers may have less stringent regulatory requirements and oversight. Failure to keep pace with these new technologies and the competition they enable could impact the Issuer's revenues and earnings over time, if customers choose the services of these new market entrants. Increased competition from non-traditional service providers may require additional investment in order to meet clients' changing expectations and remain competitive, which may increase expenses. In addition, the Bank's pricing of products and services may be impacted and may cause us to lose revenue and/or market share. The capacity of the Bank to manage these risks or to innovate and develop technology can affect prospective results. Furthermore, failure to properly review critical changes within the business before and during the

implementation and deployment of key technological systems or failure to align client expectations with the Bank's client commitments and operating capabilities could adversely affect the Bank's operating results or financial position.

Over the past few years, the Bank launched major initiatives with the objective of building a stronger foundation and modernizing the Bank in order to improve financial performance. There can be no assurance that these initiatives will succeed in whole or in part. Implementation of these initiatives present various managerial, organizational, administrative, operational and other challenges, and the Bank's organizational, administrative and operational systems may require adjustments. If the Bank is unable to successfully execute on any or all of the initiatives, the Bank's revenues, operating results and profitability may be adversely affected. Even if the Bank successfully implements its initiatives, there can be no guarantee that it will achieve its intended objectives of improved revenues, operating results and/or profitability. A renewed strategic direction may also be required to achieve such objectives.

***The Issuer's revenues and earnings are substantially dependent on the general economic and market conditions in regions where it operates***

The Bank's operations are mainly carried on in Canada and, to a lesser extent, in the U.S. Consequently, the Bank has limited direct exposure outside of North America. As a result, the Bank's earnings are significantly affected by the general business and economic conditions in these regions. Factors such as fluctuations in interest rates, labour market conditions, real estate market conditions, financial market developments and related market liquidity, employment levels, business and household's indebtedness and spending levels, monetary and fiscal policies, evolving consumer trends and business models, business investment, government spending, exchange rates, sovereign debt risks, the strength of the economy, threats of terrorism, civil unrest, the effects of public health emergencies, the effects of disruptions to public infrastructure, natural disasters and geopolitical events may have an effect on the Issuer's overall revenue and earnings.

Risks related to government policy, international trade and political relations across the global landscape may impact overall market and economic stability in the regions in which the Bank operates. A sharp increase in trade protectionism including targeted trade bans on Canadian products could paralyze credit demand and adversely impact the performance of loan portfolios in specific industries. See also "Impacts of the COVID-19 pandemic" in the 2020 Annual Report.

***The Issuer's financial statements are based in part on judgments, estimates and assumptions that are subject to uncertainty***

The Bank's accounting policies and estimates are important to understanding its Consolidated Financial Statements. Some accounting policies require management to apply judgment to make particularly significant estimates that, by their very nature, require complex judgments and estimates and relate to matters that are inherently uncertain. Changes in these estimates could materially affect the Bank's Consolidated Financial Statements. In addition, changes in accounting standards, including their effect on the Bank's accounting policies, estimates and judgments may affect the Bank's Consolidated Financial Statements when a new standard becomes applicable. Procedures have been established to ensure accounting policies are applied consistently and the process for adopting new accounting standards is well controlled. Please refer to the sections "Critical Accounting Policies and Estimates" and "Future Changes to Accounting Policies" in the 2020 Annual Report for further details.

***The Issuer's results could be affected by legislative and regulatory developments and changes in approach to supervision in the jurisdictions where the Issuer conducts business***

Changes to laws, including tax laws, regulations or regulatory policies, as well as the changes or uncertainty in how they are interpreted, implemented or enforced, could adversely affect the Bank, for example, by lowering barriers to entry in the businesses in which the Bank operates; increasing costs of compliance or limiting the Bank's activities and ability to execute its strategic plan. Global and National regulatory developments, including capital and liquidity requirements under the Basel Committee on Banking Supervisions global standards (Basel III), will continue to affect the Bank's activities. New regulations applicable to financial institutions have increased significantly and are evolving at a rapid pace. This requires considerable mobilization of technical, human and financial resources in a very short span of time.

Consequently, the Bank can be burdened with their rapid implementation and the costs that are involved. These developments could also increase ongoing operational, compliance, and technology costs and therefore impact the complexity of operations and profitability.

The global anti-money laundering and economic sanctions landscape continues to experience regulatory change, with significant, complex new laws and regulations that have, or are anticipated to come into force in the short and medium-term in many of the jurisdictions in which the Bank operates. It is widely recognized that financial institutions are uniquely positioned and possess the means to assist in the fight against money laundering, terrorist financing, and criminal activity (including anti-trafficking and exploitation) through prevention, detection, deterrence and the exchange/reporting of information. In addition, the global data and privacy landscape has and continues to experience regulatory change, with significant new legislation that has been passed and will be implemented in the near term in some of the jurisdictions in which the Bank does business and additional new legislation that is anticipated to come into force in the medium-term. Money laundering, terrorist financing, economic sanctions and data privacy violations represent material risk to the Bank including regulatory, legal, financial and reputational exposure.

### ***Fraud and criminal activity***

As a financial institution, the Bank is inherently exposed to various types of fraud and other financial crime. The sophistication, complexity, and materiality of these crimes evolves quickly, and these crimes can arise from numerous sources, including potential or existing clients or customers, agents, third parties, including suppliers, service providers and outsourcers, other external parties, contractors or employees. In deciding whether to extend credit or enter into other transactions with customers or counterparties, the Bank may rely on information furnished by or on behalf of such customers, counterparties or other external parties including financial statements and financial information and authentication information. The Bank may also rely on the representations of customers, counterparties, and other external parties as to the accuracy and completeness of such information. In order to authenticate customers, whether through the Bank's phone or digital channels or in its branches and stores, the Bank may also rely on certain authentication methods which could be subject to fraud. In addition to the risk of material loss (financial loss, misappropriation of confidential information or other assets of the Bank or its customers and counterparties) that could result in the event of a financial crime, the Bank could face legal action and client and market confidence in the Bank could be impacted.

### ***Failure of the Issuer to recruit, retain and develop appropriate senior management and skilled personnel could have a material adverse effect on the Bank***

The Bank's future performance is largely dependent on its ability to attract, develop and retain key talent. Within the financial industry, competition for employees and executives is intense, and there can be no assurance that the Bank will be able to attract and retain these individuals, which could impact its operations and competitiveness. The Issuer's senior management team has undergone changes in 2020 and plays a significant role in the Issuer's success as well as oversees the execution of the Issuer's business strategies. If the skill sets and diversity of the Issuer's workforce, including senior management, do not match the operational requirements of the Bank and foster a winning culture, we will likely not be able to sustain the Issuer's performance. The Issuer's ability to retain and motivate the Issuer's management team or attract suitable replacements should any members of the Issuer's management team leave is dependent on, among other things, the competitive nature of the employment market and the career opportunities and compensation that we can offer. The loss of key employees, through attrition or retirement or any deterioration in overall employee morale and engagement resulting from organizational changes could have an adverse impact on the Issuer's operations and financial results. Failure to establish a complete and effective succession plan, including preparation of internal talent and identification of potential external candidates, where relevant, for key roles, could impair the Issuer's business until qualified replacements are found.

Significant changes to the Bank's work environment were brought on by the COVID-19 pandemic. Most notably, a large share of the Bank's employees has been working remotely since the onset of the crisis. These changes could potentially result in difficulties in attracting, retaining and mobilizing employees. The Bank has implemented several key initiatives to prioritize the safety and well-being of its employees during the crisis.

Prior to April 21, 2021, approximately 20% of the Bank's employees were represented by a union and subject to a collective bargaining agreement which was ratified in April 2019.

On March 19, 2021, the Bank was informed by the Canada Industrial Relations Board (CIRB) of the results of the vote held among the unionized employees of the Bank. This vote followed a request for revocation of the union certification, filed on December 22, 2020, by an employee of the Bank. Employees voted in favour of revocation by a proportion of 56.6%. The union filed an unfair labour practice complaint following the filing of the decertification application.

On April 21, 2021, CIRB notified the Bank that the union had withdrawn its unfair labour practice complaint. Also, on April 21, 2021, CIRB notified the Bank of its decision to revoke the union's certification. As of April 21, 2021, none of the Bank's employees are unionized.

***The Issuer faces risk of loss due to assumptions related to insurance risks***

Insurance risk is the risk of loss that may occur when assumptions related to insurance risks assumed by the Bank, particularly about formulating assumptions used to set premiums or for the valuation of reserves, differ from actual insurance results. The Bank assumes certain insurance risks, mainly regarding creditor insurance products. Insurance risk is managed within an independently managed program overseen by insurance experts and by Bank representatives. Reinsurance coverage is underwritten to reduce the Bank's exposure arising from significant claims and catastrophes, including terrorist events. In addition, the design and pricing of insurance products distributed by the Bank are reviewed by actuarial consultants, based on best practices.

***The Issuer's business continuity may be disrupted by unexpected external events***

Unexpected external events such as natural disasters, pandemics and epidemics and other crises are factors that can impact the Bank's ability to operate its businesses, including providing clients access to products and services. Resources, processes and results of the Bank could be affected by the ability to activate a business continuity plan in a timely manner. Contingency planning for such events has been considered in the Bank's Risk Management Framework and is managed through the Business Continuity Management Policy, which provides the Issuer with the capability to restore, maintain and manage critical operations and processes in the event of a business disruption.

***Infrastructure risk is inherent in the Issuer's business***

The Bank deals with third parties to secure the components essential to its business infrastructure, such as internet connections and various communication and database services. Disruption of such services could adversely affect the Bank's ability to provide its products and services to its clients, disrupt operations and/or cause reputational harm.

***The Issuer's operations are subject to disruption from the external environment and social factors***

Environmental and social risk refers to the possibility of financial, strategic, operational or reputational losses or harm resulting from environmental issues including climate change and related social issues, whether arising from the Bank's products, clients, credit and investment activities or related to the Bank's operations. It includes site contamination, waste management, land and resource use, biodiversity, water quality and availability, environmental regulation, human rights, Indigenous Peoples' rights and community engagement. It also includes risks arising from climate and environment-related events, including acute events such as floods, droughts, wildfires, earthquakes, hurricanes and other extreme weather events, as well as long-term shifts in weather patterns as a result of climate change. These events could potentially damage the Bank's properties and disrupt the Issuer's operations, impact the Issuer's customers and counterparties, and result in reduced earnings and higher losses. Potential impacts of such events are managed through the Bank's Business Continuity Management Program, which provides us with the capability to restore, maintain and manage critical operations and processes in the event of a business disruption, and through the Bank's Lending Practices and Policies, which help us to evaluate the risks associated with credit counterparty transactions and exposures. Environmental risk also captures other risks associated with climate change including risks stemming from the transition to a low carbon economy, changes in environmental policies and regulation, as well as reputational risks relating to perceptions of how the Bank contributes to or hinders environmental integrity. Recognizing the growing impacts of climate-change on various industries and regions, and in line with its stakeholders' interests, the Bank is working on developing a sustainability program which will include the roadmap

of the Issuer's efforts to implement the Financial Stability Board's Task-Force on Climate-related Financial Disclosures (TCFD) recommendations.

***Potential conflict of interest in connection with the Covered Bond Programme***

The Issuer has a number of roles pursuant to the Programme including, but not limited to, the roles of Issuer, Seller, Servicer, Cash Manager and Limited Partner, and may be the counterparty under the Swap Agreements. In respect of the Programme, the Issuer will act in its own interest subject to compliance with the Transaction Documents. Such actions by the Issuer may not be in the best interests of and may adversely affect the holders of the Covered Bonds, including by negatively impacting the ability for the Issuer to pay to the holders of the Covered Bonds any principal and/or interest due on the Covered Bonds. Subject to compliance with the Transaction Documents, the Bank may act in its own interest without incurring any liability to the holders of any Series or Tranche of the Covered Bonds.

***The Issuer's future results could be affected by other factors***

Other factors, which are not under the Bank's control, could affect results, as discussed in the "Caution Regarding Forward-Looking Statements" section of this Offering Memorandum. It should be noted that the foregoing list of factors is not exhaustive.

**Factors which are material for the purpose of assessing risks relating to the Guarantor**

***There may be finite resources available to the Guarantor to meet its obligations under the Covered Bond Guarantee***

The Guarantor's ability to meet its obligations under the Covered Bond Guarantee will depend on: (i) the realizable value of the assets of the Guarantor, including the Covered Bond Portfolio; (ii) the amount of Available Revenue Receipts and Available Principal Receipts generated by the Covered Bond Portfolio and the timing thereof; (iii) amounts received from the Swap Providers and the timing thereof; (iv) the realizable value of Substitute Assets held by it; and (v) the receipt by it of funds held for and on behalf of the Guarantor by its service providers and of credit balances and interest on credit balances from the Guarantor Accounts. The Guarantor will not have any other source of funds available to meet its obligations under the Covered Bond Guarantee.

If a Guarantor Event of Default occurs and the Security created by or pursuant to the Security Agreement is enforced, the Charged Property may not be sufficient to meet the claims of all the Secured Creditors, including the holders of the Covered Bonds.

If, following enforcement of the Security constituted by or pursuant to the Security Agreement, the Secured Creditors have not received the full amount due to them pursuant to the terms of the Transaction Documents, it is expected that they will have an unsecured claim against the Issuer for the shortfall. There is no guarantee that the Issuer will have sufficient funds to pay that shortfall in whole or in part.

Holders of the Covered Bonds should note that the Asset Coverage Test has been structured to ensure that the Adjusted Aggregate Asset Amount is at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds for so long as Covered Bonds remain outstanding, which should reduce the risk of there ever being a shortfall (although there is no assurance of this result and the sale of New Loans and their Related Security by the Seller to the Guarantor, advances under the Intercompany Loan or additional Capital Contributions by the Limited Partner may be required to avoid or remedy a breach of the Asset Coverage Test). The Guarantor must ensure that following the occurrence and during the continuance of an Issuer Event of Default, the Amortization Test is met on each Calculation Date. A breach of the Amortization Test will constitute a Guarantor Event of Default and will entitle the Bond Trustee to serve a Guarantor Acceleration Notice on the Guarantor (see "Summary of the Principal Documents—Guarantor Agreement—Asset Coverage Test" and "Credit Structure—Asset Coverage Test"). The Bank shall use all reasonable efforts to ensure that the Guarantor is in compliance with the Asset Coverage Test. This may include making advances under the Intercompany Loan, selling New Loans and their Related Security to the Guarantor or making a Capital Contribution on or before the next Calculation Date following delivery of an Asset Coverage Test Breach Notice in amounts sufficient to avoid such shortfall on future Calculation Dates.

### ***The Guarantor relies on Third Parties to provide services***

The Guarantor has entered into agreements with a number of third parties pursuant to which such third parties have agreed to perform services for the Guarantor. In particular, but without limitation, the Servicer has been appointed to service Loans in the Covered Bond Portfolio sold to the Guarantor, the Cash Manager has been appointed to calculate and monitor compliance with the Asset Coverage Test and the Amortization Test, to conduct the Valuation Calculation and the OC Valuation and to provide cash management services to the Guarantor and the GIC Account and Transaction Account (to the extent maintained) will be held with the Account Bank. Several of these roles, including, but not limited to, the roles of Servicer, Cash Manager and Account Bank, are initially performed by the Issuer. The Issuer may, and in some circumstances will be required to, be terminated as a service provider if its ratings by the Rating Agencies have been downgraded below a specified rating or there is an uncured breach of the relevant agreement. There can be no assurance that a suitable replacement will be found that is willing to and able to provide such services. In the event that any of those parties fails to perform its obligations under the relevant agreement to which it is a party, the realizable value of the Covered Bond Portfolio or any part thereof or pending such realization (if the Covered Bond Portfolio or any part thereof cannot be sold) the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee may be affected. For instance, if the Servicer has failed to administer adequately the Loans, this may lead to higher incidences of non-payment or default by Borrowers. See “*Default by Borrowers in paying amounts due on their Loans*”.

The Guarantor is also reliant on the Interest Rate Swap Provider and, following a Covered Bond Guarantee Activation Event, the Covered Bond Swap Provider, to provide it with the funds matching its obligations under the Intercompany Loan Agreement and the Covered Bond Guarantee, as described below. Following a Covered Bond Guarantee Activation Event, the Guarantor is also reliant on the ability of the Standby GIC Provider (or any successor Standby GIC Provider) to repay funds deposited with it into the Standby GIC Account in order for the Guarantor to pay amounts due under the Covered Bonds. In particular, in this circumstance, if a Notice to Pay has been served on the Guarantor, Available Revenue Receipts and Available Principal Receipts not required to pay certain higher ranking obligations of the Guarantor in accordance with the Guarantee Priority of Payments will be deposited in the Standby GIC Account and holders of Covered Bonds will be dependent on the credit of the Standby GIC Provider for the availability of these amounts.

If a Servicer Event of Default occurs pursuant to the terms of the Servicing Agreement, then the Guarantor and/or the Bond Trustee will be entitled to terminate the appointment of the Servicer and appoint a new servicer in its place. There can be no assurance that a substitute servicer with sufficient experience in administering mortgages of residential properties in Canada would be found who would be willing and able to service the Loans and their Related Security and enter into a servicing agreement with the Guarantor. If found, a substitute servicer may not have applicable ratings from at least one of the Rating Agencies above the level specified in the Servicing Agreement or may not be rated at all and the Rating Agency Condition may not be satisfied for such substitute servicer. A substitute servicer may charge higher servicing fees that it agrees to with the Guarantor, which servicing fees will be entitled to priority over payments to holders of the Covered Bonds.

If the Seller, as initial Servicer, becomes subject to insolvency proceedings, it could give rise to a stay of proceedings that would delay and may otherwise impair the Guarantor’s or the Bond Trustee’s exercise of rights and remedies in respect of the removal of the Seller as the initial Servicer.

The ability of a substitute servicer to perform fully the required services would depend, among other things, on the information, software and records available at the time of the appointment. Any delay or inability to appoint a substitute servicer may affect the realizable value of the Covered Bond Portfolio or any part thereof, and/or the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee.

The Servicer has no obligation itself to advance payments that Borrowers fail to make in a timely fashion. Holders of the Covered Bonds will have no right to consent to or approve of any actions taken by the Servicer under the Servicing Agreement.

The Bond Trustee is not obligated to act as a servicer or to monitor the performance by the Servicer of its obligations in any circumstances.

### ***The Guarantor relies on Swap Providers***

To provide a hedge against possible variances in the rates of interest payable on the Portfolio Assets (which may, for instance, include variable rates of interest or fixed rates of interest) and the interest amounts payable under the Intercompany Loan and, following the Covered Bond Guarantee Activation Event, the Covered Bond Swap Agreement, the Guarantor has entered into the Interest Rate Swap Agreement with the Interest Rate Swap Provider. In addition, to provide a hedge against currency and/or other risks arising, following the Covered Bond Guarantee Activation Event, in respect of amounts received by the Guarantor under the Interest Rate Swap Agreement and amounts payable in respect of its obligations under the Covered Bond Guarantee, the Guarantor will enter into a Covered Bond Swap Agreement from time to time with the Covered Bond Swap Provider. Royal Bank of Canada serves initially as swap counterparty to the Swap Agreements. The Swap Providers may, and in certain circumstances will be required to, be replaced by a third party under the Swap Agreements if its ratings by the Rating Agencies have been downgraded below a specified rating or upon an event of default under the relevant Swap Agreement.

If the Guarantor fails to make timely payments of amounts due under any Swap Agreement (except where the Issuer is the Swap Provider and such failure is caused by the assets available to the Guarantor being insufficient to make the required payment in full), then it will have defaulted under that Swap Agreement and such Swap Agreement may be terminated. Further, a Swap Provider is only obliged to make payments to the Guarantor as long as and to the extent that the Guarantor complies with its payment and delivery obligations. If the Issuer is the Swap Provider, the Guarantor will not be in breach of its payment obligations where the Guarantor fails to pay a required payment in full, provided such non-payment is caused by the assets of the Guarantor being insufficient to make such payment in full under the relevant Swap Agreement. If a Swap Agreement terminates or the Swap Provider is not obliged to make payments or if it defaults in its obligations to make payments of amounts (including in the relevant currency, if applicable) to the Guarantor on the payment date under the relevant Swap Agreement, the Guarantor will be exposed to changes in the relevant currency exchange rates to Canadian dollars and to any changes in the relevant rates of interest. Unless a replacement Swap Agreement is entered into, the Guarantor may have insufficient funds to meet its obligations under the Covered Bond Guarantee.

If a Swap Agreement terminates, the Guarantor may be obliged to make a termination payment in an amount related to the mark to market value of such Swap Agreement to the relevant Swap Provider. There can be no assurance that the Guarantor will have sufficient funds available to make such termination payment under the relevant Swap Agreement, nor can there be any assurance that the Guarantor will be able to find a replacement swap counterparty which (i) agrees to enter into a replacement swap agreement on substantially the same terms as the terminated swap agreement, and (ii) has sufficiently high ratings to prevent a downgrade of the then current credit ratings of the Covered Bonds by any one of the Rating Agencies.

If the Guarantor is not Independently Controlled and Governed and is obliged to pay a termination payment under any Swap Agreement, such termination payment will rank *pari passu* with amounts due on the Covered Bonds, except where default by, or downgrade of, the relevant Swap Provider has caused the relevant Swap Agreement to terminate, in which case, such termination payment is subordinated to the interest amounts due on the Covered Bonds. If the Guarantor is Independently Controlled and Governed, it may have the discretion to afford the Interest Rate Swap Provider priority over payments due on the Covered Bonds in respect of amounts due and payable under the Interest Rate Swap Agreement, other than termination payments payable to the Interest Rate Swap Provider where the Interest Rate Swap Provider has caused the termination, in which case such termination payment is subordinated to the interest amounts due on the Covered Bonds. The obligation to pay a termination payment may adversely affect the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee. Additionally, the failure of the Guarantor to receive a termination payment from the relevant Swap Provider may adversely affect the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee.

### ***Differences in timings of obligations of the Guarantor and the Covered Bond Swap Provider under the Covered Bond Swap Agreement***

With respect to the Guarantor, cashflows will be exchanged by the Guarantor and the Covered Bond Swap Provider under the Covered Bond Swap Agreement following the Covered Bond Guarantee Activation Event. Following the Covered Bond Guarantee Activation Event, the Guarantor will make payments to the Covered Bond Swap Provider on each Guarantor Payment Date from the amounts received by the Guarantor under the Interest Rate Swap

Agreement. The Covered Bond Swap Provider may not be obliged to make payments to the Guarantor under the Covered Bond Swap Agreement until amounts are Due for Payment on the Covered Bonds, which may be up to 12 months after payments have been made by the Guarantor to the Covered Bond Swap Provider under the Covered Bond Swap Agreement. If the Covered Bond Swap Provider does not meet its payment obligations to the Guarantor under the Covered Bond Swap Agreement and the Covered Bond Swap Provider does not make a termination payment that has become due from it to the Guarantor, the Guarantor may have a larger shortfall in funds with which to meet its obligations under the Covered Bond Guarantee than if the Covered Bond Swap Provider's payment obligations coincided with Guarantor's payment obligations under the Covered Bond Guarantee. As a result, the difference in timing between the obligations of the Guarantor under the Covered Bond Swap Agreement and the obligations of the Covered Bond Swap Provider under the Covered Bond Swap Agreement could adversely affect the Guarantor's ability to meet its obligations under the Covered Bond Guarantee.

#### ***Risks to collections held in trust for the Guarantor in the event of a downgrade to the Servicer's credit rating***

If the Servicer receives any collections in respect of the Loans and their Related Security in the Covered Bond Portfolio to which the Guarantor is entitled and which are to be paid to the Cash Manager or the Guarantor Accounts, as the case may be, it will hold such monies in trust for the Guarantor and shall, subject to the entitlements of the Originator in respect of any Retained Loan, transfer such monies to the Cash Manager prior to a downgrade in the ratings of the Cash Manager by the Rating Agencies below the levels specified pursuant to the Servicing Agreement on or before the next Guarantor Payment Date and following a downgrade of the ratings of the Cash Manager by the Rating Agencies below the level specified pursuant to the Servicing Agreement into the GIC Account, within two Business Days of receipt. In the event that the ratings of the Servicer fall below the levels specified pursuant to the Servicing Agreement, the Servicer will be required to keep such proceeds separate and apart from its other assets. In the event of an insolvency of the Servicer prior to such requirement to keep such proceeds separate and apart from its other assets, the ability of the Guarantor to trace and recover any such monies may be impaired and may adversely affect the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee.

The Servicer is permitted to appoint a sub-servicer of the Covered Bond Portfolio in respect of relevant Loans purchased by the Guarantor, including in respect of the remittance of Collections. The Servicer remains liable for the failure of the sub-servicer to remit Collections when required to do so. There may be circumstances where Collections may be at risk due to commingling by the sub-servicer or the Servicer, including following the insolvency of the Servicer or the sub-servicer.

#### ***Withholding on payments under the Covered Bond Guarantee***

Subject to the qualifications and assumptions stated in "*Taxation – Canada*", interest paid or credited or deemed to be paid or credited on a Covered Bond by the Guarantor pursuant to the Covered Bond Guarantee will be exempt from Canadian withholding tax to the extent interest paid or credited by the Issuer on such Covered Bond would have been exempt (see "*Taxation – Canada*"). If such payments by the Guarantor pursuant to the Covered Bond Guarantee are not exempt, such payments will be made subject to any applicable withholding or deduction and the Guarantor will have no obligation to gross up in respect of any withholding or deduction which may be required in respect of any such payment.

#### **Factors which are material for the purposes of assessing the risks relating to the Covered Bond Portfolio**

##### ***The Covered Bond Portfolio changes from time to time***

The Initial Covered Bond Portfolio will consist solely of Loans originated by the Seller or acquired by the Seller from the Originator. It is expected that the constitution of the Covered Bond Portfolio will frequently change due to, for instance, repayments of Loans by Borrowers from time to time and the need to replace such Loans with New Loans in the Covered Bond Portfolio, or the Covered Bond Portfolio being increased to, among other things, permit the issuance of additional Covered Bonds and ensure that the Asset Coverage Test is met.

There is no assurance that the characteristics of New Loans assigned to the Guarantor in the future will be the same as those in the Covered Bond Portfolio at the date of this Offering Memorandum. However, each Loan will be required

to meet the Eligibility Criteria and satisfy the Loan Representations and Warranties set out in the Mortgage Sale Agreement and the B2B Mortgage Sale Agreement although the Eligibility Criteria and the Loan Representations and Warranties may change in certain circumstances as described herein. See “*Summary of the Principal Documents – Mortgage Sale Agreement – Sale by the Seller of Portfolio Assets*”. In addition, the Asset Coverage Test is intended to ensure that the Adjusted Aggregate Asset Amount is an amount equal to or in excess of the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds for so long as Covered Bonds remain outstanding. The Cash Manager prepares and provides Investor Reports that set out certain information in relation to, among other things, the Covered Bond Portfolio, the Asset Coverage Test, the OC Valuation and the Valuation Calculation, and the Issuer will make such Investor Reports available to Covered Bondholders (See “*General Information*”).

### ***Maintenance of the Covered Bond Portfolio***

The Asset Coverage Test and the Amortization Test are intended to ensure that the assets and cashflows of the Guarantor, including the Portfolio Assets and cashflows in respect thereof, will be adequate to enable the Guarantor to meet its obligations under the Covered Bond Guarantee following the occurrence of a Covered Bond Guarantee Activation Event. Accordingly, it is expected (but there is no assurance) that the Covered Bond Portfolio could be realized for sufficient values, together with the other assets of the Guarantor, to enable the Guarantor to meet its obligations under the Covered Bond Guarantee.

*Asset Coverage Test:* The Bank shall use all reasonable efforts to ensure that the Guarantor is in compliance with the Asset Coverage Test. This may include making advances under the Intercompany Loan, selling New Loans and their Related Security to the Guarantor or making a Capital Contribution in cash or in kind in amounts sufficient to avoid such shortfall on future Calculation Dates.

If a breach of the Asset Coverage Test occurs which is not cured as at the next Calculation Date, an Asset Coverage Test Breach Notice will be served on the Guarantor. An Asset Coverage Test Breach Notice that is not revoked on or before the Guarantor Payment Date immediately following the next Calculation Date after service of the Asset Coverage Test Breach Notice will result in an Issuer Event of Default. There is no specific recourse by the Guarantor to the Bank in respect of any failure of the Bank to make a Capital Contribution on or before the Guarantor Payment Date immediately following the next Calculation Date after service of an Asset Coverage Test Breach Notice, in sufficient amounts, rates or margins, as applicable.

The Asset Percentage is a component of the Asset Coverage Test which establishes the credit enhancement required for the then outstanding Covered Bonds in accordance with the terms of the Guarantor Agreement and in accordance with Rating Agency methodologies. Pursuant to the terms of the Asset Coverage Test, there is a limit to the degree to which the Asset Percentage may be decreased without the consent of the Issuer and as a result, there is a corresponding limit on the amount of credit enhancement required to be maintained to meet the Asset Coverage Test.

If the methodologies used to determine the Asset Percentage conclude that additional credit enhancement is required beyond the maximum provided for (by requiring a reduction in the Asset Percentage below the minimum Asset Percentage), and the Issuer does not agree to provide credit enhancement beyond the maximum provided for (by agreeing to a reduction in the Asset Percentage below the minimum Asset Percentage), any Rating Agency may reduce, remove, suspend or place on credit watch, its rating of the Covered Bonds and the assets of the Guarantor may be seen to be insufficient to ensure that, in the scenarios employed in the cashflow models, the assets and cashflows of the Guarantor will be adequate to enable it to meet its obligations under the Covered Bond Guarantee following a Covered Bond Guarantee Activation Event, notwithstanding that the Asset Coverage Test continues to be met.

*Valuation Calculation:* The Guarantor is required to perform the Valuation Calculation to monitor exposure to interest rates and currency exchange rates by measuring the present value of the Covered Bond Portfolio relative to the market value of the obligations guaranteed under the Covered Bond Guarantee. However, there is no obligation on the part of the Bank or the Guarantor to take any action in respect of the Valuation Calculation to the extent it shows the market value of the Covered Bond Portfolio is less than the market value of the obligations guaranteed under the Covered Bond Guarantee. The Valuation Calculation does not take into account the Covered Bond Swap Agreement, which is intended to provide a hedge against currency risks, interest rate risks and timing risks in respect of amounts received by the Guarantor under the Interest Rate Swap Agreement and amounts payable in respect of its obligations under the

Covered Bond Guarantee, except to the extent of any cash or securities transferred to the Guarantor by the Covered Bond Swap Provider as credit support for the obligations of the Covered Bond Swap Provider under the terms of the Covered Bond Swap Agreement.

*Amortization Test:* Pursuant to the Guarantor Agreement, following the occurrence and during the continuance of an Issuer Event of Default (but prior to service of a Guarantor Acceleration Notice) and, for so long as Covered Bonds remain outstanding, the Guarantor must ensure that, as at each Calculation Date following the occurrence and during the continuance of an Issuer Event of Default, the Guarantor is in compliance with the Amortization Test. The Amortization Test is met if the Amortization Test Aggregate Asset Amount is in an amount at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds. The Amortization Test is intended to ensure that the assets of the Guarantor do not fall below a certain threshold to ensure that the assets of the Guarantor are sufficient to meet its obligations under the Covered Bond Guarantee.

If the collateral value of the Covered Bond Portfolio has not been maintained in accordance with the terms of the Asset Coverage Test and/or the Amortization Test, that may affect the realizable value of the Covered Bond Portfolio or any part thereof (both before and after the occurrence of a Guarantor Event of Default) and/or the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee. Failure to satisfy the Amortization Test as at any Calculation Date following an Issuer Event of Default will constitute a Guarantor Event of Default, thereby entitling the Bond Trustee to accelerate the Covered Bonds against the Issuer (if the Covered Bonds have not already been accelerated) and the Guarantor's obligations under the Covered Bond Guarantee against the Guarantor subject to and in accordance with the Conditions.

Prior to the occurrence of an Issuer Event of Default, the Asset Monitor will, subject to receipt of the relevant information from the Cash Manager, carry out the arithmetic testing of, and report on the arithmetic accuracy of, the calculations performed by the Cash Manager in respect of the Asset Coverage Test and the OC Valuation once each year and more frequently in certain circumstances as required by the terms of the Asset Monitor Agreement. Following the occurrence of an Issuer Event of Default, the Asset Monitor will be required to carry out the arithmetic testing of, and report on the arithmetic accuracy of, the calculations performed by the Cash Manager in respect of the Amortization Test. See further "*Summary of the Principal Documents—Asset Monitor Agreement*".

The Bond Trustee will not be responsible for monitoring compliance with, nor the monitoring of, the Asset Coverage Test, the OC Valuation or the Amortization Test or any other test, or supervising the performance by any other party of its obligations under any Transaction Document.

The Properties subject to the Related Security for Loans in the Covered Bond Portfolio do not undergo periodic valuations but are required to be indexed to account for subsequent market developments. Valuations are obtained when a Loan is originated, but generally not subsequent to origination.

The Guarantor employs an indexation methodology that meets the requirements provided for in the CMHC Guide to determine indexed valuations for Properties relating to the Loans in the Covered Bond Portfolio (which methodology may be updated from time to time and will, at any time, be disclosed in the then-current Investor Report, the "**Indexation Methodology**") for purposes of the Asset Coverage Test, the Amortization Test, the Valuation Calculation and for other purposes as may be required by the CMHC Guide from time to time. Further information about the Indexation Methodology can be found at any time in the then-current Investor Report. Changes to the Indexation Methodology may only be made (i) upon notice to CMHC and satisfaction of any other conditions specified by CMHC in relation thereto, (ii) if such change constitutes a material change, subject to satisfaction of the Rating Agency Condition, and (iii) if such change is materially prejudicial to the Covered Bondholders, subject to the consent of the Bond Trustee. The Indexation Methodology must at all times comply with the requirements of the CMHC Guide.

Neither the Issuer nor the Guarantor can give any assurance as to the accuracy or completeness of any data obtained from a third-party index for use in the Indexation Methodology and it is not expected that a sponsor of a third-party index will represent as to the accuracy or completeness of such data or accept any liability therefor.

### ***The Covered Bond Portfolio consists of Loans with renewal risk due to Short Maturities***

Canadian mortgage loans generally provide for the renewal of the loans periodically (e.g., every five years), but the amortization period of the loans is generally much longer (e.g., 25 years). The borrower faces a change, perhaps a substantial change, in the applicable interest rate on the loan at the time of renewal and the prospect of seeking a replacement loan from another lender if the current lender does not renew the loan. In an adverse economic environment, obtaining a replacement loan may be difficult. Accordingly, if prevailing interest rates have risen significantly, an existing lender may need to renew the loan at below market rates in order to avoid a default on a loan up for renewal.

In the event that the Guarantor must liquidate some Loans in order to meet its obligations under the Covered Bond Guarantee, it may realize less than the principal amount of the Loans liquidated. If the Guarantor is required to liquidate a large number of Loans that have interest rates significantly below prevailing interest rates, the Guarantor may not realize sufficient proceeds to pay the Covered Bonds in full.

### ***Sale of Portfolio Assets following the occurrence of a Pre-Maturity Test breach, an Asset Coverage Test Breach Notice or a Notice to Pay***

If, prior to maturity of Hard Bullet Covered Bonds, the Pre-Maturity Test is breached, the Guarantor may offer to sell Randomly Selected Loans to seek to generate sufficient cash to enable the Guarantor to pay the Final Redemption Amount on any Hard Bullet Covered Bonds should the Issuer fail to pay the Final Redemption Amount on the Final Maturity Date: see “*Summary of the Principal Documents—Guarantor Agreement—Sales of Randomly Selected Loans following a breach of the Pre-Maturity Test*”.

If an Asset Coverage Test Breach Notice or a Notice to Pay is served on the Guarantor (and, in the case of an Asset Coverage Test Breach Notice, for as long as such notice has not been revoked), the Guarantor may be obliged to sell Randomly Selected Loans in order to remedy a breach of the Asset Coverage Test or to make payments to the Guarantor’s creditors, including payments under the Covered Bond Guarantee, as appropriate: see “*Summary of the Principal Documents—Guarantor Agreement—Sale of Randomly Selected Loans at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor*”.

There is no guarantee that a buyer will be found to acquire such Portfolio Assets at the times required and there can be no guarantee or assurance as to the price which may be able to be obtained, which may affect payments under the Covered Bond Guarantee. However, prior to the service of a Guarantor Acceleration Notice, the Portfolio Assets may not be sold by the Guarantor for less than an amount equal to the Adjusted Required Redemption Amount for the relevant Series of Covered Bonds until six months prior to: (i) the Final Maturity Date in respect of such Covered Bonds; or (ii) (if the same is specified as applicable in the applicable Final Terms) the Extended Due for Payment Date under the Covered Bond Guarantee in respect of such Covered Bonds. In the six months prior to, as applicable, the Final Maturity Date or Extended Due for Payment Date, the Guarantor is obliged to sell Portfolio Assets for the best price reasonably available notwithstanding that such price may be less than the Adjusted Required Redemption Amount. The Seller will have a right of pre-emption to purchase such Portfolio Assets in the event the Guarantor wishes to or is required to sell such Portfolio Assets (see “*Summary of the Principal Documents—Mortgage Sale Agreement—Right of pre-emption*”). The Guarantor may also use Portfolio Assets to repay the Demand Loan and will, following a Covered Bond Guarantee Activation Event, receive credit for such repayment equal to the True Balance on such Portfolio Assets or in certain circumstances, the fair market value thereof.

### ***Realization of Charged Property following the occurrence of a Guarantor Event of Default***

If a Guarantor Event of Default occurs and a Guarantor Acceleration Notice is served on the Guarantor, then the Bond Trustee will be entitled to enforce the Security created under and pursuant to the Security Agreement and the proceeds from the realization of the Charged Property will be applied by the Bond Trustee towards payment of all secured obligations in accordance with the Post-Enforcement Priority of Payments described in “*Cashflows*” below.

There is no guarantee that there will be a market for the Charged Property or that the proceeds of realization of the Charged Property will be in an amount sufficient to repay all amounts due to the Secured Creditors (including the holders of the Covered Bonds) under the Covered Bonds and the Transaction Documents.

If a Guarantor Acceleration Notice is served on the Guarantor, then the Covered Bonds may be repaid sooner or later than expected or not at all.

***Factors that may affect the realizable value of the Covered Bond Portfolio or any part thereof or the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee***

Following the occurrence of a Covered Bond Guarantee Activation Event, the realizable value of the Portfolio Assets may be reduced (which may affect the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee) by:

- representations or warranties not being given by the Guarantor or the Seller, as the case may be (unless otherwise agreed with the Seller), on the sale of the Portfolio Assets by the Guarantor;
- default by Borrowers of amounts due on the Loans (see “*Default by Borrowers in paying amounts due on their Loans*”);
- the insolvency of the Seller (including as initial Servicer) or the Originator;
- changes to the lending criteria of the Seller (or the Originator) assigning the Portfolio Assets, or changes to or non-compliance in the implementation thereof by any external mortgage broker used by the Originator in the origination of Loans that may be acquired by the Seller from the Originator;
- changes to the underwriting policy or non-compliance thereof by an employee of the Seller (or the Originator) in the origination of Loans, including human, administrative and operational errors;
- the Guarantor not being the registered creditor of the Loans in the Covered Bond Portfolio and notice of the sale, transfer and assignment of such Loans and their Related Security not having been given to Borrowers;
- risks in relation to some types of the Loans which may adversely affect the value of the Covered Bond Portfolio or any part thereof;
- recourse to the Seller being limited under the terms of the Mortgage Sale Agreement;
- possible regulatory changes by OSFI, CMHC and other regulatory authorities;
- law or regulations that could lead to some terms of the Loans being unenforceable; and
- general market conditions which may make the sale of Portfolio Assets at a price sufficient to repay all amounts due under the Covered Bonds and the Transaction Documents unattainable or difficult.

Each of these factors is considered in more detail below. However, it should be noted that the Asset Coverage Test, the Amortization Test, the OC Valuation and the Eligibility Criteria are intended to ensure that the Guarantor will have adequate assets and cashflows to enable the Guarantor to meet its obligations under the Covered Bond Guarantee following the occurrence of a Covered Bond Guarantee Activation Event. Accordingly, it is expected (but there is no assurance) that the Covered Bond Portfolio could be realized for sufficient values, together with the other assets of the Guarantor, to enable the Guarantor to meet its obligations under the Covered Bond Guarantee.

In the event (a) the Bank is required to assign some or all of its obligations to one or more third party service providers, as Servicer or Cash Manager, and/or (b) the Covered Bond Swap Provider or the Interest Rate Swap Provider is required to assign some or all of its obligations under the applicable Swap Agreement to a replacement swap provider,

in each case, such third party service providers or replacement swap provider, as the case may be, may require fees for such services in excess of the rates or amounts, if any, currently being paid to the Bank or the applicable Swap Provider by the Guarantor. Any such increase in fees for the services currently provided by the Bank and/or the Covered Bond Swap Provider and/or the Interest Rate Swap Provider could have an adverse impact on the ability of the Guarantor to meet its obligations under the Covered Bonds. Additionally, there can be no assurance that any such third party service provider and/or replacement swap provider will (i) have the same level of operational experience as the Bank or the Covered Bond Swap Provider or the Interest Rate Swap Provider and operational issues may arise in connection with the appointment of a third party service provider and/or replacement swap provider, or (ii) not require more onerous terms in any relevant Transaction Document.

***No representations or warranties to be given by the Guarantor or the Seller if Portfolio Assets are to be sold***

Following the occurrence of a Covered Bond Guarantee Activation Event (including as a result of an Issuer Event of Default following a breach of the Pre-Maturity Test), and/or an Asset Coverage Test Breach Notice or a Notice to Pay is served on the Guarantor (and, in the case of an Asset Coverage Test Breach Notice, for so long as such notice has not been revoked), the Guarantor may be obliged to sell Portfolio Assets to third party purchasers, subject to a right of pre-emption of the Seller that assigned such Portfolio Assets to the Guarantor (see “*Summary of the Principal Documents—Guarantor Agreement—Method of sale of Portfolio Assets*”). In respect of any sale of Portfolio Assets to third parties, however, the Guarantor will not be permitted to give warranties or indemnities in respect of those Portfolio Assets (unless expressly permitted to do so by the Bond Trustee). There is no assurance that the Seller would give any warranties or representations in respect of the Portfolio Assets. Any Loan Representations and Warranties previously given by the Seller in respect of Loans in the Covered Bond Portfolio may not have value for a third-party purchaser particularly if the Seller is then insolvent. Accordingly, there is a risk that the realizable value of the Portfolio Assets could be adversely affected by the lack of representations and warranties which in turn could adversely affect the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee.

***Default by Borrowers in paying amounts due on their Loans***

Borrowers may default on their obligations due under the Loans. Defaults may occur for a variety of reasons. The Loans are affected by credit, market, liquidity and interest rate risks. Various factors influence mortgage delinquency rates, prepayment rates, repossession frequency and the ultimate payment of interest and principal. Examples of such factors include changes in the national or international economic climate, local, regional or national economic or housing conditions, and changes in law, interest rates, inflation, the availability of financing, yields on alternative investments, political developments and government policies. Other factors involving Borrowers’ individual, personal or financial circumstances may affect the ability of Borrowers to repay the Loans. Loss of earnings, illness, divorce and other similar factors may lead to an increase in delinquencies by and bankruptcies of Borrowers, and could ultimately have an adverse impact on the ability of Borrowers to repay the Loans. In addition, the ability of a Borrower to sell a property given as security for a Loan at a price sufficient to repay the amounts outstanding under that Loan will depend upon a number of factors, including general market conditions, the availability of buyers for that property, the value of that property and property values in general at the time. Non-Performing Loans in the Covered Bond Portfolio will be given no credit for the purposes of the Asset Coverage Test, the Amortization Test, the Valuation Calculation or the OC Valuation.

The application of Canadian federal bankruptcy and insolvency laws and related provincial laws to a Borrower could affect the ability to collect the Portfolio Assets if such laws result in any related Loan being charged off as uncollectible either in whole or in part.

***Changes to the Lending Criteria***

Each of the Loans originated by the Seller and sold to the Guarantor or acquired by the Seller from the Originator and sold to the Guarantor will have been originated in accordance with such Seller’s or the Originator’s Lending Criteria, as the case may be, at the time of origination. See “*Loan Origination and Lending Criteria*” on page 119 of this Offering Memorandum for additional information. It is expected that the Seller’s and the Originator’s Lending Criteria will generally consider type of property, term of loan, age of applicant, LTV ratio, status of applicants and credit history. In the event of the sale of any Loans and their Related Security to the Guarantor, the Seller will only warrant that such Loans and their Related Security meet the Eligibility Criteria and were originated in accordance with the

Seller's or the Originator's Lending Criteria applicable at the time of origination. The Seller and the Originator retain the right to revise its Lending Criteria from time to time. If (a) the Lending Criteria change, or (b) any external brokers used by the Seller or the Originator change the manner in which they apply such Lending Criteria or do not apply the Lending Criteria, in either case in a manner that affects the creditworthiness of the Loans, that may lead to increased defaults by Borrowers and may affect the realizable value of the Covered Bond Portfolio, or part thereof, and the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee. As described above, however, Non-Performing Loans in the Covered Bond Portfolio will be given no credit for the purposes of the Asset Coverage Test, the Amortization Test, the Valuation Calculation and the OC Valuation.

### ***Risks particular to the Multiproduct Mortgage Loans***

The Issuer expects that the Covered Bond Portfolio will from time to time include Multiproduct Mortgage Loans. For a detailed description of the Multiproduct Mortgage Loans, see "*Summary of the Principal Documents-Mortgage Sale Agreement-Multiproduct Accounts*". Such Multiproduct Mortgage Loans are subject to certain additional risks which include, without limitation, the following:

- the risk that Multiproduct Mortgage Loans may be more difficult for the Guarantor to sell to third parties than other Loans due to the related servicing and priority arrangements governing the Multiproduct Mortgage Loans and/or the continuing ownership interests of the Seller (or the Originator) and/or Multiproduct Purchasers in the related Multiproduct Accounts and the related Multiproduct Mortgages;
- the risk that the Guarantor, or the Servicer on its behalf, is or will become subject to certain fiduciary and other rights, duties and obligations under applicable law or under any applicable agreements in regard to the Seller (or the Originator) and/or any Multiproduct Purchasers having an interest in the related Multiproduct Mortgages which could delay or otherwise adversely affect its right to make certain servicing and/or enforcement decisions relating to such Multiproduct Mortgage Loans or, with respect to such agreements, which may affect the respective priorities of the related Multiproduct Mortgage Loans and Line of Credit Loans; and
- since the Seller (or the Originator) or Multiproduct Purchasers will each be entitled to an interest in the related Multiproduct Mortgages in the Province of Québec to the extent of the outstanding indebtedness owing under any related Line of Credit Loan or Multiproduct Mortgage Loan, the Guarantor will in respect of each Multiproduct Mortgage have to join the Seller (or the Originator) or Multiproduct Purchaser in enforcement proceedings against the related Borrower.

### ***Notice and registration of the sale, transfer and assignment of the Loans and their Related Security in the Covered Bond Portfolio may not be made or given, as the case may be, on the relevant Transfer Dates***

The sale, transfer and assignment by the Originator to the Seller and by the Seller to the Guarantor of the Loans and their Related Security will be carried out in accordance with the terms of the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement, respectively.

Other than certain registrations and notifications that are required to be made as set out in the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement (including (i) registrations in the appropriate land registry or land titles offices in respect of the sale, transfer and assignment of the Loans from the Originator to the Seller and from the Seller to the Guarantor effected by the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement, respectively (and any applicable registration in respect of registered title to the relevant Loans), and (ii) the provision to Borrowers under the related loans or the obligors under their Related Security of actual notice of the sale, transfer and assignment thereof to the Seller and subsequently to the Guarantor), all material filings, recordings, notifications, registrations or other actions under all applicable laws have been made or taken in each jurisdiction where necessary or appropriate (other than certain registrations in the Province of Québec which will be made when permitted by applicable law) to give legal effect to the sale, transfer and assignment of the Loans and their Related Security and the right to transfer servicing of such Loans as contemplated by the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement, respectively, and to validate, preserve, render opposable, perfect and protect the Guarantor's ownership interest in and rights to collect any and all of the related Loans being purchased on the relevant Transfer Date, including the right to

arrange for the servicing and enforcement of such Loans and their Related Security. Since the Seller (or the Originator) or Multiproduct Purchaser will be entitled to an interest in the related Multiproduct Mortgage to the extent of the outstanding indebtedness owing under any related Line of Credit Loan or Multiproduct Mortgage Loan not owned by the Guarantor, the Guarantor will have to join the Seller (or the Originator) or Multiproduct Purchaser in enforcement proceedings against the related Borrower.

Notice of the sale, transfer and assignment of the Loans and, where appropriate, the registration or recording in the appropriate land registry or land title offices of the transfer of legal title to the Mortgages will not be given or made, as the case may be, except in the circumstances described in “*Summary of the Principal Documents—Mortgage Sale Agreement—Notice to Borrower of the Sale, assignment and transfer of the Loans and their Related Security and registration of transfer of title to the Mortgages*”. Similarly, neither Borrowers nor obligors will be given notice of the interests of the Bond Trustee (for itself and on behalf of the other Secured Creditors) in the Loans and their Related Security, granted pursuant to the terms of the Security Agreement, nor will the interests of the Bond Trustee (for itself and on behalf of the other Secured Creditors) in the Mortgages be registered in the appropriate land registry or land titles offices, prior to notice of the Guarantor’s interests in the Loans and their Related Security, and/or registration of the transfer of title to the Mortgages, having been given or made, as the case may be.

As long as the interests of the Guarantor in the Loans and their Related Security are not registered at the appropriate land registry or land titles offices, and notice has not been given to Borrowers, the following risks exist:

- *first*, if any Originator wrongly sells a Loan and its Related Security which has already been sold to the Seller and on-sold to the Guarantor, or the Seller wrongly sells a Loan and its Related Security which has already been sold to the Guarantor, in each case, to another person and that person acted in good faith and did not have notice of the interests of the Guarantor in the Loan and its Related Security, then such person might obtain good title to the Loan and its Related Security, free from the interests of the Guarantor. If this occurred, then the Guarantor would not have good title to the affected Loan and its Related Security and it would not be entitled to payments by a Borrower in respect of that Loan. However, the risk of third party claims obtaining priority to the interests of the Guarantor would likely be limited to circumstances arising from a breach by the Seller or the Originator of its contractual obligations or fraud, negligence or mistake on the part of the Seller, the Originator or the Guarantor or their respective personnel or agents;
- *second*, the rights of the Guarantor may be subject to the rights of the Borrowers against the Seller or the Originator, as applicable, such as rights of compensation or set-off, which occur in relation to transactions or deposits made between Borrowers and the Seller or Borrowers and the Originator, as applicable, and the rights of Borrowers to redeem their mortgages by repaying the Loans directly to the Seller or the Originator, as applicable, however, the Canadian dollar deposits of Borrowers with the Bank or with B2B are currently insured up to C\$100,000, subject to certain exceptions, by Canada Deposit Insurance Corporation, a Canadian Crown corporation; and
- *third*, unless the Guarantor has given the relevant notices and effected the relevant registrations with respect to the sale, transfer and assignment of the Loans and their Related Security (which it is only entitled to do in certain limited circumstances), the Guarantor may not, itself, be able to enforce any Borrower’s obligations under a Loan or its Related Security but would have to join the Seller or the Originator as a party to any legal proceedings.

The foregoing risks apply equally to the Bond Trustee (for itself and on behalf of the other Secured Creditors). If any of the risks described in the first two bullet points above were to occur, then the realizable value of the Covered Bond Portfolio or any part thereof and/or the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee or the Bond Trustee (for itself and on behalf of the other Secured Creditors) to enforce its Security granted under the Security Agreement with respect to the Covered Bond Portfolio may be adversely affected.

While the exercise of set-off rights by Borrowers may adversely affect the realizable value of the Covered Bond Portfolio and/or the ability of the Guarantor to meet its obligations under the Covered Bond Guarantee or the Bond Trustee (for itself and on behalf of the other Secured Creditors) to realize on the Covered Bond Portfolio under the Security Agreement, the Canadian dollar deposits of Borrowers with the Bank are currently insured up to C\$100,000, subject to certain exceptions, by Canada Deposit Insurance Corporation, a Canadian Crown corporation and it is an

eligibility requirement that to the extent any Loan or Additional Loan Advance under a Loan is extended, advanced or renewed on or after December 31, 2021, the Mortgage Conditions for the Loan or the provisions of any other documentation applicable to the Loan and enforceable against the Borrower, together with those of any other loan secured by the same Mortgage, contain an express waiver of set-off rights on the part of the Borrower. As of the date hereof, approximately 90 percent of the Loans in the Initial Covered Bond Portfolio do not have an express waiver of set-off rights on the part of the Borrower.

Once notice has been given to the Borrowers and any other obligors of the sale, transfer and assignment of the Loans and their Related Security to the Guarantor and of the interest of the Bond Trustee in the Loans and their Related Security (for itself and on behalf of the other Secured Creditors), legal or set-off rights which a Borrower may have against the Seller or the Originator, as applicable (such as, for example, set-off rights associated with Borrowers holding deposits with the Seller or the Originator), will crystallise and further rights of legal set-off would cease to accrue from that date and no new rights of legal set-off could be asserted following that notice. Set-off rights arising out of a transaction connected with the Loan will not be affected by that notice and will continue to exist.

Further, for so long as notice of the sale, transfer and assignment of the Loans and their Related Security has not been given to the Borrowers and any other obligors and legal title to the Mortgages has not been registered in the appropriate land registry or land titles offices in the name of the Guarantor, the Originator will undertake for the benefit of the Seller, and the Seller will undertake for the benefit of the Guarantor and the Secured Creditors, that it will lend its name to, and take such other steps as may be reasonably required by the Seller, the Guarantor and/or the Bond Trustee, as applicable, in relation to, any legal proceedings in respect of the Loans and their Related Security.

### ***Recourse to the Seller***

The Guarantor and the Bond Trustee will not undertake any investigations, searches or other actions on any Portfolio Assets and will rely instead on the Loan Representations and Warranties given in the Mortgage Sale Agreement by the Seller in respect of the Portfolio Assets sold by it to the Guarantor.

If any Portfolio Asset assigned by the Seller to the Guarantor does not materially comply with any of the Loan Representations and Warranties made by the Seller as at the Transfer Date of that Portfolio Asset, then the Seller will be required to notify the Guarantor and the Bond Trustee as soon as reasonably practical after becoming aware of the fact and, upon receipt of a request to do the same from the Guarantor, remedy the breach within 30 calendar days of receipt by it of the request.

If the Seller fails to remedy the breach of a Representation and Warranty within 30 calendar days of such request, then the Seller will be required (but only prior to the occurrence of an Issuer Event of Default and after the service of a Portfolio Asset Repurchase Notice) to repurchase on or before the next following Calculation Date (or such other date that may be agreed between the Guarantor and the Seller) the relevant Portfolio Assets (and any other Loans of the relevant Borrower that are included in the Covered Bond Portfolio) at the purchase price paid by the Guarantor for the relevant Portfolio Assets plus expenses as at the relevant repurchase date, less any amounts received since the Transfer Date in respect of principal on such Portfolio Assets.

There can be no assurance that the Seller, in the future, will have the financial resources to repurchase a Loan or Loans and its or their Related Security. There is no further recourse to the Seller in respect of a breach of a Loan Representation or Warranty.

### **Factors which are material for the purpose of assessing risks relating to the Covered Bonds**

#### ***Obligations under the Covered Bonds***

The Covered Bonds will not represent an obligation or be the responsibility of any of the Dealers, the Arranger, the Bond Trustee, or any other person involved in or associated with the Programme, or their officers, directors, employees, security holders or incorporators, other than the Issuer and, after a Covered Bond Guarantee Activation Event, the Guarantor. The Issuer will be liable solely in its corporate capacity, the Managing GP and Liquidation GP will be liable solely as general partners of the Guarantor in their corporate capacity and the Limited Partner of the

Guarantor will be liable in its corporate capacity solely to the extent of its interests in the Guarantor, for their respective obligations in respect of the Covered Bonds and the Covered Bond Guarantee, as applicable, and such obligations will not be the obligations of any of their respective officers, directors, employees, security holders or incorporators, as the case may be.

***The Issuer is liable to make payments when due on the Covered Bonds***

The Issuer is liable to make payments when due on the Covered Bonds. The Covered Bonds constitute deposit liabilities of the Issuer for purposes of the Bank Act, however will not be insured under the *Canada Deposit Insurance Corporation Act* (Canada), and will constitute legal, valid and binding direct, unconditional, unsubordinated and unsecured obligations of the Issuer and rank *pari passu* with all deposit liabilities of the Issuer without any preference among themselves and at least *pari passu* with all other unsubordinated and unsecured obligations of the Issuer, present and future (except as otherwise prescribed by law).

The Guarantor has no obligation to pay the Guaranteed Amounts payable under the Covered Bond Guarantee until the occurrence of a Covered Bond Guarantee Activation Event. The occurrence of an Issuer Event of Default does not constitute a Guarantor Event of Default. However, failure by the Guarantor to pay amounts when Due for Payment under the Covered Bond Guarantee would constitute a Guarantor Event of Default which would entitle the Bond Trustee to accelerate the obligations of the Issuer under the Covered Bonds (if the Covered Bonds have not already become due and payable) and the obligations of the Guarantor under the Covered Bond Guarantee and entitle the Bond Trustee to enforce the Security.

***The Guarantor is only obliged to pay Guaranteed Amounts when the same are Due for Payment***

Subsequent to a failure by the Issuer to make a payment in respect of one or more Series of Covered Bonds, the Bond Trustee may, but is not obliged to, serve an Issuer Acceleration Notice on the Issuer and Notice to Pay on the Guarantor (which would constitute a Covered Bond Guarantee Activation Event) unless and until service of such Issuer Acceleration Notice is requested or directed, as applicable, by the Holders of at least 25 percent of the aggregate Principal Amount Outstanding of the Covered Bonds then outstanding as if they were a single Series or an Extraordinary Resolution of all the Holders of the Covered Bonds in accordance with Condition 7.01. As a result, a certain percentage of Holders of the Covered Bonds may be able to direct such action without obtaining the consent of the other Holders of the Covered Bonds.

Following a Covered Bond Guarantee Activation Event, the Guarantor will be obliged to pay Guaranteed Amounts as and when the same are Due for Payment. The Guarantor will not be obliged to pay Holders of the Covered Bonds any amounts which may be payable in respect of the Covered Bonds until a Covered Bond Guarantee Activation Event has occurred.

Payments by the Guarantor will be made subject to any applicable withholding or deduction and the Guarantor will not be obliged to pay any additional amounts as a consequence. Prior to service on the Guarantor of a Guarantor Acceleration Notice, the Guarantor will not be obliged to make any payments payable in respect of broken funding indemnities, penalties, premiums, default interest or interest on interest which may accrue on or in respect of the Covered Bonds. In addition, the Guarantor will not be obliged at any time to make any payments in respect of additional amounts which may become payable by the Issuer under Condition 8.

Subject to any grace period, if the Guarantor fails to make a payment when Due for Payment under the Covered Bond Guarantee or any other Guarantor Event of Default occurs, then the Bond Trustee may accelerate the obligations of the Guarantor under the Covered Bond Guarantee by service of a Guarantor Acceleration Notice, whereupon the Bond Trustee will have a claim under the Covered Bond Guarantee for an amount equal to the Early Redemption Amount of each Covered Bond, together with accrued interest and all other amounts then due under the Covered Bonds (other than additional amounts payable under Condition 8). In such circumstances, the Guarantor will not be obliged to gross up in respect of any withholding or deduction which may be required in respect of any payment. Following service of a Guarantor Acceleration Notice, the Bond Trustee may enforce the security granted under the Security Agreement over the Covered Bond Portfolio. The proceeds of enforcement of the Security will be applied by the Bond Trustee in accordance with the Post-Enforcement Priority of Payments in the Security Agreement, and holders of the Covered Bonds will receive amounts from the Guarantor (if any) on an accelerated basis.

### ***Excess Proceeds may be received by the Bond Trustee***

Following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice, the Bond Trustee may receive Excess Proceeds. The Excess Proceeds will be paid by the Bond Trustee, as soon as practicable after receipt thereof by the Bond Trustee, on behalf of the Holders of the Covered Bonds of the relevant Series, to the Guarantor for the account of the Guarantor and will be held by the Guarantor in the Guarantor Accounts. The Excess Proceeds will thereafter form part of the Security granted pursuant to the Security Agreement and will be used by the Guarantor in the same manner as all other moneys from time to time standing to the credit of the Guarantor Accounts. Any Excess Proceeds received by the Bond Trustee will discharge *pro tanto* the obligations of the Issuer in respect of the Covered Bonds (subject to restitution of the same if such Excess Proceeds will be required to be repaid by the Guarantor). However, the obligations of the Guarantor under the Covered Bond Guarantee are direct and, following the occurrence of a Covered Bond Guarantee Activation Event, unconditional and irrevocable and the receipt by the Bond Trustee of any Excess Proceeds shall not reduce or discharge any such obligations.

By subscribing for Covered Bond(s), each holder of the Covered Bonds will be deemed to have irrevocably directed the Bond Trustee to pay the Excess Proceeds to the Guarantor in the manner as described above.

### ***Covered Bonds issued under the Programme***

Covered Bonds issued under the Programme will either be fungible with an existing Series of Covered Bonds or have different terms from an existing Series of Covered Bonds (in which case they will constitute a new Series).

All Covered Bonds issued from time to time will rank *pari passu* with each other in all respects and will share in the security granted by the Guarantor under the Security Agreement. If an Issuer Event of Default occurs in respect of a particular Series of Covered Bonds, the Covered Bonds of all Series outstanding will, provided a Covered Bond Guarantee Activation Event has occurred, accelerate at the same time against the Issuer and have the benefit of payments made by the Guarantor under the Covered Bond Guarantee. In order to ensure that any further issue of Covered Bonds under the Programme does not adversely affect holders of the existing Covered Bonds:

- the Asset Coverage Test will be required to be met both before and after any further issue of Covered Bonds; and
- on or prior to the date of issue of any further Covered Bonds, the Issuer will be obliged to satisfy the Rating Agency Condition.

### ***Bond Trustee's powers may affect the interests of the holders of the Covered Bonds***

In the exercise of its powers, trusts, authorities and discretions, the Bond Trustee will only have regard to the interests of the holders of the Covered Bonds. In the exercise of its powers, trusts, authorities and discretions, the Bond Trustee may not act on behalf of the Issuer.

If, in connection with the exercise of its powers, trusts, authorities or discretions, the Bond Trustee is of the opinion that the interests of the holders of the Covered Bonds of any one or more Series would be materially prejudiced thereby, the Bond Trustee will not exercise such power, trust, authority or discretion without the approval by Extraordinary Resolution of such holders of the relevant Series of Covered Bonds then outstanding or by a direction in writing of such holders of the Covered Bonds representing at least 25 percent of the Principal Amount Outstanding of Covered Bonds of the relevant Series then outstanding.

### ***Extendable obligations under the Covered Bond Guarantee***

Following the failure by the Issuer to pay the Final Redemption Amount of a Series of Covered Bonds on their Final Maturity Date (subject to applicable grace periods) and, if following service of a Notice to Pay on the Guarantor (by no later than the date which falls one Business Day prior to the Extension Determination Date), payment of the Guaranteed Amounts corresponding to the Final Redemption Amount in respect of such Series of the Covered Bonds are not paid in full, then the payment of such Guaranteed Amounts may be automatically deferred for payment until the applicable Extended Due for Payment Date (where the relevant Series of Covered Bonds are subject to an Extended

Due for Payment Date) and interest will continue to accrue and be payable on the unpaid amount in accordance with Condition 5, at the applicable Rate of Interest, including, if applicable, as may be determined in accordance with Condition 5.03 (in the same manner as the Rate of Interest for Floating Rate Covered Bonds) even where the relevant Covered Bonds are Fixed Rate Covered Bonds. To the extent that a Notice to Pay has been served on the Guarantor and the Guarantor has sufficient time and sufficient moneys to pay in part the Guaranteed Amounts corresponding to the relevant Final Redemption Amount in respect of such Covered Bonds, the Guarantor will make such partial payment on any Interest Payment Date up to and including the relevant Extended Due for Payment Date in accordance with the Priorities of Payments and as described in Condition 6.01 and the Guarantor will pay Guaranteed Amounts constituting Scheduled Interest on each Original Due for Payment Date and the Extended Due for Payment Date and any unpaid amounts in respect thereof shall be due and payable on the Extended Due for Payment Date. The Issuer is not required to notify Covered Bondholders of such deferral. This will occur (subject to no Guarantor Event of Default having occurred) if the Final Terms for a relevant Series of Covered Bonds provides that such Covered Bonds are subject to an Extended Due for Payment Date.

The Extended Due for Payment Date will fall up to one year after the Final Maturity Date (as specified in the applicable Final Terms) and the Guarantor will pay Guaranteed Amounts constituting Scheduled Interest on each Original Due for Payment Date and the Extended Due for Payment Date and any unpaid amounts in respect thereof shall be due and payable on the Extended Due for Payment Date. In these circumstances, except where the Guarantor has failed to apply money in accordance with the Priorities of Payments, failure by the Guarantor to meet its obligations in respect of the Final Redemption Amount on the Final Maturity Date (or such later date within any applicable grace period) will not constitute a Guarantor Event of Default. However, failure by the Guarantor to pay Guaranteed Amounts corresponding to the Final Redemption Amount or the balance thereof, as the case may be, on the Extended Due for Payment Date and/or pay Guaranteed Amounts constituting Scheduled Interest on any Original Due for Payment Date or the Extended Due for Payment Date will (subject to any applicable grace period) be a Guarantor Event of Default.

***Modification and Waivers; The Bond Trustee may agree to modifications to the Transaction Documents without, respectively, the holders of the Covered Bonds' or Secured Creditors' prior consent***

The Conditions of the Covered Bonds contain provisions for calling meetings of Holders of the Covered Bonds to consider matters affecting their interest generally. These provisions permit defined majorities to bind all Holders of the Covered Bonds including Holders of Covered Bonds who do not attend and vote at the relevant meeting and Holders of the Covered Bonds who voted in a manner contrary to the majority.

Pursuant to the terms of the Trust Deed, the Bond Trustee may also, without the consent or sanction of any of the Holders of the Covered Bonds or any of the other Secured Creditors, concur with any person in making or sanctioning any modification to the Transaction Documents:

- provided that the Bond Trustee is of the opinion that such modification will not be materially prejudicial to the interest of any of the Holders of the Covered Bonds of any Series; or
- which in the opinion of the Bond Trustee are made to correct a manifest error or are of a formal, minor or technical nature or are made to comply with mandatory provisions of law.

Pursuant to the terms of the Trust Deed, the Bond Trustee may, without the consent or sanction of any of the holders of the Covered Bonds or any of the other Secured Creditors grant any authorization or waiver of (on such terms and conditions (if any) as shall seem expedient to it) any proposed or actual breach of any of the covenants contained in the Trust Deed, the Security Agreement or any of the other Transaction Documents, provided that the Bond Trustee is of the opinion that such waiver or authorization will not be materially prejudicial to the interest of any of the holders of the Covered Bonds of any Series.

Pursuant to the terms of the Transaction Documents certain conditions, actions and steps under or with respect to the Transaction Documents require satisfaction of the Rating Agency Condition. Certain Rating Agencies have issued policies or commented that such Rating Agencies do not provide consent to or approval of changes or amendments to the transaction documents or structure and that such Rating Agencies are not bound by the provisions of transaction documents in programmes for which they provide ratings. As a result of such policies and comments, a formal written

or published response from the Rating Agencies with respect to the satisfaction of the Rating Agency Condition or confirming that such Rating Agencies do not consider such confirmation or response necessary in the circumstances (which would also satisfy such requirement) may not be forthcoming despite such condition, action or step being in the best interest of Covered Bondholders. In these circumstances, the Issuer may in the future be restricted from taking such conditions, actions or steps in a timely manner.

***Covered Bondholders will be deemed to have consented to certain modifications to the Transaction Documents unless at least 10 per cent. of the aggregate Principal Amount Outstanding of the relevant Series of Covered Bonds have notified their objection to the Bond Trustee in writing***

In addition to the right of the Bond Trustee to make certain modifications to the Transaction Documents without the consent of the holders of the Covered Bonds described under “—*Modifications and Waivers; The Bond Trustee may agree to modifications to the Transaction Documents without, respectively, the holders of the Covered Bonds’ or Secured Creditors’ prior consent*”, the Bond Trustee shall, without any consent or sanction of any of the holders of the Covered Bonds or any of the other Secured Creditors, concur with the Issuer in making any modification (other than a Series Reserved Matter) to the Trust Deed, the Conditions or any other Transaction Document to which it is a party or in relation to which it holds security for the purpose of changing the Reference Rate to an Alternative Base Rate as further described in Conditions 5.03 and 13.02(c) for the relevant Series of Covered Bonds (and such other amendments as are necessary or advisable in the reasonable judgment of the Issuer to facilitate such change) to the extent there has been or there is reasonably expected to be a material disruption or cessation to a relevant benchmark, provided that such amendments will not constitute a Series Reserved Matter and, in each case subject to the satisfaction of certain requirements, including receipt by the Bond Trustee of a Base Rate Modification Certificate, certifying, among other things, that the modification is required for its stated purpose.

The Issuer must provide at least 30 days’ notice to the holders of the Covered Bonds of the proposed modification in accordance with Condition 14 and by publication on Bloomberg on the “Company News” screen relating to the Covered Bonds. If, within 30 days from the giving of such notice, holders of the Covered Bonds representing at least 10 per cent. of the aggregate Principal Amount Outstanding of the relevant Series of Covered Bonds have notified the Issuer or the Issuing and Paying Agent in writing (or otherwise in accordance with the then current practice of any applicable Clearing System through which such Covered Bonds may be held) that such holders of the Covered Bonds do not consent to the modification, then such modification will not be made unless an Extraordinary Resolution of the Covered Bondholders of the relevant Series is passed in favour of the Base Rate Modification in accordance with Condition 13.02(c). However, in the absence of such a notification, all Covered Bondholders will be deemed to have consented to such modification and the Bond Trustee shall, subject to the requirements of Condition 13.02(c), without seeking further consent or sanction of any of the holders of the Covered Bonds and irrespective of whether such modification is or may be materially prejudicial to the interest of the holders of the Covered Bonds as a class, concur with the Issuer in making the proposed modification.

Therefore, it is possible that a modification to the Reference Rate (and as otherwise described above) could be made without the vote of any holders of the relevant Series of Covered Bonds or even if holders of such Series of Covered Bonds holding less than 10 per cent. of the aggregate Principal Amount Outstanding of the relevant Series of Covered Bonds objected to it. In addition, holders of the Covered Bonds should be aware that, unless they have made arrangements to promptly receive notices sent to Covered Bondholders from any custodians or other intermediaries through which they hold their Covered Bonds and give the same their prompt attention, meetings may be convened or resolutions (including Extraordinary Resolutions) may be proposed and considered and passed or rejected or deemed to be passed or rejected without their involvement even if, were they to have been promptly informed by such custodians or other intermediaries as aforesaid, they would have voted in an affirmative manner to the holders of the Covered Bonds which passed or rejected the relevant proposal or resolution.

#### ***Privacy Issues associated with the Covered Bond Programme***

The Loans originated by the Seller and the Originator have been originated at various times with the result that the underlying mortgage documentation may vary from Loan to Loan. Earlier Loan documentation may not have the same level of acknowledgements and consents from borrowers regarding the disclosure of information, and, in certain circumstances, may not provide for an express right to share client information. As a result, limited information may be available to parties other than the Issuer and its related entities (which would include the Guarantor).

### ***Certain decisions of Holders of the Covered Bonds taken at the Programme level***

Any Extraordinary Resolution to direct the Bond Trustee to serve an Issuer Acceleration Notice following an Issuer Event of Default, to direct the Bond Trustee to serve a Guarantor Acceleration Notice following a Guarantor Event of Default and any direction to the Bond Trustee to take any enforcement action must be passed at a single meeting of the Holders of all Covered Bonds of all Series then outstanding. In the event that there is more than one Series of Covered Bonds outstanding, the Holders of the Covered Bonds of any particular Series may not have sufficient votes to control any matter voted on at a single meeting of the Holders of all Covered Bonds of all Series outstanding.

### ***Change of law***

The structure of the issue of the Covered Bonds and the ratings which are to be assigned to them are based on the law of Ontario and the law of Canada applicable therein including federal banking, bankruptcy and income tax laws in effect as at the date of this Offering Memorandum. No assurance can be given as to the impact of any possible change in law, including applicable laws, regulations and policies with respect to the issuance of Covered Bonds, the Covered Bonds themselves or the bankruptcy, insolvency, winding-up and receivership of the Issuer or the Guarantor after the date of this Offering Memorandum, nor can any assurance be given as to whether any such change could adversely affect the ability of the Issuer to meet its obligations in respect of the Covered Bonds or the Guarantor to meet its obligations under the Covered Bond Guarantee. Any such change could adversely impact the value of the Covered Bonds.

In addition, the implementation of and/or changes to the Basel III framework may affect the capital requirements and/or liquidity associated with a holding of the Covered Bonds for certain investors. See “*Factors which are material for the purposes of assessing the risks relating to the Issuer’s and the Guarantor’s legal and regulatory situation – Basel Committee on Banking Supervision Global Standards for Capital and Liquidity Reform (Basel III)*” below.

### ***Change of Tax Law***

Statements in this Offering Memorandum concerning the taxation of investors are of a general nature and are based upon current tax law and published practice in the jurisdictions stated. Such law and practice is, in principle, subject to change, possibly with retrospective effect, and this could adversely affect holders.

In addition, any change in the Issuer’s tax status or in taxation legislation or practice in a relevant jurisdiction could adversely impact the market value of the Covered Bonds.

### ***Covered Bonds where denominations involve integral multiples: definitive Covered Bonds***

In relation to any issue of Covered Bonds which has denominations consisting of a minimum Specified Denomination plus one or more higher integral multiples of another smaller amount, it is possible that the Covered Bonds may be traded in the clearing systems in amounts that are not integral multiples of such minimum Specified Denomination. In such a case, a Holder who, as a result of trading such amounts, holds an amount which is less than the minimum Specified Denomination in its account with the relevant clearing system at the relevant time may not receive a definitive Covered Bond in respect of such holding (should definitive Covered Bonds be provided) and would need to purchase or sell a principal amount of Covered Bonds such that its holding amounts to a Specified Denomination before definitive Covered Bonds are issued to such Holder.

If definitive Covered Bonds are issued, Holders should be aware that definitive Covered Bonds which have a denomination that is not an integral multiple of the minimum Specified Denomination may be illiquid and difficult to trade.

### ***Ratings of the Covered Bonds***

The ratings assigned to the Covered Bonds by DBRS address the risk that the Issuer will fail to satisfy its financial obligations thereunder in accordance with the terms under which the Covered Bonds are issued.

The expected ratings of the Covered Bonds are set out in the relevant Final Terms for each Series of Covered Bonds. Any Rating Agency may lower its rating or withdraw its rating or place the rating on negative watch if, in the sole judgment of the Rating Agency, the credit quality of the Covered Bonds has declined or is in question. If any rating assigned to the Covered Bonds is lowered or withdrawn or placed on negative watch, the market value of the Covered Bonds may be reduced. The rating assigned to the Covered Bonds may not reflect the potential of all risks related to structure, market, additional and other factors discussed herein and other factors that may affect the value of the Covered Bonds. A security rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension or withdrawal at any time.

### ***Rating Agency Condition in respect of Covered Bonds***

The terms of certain of the Transaction Documents provide that, in certain circumstances, the Issuer and/or the Guarantor must, and the Bond Trustee may, obtain confirmation from each Rating Agency that any particular action proposed to be taken by the Issuer, the Guarantor, the Seller, the Servicer, the Cash Manager, the Bond Trustee or any other party to a Transaction Document will not result in a reduction or withdrawal of the rating of the Covered Bonds in effect immediately before the taking of such action. However, holders of the Covered Bonds should be aware that if a confirmation or some other response by a Rating Agency is a condition to any action or step or is otherwise required under any Transaction Document and a written request for confirmation of the satisfaction of the Rating Agency Condition is delivered to that Rating Agency by any of the Issuer, the Guarantor and/or the Bond Trustee, as applicable, and either (i) the Rating Agency indicates in its sole discretion that it does not consider such confirmation or response necessary in the circumstances or (ii) within 10 Business Days of actual receipt of such request by the Rating Agency, such request elicits no confirmation or response and/or such request elicits no statement by the Rating Agency that such confirmation or response could not be given, the Issuer, the Guarantor and/or the Bond Trustee, as applicable, will be entitled to disregard the requirement for satisfaction of the Rating Agency Condition or affirmation of rating or other response by the Rating Agency and proceed on the basis that such confirmation or affirmation of rating or other response by the Rating Agency is not required in the particular circumstances of the request. In such circumstances there can be no assurance that a Rating Agency would not downgrade or place on watch the then current rating of the Covered Bonds or cause such rating to be withdrawn or suspended.

The failure by a Rating Agency to respond to a written request for a confirmation or affirmation shall not be interpreted to mean that such Rating Agency has given any deemed confirmation of the satisfaction of the Rating Agency Condition or affirmation of rating or other response in respect of such action or step. No Rating Agency is a party to any of the Transaction Documents and no Rating Agency will at any time be under an obligation to confirm satisfaction of the Rating Agency Condition.

By subscribing for or purchasing Covered Bond(s), each holder of Covered Bonds shall be deemed to have acknowledged and agreed that a credit rating of a Series of Covered Bonds by the Rating Agencies is an assessment of credit risk and does not address other matters that may be of relevance to holders of Covered Bonds, including, without limitation, in the case of a Rating Agency Condition in respect of an action proposed to be taken, whether such action is either (i) permitted by the terms of the relevant Transaction Document or (ii) in the best interests of, or not prejudicial to, some or all of the holders of Covered Bonds.

By subscribing for or purchasing Covered Bond(s), each holder of Covered Bonds shall be deemed to have acknowledged and agreed that: (a) confirmation of the satisfaction of the Rating Agency Condition may or may not be given at the sole discretion of each Rating Agency; (b) depending on the timing of delivery of the request and any information needed to be provided as part of any such request, it may be the case that a Rating Agency cannot provide confirmation of the satisfaction of the Rating Agency Condition in the time available, or at all, and the Rating Agency shall not be responsible for the consequences thereof; (c) confirmation of the satisfaction of the Rating Agency Condition, if given, will be given on the basis of the facts and circumstances prevailing at the relevant time, and in the context of cumulative changes to the transaction of which the Covered Bonds forms a part; and (d) confirmation of the satisfaction of the Rating Agency Condition represents only a restatement of the opinions given, and shall not be construed as advice for the benefit of any holder of Covered Bonds or any other party.

### ***Risks related to the structure of a particular issue of Covered Bonds***

A wide range of Covered Bonds may be issued under the Programme. A number of these Covered Bonds may have features which contain particular risks for potential investors. Set out below is a description of the most common of such features.

#### *Covered Bonds subject to optional redemption by the Issuer*

An optional redemption feature of Covered Bonds is likely to limit their market value. During any period when the Issuer may elect to redeem Covered Bonds, the market value of those Covered Bonds generally will not rise substantially above the price at which they can be redeemed. This also may be true prior to any redemption period.

The Issuer may be expected to redeem Covered Bonds, if the Issuer has a right of redemption in respect of the relevant Series of Covered Bonds, when its cost of borrowing is lower than the interest rate on the Covered Bonds. At those times, an investor generally would not be able to reinvest the redemption proceeds at an effective interest rate as high as the interest rate on the Covered Bonds being redeemed and may only be able to do so at a significantly lower rate. Potential investors should consider reinvestment risk in light of other investments available at that time.

#### *Fixed/Floating Rate Covered Bonds*

Fixed/Floating Rate Covered Bonds may bear interest at a rate that the Issuer may elect to convert from a fixed rate to a floating rate, or from a floating rate to a fixed rate. The Issuer's ability to convert the interest rate will affect the secondary market and the market value of the Covered Bonds since the Issuer may be expected to convert the rate when it is likely to produce a lower overall cost of borrowing. If the Issuer converts from a fixed rate to a floating rate, the spread on the Fixed/Floating Rate Covered Bonds may be less favourable than then prevailing spreads on comparable Floating Rate Covered Bonds tied to the same reference rate. In addition, the new floating rate at any time may be lower than the rates on the other Covered Bonds. If the Issuer converts from a floating rate to a fixed rate, the fixed rate may be lower than then prevailing rates on its Covered Bonds.

#### *Interest rate risks*

Investment in Fixed Rate Covered Bonds involves the risk that subsequent changes in market interest rates may adversely affect the value of the Fixed Rate Covered Bonds.

#### *Covered Bonds issued at a substantial discount or premium*

The issue price of the Covered Bonds specified in the applicable Final Terms may be more than the market value of such Covered Bonds as of the issue date, and the price at which any Dealer or any other person willing to purchase the Covered Bonds in secondary market transactions may be lower than the issue price. In particular, the issue price may take into account amounts with respect to commissions relating to the hedging of the Issuer's obligations under such Covered Bonds, and secondary market prices are likely to exclude such amounts. In addition, pricing models of market participants may differ or produce a different result.

The market values of the Covered Bonds issued at a substantial discount or premium from their principal amount tend to fluctuate more in relation to general changes in interest rates than do prices for conventional interest-bearing Covered Bonds. Generally, the longer the remaining term of the Covered Bonds, the greater the price volatility as compared to conventional interest-bearing Covered Bonds with comparable maturities.

#### *Canadian usury laws*

The *Criminal Code* (Canada) prohibits the receipt of "interest" (as such term is broadly defined therein) at a "criminal rate" (namely, an effective annual rate of interest that exceeds 60 percent). Accordingly, the provisions for the payment of interest or a redemption amount in excess of the aggregate principal 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 percent.

## **Factors which are material for the purposes of assessing the risks relating to the Issuer's and the Guarantor's legal and regulatory situation**

### ***Bankruptcy or Insolvency Risk***

The assignments of the Portfolio Assets (i) from the Seller to the Guarantor and (ii) from the Originator to the Seller and the subsequent assignments from the Seller to the Guarantor pursuant to the terms of the Mortgage Sale Agreement and the B2B Mortgage Sale Agreement, as applicable, are intended by the Seller, the Originator and the Guarantor to be and will be documented as sales for legal purposes. As the subject of a legal sale, the Portfolio Assets would not form part of the assets of the Issuer and would not be available to the creditors of the Issuer. However, if the Seller, the Guarantor or the Originator were to become bankrupt or otherwise subject to insolvency, winding-up and/or restructuring proceedings, the Superintendent of Financial Institutions (the “**Superintendent**”), appointed pursuant to the *Office of the Superintendent of Financial Institutions Act* (Canada), any liquidator or other stakeholder of the Seller or the Originator, could attempt to re-characterize the sale of the Portfolio Assets as a loan from the Seller to the Originator or from the Guarantor to the Seller, as the case may be, secured by the Portfolio Assets, to challenge the sale under the fraudulent transfer or similar provisions of the *Winding-up and Restructuring Act* (“**WURA**”) or other applicable laws or to consolidate the assets of the Originator with the assets of the Seller or the assets of the Seller with the assets of the Guarantor. In this regard, the Transaction Documents contain restrictions on the Originator, the Seller and the Guarantor intended to reduce the possibility that a Canadian court would order consolidation of the assets and liabilities of the Originator, the Seller and the Guarantor given, among other things, current jurisprudence on the matter. Further, the Covered Bond Legislative Framework contains provisions that will limit the application of the laws of Canada and the provinces and territories relating to bankruptcy, insolvency and fraudulent conveyance to the assignments of the Portfolio Assets from the Seller to the Guarantor. Nonetheless, any attempt to challenge the transaction or to consolidate the assets of the Originator with the assets of the Seller or the assets of the Seller with the assets of the Guarantor, as the case may be, could result in a delay or reduction of collections on the Portfolio Assets available to the Guarantor to meet its obligations under the Covered Bond Guarantee, which could prevent timely or ultimate payment of amounts due to the Guarantor, and consequently, the holders of the Covered Bonds.

The interests of the Guarantor may be subordinate to statutory deemed trusts and other non-consensual liens, trusts and claims created or imposed by statute or rule of law on the property of the Seller arising prior to the time that the Portfolio Assets are transferred to the Guarantor, which may reduce the amounts that may be available to the Guarantor and, consequently, the holders of the Covered Bonds. The Guarantor will not, at the time of sale, give notice to Borrowers of the transfer to the Guarantor of the Portfolio Assets or the grant of a security interest therein to the Bond Trustee. However, under the Mortgage Sale Agreement, the Seller will warrant that the Portfolio Assets have been or will be transferred to the Guarantor free and clear of the security interest or lien of any third party claiming an interest therein, through or under the Seller, other than certain permitted security interests. The Guarantor will warrant and covenant that it has not taken and will not take any action to encumber or create any security interests or other liens in any of the property of the Guarantor, except for the security interest granted to the Bond Trustee and except as permitted under the Transaction Documents.

Amounts that are on deposit from time to time in the Guarantor Accounts may be invested in certain permitted investments pursuant to the Transaction Documents. In the event of the liquidation, insolvency, receivership or administration of any entity with which an investment of the Guarantor is made (such as pursuant to the Guaranteed Investment Contract or the Standby Guaranteed Investment Contract) or which is an issuer, obligor or guarantor of any investment, the ability of the Guarantor to enforce its rights to any such investments and the ability of the Guarantor to make payments to holders of the Covered Bonds in a timely manner may be adversely affected and may result in a loss on some or all of the Covered Bonds. In order to reduce this risk, these investments must satisfy certain criteria, including those provided for in the Covered Bond Legislative Framework.

Payments of interest and principal on the Covered Bonds are subordinate to certain payments (including payments for services provided to the Guarantor), taxes and the reimbursement of all costs, charges and expenses of and incidental to the enforcement of the Trust Deed and the other Transaction Documents to which the Bond Trustee is a party, including the appointment of a receiver in respect of the Portfolio Assets (including legal fees and disbursements) and the exercise by the receiver or the Bond Trustee of all or any of the powers granted to them under the Trust Deed and the other Transaction Documents to which the Bond Trustee is a party, and the reasonable remuneration of such receiver or any agent or employee of such receiver or any agent of the Bond Trustee and all reasonable costs, charges

and expenses properly incurred by such receiver or the Bond Trustee in exercising their power. These amounts could increase, especially in adverse circumstances such as the occurrence of a Guarantor Event of Default, the insolvency of the Issuer or the Guarantor or a Servicer Termination Event. If such expenses or the costs of a receiver or the Bond Trustee become too great, payments of interest on and principal of the Covered Bonds may be reduced or delayed.

The ability of the Bond Trustee (for itself and on behalf of the other Secured Creditors) to enforce the security granted to it pursuant to the terms of the Security Agreement is subject to the bankruptcy and insolvency laws of Canada. The *Bankruptcy and Insolvency Act* (Canada) (“**BIA**”) and the *Companies’ Creditors Arrangement Act* (Canada) (“**CCA**”) both provide regimes pursuant to which debtor companies are entitled to seek temporary relief from their creditors. The BIA applies to limited partnerships. In addition, Canadian jurisprudence makes it clear that both the BIA and the CCA can apply to limited partnerships. Further, it is a possibility that the Seller, a liquidator of the Seller, another creditor of the Guarantor or the Superintendent could seek the court appointment of a receiver of the Guarantor or a winding-up of the Guarantor, or might commence involuntary insolvency proceedings against the Guarantor under the BIA or the CCA.

If the Guarantor or Issuer, including as Seller and initial Servicer, voluntarily or involuntarily becomes subject to insolvency or winding-up proceedings including pursuant to the BIA, the CCA or the WURA or if a receiver is appointed over the Issuer or the Guarantor, notwithstanding the protective provisions of the Covered Bond Legislative Framework, this may delay or otherwise impair the exercise of rights or any realization by the Bond Trustee (for itself and on behalf of the other Secured Creditors) under the Covered Bond Guarantee and/or the Security Agreement and/or impair the ability of the Guarantor or Bond Trustee to trace and recover any funds which the Servicer has commingled with any other funds held by it prior to such funds being paid into the GIC Account. In the event of a Servicer Termination Event as a result of the insolvency of the Issuer, the right of the Guarantor to appoint a successor Servicer may be stayed or prevented.

CMHC has the right under the Covered Bond Legislative Framework and the CMHC Guide to suspend a registered issuer from issuing further covered bonds under a registered program if the issuer has breached certain requirements of its registered program or the CMHC Guide. A suspended issuer is not permitted to issue any covered bonds during a period of suspension.

### ***Remedial Powers of the Superintendent under the Bank Act***

The Superintendent, under Section 645(1) of the Bank Act, has the power, where in the opinion of the Superintendent a person, a bank, or a person with respect to a bank, is committing, or is about to commit, an act that is an unsafe or unsound practice in conducting the business of the bank, or is pursuing or is about to pursue any course of conduct that is an unsafe or unsound practice in conducting the business of the bank, to direct the person or bank, as the case may be, to cease or refrain from committing the act or pursuing the course of conduct and to perform such acts as in the opinion of the Superintendent are necessary to remedy the situation.

Although the above remedial power exists, following an initial review of potential regulatory and policy concerns associated with the issuance of covered bonds by Canadian deposit taking institutions (during which it requested that financial institutions refrain from issuing covered bonds), OSFI confirmed by letter dated 27 June 2007 that Canadian deposit taking institutions may issue covered bonds, provided certain conditions are met. That letter from OSFI was first updated in a letter dated 19 December 2014 from OSFI to Canadian deposit taking institutions issuing covered bonds (the “**December 2014 letter**”) and further updated in a second letter dated 23 May 2019 from OSFI to Canadian deposit taking institutions issuing covered bonds (the “**May 2019 letter**”) and a third letter dated 27 March 2020 from OSFI to Canadian regulated deposit taking institutions (the “**March 2020 letter**”). The conditions set out in the 27 June 2007 letter, as modified by the December 2014 letter, included that at the time of issuance, the covered bonds must not make up more than 4 per cent. of the total assets (defined using a select number of data points from the 2015 Leverage Requirements Return and 2015 Basel Capital Adequacy Return filed with OSFI) of the relevant deposit taking institution.

As a result of the May 2019 letter, as of 1 August 2019, OSFI required that the total assets pledged by the deposit-taking institution for covered bonds (calculated as the Canadian dollar equivalent of the deposit-taking institution’s covered bonds outstanding multiplied by the level of overcollateralization, as calculated in accordance with the CMHC Guide and reported in the monthly investors’ reports), must not, at any time, exceed 5.5 per cent. of the deposit-taking

institution's on-balance sheet assets (as reported on the regulatory balance sheet return of the deposit-taking institution). As a result of current exceptional circumstances, the March 2020 letter increased the 5.5 per cent. limit to 10 per cent. from and after 27 March 2020 to permit deposit taking institutions to temporarily exceed the 5.5 per cent. limit in order to allow deposit taking institutions to pledge covered bonds as collateral to the Bank of Canada. As of the date of this Offering Memorandum, the applicable limit is 5.5 per cent and the Issuer is in compliance such limit.

The May 2019 letter also confirms that relevant deposit taking institutions will continue to be expected to amend the pledging policies they are required to maintain under the Bank Act or other applicable federal law to take into account the issuance of covered bonds consistent with the above limits. The Issuer is not able to carry out a future issuance unless such applicable test is satisfied at the time of issuance.

***Basel Accord, Basel Committee on Banking Supervision Global Standards for Capital and Liquidity Reform (Basel III) and regulatory environment***

The Basel Accord proposes a range of approaches of varying complexity, the choice of which determines the sensitivity of capital to risks. A less complex approach, such as the standardized approach, uses regulatory weightings, while a more complex approach uses the Issuer's internal estimates of risk components to establish risk-weighted assets and calculate regulatory capital.

OSFI is responsible for applying the Basel Accord in Canada. As required under the Basel Accord, OSFI requires that regulatory capital instruments other than common equity have a non-viability contingent capital clause to ensure that investors bear losses before taxpayers should the government determine that it is in the public interest to rescue a non-viable financial institution.

The Issuer discloses its regulatory capital and capital ratios under a Basel III 'all-in' basis, under which non-qualifying capital instruments are phased out over 10 years starting 1 January 2013.

In addition, in response to the global financial crisis, the Basel Committee on Banking Supervision ("**Basel Committee**") has placed an emphasis on reviewing standards for capital and liquidity. The Basel Committee's aim is to improve the banking sector's ability to absorb shocks from financial and economic stress through more stringent capital requirements and new liquidity standards. Banks around the world are implementing the new standards commonly referred to as Basel III in accordance with prescribed timelines. This increased focus on greater financial stability and regulation of financial institutions has resulted in a number of other regulatory initiatives which are currently at various stages of implementation.

These initiatives may have an impact on the regulatory position for certain investors in covered bond exposures and/or on the incentives for certain investors to hold covered bonds. Investors in the Covered Bonds are responsible for analysing their own regulatory position and none of the Issuer, the Guarantor, any Arranger or any Dealer makes any representation to any prospective investor or purchaser regarding the treatment of their investment on the closing date of such Covered Bonds or at any time in the future. Prospective investors should therefore make themselves aware of the requirements described above (and any corresponding implementing rules of their regulator), where applicable to them, in addition to any other applicable regulatory requirements with respect to their investment in the Covered Bonds. No predictions can be made as to the precise effects of such matters on any investor or otherwise.

***Impact of regulatory guidelines on residential mortgage underwriting practices and procedures***

Guideline B-20 – Residential Mortgage Underwriting Practices and Procedures ("**Guideline B-20**"), published by OSFI in June 2012, sets out OSFI's expectations for prudent residential mortgage underwriting by federally-regulated financial institutions, which includes the Issuer. Guideline B-20 provides that where a federally-regulated financial institution acquires a residential mortgage loan that has been originated by a third party, such federally-regulated financial institution should ensure that the underwriting standards of that third party are consistent with those set out in the residential mortgage underwriting policy of the federally-regulated financial institution and compliant with Guideline B-20. To the extent that the Guarantor proposes to sell mortgage loans to a third party or the Bond Trustee realizes upon the security it has on the assets of the Guarantor, including the Covered Bond Portfolio, the Guarantor or the Bond Trustee, as applicable, may be limited in its ability to sell such assets to a federally-regulated financial

institution if such purchaser determines that the sale would not be in compliance with Guideline B-20. OSFI published the final version of the Guideline B-20 on October 17, 2017, which went into effect on January 1, 2018.

On January 1, 2018, OFSI implemented changes to clarify or strengthen expectations in a number of specific areas, including:

- Requiring a qualifying stress test for all uninsured mortgages;
- Requiring that Loan-to-Value (“LTV”) measurements remain dynamic and adjust for local market conditions where they are used as a risk control, such as for qualifying borrowers; and
- Expressly prohibiting co-lending arrangements that are designed, or appear to be designed to circumvent regulatory requirements.

### ***Regulatory Reforms***

The banking industry is facing an increasing number of regulatory changes, the scope and intensity of which have been unprecedented. These changes include, among others, changes likely to result from the federal government’s review of certain components of Canada’s payment system, including governance, mobile payments, debit and credit cards and the regulatory framework. Commercial practices and revenues of Canadian financial institutions, including the Issuer, may be adversely affected by the Supreme Court of Canada’s recent decision that provincial legislation, including the *Consumer Protection Act* (Quebec), may apply to certain practices of financial institutions. Achieving compliance with some of these reforms may require significant effort and could affect the way the Issuer operates in its primary market and abroad. The Issuer monitors regulatory developments and achieves compliance in a proactive fashion while seeking to mitigate any negative effects on its activities and profitability.

### ***General***

No assurance can be given that additional regulations or guidance from CMHC, OSFI, Canada Deposit Insurance Corporation or any other regulatory authority will not arise with regard to the mortgage market in Canada generally, the Seller’s or Guarantor’s particular sector in that market or specifically in relation to the Seller or the Guarantor. Any such action or developments may have a material adverse effect on the Seller, and/or the Guarantor and their respective businesses and operations. This may adversely affect the ability of the Guarantor to dispose of the Covered Bond Portfolio or any part thereof in a timely manner and/or the realizable value of the Covered Bond Portfolio or any part thereof and accordingly affect the ability of the Issuer and (following the occurrence of a Covered Bond Guarantee Activation Event) the Guarantor, respectively, to meet their obligations under the Covered Bonds in the case of the Issuer and the Covered Bond Guarantee in the case of the Guarantor.

### ***Common Reporting Standard***

Under the initiative of the Organization for Economic Co-operation and Development, many countries have committed to *automatic exchange of information* relating to accounts held by tax residents of signatory countries, using a common reporting standard (“CRS”). CRS requires Canadian financial institutions (and their branches in other jurisdictions) to report prescribed information concerning certain investors resident in participating countries to the Canada Revenue Agency (or to the relevant tax authority in the branch jurisdiction, as appropriate) and to follow certain due diligence procedures. The Canada Revenue Agency (or other relevant tax authority) will provide such information on a bilateral, reciprocal basis to the tax authorities in the applicable investors’ countries of residence, where such countries have enacted the CRS or otherwise as required under CRS. The first exchanges of financial account information begun in 2018. Similar implementing legislation is expected to be introduced by other signatory countries to the CRS. The Issuer will meet all obligations imposed under the CRS, in accordance with local law, in all applicable jurisdictions in which it operates.

### ***Global financial regulatory reforms could have a significant impact on the Issuer or the Guarantor***

In Canada, a regulatory framework for swap transactions is proposed by the regulators, and certain rules thereunder are in effect. Such regulatory framework may have similar consequences for the Issuer, the Guarantor, the Covered

Bond Swap Provider, and the Interest Rate Swap Provider. In addition, it is possible that compliance with other emerging regulations could result in the imposition of higher administration expenses on the Issuer and the Guarantor.

No assurance can be given that the proposed regulatory framework in Canada, or any other new legislative changes enacted will not have a significant impact on the Issuer or the Guarantor, including on the amount of Covered Bonds that may be issued in the future or the Guarantor's ability to maintain or enter into swap transactions.

The Issuer is monitoring international and Canadian developments and proposed reforms, and will take action to mitigate the impact on its business, where possible. The changes may result in significant systems changes, less flexible trading options, higher capital requirements, more stringent regulatory requirements along with some potential benefits as a result of reduced risk through central counterparty clearing.

### **Other factors which are material for the purposes of assessing the risks involved in an investment in the Covered Bonds**

#### ***Risks related to the market generally***

Set out below is a brief description of the principal market risks, including liquidity risk, interest rate risk and credit risk:

#### ***Absence of secondary market; lack of liquidity***

No assurance is given that there is an active and liquid secondary market for the Covered Bonds, and there can be no assurance that a secondary market for the Covered Bonds will develop. The Covered Bonds have not been, and will not be, registered under applicable securities laws and are subject to certain restrictions on the resale and other transfer thereof as set forth under "*Subscription and Sale and Transfer and Selling Restrictions*". If a secondary market does develop, it may not continue for the life of the Covered Bonds or it may not provide holders of the Covered Bonds with liquidity of investment with the result that a holder of the Covered Bonds may not be able to find a buyer to buy its Covered Bonds readily or at prices that will enable the holder of the Covered Bonds to realize a desired yield. There can be no expectation or assurance that the Issuer or any of its affiliates will create or maintain a market in the Covered Bonds.

*There is no public trading market for the Covered Bonds. As a result, you may be unable to sell your Covered Bonds or the price of the Covered Bonds may suffer.*

There is no public trading market for the Covered Bonds and the Issuer does not intend to apply for a listing of the Covered Bonds on any exchange. Covered Bonds may have no established trading market when issued, and one may never develop. If a market does develop, it may not be very liquid. Therefore, investors may not be able to sell their Covered Bonds easily or at prices that will provide them with a yield comparable to similar investments that have a developed secondary market. This is particularly the case for Covered Bonds that are especially sensitive to interest rate, currency or market risks, are designed for specific investment objectives or strategies or have been structured to meet the investment requirements of limited categories of investors. These types of Covered Bonds generally would have a more limited secondary market and more price volatility than conventional debt securities. Illiquidity may have a severely adverse effect on the market value of the Covered Bonds.

You should not purchase the Covered Bonds unless you understand and know you can bear these investment risks and you should consider that general market conditions may adversely affect the liquidity, marketability and overall market value of your Covered Bonds. You must be prepared to hold the Covered Bonds until the series maturity date of the Covered Bonds.

#### ***Legal investment considerations may restrict certain investments***

The investment activities of certain investors are subject to legal investment laws and regulations, or review or regulation by certain authorities. Each potential investor should consult its legal advisers to determine whether and to what extent (i) Covered Bonds are legal investments for it, (ii) Covered Bonds can be used as collateral for various

types of borrowing and (iii) other restrictions apply to its purchase or pledge of any Covered Bonds. Financial institutions should consult their legal advisers or the appropriate regulators to determine the appropriate treatment of Covered Bonds under any applicable risk-based capital or similar rules.

### ***Interests of Dealers***

Certain of the Dealers and their affiliates have engaged, and may in the future engage, in investment banking and/or commercial banking transactions with, and may perform services for, the Issuer in the ordinary course of business without regard to the Issuer, the Bond Trustee, the Holders of the Covered Bonds or the Guarantor.

### ***Exchange rate risks and exchange controls***

The Issuer will pay principal and interest on the Covered Bonds in the Specified Currency. This presents certain risks relating to currency conversions if an investor's financial activities are denominated principally in a currency or currency unit (the "**Investor's Currency**") other than the Specified Currency. These include the risk that exchange rates may significantly change (including changes due to devaluation of the Specified Currency or revaluation of the Investor's Currency) and the risk that authorities with jurisdiction over the Investor's Currency may impose or modify exchange controls. An appreciation in the value of the Investor's Currency relative to the Specified Currency would decrease (1) the Investor's Currency-equivalent yield on the Covered Bonds, (2) the Investor's Currency-equivalent value of the principal payable on the Covered Bonds and (3) the Investor's Currency-equivalent market value of the Covered Bonds.

Government and monetary authorities may impose (as some have done in the past) exchange controls that could adversely affect an applicable exchange rate. As a result, investors may receive less interest or principal than expected, or no interest or principal or receive payments in a significantly devalued Specified Currency.

### ***Credit ratings might not reflect all risks***

One or more independent credit rating agencies may assign credit ratings to the Covered Bonds. The ratings might not reflect the potential impact of all risks related to the structure, market, additional factors discussed above, and other factors that may affect the value of the Covered Bonds. A credit rating is not a recommendation to buy, sell or hold securities and may be revised, suspended or withdrawn by the rating agency at any time.

### ***The Issuer may suffer losses due to employee misconduct***

The Bank's business is exposed to risk from potential non-compliance with business policies, including, the Bank's values, and related behaviours and employee misconduct such as fraud or negligence, all of which could result in regulatory sanctions or reputational or financial harm. In recent years, a number of multinational financial institutions have suffered material losses due to the actions of 'rogue traders' or other employees. It is not always possible to deter employee misconduct, and the precautions the Bank takes to prevent and detect this activity may not always be effective. Employee misconduct, whether intentional or unintentional, could have a material adverse effect on the Bank's business, prospects, financial condition and results of operations.

### ***Privacy Issues associated with the Covered Bond Programme***

The Loans originated by the Seller have been originated at various times with the result that the underlying mortgage documentation may vary from Loan to Loan. Earlier Loan documentation may not have the same level of acknowledgements and consents from borrowers regarding the disclosure of information, and, in certain circumstances may not provide for an express right to share client information. As a result, limited information may be available to parties other than the Bank and its related entities (which would include the Guarantor).

### ***The Bank's data management policies and processes may not be sufficiently robust***

Critical business processes rely on large volumes of data from a number of different systems and sources. If data governance, data quality, and data architecture policies and procedures are not sufficiently robust, manual intervention,

adjustments and reconciliations may be required to reduce the risk of error in reporting to senior management or regulators. Inadequate policies and processes may also affect the Bank's ability to use data within its businesses to service customers more effectively and/or improve its product offerings. This could have a material adverse effect on the Bank's business, prospects, financial condition and results of operations.

Financial institutions that fail to comply with the principles for effective risk data aggregation and risk reporting as set out by the Basel Committee by the required deadline may face supervisory measures. Any of these failures could have a material adverse effect on the Bank's business, prospects, financial condition and results of operations.

***Operational and infrastructure risks are inherent in the Issuer's business***

The Bank is exposed to many operational risks, including: the risk of unauthorized and non-compliant activities by employees and others, and operational or human error. The Bank faces the risk of loss due to cyber-attack and also faces the risk that computer or telecommunications systems could fail, despite its efforts to maintain these systems in good working order. Though the Bank takes care to maintain and enhance its controls and security, some of the Bank's services or operations may face the risk of interruption, non-compliance or other security risks arising from the use of the internet in these services or operations, which may impact the Bank's customers and infrastructure. Given the high volume of transactions the Bank processes on a daily basis, certain errors may be repeated or compounded before they are discovered and rectified, or they may not be discovered or rectified. Shortcomings, deficiencies, or failures of the Bank's internal processes, procedures, employees or systems, or those provided by third parties, including, any of the Bank's financial, accounting, or other data processing systems, could lead to financial loss and damage to the Bank's reputation.

In addition, despite the contingency plans the Issuer has in place, its ability to conduct business may be adversely affected by a disruption in the infrastructure that supports both its operations and the communities in which it does business, including but not limited to disruption caused by public health emergencies, environmental disasters or terrorist acts.

## DOCUMENTS INCORPORATED BY REFERENCE

The following documents, each of which has been previously filed with the securities commissions or similar authorities in each of the provinces and territories of Canada and can be accessed through the Internet on the Issuer's website on the "Investors" page at [https://www.laurentianbank.ca/en/about\\_lbc/my\\_investment/index.sn](https://www.laurentianbank.ca/en/about_lbc/my_investment/index.sn) or SEDAR at [www.sedar.com](http://www.sedar.com), will be deemed to be incorporated in, and form part of, this Offering Memorandum:

- (a) The Bank's Annual Information Form dated December 4, 2020 (the "**2020 Annual Information Form**"); and
- (b) the following sections of the Bank's Annual Report and Accounts for the year ended October 31, 2020 (the "**2020 Annual Report**") which are incorporated by reference in the 2020 Annual Information Form:
  - (i) Management's Discussion and Analysis of the Bank for the fiscal year ended October 31, 2020 on pages 17 through 75 of the 2020 Annual Report;
  - (ii) a discussion of the economic outlook for 2021 on pages 25 through 27 of the 2020 Annual Report;
  - (iii) a consolidated businesses analysis on pages on pages 27 through 37 of the 2020 Annual Report;
  - (iv) a discussion of securitisation and off-balance sheet arrangements on pages 37 through 38 of the 2020 Annual Report;
  - (v) a discussion of critical accounting policies and estimates on pages 71 through 75 of the 2020 Annual Report;
  - (vi) information concerning risk management on pages 43 through 70 of the 2020 Annual Report;
  - (vii) a description of the Bank's capital management on pages 39 through 43 of the 2020 Annual Report;
  - (viii) information concerning consolidated subsidiaries of the Bank on page 162 of the 2020 Annual Report; and
  - (ix) the Bank's audited consolidated financial statements for the years ended October 31, 2020 and 2019, together with the notes thereto and the independent auditor's report thereon dated December 4, 2020 on pages 77 through 158 of the 2020 Annual Report, included therein;

the remainder of the 2020 Annual Report is not relevant for prospective investors or is covered elsewhere in this document and is not incorporated by reference.
- (c) the following sections of the Bank's First Quarter 2021 Interim Report for the quarter ended January 31, 2021 (the "**First Quarter 2021 Report**"):
  - (i) Management's Discussion and Analysis of the Bank for the three months ended January 31, 2021 on pages 2 through 20 of the first quarter 2021 interim report for the quarter ended January 31, 2021; and
  - (ii) the Bank's unaudited interim condensed consolidated financial statements for the three months ended January 31, 2021 with comparative financial information for the three months ended January 31, 2020, together with the notes thereto;

the remainder of the First Quarter 2021 Report is not relevant for prospective investors or are covered elsewhere in this document and are not incorporated by reference;

The report containing information in respect of the Initial Covered Bond Portfolio as of February 26, 2021 is deemed to be incorporated by reference in, and form part of this Offering Memorandum, and is attached as Exhibit A to this Offering Memorandum.

Any documents themselves incorporated by reference in the documents incorporated by reference in this Offering Memorandum will not form part of this Offering Memorandum. Any non-incorporated parts of a document referred to herein are either (i) not considered by the Issuer to be relevant for prospective investors in the Covered Bonds to be issued under the Programme, or (ii) is covered elsewhere in this Offering Memorandum.

Copies of this Offering Memorandum and the documents incorporated by reference in this Offering Memorandum can be (i) obtained on written request and without charge from the specified offices of the Issuer and each Paying Agent, as set out at the end of this Offering Memorandum and (ii) on the Issuer's website maintained in respect of the Programme at:

[https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html)

or in respect of items (a) to (c) above, on the Issuer's website on the "*Investors*" page at:

[https://www.laurentianbank.ca/en/about\\_lbc/my\\_investment/index.sn](https://www.laurentianbank.ca/en/about_lbc/my_investment/index.sn)

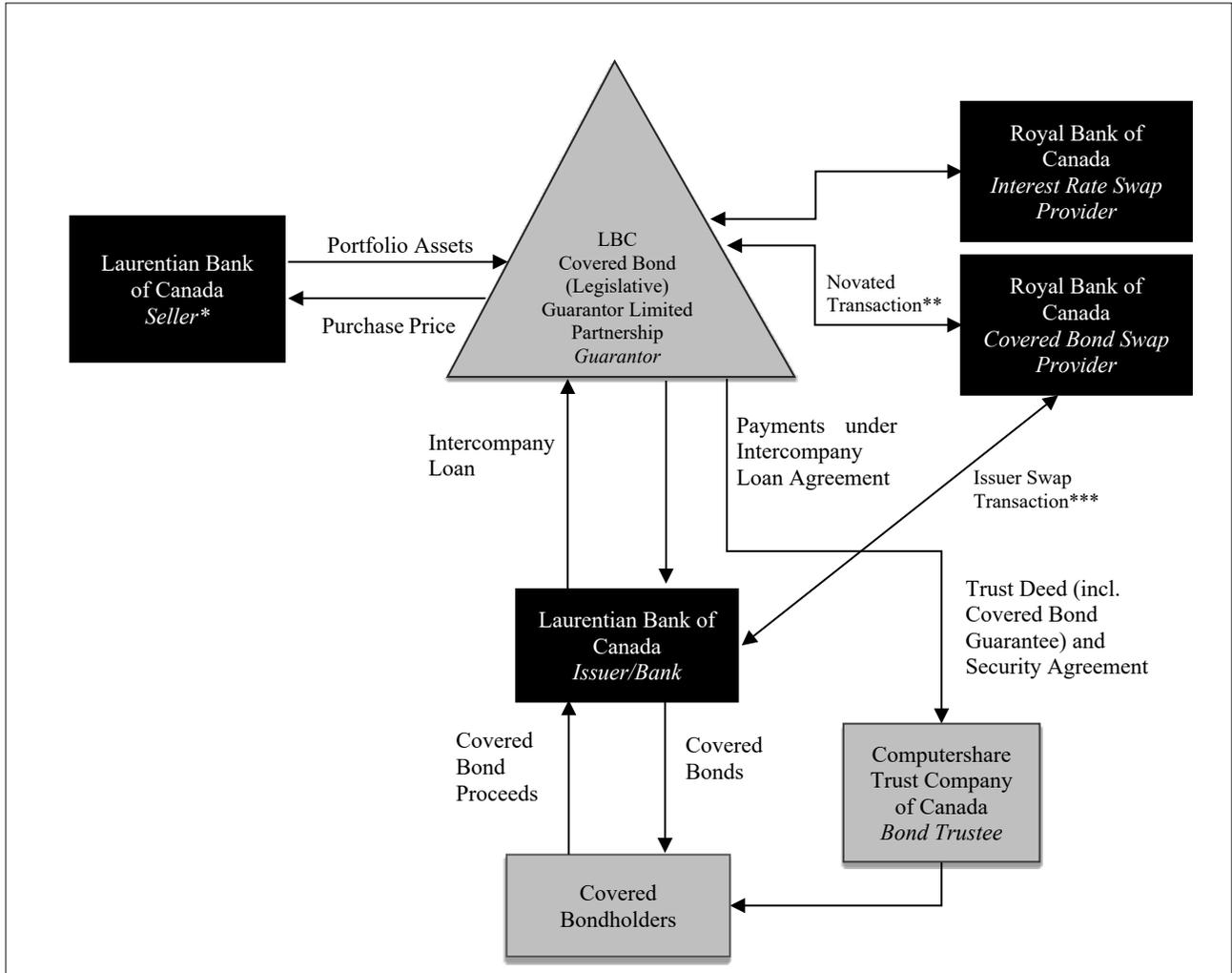
or SEDAR at [www.sedar.com](http://www.sedar.com).

The Issuer will, in the event of any significant new factor material mistake or material inaccuracy relating to the information included in this Offering Memorandum which is capable of affecting the assessment of any Covered Bonds, prepare a supplement to this Offering Memorandum or a new Offering Memorandum for use in connection with any subsequent issue of the Covered Bonds.

## STRUCTURE OVERVIEW

The information in this section is an overview of the structure relating to the Programme and does not purport to be complete. The information is taken from, and is qualified in its entirety by, the remainder of this Offering Memorandum. Words and expressions defined below shall have the same meanings in this summary. A glossary of certain defined terms used in the Offering Memorandum is contained at the end of this Offering Memorandum.

### Structure Diagram



\*As part of the sale of Portfolio Assets by the Seller to the Guarantor, the Seller may, from time to time, include Loans that have been originated by the Seller's wholly-owned subsidiary, B2B Bank. Each sale of Portfolio Assets by the Seller to the Guarantor will be subject to the same terms and eligibility criteria under the Mortgage Sale Agreement.

\*\*Cashflows under the Novated Transaction will be exchanged between the Guarantor and the Covered Bond Swap Provider, and credit support will be required to be delivered by the Covered Bond Swap Provider upon a Downgrade CBS Trigger Event, in each case, only after the Covered Bond Guarantee Activation Event and automatic novation of the Issuer Swap Transaction.

\*\*\*Cashflows under the Issuer Swap Transaction will be exchanged prior to the Covered Bond Guarantee Activation Event. The Issuer Swap Transaction will be automatically novated by the Issuer to the Guarantor upon the occurrence of a Covered Bond Guarantee Activation Event.

## Structure Overview

- *Programme*: Under the terms of the Programme, the Issuer will issue Covered Bonds on each Issue Date. The Covered Bonds will be direct, unsecured and unconditional obligations of the Issuer. The Covered Bonds will be treated as deposits under the Bank Act; however, the Covered Bonds are not deposits insured under the *Canada Deposit Insurance Corporation Act* (Canada). The Covered Bonds will rank *pari passu* with all deposit liabilities of the Issuer without any preference among themselves and at least *pari passu* with all other unsubordinated and unsecured obligations of the Issuer, present and future (except as otherwise prescribed by law).
- *Covered Bond Guarantee*: The Guarantor has provided a direct and, following the occurrence of a Covered Bond Guarantee Activation Event, unconditional and irrevocable guarantee as to payments of interest and principal under the Covered Bonds when such amounts become Due for Payment where such amounts would otherwise be unpaid by the Issuer. Upon the occurrence of a Covered Bond Guarantee Activation Event, the Covered Bonds will become immediately due and payable as against the Issuer and, where that Covered Bond Guarantee Activation Event is the service of a Guarantor Acceleration Notice on the Guarantor, the Guarantor's obligations under the Covered Bond Guarantee will also be accelerated. Payments by the Guarantor under the Covered Bond Guarantee will be made subject to, and in accordance with, the Priorities of Payments.
- *Security*: The Guarantor's obligations under the Covered Bond Guarantee and the Transaction Documents to which it is a party are secured by a first ranking security interest over the present and future acquired assets of the Guarantor (which consist principally of the Guarantor's interest in the Covered Bond Portfolio, the Substitute Assets, the Transaction Documents to which it is a party, funds being held for the account of the Guarantor by its service providers and funds in the Guarantor Accounts) in favour of the Bond Trustee (for itself and on behalf of the Secured Creditors) pursuant to the Security Agreement.
- *Covered Bond Portfolio*: The Initial Covered Bond Portfolio will consist solely of Loans (i) originated by the Seller and/or (ii) acquired by the Seller from B2B Bank, which is the Issuer's wholly owned subsidiary (the "**Originator**") pursuant to the B2B Mortgage Sale Agreement, that are, in each case, secured by Canadian first lien residential mortgages ("**Mortgages**"). In respect of the Loans in the Covered Bond Portfolio, the Seller or the Originator, as applicable, will hold registered title to the Mortgages and any applicable related security on behalf of the Guarantor. The Loans will be serviced by the Bank pursuant to the terms of the Servicing Agreement (see "*Summary of the Principal Documents—Servicing Agreement*"). The Bank has agreed to exercise reasonable care and prudence in the making of the Loans, in the administration of the Loans, in the collection of the repayment of the Loans and in the protection of the security for each Loan.
- *Intercompany Loan Agreement*: Under the terms of the Intercompany Loan Agreement, prior to the issuance of the first Tranche of Covered Bonds, the Bank will make available to the Guarantor, on an unsecured basis, an interest-bearing Intercompany Loan, comprised of a Guarantee Loan and a revolving Demand Loan in an initial combined aggregate amount equal to the Total Credit Commitment. The Intercompany Loan is denominated in Canadian dollars. The interest rate on the Intercompany Loan is a Canadian dollar floating rate determined by the Bank from time to time, which rate shall not exceed the sum of (x) the amount received by the Guarantor pursuant to the Interest Rate Swap Agreement and (y) the interest income from the Covered Bond Portfolio remaining after payment of amounts owed by the Guarantor pursuant to the Interest Rate Swap Agreement, if any, less the sum of: (i) a minimum spread to be notified in writing by the Issuer to the Guarantor from time to time; and (ii) an amount for certain expenses of the Guarantor. The balance of the Guarantee Loan and Demand Loan will fluctuate with the issuances and redemptions of Covered Bonds and the requirements of the Asset Coverage Test. The Guarantee Loan is a drawn amount equal to the balance of outstanding Covered Bonds at any relevant time plus that portion of the Covered Bond Portfolio required to collateralize the Covered Bonds to ensure that the Asset Coverage Test is met at all times (see "*Summary of the Principal Documents – Guarantor Agreement – Asset Coverage Test*"). The Demand Loan is a revolving credit facility, the outstanding balance of which is equal to the difference between the balance of the Intercompany Loan and the balance of the Guarantee Loan at any relevant time. Upon the occurrence of (x) a Contingent Collateral Trigger Event, (y) an event of default (other than an insolvency event of default) or an additional termination event in respect of which the relevant Swap Provider is the defaulting party or the affected party, as applicable, or (z) a Downgrade Trigger Event, in each case, in respect of the Interest Rate Swap Agreement or the Covered Bond Swap Agreement, the relevant Swap Provider, in its

capacity as (and provided it is) the lender under the Intercompany Loan Agreement, may deliver a Contingent Collateral Notice to the Guarantor under which it elects to decrease the amount of the Demand Loan with a corresponding increase in the amount of the Guarantee Loan, in each case, in an amount equal to the related Contingent Collateral Amount(s).

At any time prior to a Demand Loan Repayment Event, the Guarantor may borrow any undrawn committed amount or re-borrow any amount repaid by the Guarantor under the Intercompany Loan for a permitted purpose provided, among other things: (i) such drawing does not result in the Intercompany Loan exceeding the Total Credit Commitment; and (ii) no Issuer Event of Default or Guarantor Event of Default has occurred and is continuing. Unless otherwise agreed by the Bank and subject to satisfaction of the Rating Agency Condition, no further advances will be made to the Guarantor under the Intercompany Loan following the occurrence of a Demand Loan Repayment Event.

To the extent the Covered Bond Portfolio increases or is required to be increased to meet the Asset Coverage Test, the Bank may increase the Total Credit Commitment to enable the Guarantor to acquire New Loans and their Related Security from the Seller.

The Demand Loan or any portion thereof will be repayable no later than the first Business Day following 60 days after a demand therefor is served on the Guarantor, subject to a Demand Loan Repayment Event having occurred (see below in respect of the repayment of the Demand Loan in such circumstance) and the Asset Coverage Test being met on the date of repayment after giving effect to such repayment.

Following the occurrence of a Demand Loan Repayment Event, the Guarantor will be required to repay any amount of the Demand Loan that exceeds the Demand Loan Contingent Amount on the first Guarantor Payment Date following 60 days after such Demand Loan Repayment Event. Following such Demand Loan Repayment Event, the Guarantor will be required to repay the then outstanding Demand Loan on the date on which the Asset Percentage is next calculated. Repayment of any amount outstanding under the Demand Loan will be subject to the Asset Coverage Test being met on the date of repayment after giving effect to such repayment.

The Guarantor may repay the principal on the Demand Loan in accordance with the Priorities of Payments and the terms of the Intercompany Loan Agreement, (a) using (i) funds being held for the account of the Guarantor by its service providers and/or funds in the Guarantor Accounts (other than any amount standing to the credit of the Pre-Maturity Liquidity Ledger and of the Yield Supplement Fund Ledger); and/or (ii) proceeds from the sale of Substitute Assets; and/or (iii) proceeds from the sale of Portfolio Assets to the Seller or to another person subject to a right of pre-emption on the part of the Seller; and/or (b) by selling, transferring and assigning to the Seller all of the Guarantor's right, title and interest in and to Portfolio Assets.

The Demand Loan shall not have a positive balance at any time following the occurrence of a Demand Loan Repayment Event and the repayment in full of the then outstanding Demand Loan by the Guarantor.

The Guarantor will be entitled to set off amounts paid by the Guarantor under the Covered Bond Guarantee against amounts owing by it to the Bank under the Intercompany Loan Agreement.

For greater certainty, payments due by the Issuer under the Covered Bonds are not conditional upon receipt by the Issuer of payments in respect of the Intercompany Loan.

- *Proceeds of the Intercompany Loan:* The Guarantor will use the initial advance of proceeds from the Intercompany Loan to purchase the Initial Covered Bond Portfolio consisting of Loans and their Related Security from the Seller in accordance with the terms of the Mortgage Sale Agreement and, following the initial advance, may use additional advances (i) to purchase New Loans and their Related Security for the Covered Bond Portfolio pursuant to the terms of the Mortgage Sale Agreement; and/or (ii) to invest in Substitute Assets in an amount not exceeding the prescribed limit under the CMHC Guide; and/or (iii) subject to complying with the Asset Coverage Test, to make Capital Distributions to the Limited Partner; and/or (iv) to make deposits of the proceeds in the Guarantor Accounts (including without limitation, to fund the Reserve Fund, and the Pre-Maturity Liquidity Ledger (in each case to an amount not exceeding the prescribed limit) and to fund the Yield Supplement Fund).

- *Consideration*: Under the terms of the Mortgage Sale Agreement, the Seller will sell the Initial Covered Bond Portfolio and may, from time to time, sell New Loans and their Related Security to the Guarantor on a fully-serviced basis in exchange for cash consideration equal to the fair market value of such Loans at the relevant Transfer Date. The Limited Partner may also make Capital Contributions of New Loans and their Related Security on a fully-serviced basis in exchange for an additional interest in the capital of the Guarantor.
- *Cashflows*: At any time that there is no Asset Coverage Test Breach Notice outstanding and no Covered Bond Guarantee Activation Event has occurred, the Guarantor will:
  - apply Available Revenue Receipts to (i) pay interest due on the Intercompany Loan; (ii) make Capital Distributions to the Limited Partner; and (iii) fund the Yield Supplement Fund as required. However, these payments will only be made in accordance with, and after payment of certain items ranking higher in, the Pre-Acceleration Revenue Priority of Payments (including, but not limited to certain expenses and amounts, if any, due to the Interest Rate Swap Provider and the Covered Bond Swap Provider); and
  - apply Available Principal Receipts to (i) fund the Pre-Maturity Liquidity Ledger (to an amount not exceeding the prescribed limit) in respect of any liquidity that may be required in respect of Hard Bullet Covered Bonds following any breach of the Pre-Maturity Test; (ii) acquire New Loans and their Related Security; (iii) pay principal amounts outstanding on the Intercompany Loan; and (iv) make Capital Distributions to the Limited Partner. However, these payments will only be made in accordance with, and after payment of certain items ranking higher in, the Pre-Acceleration Principal Priority of Payments.

For further details of the Pre-Acceleration Revenue Priority of Payments and Pre-Acceleration Principal Priority of Payments, see “*Cashflows*” below.

While an Asset Coverage Test Breach Notice is outstanding but prior to a Covered Bond Guarantee Activation Event having occurred, the Guarantor will continue to apply Available Revenue Receipts and Available Principal Receipts as described above, except that, while any Covered Bonds remain outstanding:

- in respect of Available Revenue Receipts, no further amounts will be paid to the Issuer under the Intercompany Loan Agreement, towards any indemnity amount due to any of the Partners under the Guarantor Agreement or towards any Capital Distributions (but payments will, for the avoidance of doubt, continue to be made under the relevant Swap Agreements); and
- in respect of Available Principal Receipts, no payments will be made other than into the GIC Account and, as required, credited to the Pre-Maturity Liquidity Ledger (see “*Cashflows*” below).

Following service of a Notice to Pay on the Guarantor (but prior to service of a Guarantor Acceleration Notice on the Guarantor) the Guarantor will use all moneys to pay Guaranteed Amounts in respect of the Covered Bonds when the same become Due for Payment subject to paying higher ranking obligations of the Guarantor (including the obligations of the Guarantor to make repayment on the Demand Loan, as described above) in accordance with the Priorities of Payments.

Following service of a Guarantor Acceleration Notice on the Guarantor, the Covered Bonds will become immediately due and repayable (if not already due and payable following the occurrence of an Issuer Event of Default) and the Bond Trustee will enforce its claim against the Guarantor under the Covered Bond Guarantee for an amount equal to the Early Redemption Amount in respect of each Covered Bond together with accrued interest and any other amounts due under the Covered Bonds (other than additional amounts payable by the Issuer under Condition 8). At such time, the Security will also become enforceable by the Bond Trustee (for the benefit of the Covered Bondholders). Any moneys recovered by the Bond Trustee from realization on the Security following enforcement will be distributed according to the Post-Enforcement Priority of Payments, see “*Cashflows*” below.

- *OC Valuation*: The CMHC Guide requires that the Guarantor confirm that the cover pool’s level of overcollateralization exceeds 103%. The level of overcollateralization (expressed as a percentage) shall be

calculated at the same time as the Asset Coverage Test. The Issuer must provide immediate notice to CMHC if the level of overcollateralization falls below the Guide OC Minimum. See “*Summary of the Principal Documents—Guarantor Agreement—OC Valuation*”.

- *Asset Coverage Test*: The Programme provides that the assets of the Guarantor are subject to an Asset Coverage Test in respect of the Covered Bonds. Accordingly, for so long as Covered Bonds remain outstanding, the Guarantor must ensure that monthly, on each Calculation Date, the Adjusted Aggregate Asset Amount will be in an amount at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on that Calculation Date. The Bank shall use all reasonable efforts to ensure that the Guarantor is in compliance with the Asset Coverage Test. The Asset Coverage Test will not give credit to Non-Performing Loans. The Asset Coverage Test will be tested by the Cash Manager as at each Calculation Date and monitored from time to time by the Asset Monitor. Such testing will be completed within the time period specified in the Cash Management Agreement. A breach of the Asset Coverage Test as at a Calculation Date, if not remedied so that the breach no longer exists on the immediately succeeding Calculation Date, will require the Guarantor (or the Cash Manager on its behalf) to serve an Asset Coverage Test Breach Notice on the Partners, the Bond Trustee, CMHC and, if delivered by the Cash Manager, the Guarantor. An Asset Coverage Test Breach Notice will be revoked if the Asset Coverage Test is satisfied on the next Calculation Date following service of the Asset Coverage Test Breach Notice, provided a Covered Bond Guarantee Activation Event has not occurred. See “*Summary of the Principal Documents—Guarantor Agreement—Asset Coverage Test*”.

At any time an Asset Coverage Test Breach Notice is outstanding:

- (a) the application of Available Revenue Receipts and Available Principal Receipts will be restricted while any Covered Bonds remain outstanding; and
- (b) the Issuer will not be permitted to make further issuances of Covered Bonds.

If an Asset Coverage Test Breach Notice has been served and is not revoked on or before the Guarantor Payment Date following the next Calculation Date after service of such Asset Coverage Test Breach Notice, then an Issuer Event of Default will have occurred and the Bond Trustee will be entitled (and, in certain circumstances, may be required) to serve an Issuer Acceleration Notice on the Issuer, following which the Bond Trustee must forthwith serve a Notice to Pay on the Guarantor (which shall constitute a Covered Bond Guarantee Activation Event).

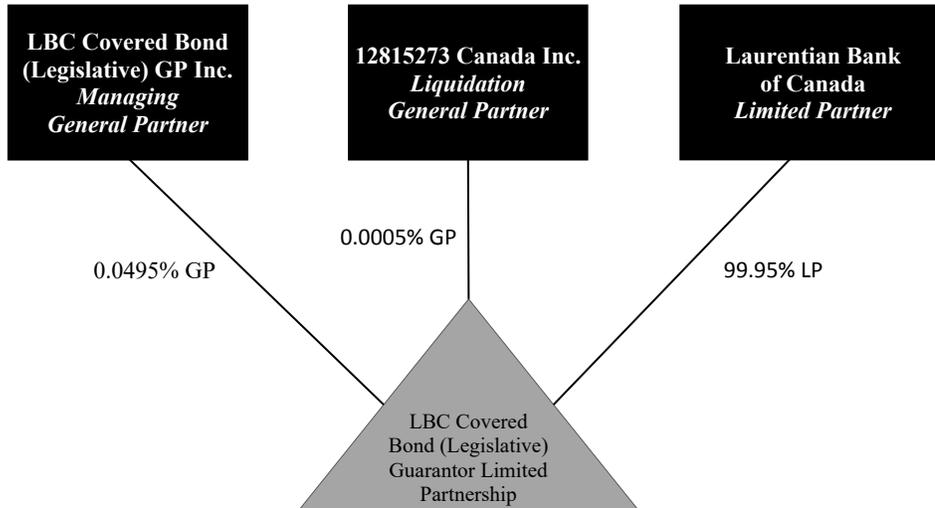
- *Amortization Test*: Following the occurrence and during the continuance of an Issuer Event of Default (but prior to service of a Guarantor Acceleration Notice) and, for so long as Covered Bonds remain outstanding, the Guarantor must ensure that, as at each Calculation Date following the occurrence and during the continuance of an Issuer Event of Default, the Guarantor is in compliance with the Amortization Test. The Amortization Test will be tested by the Cash Manager and will be verified by the Asset Monitor as at each Calculation Date. Such testing will be completed within the time period specified in the Cash Management Agreement. A breach of the Amortization Test will constitute a Guarantor Event of Default, which will entitle the Bond Trustee to serve a Guarantor Acceleration Notice declaring the Covered Bonds immediately due and repayable and entitle the Bond Trustee to exercise the remedies available to it under the Security Agreement, including to enforce on the Security granted under the Security Agreement. See “*Summary of the Principal Documents—Guarantor Agreement—Amortization Test*”.
- *Extendable obligations under the Covered Bond Guarantee*: An Extended Due for Payment Date may be specified as applying in relation to a Series of Covered Bonds in the applicable Final Terms. This means that, if the Issuer fails to pay the Final Redemption Amount of the relevant Series of Covered Bonds on the Final Maturity Date (subject to applicable grace periods) and if the Guaranteed Amounts equal to the Final Redemption Amount of the relevant Series of Covered Bonds are not paid in full by the Extension Determination Date (for example because, following the service of a Notice to Pay on the Guarantor, the Guarantor has insufficient moneys available in accordance with the Priorities of Payments to pay in full the Guaranteed Amounts corresponding to the Final Redemption Amount of the relevant Series of Covered Bonds after payment of higher ranking amounts and taking into account amounts ranking *pari passu* in the Priorities of Payments), then payment of the unpaid amount pursuant to the Covered Bond Guarantee will be automatically deferred (without a Guarantor Event of

Default occurring as a result of such non-payment) and will be due and payable 12 months later on the Extended Due for Payment Date (subject to any applicable grace period) and interest will continue to accrue and be payable on the unpaid amount in accordance with Condition 5, at the applicable Rate of Interest, including if applicable, as may be determined in accordance with Condition 5.03 (in the same manner as the Rate of Interest for Floating Rate Covered Bonds) even where the relevant Covered Bonds are Fixed Rate Covered Bonds. To the extent that a Notice to Pay has been served on the Guarantor and the Guarantor has sufficient time and sufficient moneys to pay in part the Guaranteed Amounts corresponding to the relevant Final Redemption Amount in respect of the relevant Series of Covered Bonds, the Guarantor will make such partial payment on any Interest Payment Date up to and including the relevant Extended Due for Payment Date, in accordance with the Priorities of Payments and as described in Condition 6.01 and will pay Guaranteed Amounts constituting Scheduled Interest on each Original Due for Payment Date and the Extended Due for Payment Date with any unpaid portion thereof (if any) becoming due and payable on the Extended Due for Payment Date. Any amount that remains unpaid on any such Interest Payment Date will be automatically deferred for payment until the applicable Extended Due for Payment Date (where the relevant Series of Covered Bonds are subject to an Extended Due for Payment Date).

- *Servicing*: The Bank, as Servicer, has agreed to provide administrative services to the Guarantor in respect of the Covered Bond Portfolio. In certain circumstances, the Bank may be required to assign the role of Servicer to a third party acceptable to the Bond Trustee and qualified to service the Covered Bond Portfolio (see “*Summary of the Principal Documents—Servicing Agreement*”).
- *Covered Bond Legislative Framework*: The Issuer and the Programme were registered in the Registry in accordance with the Covered Bond Legislative Framework and the CMHC Guide on April 21, 2021.
- *Interest Rate Swap Agreement*: To provide a hedge against possible variances in the rates of interest payable on the Portfolio Assets (which may, for instance, include variable rates of interest or fixed rates of interest) and the amount payable under the Intercompany Loan and, following the Covered Bond Guarantee Activation Event, the Covered Bond Swap Agreement, the Guarantor will enter into the Interest Rate Swap Agreement with the Interest Rate Swap Provider (see “*Summary of the Principal Documents—Interest Rate Swap Agreement*”).
- *Covered Bond Swap Agreement*: To provide a hedge against currency and/or other risks arising, following the occurrence of a Covered Bond Guarantee Activation Event, in respect of amounts received by the Guarantor under the Interest Rate Swap Agreement and amounts payable in respect of its obligations under the Covered Bond Guarantee, the Guarantor will enter into the Covered Bond Swap Agreement with the Covered Bond Swap Provider (see “*Summary of the Principal Documents—Covered Bond Swap Agreement*”).
- *Further Information*: For a more detailed description of the transactions summarized above relating to the Covered Bonds see, amongst other relevant sections of this Offering Memorandum, “*Summary of the Programme*”, “*Terms and Conditions of the Covered Bonds*”, “*Summary of the Principal Documents*”, “*Credit Structure*” and “*Cashflows*”.

#### **Ownership Structure of the Guarantor**

- As at the date of this Offering Memorandum, the Partners of the Guarantor are the Limited Partner, which holds 99.95 percent of the interest in the Guarantor, and the Managing GP and the Liquidation GP, each of which own 99 percent and 1 percent, respectively, of the remaining 0.05 percent general partner interest in the Guarantor.



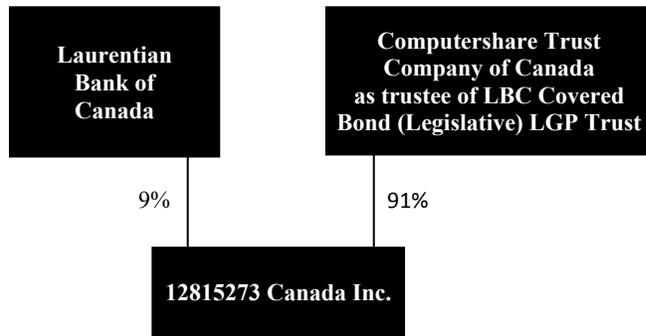
- A new Limited Partner may be admitted to the Guarantor, subject to meeting certain conditions precedent including, (except in the case of a Subsidiary of a current Limited Partner) but not limited to, satisfaction of the Rating Agency Condition.
- Other than in respect of those decisions reserved to the Partners and the limited circumstances described below, the Managing GP will manage and conduct the business of the Guarantor and will have all the rights, power and authority to act at all times for and on behalf of the Guarantor (provided that a voluntary liquidation of the Guarantor would require the consent of the Liquidation GP).
- Under certain circumstances, including an Issuer Event of Default or insolvency or winding-up of the Managing GP, the Liquidation GP will assume the management responsibilities of the Managing GP.

#### **Ownership Structure of the Managing GP**

- The Managing GP is a wholly-owned subsidiary of the Bank. The directors and officers of the Managing GP are officers and employees of the Bank.

#### **Ownership Structure of the Liquidation GP**

- As at the date of this Offering Memorandum, 91 percent of the issued and outstanding shares in the capital of the Liquidation GP are held by the Corporate Services Provider, as trustee of the LBC Covered Bond (Legislative) LGP Trust (the “**LGP Trust**”) and 9 percent of the issued and outstanding shares in the capital of the Liquidation GP are held by the Bank. All of the directors of the Liquidation GP are appointed by the Corporate Services Provider, as trustee of the LGP Trust, and are independent of the Bank. The Bank is entitled to have one “observer” of the board of the Liquidation GP who is an officer or employee of the Bank.
- The beneficiary of the LGP Trust will be one or more Canadian non-profit organizations or registered charities.



## OVERVIEW OF THE PROGRAMME

*The following overview does not purport to be complete and is taken from, and is qualified in its entirety by, information contained elsewhere in this Offering Memorandum and, in relation to the terms and conditions of any particular Tranche of Covered Bonds, the applicable Final Terms. Words and expressions defined elsewhere in this Offering Memorandum shall have the same meanings in this overview. A glossary of certain defined terms is contained at the end of this Offering Memorandum.*

Issuer or the Bank:	Laurentian Bank of Canada (the “ <b>Bank</b> ”, the “ <b>Issuer</b> ” or “ <b>LBC</b> ”)
Branch of Account:	The head office of the Bank in Montreal or any branch of the Bank, as may be specified in the applicable Final Terms, any such branch being the “Branch of Account” for the purposes of the Bank Act, will take the deposits evidenced by the Covered Bonds, but without prejudice to the provisions of Condition 9 (see “ <i>Terms and Conditions of the Covered Bonds—Payments</i> ”). Covered Bonds, irrespective of their Branch of Account specified in the applicable Final Terms, are obligations of the Bank.
Guarantor:	LBC Covered Bond (Legislative) Guarantor Limited Partnership.
Arranger:	Laurentian Bank Securities Inc. (“ <b>Laurentian Bank Securities</b> ”) or such arranger as may be appointed from time to time by the Issuer generally in respect of the Programme.
Dealers:	Laurentian Bank Securities or such other dealer(s) as may be appointed from time to time by the Issuer generally in respect of the Programme or in relation to a particular Series or Tranche of Covered Bonds.
Seller:	The Bank, any New Seller, or other party for whom the Rating Agency Condition has been satisfied, who may from time to time accede to the Mortgage Sale Agreement and sell New Loans and their Related Security to the Guarantor.
Servicer:	The Bank, subject to replacement in accordance with the terms of the Servicing Agreement.
Cash Manager:	The Bank, subject to replacement in accordance with the terms of the Cash Management Agreement.
Issuing and Paying Agent, and Calculation Agent:	Initially, the Bank acting through its head office in Montreal.
Registrar and Transfer Agent	Computershare Trust Company of Canada, acting through its offices located at 100 University Avenue, 11 <sup>th</sup> Floor, Toronto, Ontario, Canada M5J 2Y1.
Bond Trustee:	Computershare Trust Company of Canada, acting through its offices located at 100 University Avenue, 11 <sup>th</sup> Floor, Toronto, Ontario, Canada M5J 2Y1.
Asset Monitor:	Ernst & Young LLP, acting through its offices at Suite 2300, 900 De Maisonneuve Boulevard West, Montreal, Quebec, Canada, H3A 0A8.
Custodian:	Computershare Trust Company of Canada, acting through its offices located at 100 University Avenue, 11 <sup>th</sup> Floor, Toronto, Ontario, Canada M5J 2Y1.

Interest Rate Swap Provider:	Initially, Royal Bank of Canada, acting through its branch located at 200 Bay Street, Toronto, Ontario, Canada, M5J 2J5, subject to replacement in accordance with the terms of the Interest Rate Swap Agreement.
Covered Bond Swap Provider:	Initially, Royal Bank of Canada, acting through its branch located at 200 Bay Street, Toronto, Ontario, Canada, M5J 2J5, subject to replacement in accordance with the terms of the Novated Transaction.
GIC Provider:	Initially, the Bank, acting through its head office in Montreal.
Account Bank	Initially, the Bank, acting through its head office in Montreal.
Standby Account Bank:	Royal Bank of Canada, acting through its branch located at 200 Bay Street, Toronto, Ontario, Canada, M5J 2J5.
Standby GIC Provider:	Royal Bank of Canada, acting through its branch located at 200 Bay Street, Toronto, Ontario, Canada, M5J 2J5.
Description:	Legislative Covered Bond Programme.
Covered Bond Legislative Framework:	The Issuer and the Programme were registered in the Registry in accordance with the Covered Bond Legislative Framework and the CMHC Guide on April 21, 2021.
Certain Restrictions:	Each Series or Tranche of Covered Bonds denominated in a currency in respect of which particular laws, guidelines, regulations, restrictions or reporting requirements apply will only be issued in circumstances which comply with such laws, guidelines, regulations, restrictions or reporting requirements from time to time (see “ <i>Subscription and Sale and Transfer and Selling Restrictions</i> ”).
Programme Size:	Up to CAD 2,000,000,000 (or its equivalent in the Specified Currencies), outstanding at any time, subject to increase. The Issuer may increase the amount of the Programme in accordance with the terms of the Dealership Agreement.  Covered Bonds denominated in a currency other than CAD shall be converted into CAD at the date of the agreement to issue such Covered Bonds using the spot rate of exchange for the purchase of such currency against payment of CAD being quoted by the Issuing and Paying Agent on the date on which such agreement was made which, where the parties enter into a subscription agreement in respect of the Covered Bonds, shall be the date of execution thereof, and in all other cases, the date of the applicable Final Terms.
Distribution:	Covered Bonds may be distributed by way of private placement and in each case on a syndicated or non-syndicated basis, subject to the restrictions set forth in “ <i>Subscription and Sale and Transfer and Selling Restrictions</i> ”.
Issuance of Series:	Covered Bonds will be issued in series (each, a “ <b>Series</b> ”). Each Series may comprise one or more tranches (“ <b>Tranches</b> ” and each, a “ <b>Tranche</b> ”) issued on different issue dates. The Covered Bonds of each Series will all be subject to identical terms, except that (i) the issue date and the amount of the first payment of interest may be different in respect of different Tranches and (ii) a Series may comprise Covered Bonds in more than one denomination.
Specified Currencies:	Covered Bonds may be denominated in any currency or currencies subject to compliance with all applicable legal and/or regulatory and/or central bank

requirements, such currencies to be agreed upon between the Issuer, the relevant Dealer(s) and the Bond Trustee (as set out in the applicable Final Terms).

Payments in respect of Covered Bonds may, subject to compliance as described above, be made in and/or linked to, any currency or currencies other than the currency in which such Covered Bonds are denominated as may be specified in the applicable Final Terms.

**Denomination:** Covered Bonds may be issued on a fully-paid basis at any price and in such denominations as may be agreed between the Issuer and the relevant Dealer(s) and as indicated in the applicable Final Terms, subject to such minimum denominations as may be allowed or required from time to time by the relevant regulator (or equivalent body) or any laws or regulations applicable to the relevant Specified Currency.

**Maturities:** Such maturities as may be agreed between the Issuer and the relevant Dealer(s) and as indicated in the applicable Final Terms, subject to such minimum or maximum maturities as may be allowed or required from time to time by the relevant regulator (or equivalent body) or any laws or regulations applicable to the Issuer or the relevant Specified Currency.

**Form of the Covered Bonds:** The Covered Bonds will be issued in registered form as described in “*Form of the Covered Bonds*”.

Registered Covered Bonds will be deposited with a custodian for, and registered in the name of a nominee for, CDS. Registered Covered Bonds will be exchangeable for Registered Definitive Covered Bonds in the limited circumstances specified in “*Terms and Conditions of the Covered Bonds*”.

Registered Covered Bonds are subject to transfer restrictions described under “*Subscription and Sale and Transfer and Selling Restrictions*”.

See “*Form of the Covered Bonds*” for further details.

**Interest:** Covered Bonds may be interest bearing or non-interest bearing. Interest (if any) may accrue at a fixed or floating rate (detailed in a formula or otherwise) and may vary during the lifetime of the relevant Series.

**Types of Covered Bonds:** The following is a list of the types of Covered Bonds that may be issued under the Programme:

- Fixed Rate Covered Bonds
- Floating Rate Covered Bonds
- Zero Coupon Covered Bonds

**Fixed Rate Covered Bonds:** Fixed Rate Covered Bonds will bear interest at a fixed rate which will be payable on such date or dates as may be agreed between the Issuer and the relevant Dealer(s) and on redemption and will be calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer(s) (as set out in the applicable Final Terms), provided that if an Extended Due for Payment Date is specified in the Final Terms, interest following the Due for Payment Date will continue to accrue and be payable on the unpaid amount in accordance with Condition 5, at the applicable Rate of Interest, including, if applicable, as may be determined in accordance with Condition 5.03 (in the same manner as the Rate of

Interest for Floating Rate Covered Bonds) even where the relevant Covered Bonds are Fixed Rate Covered Bonds.

Floating Rate Covered Bonds:

Floating Rate Covered Bonds will bear interest at a rate determined:

- (i) on the same basis as the floating rate under a schedule and confirmation and credit support annex, if applicable, for the relevant Tranche and/or Series of Covered Bonds in the relevant Specified Currency governed by the Covered Bond Swap Agreement incorporating the ISDA Definitions; or
- (ii) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service;

as set out in the applicable Final Terms. The Margin (if any) relating to such floating rate will be agreed between the Issuer and the relevant Dealer(s) for each Tranche and Series of Floating Rate Covered Bonds as set out in the applicable Final Terms.

Zero Coupon Covered Bonds:

Zero Coupon Covered Bonds may be offered and sold at a discount to their nominal amount and will not bear interest except in the case of late payment.

Rating Agency Condition:

Any issuance of new Covered Bonds will be conditional upon satisfying the Rating Agency Condition in respect of the ratings of the then outstanding Rating Agencies rating the Covered Bonds.

Ratings:

Covered Bonds issued under the Programme are expected on issue to be assigned the rating of AAA by DBRS, unless otherwise specified in the applicable Final Terms.

Listing and admission to trading:

No application has been made to admit Covered Bonds issued under the Programme to be listed or to be admitted to trading on any market or exchange.

Redemption:

The applicable Final Terms relating to each Tranche of Covered Bonds will indicate either that the relevant Covered Bonds of such Tranche cannot be redeemed prior to their stated maturity (other than following an Issuer Event of Default or a Guarantor Event of Default or as indicated below) or that such Covered Bonds will be redeemable at the option of the Issuer upon giving notice to the holders of the Covered Bonds, on a date or dates specified prior to such stated maturity and at a price or prices set out in the applicable Final Terms.

Early redemption will be permitted for taxation reasons and illegality as mentioned in “*Terms and Conditions of the Covered Bonds — Early Redemption for Taxation Reasons*” and “*—Redemption due to Illegality*”.

Extendable obligations under the Covered Bond Guarantee:

The applicable Final Terms may also provide that (if a Notice to Pay has been served on the Guarantor) the Guarantor’s obligations under the Covered Bond Guarantee to pay the Guaranteed Amounts corresponding to the Final Redemption Amount of the applicable Series of Covered Bonds on their Final Maturity Date (subject to applicable grace periods) may be deferred until the Extended Due for Payment Date. In such case, such deferral will occur automatically (i) if the Issuer fails to pay the Final Redemption Amount of the relevant Series of Covered Bonds on their Final Maturity Date (subject to applicable grace periods) and (ii) if the Guaranteed Amounts equal to the Final Redemption Amount in respect of such Series of Covered Bonds are not paid in full by the Guarantor by the Extension

Determination Date (for example, because the Guarantor has insufficient moneys in accordance with the Priorities of Payments to pay in full the Guaranteed Amounts corresponding to the Final Redemption Amount of the relevant Series of Covered Bonds after payment of higher ranking amounts and taking into account amounts ranking *pari passu* in the Priorities of Payments). To the extent a Notice to Pay has been served on the Guarantor and the Guarantor has sufficient time and sufficient moneys to pay in part the Final Redemption Amount, such partial payment will be made by the Guarantor on any Interest Payment Date up to and including the relevant Extended Due for Payment Date as described in Condition 6.01. Interest will continue to accrue and be payable on the unpaid amount in accordance with Condition 5, at the applicable Rate of Interest, including, if applicable, as may be determined in accordance with Condition 5.03 (in the same manner as the Rate of Interest for Floating Rate Covered Bonds) even where the relevant Covered Bonds are Fixed Rate Covered Bonds. The Guarantor will pay Guaranteed Amounts constituting Scheduled Interest on each Original Due for Payment Date and the Extended Due for Payment Date and any unpaid amounts in respect thereof shall be due and payable on the Extended Due for Payment Date.

Taxation:

Payments in respect of Covered Bonds will be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by or on behalf of Canada or any province or territory thereof, or any political subdivision thereof or any authority or agency therein or thereof having power to tax, unless the withholding or deduction of such taxes, duties, assessments or governmental charges is required by law. In that event, the Issuer will (subject to customary exceptions) pay such additional amounts as will result in the holders of Covered Bonds receiving such amounts as they would have received in respect of such Covered Bonds had no such withholding or deduction been required (see “*Terms and Conditions of the Covered Bonds—Early Redemption for Taxation Reasons*”). Under the Covered Bond Guarantee, the Guarantor will not be liable to pay any such additional amounts as a consequence of any applicable tax withholding or deduction, including such additional amounts which may become payable by the Issuer under Condition 8.

Canadian Taxation:

See the discussion under the heading “*Taxation-Canada*”. If (i) any portion of interest payable on a Covered Bond is contingent or dependent on the use of, or production from, property in Canada or is computed by reference to revenue, profit, cashflow, commodity price or any other similar criterion or by reference to dividends paid or payable to shareholders of any class or series of shares of a corporation; or (ii) the recipient of interest payable on a Covered Bond does not deal at arm’s length with the Issuer for purposes of the *Income Tax Act* (Canada); or (iii) interest is payable in respect of a Covered Bond owned by a person with whom the Issuer is not dealing with at arm’s length for purposes of the *Income Tax Act* (Canada), such interest may be subject to Canadian non-resident withholding tax.

Cross Default:

If an Issuer Event of Default occurs in respect of a particular Series of Covered Bonds, the Covered Bonds of all Series outstanding will, provided a Covered Bond Guarantee Activation Event has occurred, accelerate at the same time against the Issuer.

If a Guarantor Acceleration Notice is served in respect of any one Series of Covered Bonds, then the obligation of the Guarantor to pay Guaranteed Amounts in respect of all Series of Covered Bonds outstanding will be accelerated.

Status of the Covered Bonds:	<p>The Covered Bonds will constitute deposits for purposes of the Bank Act and will constitute legal, valid and binding direct, unconditional, unsubordinated and unsecured obligations of the Issuer and will rank <i>pari passu</i> with all deposit liabilities of the Issuer without any preference among themselves and (save for any applicable statutory provisions) at least equally with all other present and future unsecured and unsubordinated obligations of the Issuer, from time to time outstanding.</p> <p>The Covered Bonds will not be deposits insured under the <i>Canada Deposit Insurance Corporation Act</i> (Canada).</p>
Governing Law and Jurisdiction:	<p>The Covered Bonds issued pursuant to this Offering Memorandum and all Transaction Documents (other than, as of the date of this Offering Memorandum, certain provisions of the Security Agreement relating to real property located outside of the Province of Ontario, which are governed by the law of the jurisdiction in which such property is located will be governed by, and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein). See “<i>Summary of the Principal Documents</i>”.</p> <p>Ontario courts have non-exclusive jurisdiction in the event of litigation in respect of the contractual documentation and the Covered Bonds governed by the laws of the Province of Ontario and the federal laws of Canada applicable therein, and, subject to certain exceptions, can enforce foreign judgments in respect of agreements governed by foreign laws.</p>
Terms and Conditions:	<p>Final Terms will be prepared in respect of each Tranche of Covered Bonds. Each of the Final Terms will be available for viewing on the Issuer’s website at <a href="https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html">https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html</a>. The terms and conditions applicable to each Tranche will be those set out herein under “<i>Terms and Conditions of the Covered Bonds</i>”, in each case, as supplemented, modified or replaced by the applicable Final Terms.</p>
Clearing System:	<p>CDS and/or, in relation to any Covered Bonds, any other clearing system as may be specified in the applicable Final Terms.</p>
Selling Restrictions:	<p>There will be specific restrictions on offers, sales and deliveries of Covered Bonds and on the distribution of offering material in Canada, as well as such other restrictions as may be required in connection with a particular issue of Covered Bonds as set out in the applicable Final Terms. Also see “<i>Subscription and Sale and Transfer and Selling Restrictions</i>”.</p>
Covered Bond Guarantee:	<p>Payment of interest and principal in respect of the Covered Bonds when Due for Payment will be irrevocably guaranteed by the Guarantor. The obligations of the Guarantor to make payment in respect of the Guaranteed Amounts when Due for Payment are subject to the condition that a Covered Bond Guarantee Activation Event has occurred. The obligations of the Guarantor under the Covered Bond Guarantee will accelerate against the Guarantor upon the service of a Guarantor Acceleration Notice. The obligations of the Guarantor under the Covered Bond Guarantee constitute direct obligations of the Guarantor secured against the assets of the Guarantor, including the Covered Bond Portfolio.</p> <p>Payments made by the Guarantor under the Covered Bond Guarantee will be made subject to, and in accordance with, the applicable Priorities of Payments.</p>

**Security:** To secure its obligations under the Covered Bond Guarantee and the Transaction Documents to which it is a party, the Guarantor has granted a first ranking security interest over its present and future acquired assets, including the Covered Bond Portfolio, in favour of the Bond Trustee (for itself and on behalf of the other Secured Creditors) pursuant to the terms of the Security Agreement.

**Covered Bond Portfolio:** The Covered Bond Portfolio will consist solely of Loans originated by the Seller and/or acquired by the Seller from the Originator, that are, in each case, secured by Canadian first lien residential Mortgages. Subject to satisfaction of the Rating Agency Condition and compliance with the CMHC Guide and the Covered Bond Legislative Framework, the Covered Bond Portfolio may also contain New Portfolio Asset Types. Covered Bond Portfolio static data and statistics relating to the Loans comprising the Covered Bond Portfolio from time to time will be disclosed in the Investor Reports. The Investor Reports will also disclose, among other things, the results of the Asset Coverage Test, the Valuation Calculation, the OC Valuation and the Yield Supplement Required Amount.

**Intercompany Loan:** Under the terms of the Intercompany Loan Agreement, prior to the issuance of the first Tranche of Covered Bonds, the Bank will make available to the Guarantor an interest-bearing Intercompany Loan, comprised of a Guarantee Loan and a revolving Demand Loan, in an initial combined aggregate amount equal to the Total Credit Commitment, subject to increases and decreases as described below. The Intercompany Loan will be denominated in Canadian dollars. The interest rate on the Intercompany Loan is a Canadian dollar floating rate determined by the Bank from time to time, shall not exceed the sum of (x) the amount received by the Guarantor pursuant to the Interest Rate Swap Agreement and (y) the interest income from the Covered Bond Portfolio remaining after payment of amounts owed by the Guarantor pursuant to the Interest Rate Swap Agreement, if any, less the sum of: (i) a minimum spread to be notified in writing by the Issuer to the Guarantor from time to time; and (ii) an amount for certain expenses of the Guarantor. The balance of the Guarantee Loan and Demand Loan will fluctuate with the issuances and redemptions of Covered Bonds and the requirements of the Asset Coverage Test.

Upon the occurrence of (x) a Contingent Collateral Trigger Event, (y) an event of default (other than an insolvency event of default) or an additional termination event in respect of which the relevant Swap Provider is the defaulting party or the affected party, as applicable, or (z) a Downgrade Trigger Event, in each case, in respect of the Interest Rate Swap Agreement or the Covered Bond Swap Agreement, the relevant Swap Provider, in its capacity as (and provided it is) the lender under the Intercompany Loan Agreement, may deliver a Contingent Collateral Notice to the Guarantor under which it elects to decrease the amount of the Demand Loan with a corresponding increase in the amount of the Guarantee Loan, in each case, in an amount equal to the related Contingent Collateral Amount(s).

To the extent the Covered Bond Portfolio increases or is required to be increased to meet the Asset Coverage Test, the Bank may increase the Total Credit Commitment to enable the Guarantor to purchase New Loans and their Related Security from the Seller. The balance of the Guarantee Loan and the Demand Loan from time to time will be disclosed in the Investor Report.

**Guarantee Loan:** The Guarantee Loan is in an amount equal to the balance of outstanding Covered Bonds at any relevant time plus that portion of the Covered Bond Portfolio required in accordance with the Asset Coverage Test as over collateralization for the Covered Bonds in excess of the amount of then outstanding Covered Bonds (see

“*Summary of the Principal Documents—Guarantor Agreement—Asset Coverage Test*”) plus, if applicable, any Contingent Collateral Amount.

Demand Loan:	The Demand Loan is a revolving credit facility, the outstanding balance of which is equal to the difference between the balance of the Intercompany Loan and the balance of the Guarantee Loan at any relevant time. At any time prior to a Demand Loan Repayment Event (or following a Demand Loan Repayment Event if agreed to by the Bank and subject to satisfaction of the Rating Agency Condition), the Guarantor may re-borrow any amount repaid by the Guarantor under the Intercompany Loan for a permitted purpose provided, among other things, such drawing does not result in the Intercompany Loan exceeding the Total Credit Commitment.
The Proceeds of the Intercompany Loan:	The Guarantor will use the initial advance of proceeds from the Intercompany Loan to purchase the Initial Covered Bond Portfolio consisting of Loans and their Related Security from the Seller in accordance with the terms of the Mortgage Sale Agreement and may use additional advances (i) to purchase New Loans and their Related Security pursuant to the terms of the Mortgage Sale Agreement; and/or (ii) to invest in Substitute Assets in an amount not exceeding the prescribed limit under the CMHC Guide; and/or (iii) subject to complying with the Asset Coverage Test to make Capital Distributions to the Limited Partner; and/or (iv) to make deposits of the proceeds in the Guarantor Accounts (including without limitation, to fund the Reserve Fund, and the Pre-Maturity Liquidity Ledger (in each case to an amount not exceeding the prescribed limit) and to fund the Yield Supplement Fund).
Capital Contribution:	Each of the Managing GP and the Liquidation GP have contributed a nominal cash amount to the Guarantor and respectively hold 99 percent and 1 percent of the 0.05 percent general partner interest in the Guarantor. The Limited Partner holds the substantial economic interest in the Guarantor (approximately 99.95 percent) having made a Cash Capital Contribution to the Guarantor. The Limited Partner may from time to time make additional Capital Contributions.
Consideration:	Under the terms of the Mortgage Sale Agreement, the Seller will sell the Initial Covered Bond Portfolio and may, from time to time, sell New Loans and their Related Security to the Guarantor on a fully-serviced basis in exchange for cash consideration. The Limited Partner may also make Capital Contributions of New Loans and their Related Security in exchange for an additional interest in the capital of the Guarantor.
Interest Rate Swap Agreement:	To provide a hedge against possible variances in the rates of interest payable on the Portfolio Assets (which may, for instance, include variable rates of interest or fixed rates of interest) and the amount payable under the Intercompany Loan and, following the Covered Bond Guarantee Activation Event, the Covered Bond Swap Agreement, the Guarantor will enter into the Interest Rate Swap Agreement with the Interest Rate Swap Provider. See “ <i>Summary of the Principal Documents—Interest Rate Swap Agreement</i> ”.
Covered Bond Swap Agreement:	To provide a hedge against interest rate risk arising, (i) prior to the occurrence of a Covered Bond Guarantee Activation Event, in respect of amounts payable in respect of obligations of the Issuer under the Covered Bonds and (ii) following the occurrence of the Covered Bond Guarantee Activation Event, in respect of amounts payable in respect of obligations of the Guarantor under the Covered Bond Guarantee, the Issuer and the Guarantor will enter into a Covered Bond Swap Agreement from time to time with the Covered Bond Swap Provider in respect of

each Series of Covered Bonds. See “*Summary of the Principal Documents—Covered Bond Swap Agreement*”.

Risk Factors:

There are certain risks related to any issue of Covered Bonds under the Programme, which investors should ensure they fully understand. A non-exhaustive summary of such risks is set out under “*Risk Factors*”.

## FORM OF THE COVERED BONDS

The Covered Bonds of each Series will be in registered form without receipts, interest coupons and/or talons attached.

### Registered Covered Bonds

Registered Covered Bonds will be deposited with a custodian for, and registered in the name of a nominee of, CDS for the accounts of its participants as specified in the applicable Final Terms. Persons holding beneficial interests in Registered Covered Bonds will be entitled or required, as the case may be, under the circumstances described below, to receive physical delivery of Registered Covered Bonds in registered and definitive form (“**Registered Definitive Covered Bonds**”).

Payments of principal, interest and any other amount in respect of the Registered Covered Bonds will, in the absence of any provision to the contrary, be made to the person shown on the Register as the registered holder of the Registered Covered Bonds. None of the Issuer, the Guarantor, the Bond Trustee, any Paying Agent or the Registrar will have any responsibility or liability for any aspect of the records relating to or payments or deliveries made on account of any beneficial ownership interests in the Registered Covered Bonds or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

Payments of principal, interest or any other amount in respect of the Registered Covered Bonds in definitive form will, in the absence of any provision to the contrary, be made to the persons shown on the Register on the relevant Record Date immediately preceding the due date for payment in the manner provided in that Condition.

Interests in a Registered Covered Bond will be exchangeable (free of charge), in whole but not in part, for Registered Definitive Covered Bonds without receipts, interest coupons or talons attached only upon the occurrence of an Exchange Event. For these purposes, “**Exchange Event**” means that (i) CDS has notified the Issuer that it is unwilling or unable to continue to act as a depository for the Covered Bonds and a successor depository is not appointed by the Issuer within 90 days after receiving such notice, or has ceased to be a recognized clearing agency under the *Securities Act* (Ontario) or a self-regulatory organization under the *Securities Act* (Québec) or other applicable Canadian securities legislation and, in each case, a successor is not appointed by the Issuer within 90 days after the Issuer becoming aware that CDS is no longer so authorized; or (ii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Covered Bonds represented by the Registered Covered Bond in definitive form. The Issuer will promptly give notice to holders of the Covered Bonds of each Series of Registered Covered Bonds in accordance with Condition 14 if an Exchange Event occurs. In the event of the occurrence of an Exchange Event, CDS (acting on the instructions of any registered holder of an interest in such Registered Covered Bond) may give notice to the Registrar requesting exchange and, in the event of the occurrence of an Exchange Event as described in (ii) above, the Issuer may also give notice to the Registrar requesting exchange. Any such exchange shall occur not later than 10 days after the date of receipt of the first relevant notice by the Registrar.

### Transfer of Interests

Interests in a Registered Covered Bond may, subject to compliance with all applicable restrictions, be transferred to a person who wishes to hold such interest in another Registered Covered Bond. No beneficial owner of an interest in a Registered Covered Bond will be able to transfer such interest, except in accordance with the applicable procedures of CDS, to the extent applicable. **Registered Covered Bonds are also subject to the restrictions on transfer set forth therein and will bear a legend regarding such restrictions (see “*Subscription and Sale and Transfer and Selling Restrictions*”).**

### General

Pursuant to the Agency Agreement (as defined under “*Terms and Conditions of the Covered Bonds*”), the Issuing and Paying Agent shall arrange that, where a further Tranche of Covered Bonds is issued which is intended to form a single Series with an existing Tranche of Covered Bonds, the Covered Bonds of such further Tranche shall be assigned, as applicable, an ISIN and CUSIP number which are different from the ISIN and CUSIP assigned to Covered Bonds

of any other Tranche of the same Series until at least the expiry of the Distribution Compliance Period applicable to the Covered Bonds of such Tranche.

Any reference herein to CDS shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Final Terms or as may otherwise be approved by the Issuer, the Issuing and Paying Agent and the Bond Trustee.

No holder of the Covered Bonds shall be entitled to proceed directly against the Issuer or the Guarantor unless the Bond Trustee, having become so bound to proceed, fails so to do within a reasonable period and the failure shall be continuing.

## TERMS AND CONDITIONS OF THE COVERED BONDS

*The following are the terms and conditions of the Covered Bonds (the “**Terms and Conditions**”) which will, as supplemented, amended and/or replaced by the applicable Final Terms in relation to a Tranche of Covered Bonds, apply to each Registered Covered Bond and each Registered Definitive Covered Bond, in the latter case only if permitted by the relevant authority (if any) and agreed by the Issuer and the relevant Dealer(s) at the time of issue but, if not so permitted and agreed, such Registered Definitive Covered Bond will have endorsed thereon or attached thereto such Terms and Conditions. The applicable Final Terms (or the relevant provisions thereof) will be endorsed upon, or attached to, each Registered Covered Bond and Registered Definitive Covered Bond.*

This Covered Bond is one of a Series (as defined below) of Covered Bonds issued by Laurentian Bank of Canada (the “**Bank**”, the “**Issuer**” or “**LBC**”) as part of the Issuer’s CAD 2 billion legislative Covered Bond programme (the “**Programme**”) and constituted by a Trust Deed dated the Programme Date (such trust deed as further amended, restated, supplemented or replaced from time to time, the “**Trust Deed**”) made between the Issuer, LBC Covered Bond (Legislative) Guarantor Limited Partnership, as guarantor (the “**Guarantor**”) and Computershare Trust Company of Canada, as bond trustee (in such capacity, the “**Bond Trustee**” which expression shall include any successor as bond trustee).

The Covered Bonds will have the benefit of an agency agreement to be entered into on the Programme Date (as amended, supplemented or replaced from time to time, the “**Agency Agreement**”) and made between the Issuer, in its capacities as issuer, issuing and principal paying agent (the “**Issuing and Paying Agent**”, and which expression shall include any successor in such capacity), calculation agent (the “**Calculation Agent**”, which expression shall include any successor in such capacity and any substitute calculation agent appointed in accordance with the Agency Agreement either with respect to the Programme or with respect to a particular Series), and as paying agent (the “**Paying Agent**”, which expression shall include the Issuing and Paying Agent and any substitute or additional paying agents appointed in accordance with the Agency Agreement either with respect to the Programme or with respect to a particular Series), the Guarantor and Computershare Trust Company of Canada, in its capacity as registrar (the “**Registrar**”, which expression shall include any successor in this capacity) and as transfer agent (collectively, the “**Transfer Agent**” which expression shall include any Registrar and any additional or successor transfer agents). As used herein, “**Agents**” shall mean the Paying Agent or Paying Agents, the Registrar or Registrars and the Transfer Agents.

Save as provided in Conditions 7 and 13, references in these Terms and Conditions to “**Covered Bonds**” are to Covered Bonds of this Series and shall mean:

- (a) in relation to any **Registered Covered Bond**, units of the lowest Specified Denomination in the Specified Currency; and
- (b) any **Registered Definitive Covered Bonds** (whether or not issued in exchange for a Registered Covered Bond).

References in these Terms and Conditions to the Final Terms are to Part A of the Final Terms(s) prepared in relation to the Covered Bonds of the relevant Tranche or Series.

In respect of any Covered Bonds, references herein to these “Terms and Conditions” are to these terms and conditions, as supplemented, amended, and/or replaced by the applicable Final Terms and any reference herein to a “**Condition**” is a reference to the relevant Condition of the Terms and Conditions of the relevant Covered Bonds.

The Covered Bonds are issued in series (each, a “**Series**”), and each Series may comprise one or more tranches (“**Tranches**” and each, a “**Tranche**”) of Covered Bonds. Each Tranche will be the subject of Final Terms (each, “**Final Terms**”), a copy of which will be available free of charge during normal business hours at the specified office of the Issuing and Paying Agent and/or, as the case may be, the applicable Registrar and each other Paying Agent. Copies of the Final Terms will only be available for inspection by a Holder of or, as the case may be, a Relevant Account Holder (each as defined herein) in respect of, such Covered Bonds.

The Bond Trustee acts for the benefit of the holders for the time being of the Covered Bonds (the “**holders of the Covered Bonds**”, which expression shall, in relation to any Covered Bonds represented by a Registered Covered Bond, be construed as provided below) and for holders of each other series of Covered Bonds in accordance with the provisions of the Trust Deed.

The Guarantor has, in the Trust Deed, irrevocably and unconditionally guaranteed the due and punctual payment of the Guaranteed Amounts in respect of the Covered Bonds as and when the same shall become due for payment on certain dates and in accordance with the Trust Deed (“**Due for Payment**”), but only after the occurrence of a Covered Bond Guarantee Activation Event.

The security for the obligations of the Guarantor under the Covered Bond Guarantee and the other Transaction Documents to which it is a party has been created in and pursuant to, and on the terms set out in, a security agreement (such security agreement as may be amended, supplemented or replaced from time to time, the “**Security Agreement**”) dated the Programme Date and made between the Guarantor, the Bond Trustee and certain other Secured Creditors.

These Terms and Conditions include summaries of and are subject to, the provisions of the Trust Deed, the Security Agreement, the Agency Agreement and the other Transaction Documents.

Copies of the Trust Deed, the Security Agreement, the Master Definitions and Construction Agreement (as defined below), the Agency Agreement and each of the other Transaction Documents (other than the Dealership Agreement and any subscription agreements) are available for inspection during normal business hours at the registered office for the time being of the Bond Trustee being at the date of this Offering Memorandum at 100 University Avenue, 11<sup>th</sup> Floor, Toronto, Ontario, Canada, M5J 2Y1 and at the specified office of each of the Paying Agents. Copies of the applicable Final Terms of all Covered Bonds of each Series are obtainable during normal business hours of the specified office of each of the Paying Agents and/or, as the case may be, the applicable Registrar, and any holder of the Covered Bonds must produce evidence satisfactory to the Issuer and the Bond Trustee or, as the case may be, relevant Paying Agent as to its holding of Covered Bonds and identity. The holders of the Covered Bonds are deemed to have notice of, or are bound by, and are entitled to the benefit of, all the provisions of, and definitions contained in, the Trust Deed, the Security Agreement, the Master Definitions and Construction Agreement, the Agency Agreement, each of the other Transaction Documents (other than the Dealership Agreement and any subscription agreements) and the applicable Final Terms which are applicable to them and to have notice of each set of Final Terms relating to each other Series.

Except where the context otherwise requires, capitalized terms used or otherwise defined in these Terms and Conditions shall bear the meanings given to them in the master definitions and construction agreement made between certain parties to the Transaction Documents on the Programme Date (such master definitions and construction agreement as may be further amended, supplemented or replaced from time to time, the “**Master Definitions and Construction Agreement**”), a copy of which may be obtained as described above.

## **1. Form and Denomination**

**1.01** Covered Bonds are issued in registered form, whether in global form or, if applicable, as Registered Definitive Covered Bonds (“**Registered Covered Bonds**”) and are serially numbered. The Covered Bond is a Fixed Rate Covered Bond, a Floating Rate Covered Bond or a Zero Coupon Covered Bond or any appropriate combination thereof, depending on the Interest Basis specified in the applicable Final Terms.

**1.02** For so long as CDS Clearing and Depository Services Inc. (“**CDS**”) or its nominee is the registered holder of a Registered Covered Bond, each person (other than CDS) who is for the time being shown in the records of CDS as the holder of a particular principal amount of such Covered Bonds (a “**Relevant Account Holder**”) (in which regard any certificate or other document issued by CDS as to the principal amount of such Covered Bonds standing to the account of any person shall be conclusive and binding for all purposes save in the case of manifest error) shall be treated by the Issuer, the Guarantor, the Bond Trustee, the Issuing and Paying Agent, the Registrar and any other Agent as the holder of such principal amount of such Covered Bonds for all purposes, in accordance with and subject to the Terms and Conditions of the relevant Registered Covered Bond and the Trust Deed, other than with respect to the payment of principal or interest on the Covered Bonds, and, in the case of CDS or its nominee, voting, giving

consents and making requests, for which purpose the registered holder of a Registered Covered Bond (or in either case, the Bond Trustee in accordance with the Trust Deed) shall be treated by the Issuer, the Guarantor, the Bond Trustee, the Issuing and Paying Agent and any Agent and any Registrar as the holder of such principal amount of such Covered Bonds in accordance with and subject to the terms of the relevant Registered Covered Bond and the expression “Holder” and related expressions shall be construed accordingly. Covered Bonds which are represented by a Registered Covered Bond will be transferable only in accordance with the then current rules and procedures of CDS or any other relevant clearing system, as the case may be.

References to CDS shall, whenever the context so permits, be deemed to include a reference to any additional or alternative clearing system specified in the applicable Final Terms as may otherwise be approved by the Issuer, the Issuing and Paying Agent and the Bond Trustee.

### ***Denomination***

**1.03** The Covered Bonds are in the Specified Denominations specified in the Final Terms.

### ***Currency of Covered Bonds***

**1.04** The Covered Bonds are denominated in such currency as may be specified in the Final Terms. Any currency may be so specified, subject to compliance with all applicable legal and/or regulatory and/or central bank requirements.

## **2. Title and Transfer**

**2.01** Title to Registered Covered Bonds passes by due endorsement in the relevant register. The Issuer shall procure that the Registrar keep a register or registers in which shall be entered the names and addresses of the Holders of Registered Covered Bonds and particulars of the Registered Covered Bonds held by them. Such registration shall be noted on the Registered Covered Bonds by the Registrar. References herein to the “**Holders**” of Registered Covered Bonds are to the persons in whose names such Registered Covered Bonds are so registered in the relevant register.

**2.02** In the absence of manifest error, the Holder of any Registered Covered Bond will for all purposes of the Trust Deed, Security Agreement and Agency Agreement (except as otherwise required by applicable law or regulatory requirement) be treated as its absolute owner whether or not it is overdue and regardless of any notice of ownership, trust or any interest thereof or therein, any writing thereon, or any theft or loss thereof and no person shall be liable for so treating such Holder.

### ***Transfer of Registered Covered Bonds***

**2.03** A Registered Covered Bond may, upon the terms and subject to the terms and conditions set forth in the Agency Agreement and as required by law, be transferred in whole or in part only (provided that such part is a Specified Denomination specified in the Final Terms) upon the surrender of the Registered Covered Bond to be transferred, together with a form of transfer duly completed and executed, at the specified office of the Registrar. A new Registered Covered Bond will be issued to the transferee and, in the case of a transfer of part only of a Registered Covered Bond, a new Registered Covered Bond in respect of the balance not transferred will be issued to the transferor.

**2.04** Each new Registered Covered Bond to be issued upon the registration of the transfer of a Registered Covered Bond will, within three Relevant Banking Days of the transfer date be available for collection by each relevant Holder at the specified office of the Registrar or, at the option of the Holder requesting such transfer, be mailed (by uninsured mail at the risk of the Holder(s) entitled thereto) to such address(es) as may be specified by such Holder. For these purposes, a form of transfer received by the Registrar or the Issuing and Paying Agent after the Record Date in respect of any payment due in respect of Registered Covered Bonds shall be deemed not to be effectively received by the Registrar or the Issuing and Paying Agent until the day following the due date for such payment.

**2.05** Transfers of beneficial interests in Registered Covered Bonds will be effected by CDS, and, in turn, by other participants and, if appropriate, indirect participants in such clearing systems acting on behalf of beneficial transferors

and transferees of such interests. A beneficial interest in a Registered Covered Bond will, subject to compliance with all applicable legal and regulatory restrictions, be transferable for Registered Definitive Covered Bonds or for a beneficial interest in another Registered Covered Bond only in the Specified Denominations set out in the applicable Final Terms and only in accordance with the rules and operating procedures for the time being of CDS, and in accordance with the terms and conditions specified in the Agency Agreement. Transfers of a Registered Covered Bond registered in the name of a nominee for CDS shall be limited to transfers of such Registered Covered Bond, in whole but not in part, to another nominee of CDS, or to a successor of CDS, or such successor's nominee.

**2.06** Subject as provided in Conditions 2.08 and 2.09, upon the terms and subject to the conditions set forth in the Agency Agreement, a Registered Definitive Covered Bond may be transferred in whole or in part in the authorised denominations set out in the applicable Final Terms. In order to effect any such transfer (a) the holder or holders must (i) surrender the Registered Covered Bond for registration of the transfer of the Registered Covered Bond (or the relevant part of the Registered Covered Bond) at the specified office of the Registrar or any Transfer Agent, with the form of transfer thereon duly executed by the holder or holders thereof or his or their, attorney or attorneys duly authorised in writing, and (ii) complete and deposit such other certifications as may be required by the Registrar or, as the case may be, the relevant Transfer Agent, and (b) the Registrar or, as the case may be, the relevant Transfer Agent must, after due and careful enquiry, be satisfied with the documents of title and the identity of the person making the request.

Any such transfer will be subject to such reasonable regulations as the Issuer, the Bond Trustee and the Registrar may from time to time prescribe (the initial such regulations being set out in the Agency Agreement).

Subject as provided above, the Registrar or, as the case may be, the relevant Transfer Agent will, within three business days (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar or, as the case may be, the relevant Transfer Agent is located) of the request (or such longer period as may be required to comply with, any applicable fiscal or other laws or regulations), authenticate and deliver, or procure the authentication and delivery of, at its specified office to the transferee or (at the risk of the transferee) send by uninsured mail to such address as the transferee may request, a new Registered Definitive Covered Bond of a like aggregate nominal amount to the Registered Definitive Covered Bond (or the relevant part of the Registered Definitive Covered Bond) transferred.

In the case of the transfer of part only of a Registered Definitive Covered Bond, a new Registered Definitive Covered Bond in respect of the balance of the Registered Definitive Covered Bond not transferred will (in addition to the new Registered Definitive Covered Bond in respect of the nominal amount transferred) be so authenticated and delivered or (at the risk of the transferor) so sent by uninsured mail to the address specified by the transferor.

**2.07** For the purposes of these Terms and Conditions:

**“Relevant Banking Day”** means a day on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) in the place where the specified office of the Registrar is located.

**2.08** The issue of new Registered Covered Bonds on transfer will be effected without charge by or on behalf of the Issuer, the Issuing and Paying Agent or the Registrar, but upon payment by the applicant of (or the giving by the applicant of such indemnity as the Issuer, the Issuing and Paying Agent or the Registrar may require in respect of) any tax, duty or other governmental charges which may be imposed in relation thereto.

**2.09** In the event of a partial redemption of Covered Bonds under Condition 6, the Issuer shall not be required to register the transfer of any Registered Covered Bond, or part of a Registered Covered Bond called for partial redemption.

### 3. Status of the Covered Bonds

The Covered Bonds constitute deposit liabilities of the Issuer for purposes of the Bank Act, however the Covered Bonds will not be insured under the *Canada Deposit Insurance Corporation Act* (Canada), and will constitute legal, valid and binding direct, unconditional, unsubordinated and unsecured obligations of the Issuer and rank *pari passu* with all deposit liabilities of the Issuer without any preference among themselves and at least *pari passu* with all other unsubordinated and unsecured obligations of the Issuer, present and future (except as otherwise prescribed by law). Unless otherwise specified in the Final Terms, the deposits to be evidenced by the Covered Bonds will be taken by the head office of the Issuer in Montreal, but without prejudice to the provisions of Condition 9.

### 4. Guarantee

Payment of Guaranteed Amounts in respect of the Covered Bonds when the same shall become Due for Payment has been unconditionally and irrevocably guaranteed by the Guarantor (the “**Covered Bond Guarantee**”) in favour of the Bond Trustee (for and on behalf of the Covered Bondholders) following a Covered Bond Guarantee Activation Event pursuant to the terms of the Trust Deed. The Guarantor shall have no obligation under the Covered Bond Guarantee to pay any Guaranteed Amounts until a Covered Bond Guarantee Activation Event (as defined below) has occurred. The obligations of the Guarantor under the Covered Bond Guarantee are direct and, following the occurrence of a Covered Bond Guarantee Activation Event, unconditional and, except as provided in the Guarantee Priorities of Payments, unsubordinated obligations of the Guarantor, which are secured as provided in the Security Agreement. For the purposes of these Terms and Conditions, a “**Covered Bond Guarantee Activation Event**” means the earlier to occur of (i) an Issuer Event of Default together with the service of an Issuer Acceleration Notice on the Issuer and the service of a Notice to Pay on the Guarantor; and (ii) a Guarantor Event of Default together with the service of a Guarantor Acceleration Notice on the Issuer and the Guarantor. If a Notice to Pay is served on the Guarantor, the Guarantor shall pay Guaranteed Amounts in respect of the Covered Bonds on the Original Due for Payment Dates or, if applicable, the Extended Due for Payment Date.

Any payment made by the Guarantor under the Covered Bond Guarantee shall (unless such obligation shall have been discharged as a result of the payment of Excess Proceeds to the Bond Trustee pursuant to Condition 7) discharge pro tanto the obligations of the Issuer in respect of such payment under the Covered Bonds, except where such payment has been declared void, voidable or otherwise recoverable in whole or in part and recovered from the Bond Trustee or the holders of the Covered Bonds.

### 5. Interest

#### *Interest*

**5.01** Covered Bonds may be interest-bearing or non-interest-bearing. The Interest Basis is specified in the applicable Final Terms. Words and expressions appearing in this Condition 5 and not otherwise defined herein shall have the meanings given to them in Condition 5.09.

#### *Interest on Fixed Rate Covered Bonds*

**5.02** Each Fixed Rate Covered Bond bears interest on its Outstanding Principal Amount from and including the Interest Commencement Date at the rate(s) per annum equal to the Rate(s) of Interest. Interest will be payable in arrears on the Interest Payment Date(s) in each year up to and including the Final Maturity Date if that does not fall on an Interest Payment Date.

Unless otherwise provided in the applicable Final Terms, the amount of interest payable on each Interest Payment Date in respect of the Fixed Interest Period ending on, but excluding, such date will amount to the Fixed Coupon Amount. Payments of interest on any Interest Payment Date will, if so specified in the applicable Final Terms, amount to the Broken Amount(s) so specified.

As used in these Terms and Conditions, “**Fixed Interest Period**” means the period from and including an Interest Payment Date (or the Interest Commencement Date) to but excluding the next (or first) Interest Payment Date.

Interest will be calculated on the Calculation Amount of the Fixed Rate Covered Bonds and will be paid to the Holders of the Covered Bonds (in the case of a Registered Covered Bond, interest will be paid to CDS for distribution by them to Relevant Account Holders in accordance with their usual rules and operating procedures). If interest is required to be calculated for a period ending other than on an Interest Payment Date, or if no Fixed Coupon Amount is specified in the applicable Final Terms, such interest shall be calculated in accordance with Condition 5.08.

If an Extended Due for Payment Date is specified in the Final Terms, interest following the Due for Payment Date will continue to accrue and be payable on any unpaid principal amount in accordance with Condition 5 at a Rate of Interest specified in the applicable Final Terms which may provide that such Series of Fixed Rate Covered Bonds will continue to bear interest at a fixed rate or at a floating rate determined in accordance with Condition 5.03 despite the fact that interest accrued and was payable on such Covered Bonds prior to the Final Maturity Date at a fixed rate.

### ***Interest on Floating Rate Covered Bonds***

#### **5.03 Interest Payment Dates**

Each Floating Rate Covered Bond bears interest on its Outstanding Principal Amount from (and including) the Interest Commencement Date and such interest will be payable in arrears on either:

- (a) the Specified Interest Payment Date(s) (each an “**Interest Payment Date**”) in each year specified in the applicable Final Terms; or
- (b) if no Specified Interest Payment Date(s) is/are specified in the applicable Final Terms, each date (each an “**Interest Payment Date**”) which falls the number of months or other period specified as the Interest Period in the applicable Final Terms after the preceding Interest Payment Date or, in the case of the first Interest Payment Date, after the Interest Commencement Date.

Such interest will be payable in respect of each Interest Period (which expression, shall, in these Terms and Conditions, mean the period from (and including) an Interest Payment Date (or the Interest Commencement Date) to (but excluding) the next (or first) Interest Payment Date). Interest will be calculated on the Calculation Amount of the Floating Rate Covered Bonds and will be paid to the Holders of the Covered Bonds (in the case of a Registered Covered Bond, interest will be paid to CDS for distribution by it to Relevant Account Holders in accordance with their usual rules and operating procedures).

### ***Rate of Interest***

Where the Screen Rate Determination is specified in the applicable Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will, subject to the provisions of Condition 13.02, be determined by the Calculation Agent on the following basis:

- (a) the Calculation Agent will obtain the Reference Rate specified in the Final Terms (if there is only one quotation for the Reference Rate on the Relevant Screen Page) or, as the case may require, determine the arithmetic mean (rounded, if necessary, to the nearest ten thousandth of a percentage point, 0.00005 per cent being rounded upwards) of the quotations for the Reference Rate in the relevant currency for a period of the duration of the relevant Interest Period on the Relevant Screen Page as of the Relevant Time on the relevant Interest Determination Date;
- (b) if, on any Interest Determination Date, only two or three rates are so quoted, the Calculation Agent will determine the arithmetic mean (rounded as described above) of the rates so quoted; or
- (c) if fewer than two rates are so quoted, the Calculation Agent will determine the arithmetic mean (rounded as described above) of the rates quoted by major banks in the Financial Centre as selected by the Calculation Agent, at approximately 11.00 a.m. (Financial Centre time) on the first day of the relevant Interest Period for loans in Canadian dollars to leading banks for a period for the

duration of the relevant Interest Period and in an amount that is representative for a single transaction in the relevant market at the relevant time,

and the Rate of Interest applicable to such Covered Bonds during each Interest Period will be the Reference Rate or, as the case may be, the arithmetic mean (rounded as described above) of the rates so determined, plus or minus (as indicated in the Final Terms) the Margin, if any, provided however that if the Calculation Agent is unable to obtain a Reference Rate or, as the case may be, an arithmetic mean of rates in accordance with the above provisions in relation to any Interest Period, the Rate of Interest applicable to such Covered Bonds during such Interest Period will be the rate or, as the case may be, the arithmetic mean (rounded as described above) of the rates determined in relation to such Covered Bonds in respect of the last preceding Interest Period, plus or minus (as indicated in the Final Terms) the Margin, if any.

### ***ISDA Rate Covered Bonds***

**5.04** Where ISDA Determination is specified in the Final Terms as the manner in which the Rate of Interest is to be determined, the Rate of Interest for each Interest Period will be the relevant ISDA Rate plus or minus (as indicated in the applicable Final Terms) the Margin, if any. For purposes of this Condition 5.04, “**ISDA Rate**” for an Interest Period means a rate equal to the Fixed Rates, Fixed Amounts, Floating Rates or Floating Amounts, as the case may be, as set out in the applicable Final Terms, as would have applied (regardless of any event of default or termination event or tax event thereunder) if the Issuer had entered into a schedule and confirmation and credit support annex, if applicable, in respect of the relevant Tranche or Series of Covered Bonds, as applicable, with the Holder of such Covered Bond under the terms of an agreement to which the ISDA Definitions applied and under which:

- the Fixed Rate Payer, Fixed Amount Payer, Floating Rate Payer or, as the case may be, Floating Amount Payer is the Issuer (as specified in the Final Terms);
- the Effective Date is the Interest Commencement Date;
- the Floating Rate Option (which may refer to a Rate Option or a Price Option, specified in the ISDA Definitions) is as specified in the applicable Final Terms;
- the Designated Maturity is the period specified in the applicable Final Terms;
- the Agent is the Calculation Agent;
- the Calculation Periods are the Interest Periods;
- the Payment Dates are the Interest Payment Dates;
- the relevant Reset Date is the day specified in the applicable Final Terms;
- the Calculation Amount is the principal amount of such Covered Bond;
- the Day Count Fraction applicable to the calculation of any amount is that specified in the Final Terms (which may be Actual/365 (Fixed), Actual/365, or Actual/Actual (Canadian Compound Method)), or if none is so specified, as may be determined in accordance with the ISDA Definitions; and
- the Business Day Convention applicable to any date is that specified in the Final Terms (which may be Following Business Day Convention, Modified Following Business Day Convention, Modified Business Day Convention, Preceding Business Day Convention, FRN Convention), or if none is so specified, as may be determined in accordance with the ISDA Definitions.

For the purposes of this Condition 5.04, “**Floating Rate**”, “**Calculation Agent**”, “**Floating Rate Option**”, “**Designated Maturity**” and “**Reset Date**” have the meanings given to those terms in the ISDA Definitions.

### ***Maximum or Minimum Interest Rate***

**5.05** If any Maximum or Minimum Interest Rate is specified in the Final Terms, then the Rate of Interest shall in no event be greater than the maximum or be less than the minimum so specified.

### ***Accrual of Interest after the due date***

**5.06** Interest will cease to accrue as from the due date for redemption therefor unless upon due presentation or surrender thereof (if required), payment in full of the Final Redemption Amount is improperly withheld or refused or default is otherwise made in the payment thereof. In such event, interest shall continue to accrue on the principal amount in respect of which payment has been improperly withheld or refused or default has been made (as well after as before any demand or judgment) at the Rate of Interest then applicable or such other rate as may be specified for this purpose in the Final Terms if permitted by applicable law (“**Default Rate**”) until the date on which, upon due presentation or surrender of the relevant Covered Bond (if required), the relevant payment is made or, if earlier (except where presentation or surrender of the relevant Covered Bond is not required as a precondition of payment), the seventh day after the date on which, the Issuing and Paying Agent or, as the case may be, the Registrar having received the funds required to make such payment, notice is given to the Holders of the Covered Bonds in accordance with Condition 14 that the Issuing and Paying Agent or, as the case may be, the Registrar has received the required funds (except to the extent that there is failure in the subsequent payment thereof to the relevant Holder).

### ***Interest Amount(s), Calculation Agent and Reference Banks***

**5.07** If a Calculation Agent is specified in the Final Terms, the Calculation Agent, as soon as practicable after the Relevant Time on each Interest Determination Date (or such other time on such date as the Calculation Agent may be required to calculate any Final Redemption Amount, obtain any quote or make any determination or calculation) will determine the Rate of Interest and calculate the amount(s) of interest payable (the “**Interest Amount(s)**”) in the manner specified in Condition 5.08 below, calculate the Final Redemption Amount, obtain such quote or make such determination or calculation, as the case may be, and cause the Rate of Interest and the Interest Amounts for each Interest Period and the relevant Interest Payment Date or the Final Redemption Amount to be notified to the Issuing and Paying Agent, the Registrar, the Issuer and the Holders in accordance with Condition 14 as soon as possible after their determination or calculation but in no event later than the fourth Banking Day thereafter. The Interest Amounts and the Interest Payment Date so notified may subsequently be amended (or appropriate alternative arrangements made by way of adjustment) without notice in the event of an extension or shortening of the Interest Period. If the Covered Bonds become due and payable under Condition 7, the Rate of Interest and the accrued interest payable in respect of the Covered Bonds shall nevertheless continue to be calculated in accordance with this Condition but no publication of the Rate of Interest or the Interest Amount so calculated need be made. The determination of each Rate of Interest, Interest Amount and Final Redemption Amount, the obtaining of each quote and the making of each determination or calculation by the Calculation Agent shall (in the absence of manifest error) be final and binding upon the Issuer and the Holders and neither the Calculation Agent nor any Reference Bank shall have any liability to the Holders in respect of any determination, calculation, quote or rate made or provided by it.

The Issuer will procure that there shall at all times be such Reference Banks as may be required for the purpose of determining the Rate of Interest applicable to the Covered Bonds and a Calculation Agent, if provision is made for one in the Terms and Conditions.

If the Calculation Agent is incapable or unwilling to act as such or if the Calculation Agent fails duly to establish the Rate of Interest for any Interest Period or to calculate the Interest Amounts or any other requirements, the Bond Trustee shall determine the Rate of Interest at such rate as, in its absolute discretion (having regard as it shall think fit to the foregoing provision of this Condition, but subject always to any Minimum Rate of Interest or Maximum Rate of Interest specified in the applicable Final Terms), it shall deem fair and reasonable in all circumstances or, as the case may be, the Bond Trustee shall calculate (or appoint an agent to calculate) the Interest Amount(s) in such manner as it shall deem fair and reasonable in all the circumstances and each such determination or calculation shall be deemed to have been made by the Calculation Agent. The Calculation Agent may not resign its duties without a successor having been appointed as described above.

### *Calculations and Adjustments*

**5.08** The amount of interest payable in respect of any Covered Bond for any period shall be calculated by applying the Rate of Interest to the Calculation Amount, and, in each case, multiplying such sum by the Day Count Fraction, save that if the Final Terms specifies a specific amount in respect of such period, the amount of interest payable in respect of such Covered Bond for such Interest Period will be equal to such specified amount.

For the purposes of any calculations referred to in these Terms and Conditions, (a) all percentages resulting from such calculations will be rounded, if necessary, to the nearest one hundred-thousandth of a percentage point (with 0.000005 percent being rounded up to 0.00001 percent) and (b) all amounts denominated in any other currency used in or resulting from such calculations will be rounded to the nearest two decimal places in such currency, with 0.005 being rounded upwards.

Where the Covered Bonds are represented by a Registered Covered Bond or where the Specified Denomination of a Covered Bond in definitive form is a multiple of the Calculation Amount, the amount of interest payable in respect of such Covered Bond shall be the aggregate of the amounts (determined in the manner provided above) for each Calculation Amount comprising the Outstanding Principal Amount of the Registered Covered Bond or the Specified Denomination of a Covered Bond in definitive form, without any further rounding.

### *Definitions*

**5.09** In the Conditions, unless the context otherwise requires, the following defined terms shall have the meanings set out below:

**“30 day Bankers’ Acceptance Rate”** means the average bid rate of interest (expressed as an annual percentage rate) rounded to the nearest one-hundred-thousandth of one percent (with 0.000005 percent being rounded up) for Canadian dollar bankers’ acceptances with maturities of one month which appear on the Relevant Screen Page at the Relevant Time on the Interest Determination Date; provided that if such rate does not appear on the Relevant Screen Page or the Relevant Screen Page is not available on an Interest Determination Date, the Calculation Agent shall request that the principal Toronto office of each of four major Canadian Schedule I chartered banks nominated by the Calculation Agent provide the Calculation Agent with its bid rate (expressed as a percentage rate per annum) for 30 day bankers’ acceptances in Canadian dollars for settlement on such Interest Determination Date and in an amount approximately equal to the aggregate principal amount of the Covered Bonds then outstanding accepted by such banks as of the Relevant Time on such Interest Determination Date. If two or more of such banks provide the Calculation Agent with such bid rates as requested, the Reference Rate for such Interest Determination Date shall be the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 being rounded upwards) of such offered quotations, as determined by the Calculation Agent. If fewer than two quotations are provided as requested, the Reference Rate for such Interest Determination Date shall be the arithmetic mean (rounded if necessary to the fifth decimal place, with 0.000005 rounded upwards) of the bid rates quoted by major banks in Toronto, selected by the Calculation Agent, for 30 day bankers’ acceptances in Canadian dollars for settlement on such Interest Determination Date and in an amount approximately equal to the aggregate principal amount of the Covered Bonds then outstanding accepted by those banks as of the Relevant Time on the Interest Determination Date, as determined by the Calculation Agent.

**“Banking Day”** means, in respect of any city, a day on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) in that city.

**“Business Day”** means a day (other than a Saturday or Sunday) on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) in Toronto and Montreal.

**“Business Day Convention”** means a convention for adjusting any date if it would otherwise fall on a day that is not a Business Day and the following Business Day Conventions, where specified in the Final Terms in relation to any date applicable to any Covered Bonds, shall have the following meanings:

- (a) **“Following Business Day Convention”** means that such date shall be postponed to the first following day that is a Business Day;

- (b) **“Modified Following Business Day Convention”** or **“Modified Business Day Convention”** means that such date shall be postponed to the first following day that is a Business Day unless that day falls in the next calendar month in which case that date will be the first preceding day that is a Business Day;
- (c) **“Preceding Business Day Convention”** means that such date shall be brought forward to the first preceding day that is a Business Day; and
- (d) **“FRN Convention”** means that each such date shall be the date which numerically corresponds to the preceding such date in the calendar month which is the number of months specified in the Final Terms after the calendar month in which the preceding such date occurred, provided that:
  - (i) if there is no such numerically corresponding day in the calendar month in which any such date should occur, then such date will be the last day which is a Business Day in that calendar month;
  - (ii) if any such date would otherwise fall on a day which is not a Business Day, then such date will be the first following day which is a Business Day unless that day falls in the next calendar month, in which case it will be the first preceding day which is a Business Day; and
  - (iii) if the preceding such date occurred on the last day in a calendar month which was a Business Day, then all subsequent such dates will be the last day which is a Business Day in the calendar month which is the specified number of months after the calendar month in which the preceding such date occurred.

**“Calculation Agent”** means the Issuing and Paying Agent or such other agent as may be specified in the Final Terms as the Calculation Agent.

**“Day Count Fraction”** means, in respect of the calculation of an amount for any period of time (each such period an **“Accrual Period”**), such day count fraction as may be specified in the Final Terms and:

- (a) if **“Actual/365 (Fixed)”** is so specified, means the actual number of days in the Accrual Period divided by 365;
- (b) if **“Actual/365”** is so specified, means the actual number of days in the Accrual Period divided by 365;
- (c) if **“Actual/Actual (Canadian Compound Method)”** is so specified, means (i) when calculating interest for a full semi-annual interest period, the day count convention is 30/360 and (ii) when calculating for a period that is shorter than a full semi-annual interest period, the day count convention is Actual/365 (Fixed);
- (d) if **“30/360”**, **“360/360”** or **“Bond Basis”** is specified in the applicable Final Terms, the number of days in the Interest Period divided by 360, calculated on a formula basis as follows:

$$\text{Day Count Fraction} = \frac{[360 \times (Y_2 - Y_1)] + [30 \times (M_2 - M_1)] + (D_2 - D_1)}{360}$$

where:

**“Y<sub>1</sub>”** is the year, expressed as a number, in which the first day of the Interest Period falls;

**“Y<sub>2</sub>”** is the year, expressed as a number, in which the day immediately following the last day included in the Interest Period falls;

“**M<sub>1</sub>**” is the calendar month, expressed as a number, in which the first day of the Interest Period falls;

“**M<sub>2</sub>**” is the calendar month, expressed as number, in which the day immediately following the last day included in the Interest Period falls;

“**D<sub>1</sub>**” is the first calendar day, expressed as a number, of the Interest Period, unless such number would be 31, in which case D<sub>1</sub> will be 30; and

“**D<sub>2</sub>**” is the calendar day, expressed as a number, immediately following the last day included in the Interest Period, unless such number would be 31 and D<sub>1</sub> is greater than 29, in which case D<sub>2</sub> will be 30.

“**Designated Maturity**” means, in relation to Screen Rate Determination, the period of time designated on the Reference Rate.

“**Determination Date**” means such dates as specified in the applicable Final Terms.

“**Determination Period**” means the period from and including a Determination Date in any year to but excluding the next Determination Date (including, where either the Interest Commencement Date or the final Interest Payment Date is not a Determination Date, the period commencing on the first Determination Date prior to, and ending on the first Determination Date falling after, such date).

“**Financial Centre**” means such financial centre or centres as indicated in the Final Terms.

“**Interest Commencement Date**” means the date of issue (the “**Issue Date**”) of the Covered Bonds (as specified in the Final Terms) or such other date as may be specified as such in the Final Terms.

“**Interest Determination Date**” means, in respect of any Interest Period, the date falling such number (if any) of Banking Days in such city(ies) as may be specified in the Final Terms prior to the first day of such Interest Accrual Period, or if none is specified, the first day of such Interest Period.

“**Interest Payment Date**” means the date or dates specified as such in the Final Terms and, as the same may be adjusted in accordance with the Business Day Convention, if any, specified in the Final Terms or if the Business Day Convention is the FRN Convention and an interval of a number of calendar months is specified in the Final Terms as being the Interest Period, each of such dates as may occur in accordance with the FRN Convention at such specified period of calendar months following the Issue Date of the Covered Bonds (in the case of the first Interest Payment Date) or the previous Interest Payment Date (in any other case).

“**Interest Period**” means each successive period beginning on and including an Interest Payment Date and ending on but excluding the next succeeding Interest Payment Date, provided always that the first Interest Period shall commence on and include the Interest Commencement Date and the final Interest Period shall end on but exclude the Final Maturity Date, or the Extended Due for Payment Date, as applicable.

“**ISDA Definitions**” means the 2006 ISDA Definitions (as amended, supplemented and updated as at the date of issue of the first Tranche of the Covered Bonds of the relevant Series (as specified in the Final Terms) as published by the International Swaps and Derivatives Association, Inc.).

“**Outstanding Principal Amount**” means, in respect of a Covered Bond, its principal amount as indicated in the Final Terms.

“**Rate of Interest**” means the rate or rates (expressed as a percentage per annum) or amount or amounts (expressed as a price per unit of relevant currency) of interest payable in respect of the Covered Bonds specified in, or calculated or determined in accordance with the provisions of, the Final Terms.

“**Reference Banks**” means such banks as may be specified in the Final Terms as the Reference Banks, or, if none are specified or “Not Applicable” is specified in the Final Terms, “Reference Banks” has the meaning given in the ISDA Definitions, *mutatis mutandis*.

“**Reference Rate**” means the relevant 30 day Bankers’ Acceptance Rate or any other reference rate specified in the applicable Final Terms.

“**Relevant Screen Page**” means the page, section or other part of a particular information service (including, without limitation, Reuters) specified as the “Relevant Screen Page” in the applicable Final Terms, or such other page, section or other part as may replace it in that information service (or any successor page thereto or any page of any successor information service, as applicable), in each case, as may be nominated by the person providing or sponsoring the information appearing there for the purpose of displaying rates or prices comparable to the Reference Rate.

“**Relevant Time**” means the time as of which any rate is to be determined as specified in the Final Terms or if none is specified, at which it is customary to determine such rate.

“**Reuters Screen Page**” means, when used in connection with a designated page and any designated information, the display page so designated on the Reuters Market 3000 (or such other page as may replace that page on that service for the purpose of displaying such information).

### ***Linear Interpolation***

**5.10** Where “**Linear Interpolation**” is specified as applicable in respect of an Interest Period in the applicable Final Terms, the Rate of Interest for such Interest Period shall be calculated by the Issuing and Paying Agent or the Calculation Agent, as applicable, by straight line linear interpolation by reference to two rates based on the relevant Reference Rate (where Screen Rate Determination is specified as applicable in the applicable Final Terms) or the relevant Floating Rate Option (where ISDA determination is specified as applicable in the applicable Final Terms), one of which shall be determined as if the Designated Maturity were the period of time for which rates are available next shorter than the length of the relevant Interest Period and the other of which shall be determined as if the Designated Maturity were the period of time for which rates are available next longer than the length of the relevant Interest Period provided however that if there is no rate available for a period of time next shorter or, as the case may be, next longer, then the Issuing and Paying Agent or the Calculation Agent, as applicable, shall determine such rate at such time and by reference to such sources as it determines appropriate.

### ***Zero Coupon Covered Bonds***

**5.11** If any Final Redemption Amount in respect of any Zero Coupon Covered Bond is not paid when due, interest shall accrue on the overdue amount at a rate per annum (expressed as a percentage per annum) equal to the Amortization Yield defined in the Final Terms or at such other rate as may be specified for this purpose in the Final Terms until the date on which, upon due presentation or surrender of the relevant Covered Bond (if required), the relevant payment is made or, if earlier (except where presentation or surrender of the relevant Covered Bond is not required as a precondition of payment), the seventh day after the date on which, the Issuing and Paying Agent or, as the case may be, the Registrar having received the funds required to make such payment, notice is given to the Holders of the Covered Bonds in accordance with Condition 14 that the Issuing and Paying Agent or, as the case may be, the Registrar has received the required funds (except to the extent that there is failure in the subsequent payment thereof to the relevant Holder). The amount of any such interest shall be calculated in accordance with the provisions of Condition 5.08 as if the Rate of Interest was the Amortization Yield, the Outstanding Principal Amount was the overdue sum and the Day Count Fraction was as specified for this purpose in the Final Terms.

## **6. Redemption and Purchase**

**6.01** Unless previously redeemed, or purchased and cancelled or unless such Covered Bond is stated in the Final Terms as having no fixed maturity date, this Covered Bond shall be redeemed at its Final Redemption Amount specified in the applicable Final Terms in the Specified Currency on the Final Maturity Date.

Without prejudice to Condition 7, if an Extended Due for Payment Date is specified as applicable in the Final Terms for a Series of Covered Bonds and the Issuer has failed to pay the Final Redemption Amount on the Final Maturity Date specified in the Final Terms (or after expiry of the grace period set out in Condition 7.01(a)) and, following service of a Notice to Pay on the Guarantor by no later than the date falling one Business Day prior to the Extension Determination Date, the Guarantor has insufficient moneys available in accordance with the Guarantee Priority of Payments to pay in full the Guaranteed Amounts corresponding to the Final Redemption Amount of the relevant Series of Covered Bonds on the date falling on the earlier of (a) the date which falls two Business Days after service of such Notice to Pay on the Guarantor or, if later, the Final Maturity Date (or, in each case, after the expiry of the grace period set out in Condition 7.02) under the terms of the Covered Bond Guarantee or (b) the Extension Determination Date, then (subject as provided below) payment of the unpaid amount by the Guarantor under the Covered Bond Guarantee shall be deferred until the Extended Due for Payment Date, provided that in respect of any amount representing the Final Redemption Amount due and remaining unpaid on the earlier of (a) and (b) above, the Guarantor will apply any moneys available (after paying or providing for payment of higher ranking or *pari passu* amounts in accordance with the Guarantee Priority of Payments) to pay the Guaranteed Amounts corresponding to the Final Redemption Amount of the relevant Series of Covered Bonds on any Interest Payment Date thereafter up to (and including) the relevant Extended Due for Payment Date.

The Issuer shall confirm to the Issuing and Paying Agent as soon as reasonably practicable and in any event at least 4 Business Days prior to the Final Maturity Date of a Series of Covered Bonds whether payment will be made in full of the Final Redemption Amount in respect of such Series of Covered Bonds on that Final Maturity Date. Any failure by the Issuer to notify the Issuing and Paying Agent shall not affect the validity or effectiveness of the extension of maturity.

The Guarantor shall notify the relevant holders of the Covered Bonds (in accordance with Condition 14), the Rating Agencies, the Bond Trustee, the Issuing and Paying Agent and the Registrar as soon as reasonably practicable and in any event at least one Business Day prior to the dates specified in (a) and (b) of the second paragraph of this Condition 6.01 of any inability of the Guarantor to pay in full the Guaranteed Amounts corresponding to the Final Redemption Amount in respect of a Series of Covered Bonds pursuant to the Covered Bond Guarantee. Any failure by the Guarantor to notify such parties shall not affect the validity or effectiveness of the extension nor give rise to any rights in any such party.

In the circumstances outlined above, the Guarantor shall on the earlier of (a) the date falling two Business Days after the service of a Notice to Pay on the Guarantor or if later the Final Maturity Date (or, in each case, after the expiry of the applicable grace period set out in Condition 7.02) and (b) the Extension Determination Date, under the Covered Bond Guarantee, apply the moneys (if any) available (after paying or providing for payment of higher ranking or *pari passu* amounts in accordance with the Guarantee Priority of Payments) *pro rata* in part payment of an amount equal to the Final Redemption Amount of each Covered Bond of the relevant Series of Covered Bonds and shall pay Guaranteed Amounts constituting the Scheduled Interest in respect of each such Covered Bond on such date. The obligation of the Guarantor to pay any amounts in respect of the balance of the Final Redemption Amount not so paid shall be deferred as described above. Such failure to pay by the Guarantor shall not constitute a Guarantor Event of Default.

Any discharge of the obligations of the Issuer as the result of the payment of Excess Proceeds to the Bond Trustee shall be disregarded for the purposes of determining the amounts to be paid by the Guarantor under the Covered Bond Guarantee in connection with this Condition 6.01.

For the purposes of these Terms and Conditions:

“**Extended Due for Payment Date**” means, in relation to any Series of Covered Bonds, the date, if any, specified as such in the applicable Final Terms to which the payment of all or (as applicable) part of the Final Redemption Amount payable on the Final Maturity Date will be deferred in the event that the Final Redemption Amount is not paid in full on the Extension Determination Date.

“**Extension Determination Date**” means, in respect of a Series of Covered Bonds, the date falling two Business Days after the expiry of seven days from (and including) the Final Maturity Date of such Covered Bonds.

**“Guarantee Priority of Payments”** means the priority of payments relating to moneys received by the Cash Manager for and on behalf of the Guarantor and moneys standing to the credit of the Guarantor Accounts, to be paid on each Guarantor Payment Date in accordance with the Guarantor Agreement.

**“Rating Agency”** means DBRS Limited to the extent that at the relevant time it provides ratings in respect of the then outstanding Covered Bonds, its successors or any other credit rating agency that the Issuer may in the future designate to provide ratings in respect of the Covered Bonds and **“Rating Agencies”** means more than one Rating Agency.

### ***Early Redemption for Taxation Reasons***

**6.02** If, in relation to any Series of Covered Bonds (i) as a result of any amendment to, clarification of, or change including any announced proposed change in the laws or regulations, or the application or interpretation thereof of Canada or any political subdivision thereof or any authority or agency therein or thereof having power to tax or in the interpretation or administration of any such laws or regulations which becomes effective on or after the Issue Date of such Covered Bonds or any other date specified in the Final Terms; (ii) any judicial decision, administrative pronouncement, published or private ruling, regulatory procedure, rule, notice, announcement, assessment or reassessment (including any notice or announcement of intent to adopt or issue such decision, pronouncement, ruling, procedure, rule, notice, announcement, assessment or reassessment) (collectively, an “administrative action”); or (iii) any amendment to, clarification of, or change in, the official position with respect to or the interpretation of any administrative action or any interpretation or pronouncement that provides for a position with respect to such administrative action that differs from the theretofore generally accepted position, in each of case (i), (ii) or (iii), by any legislative body, court, governmental authority or agency, regulatory body or taxing authority, irrespective of the manner in which such amendment, clarification, change, administrative action, interpretation or pronouncement is made known, which amendment, clarification, change or administrative action is effective or which interpretation, pronouncement or administrative action is announced on or after the date of issue of the Covered Bonds, there is more than an insubstantial risk (assuming any proposed or announced amendment, clarification, change, interpretation, pronouncement or administrative action is effective and applicable) the Issuer would be required to pay additional amounts as provided in Condition 8, and such circumstances are evidenced by the delivery by the Issuer to the Issuing and Paying Agent and Bond Trustee of (x) a certificate signed by two senior officers of the Issuer stating that the said circumstances prevail and describing the facts leading thereto, and (y) an opinion of independent legal advisers of recognised standing to the effect that the circumstances set forth in (i), (ii) or (iii) above prevail, the Issuer may, at its option and having given no less than 30 nor more than 60 days’ notice (ending, in the case of Floating Rate Covered Bonds, on an Interest Payment Date) to the Holders of the Covered Bonds in accordance with Condition 14 (which notice shall be irrevocable), redeem all (but not some only) of the outstanding Covered Bonds at their Outstanding Principal Amount or, in the case of Zero Coupon Covered Bonds, their Amortized Face Amount (as defined in Condition 6.10) or such Early Redemption Amount as may be specified in, or determined in accordance with the provisions of, the Final Terms, together with accrued interest (if any) thereon, provided, however, that no such notice of redemption may be given earlier than 90 days (or, in the case of Floating Rate Covered Bonds a number of days which is equal to the aggregate of the number of days falling within the then current Interest Period plus 60 days) prior to the earliest date on which the Issuer would be obliged to pay such additional amounts were a payment in respect of the Covered Bonds then due.

The Issuer may not exercise such option in respect of any Covered Bond which is the subject of the prior exercise by the Holder thereof of its option to require the redemption of such Covered Bond under Condition 6.06.

### ***Call Option***

**6.03** If a Call Option is specified in the Final Terms as being applicable, then the Issuer may, having given the appropriate notice to the Holders in accordance with Condition 14, which Notice shall be irrevocable, and shall specify the date fixed for redemption, redeem all, or if so specified in the applicable Final Terms, some only of the Covered Bonds of this Series outstanding on any Optional Redemption Date at the Optional Redemption Amount(s) specified in, or determined in the manner specified in the applicable Final Terms together with accrued interest (if any) thereon on the date specified in such notice.

The Issuer may not exercise such option in respect of any Covered Bond which is the subject of the prior exercise by the Holder thereof of its option to require the redemption of such Covered Bond under Condition 6.06.

**6.04** The appropriate notice referred to in Condition 6.03 is a notice given by the Issuer to the Holders of the Covered Bonds of the relevant Series in accordance with Condition 14, which notice shall be irrevocable and shall specify:

- the Series of Covered Bonds subject to redemption;
- whether such Series is to be redeemed in whole or in part only and, if in part only, the aggregate principal amount of and (except in the case of a Registered Covered Bond) the serial numbers of the Covered Bonds of the relevant Series which are to be redeemed;
- the due date for such redemption, which shall be not less than 30 days nor more than 60 days after the date on which such notice is given and which shall be such date or the next of such dates (“**Call Option Date(s)**”) or a day falling within such period (“**Call Option Period**”), as may be specified in the Final Terms and which is, in the case of Covered Bonds which bear interest at a floating rate, a date upon which interest is payable; and
- the Optional Redemption Amount at which such Covered Bonds are to be redeemed.

#### ***Partial Redemption***

**6.05** If the Covered Bonds are to be redeemed in part only on any date in accordance with Condition 6.03:

- such redemption must be for an amount not less than the Minimum Redemption Amount or not more than the Maximum Redemption Amount, in each case as may be specified in the applicable Final Terms;
- in the case of a Registered Covered Bond, the Covered Bonds to be redeemed shall be selected in accordance with the then rules of CDS and/or any other relevant clearing system (to be reflected in the records of CDS or such other relevant clearing system as either a pool factor or a reduction in principal amount, at their discretion); and
- in the case of Registered Definitive Covered Bonds, the Covered Bonds shall be redeemed (so far as may be practicable) *pro rata* to their principal amounts, provided always that the amount redeemed in respect of each Covered Bond shall be equal to a Specified Denomination,

subject always to compliance with all applicable laws and the requirements of any stock exchange on which the relevant Covered Bonds may be listed.

In the case of the redemption of part only of a Registered Definitive Covered Bond, a new Registered Definitive Covered Bond in respect of the unredeemed balance shall be issued in accordance with Conditions 2.03 to 2.08, which shall apply as in the case of a transfer of Registered Definitive Covered Bonds as if such new Registered Definitive Covered Bond were in respect of the untransferred balance.

#### ***Put Option***

**6.06** If a Put Option is specified in the Final Terms as being applicable, upon the Holder of any Covered Bond of this Series giving the required notice to the Issuer specified in the applicable Final Terms (which notice shall be irrevocable), the Issuer will, upon expiry of such notice, redeem such Covered Bond subject to and in accordance with the terms specified in the applicable Final Terms in whole (but not in part only) on the Optional Redemption Date and at the Optional Redemption Amount specified in, or determined in accordance with the provisions of, the applicable Final Terms, together with accrued interest (if any) thereon. In order to exercise such option, the Holder must, not less than 45 days before the Optional Redemption Date where the Covered Bond is a Covered Bond in definitive form held outside CDS deposit the relevant Covered Bond during normal business hours at the specified office of the Registrar together with a duly completed early redemption notice (“**Put Notice**”) in the form which is available from the specified office of the Registrar specifying, in the case of a Registered Covered Bond, the aggregate principal amount in respect of which such option is exercised (which must be a Specified Denomination specified in the Final Terms). Notwithstanding the foregoing, Covered Bonds represented by a Registered Covered Bond shall be deemed

to be deposited with the Registrar for purposes of this Condition 6.06 at the time a Put Notice has been received by the Registrar in respect of such Covered Bonds. No Covered Bond so deposited and option exercised may be withdrawn (except as provided in the Agency Agreement).

In the case of the redemption of part only of a Registered Covered Bond, a new Registered Definitive Covered Bond in respect of the unredeemed balance shall be issued in accordance with Conditions 2.03 to 2.08 which shall apply as in the case of a transfer of Registered Definitive Covered Bonds as if such new Registered Definitive Covered Bond were in respect of the untransferred balance.

The Holder of a Covered Bond may not exercise such Put Option (i) in respect of any Covered Bond which is the subject of an exercise by the Issuer of its option to redeem such Covered Bond under either Condition 6.02 or 6.03, or (ii) following an Issuer Event of Default.

### ***Purchase of Covered Bonds***

**6.07** The Issuer or any of its subsidiaries may at any time, but will at no time be obligated to, purchase Covered Bonds in the open market or otherwise and at any price. If purchases are made by tender, tenders must be available to all Holders of the relevant Covered Bonds alike.

### ***Cancellation of Redeemed and Purchased Covered Bonds***

**6.08** All unmatured Covered Bonds redeemed in accordance with this Condition 6 will be cancelled forthwith and may not be reissued or resold. All unmatured Covered Bonds purchased in accordance with Condition 6.07 may be cancelled or may be reissued or resold.

### ***Further Provisions applicable to Redemption Amount***

**6.09** The provisions of Condition 5.07 and the last paragraph of Condition 5.08 shall apply to any determination or calculation of the Redemption Amount required by the Final Terms to be made by the Calculation Agent (as defined in Condition 5.09).

References herein to “**Redemption Amount**” shall mean, as appropriate, the Final Redemption Amount, the Optional Redemption Amount, the Early Redemption Amount or such other amount in the nature of a redemption amount as may be specified in, or determined in accordance with, the provisions of the applicable Final Terms.

**6.10** In the case of any Zero Coupon Covered Bond, the “**Amortized Face Amount**” shall be an amount equal to the sum of:

- (a) the Issue Price specified in the Final Terms; and
- (b) the product of the Amortization Yield (compounded annually) being applied to the Issue Price from (and including) the Issue Date specified in the Final Terms to (but excluding) the date fixed for redemption or (as the case may be) the date upon which such Covered Bond becomes due and repayable.

Where such calculation is to be made for a period which is not a whole number of years, the calculation in respect of the period of less than a full year shall be made on the basis of the Day Count Fraction (as defined in Condition 5.09) specified in the Final Terms.

**6.11** If any Redemption Amount (other than the Final Redemption Amount) is improperly withheld or refused or default is otherwise made in the payment thereof, the Amortized Face Amount shall be calculated as provided in Condition 6.10 but as if references in subparagraph (b) to the date fixed for redemption or the date upon which such Zero Coupon Covered Bond becomes due and repayable were replaced by references to the earlier of:

- (a) the date on which, upon due presentation or surrender of the relevant Covered Bond (if required), the relevant payment is made; and
- (b) (except where presentation or surrender of the relevant Covered Bond is not required as a precondition of payment), the seventh day after the date on which, the Issuing and Paying Agent or, as the case may be, the Registrar having received the funds required to make such payment, notice is given to the Holders of the Covered Bonds in accordance with Condition 14 of that circumstance (except to the extent that there is a failure in the subsequent payment thereof to the relevant Holder).

### ***Redemption due to Illegality***

**6.12** The Covered Bonds of all Series may be redeemed at the option of the Issuer in whole, but not in part, at any time, on giving not less than 30 nor more than 60 days' notice to the Bond Trustee, the Issuing and Paying Agent, the Registrar and, in accordance with Condition 14, all holders of the Covered Bonds (which notice shall be irrevocable), if the Issuer satisfies the Bond Trustee immediately before the giving of such notice that it has, or will, before the next Interest Payment Date of any Covered Bond of any Series, become unlawful for the Issuer to make, fund or allow to remain outstanding any advance made by it to the Guarantor pursuant to the Intercompany Loan Agreement, as a result of any change in, or amendment to, the applicable laws or regulations or any change in the application or official interpretation of such laws or regulations, which change or amendment has become or will become effective before the next such Interest Payment Date.

Covered Bonds redeemed pursuant to this Condition 6.12 will be redeemed at their Early Redemption Amount together (if appropriate) with interest accrued to (but excluding) the date of redemption.

Prior to the publication of any notice of redemption pursuant to this Condition 6.12, the Issuer shall deliver to the Issuing and Paying Agent and Bond Trustee a certificate signed by two senior officers of the Issuer stating that the Issuer is entitled to effect such redemption and setting forth a statement of facts showing that the conditions precedent to the right of the Issuer so to redeem have occurred and the Issuing and Paying Agent and Bond Trustee shall be entitled to accept the certificate as sufficient evidence of the satisfaction of the conditions precedent set out above, in which event it shall be conclusive and binding on all holders of the Covered Bonds.

## **7. Events of Default**

### ***Issuer Events of Default***

**7.01** The Bond Trustee at its discretion may, and if so requested in writing by the holders of at least 25 percent of the aggregate Principal Amount Outstanding of the Covered Bonds (which for this purpose or the purpose of any Extraordinary Resolution (as defined in the Trust Deed) referred to in this Condition 7.01 means the Covered Bonds of this Series together with the Covered Bonds of any other Series constituted by the Trust Deed) then outstanding as if they were a single Series (with the nominal amount of Covered Bonds not denominated in CAD converted into CAD at the applicable Covered Bond Swap Rate) or if so directed by an Extraordinary Resolution of all the holders of the Covered Bonds shall, (but in the case of the happening of any of the events mentioned in sub-paragraphs (b) to (f) below, only if the Bond Trustee shall have certified in writing to the Issuer and the Guarantor, that such event is, in its opinion, materially prejudicial to the interests of the holders of the Covered Bonds of any Series) (subject in each case to being indemnified and/or secured to its satisfaction), give notice (an "**Issuer Acceleration Notice**") in writing to the Issuer that as against the Issuer (but, for the avoidance of doubt, not against the Guarantor under the Covered Bond Guarantee) each Covered Bond of each Series is, and each such Covered Bond shall thereupon immediately become, due and repayable at its Early Redemption Amount together with accrued interest as provided in the Trust Deed if any of the following events (each, an "**Issuer Event of Default**") shall occur and be continuing:

- (a) the Issuer fails to pay any principal or interest in respect of the Covered Bonds within 10 Business Days in the case of principal and 30 days in the case of interest, in each case of the respective due date; or

- (b) the Issuer fails to perform or observe any obligations under the Covered Bonds of any Series, the Trust Deed or any other Transaction Document (other than the Dealership Agreement and any subscription agreement for the Covered Bonds) to which the Issuer is a party (other than any obligation of the Issuer to comply with the Asset Coverage Test and any other obligation of the Issuer specifically provided for in this Condition 7.01) and such failure continues for a period of 30 days (or such longer period as the Bond Trustee may permit) next following the service by the Bond Trustee on the Issuer of notice requiring the same to be remedied (except in circumstances where the Bond Trustee considers such failure to be incapable of remedy in which case no period of continuation will apply and no notice by the Bond Trustee will be required); or
- (c) an Insolvency Event in respect of the Issuer; or
- (d) an Asset Coverage Test Breach Notice has been served and not revoked (in accordance with the terms of the Transaction Documents) on or before the Guarantor Payment Date immediately following the next Calculation Date after service of such Asset Coverage Test Breach Notice; or
- (e) if the Pre-Maturity Test in respect of any Series of Hard Bullet Covered Bonds is breached less than six months prior to the Final Maturity Date of that Series of Hard Bullet Covered Bonds, and the Guarantor has not cured the breach before the earlier to occur of: (i) ten Business Days from the date that the Seller is notified of the breach of the Pre-Maturity Test and (ii) the Final Maturity Date of that Series of Hard Bullet Covered Bonds; or
- (f) if a ratings trigger prescribed by the Conditions or the Transaction Documents (and not otherwise specifically provided for in this Condition 7.01) is breached and the prescribed remedial action is not taken within the specified time period, unless, in respect of any ratings trigger other than the Account Bank Threshold Ratings, the Standby Account Bank Threshold Ratings, the Cash Management Deposit Ratings and the Servicer Deposit Threshold Ratings, such breach occurs at a time that the Guarantor is Independently Controlled and Governed;
- (g) or the designation of an “Early Termination Date” (as defined under the Issuer Swap Transaction) in respect of the Issuer under the Issuer Swap Transaction.

For the purposes of these Terms and Conditions “**Calculation Date**” means the last Business Day of each month.

Upon the Covered Bonds becoming immediately due and repayable against the Issuer pursuant to this Condition 7.01, the Bond Trustee shall forthwith serve a notice to pay (the “**Notice to Pay**”) on the Guarantor pursuant to the Covered Bond Guarantee and the Guarantor shall be required to make payments of Guaranteed Amounts when the same shall become Due for Payment in accordance with the terms of the Covered Bond Guarantee.

Following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice, the Bond Trustee may or shall take such proceedings against the Issuer in accordance with the first paragraph of Condition 7.03.

The Trust Deed provides that all moneys (the “**Excess Proceeds**”) received by the Bond Trustee from the Issuer or any receiver, liquidator, administrator or other similar official appointed in relation to the Issuer following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice, shall be paid by the Bond Trustee, as soon as practicable after receipt thereof by the Bond Trustee, on behalf of the holders of the Covered Bonds of the relevant Series to the Guarantor (or the Cash Manager on its behalf) for the account of the Guarantor and shall be held in the Guarantor Accounts and the Excess Proceeds shall thereafter form part of the Security granted pursuant to the Security Agreement and shall be used by the Guarantor (or the Cash Manager on its behalf) in the same manner as all other moneys from time to time held by the Cash Manager and/or standing to the credit of the Guarantor in the Guarantor Accounts. Any Excess Proceeds received by the Bond Trustee shall discharge pro tanto the obligations of the Issuer in respect of the payment of the amount of such Excess Proceeds under the Covered Bonds. However, the obligations of the Guarantor under the Covered Bond Guarantee are, following a Covered Bond Guarantee Activation Event, unconditional and irrevocable and the receipt by the Bond Trustee of any Excess Proceeds shall not reduce or discharge any of such obligations.

By subscribing for Covered Bonds, each holder of the Covered Bonds shall be deemed to have irrevocably directed the Bond Trustee to pay the Excess Proceeds to the Guarantor in the manner as described above.

### ***Guarantor Events of Default***

**7.02** The Bond Trustee at its discretion may, and if so requested in writing by the holders of at least 25 percent of the aggregate Principal Amount Outstanding of the Covered Bonds (which for this purpose and the purpose of any Extraordinary Resolution referred to in this Condition 7.02 means the Covered Bonds of this Series together with the Covered Bonds of any other Series constituted by the Trust Deed) then outstanding as if they were a single Series (with the nominal amount of Covered Bonds not denominated in CAD converted into CAD at the applicable Covered Bond Swap Rate) or if so directed by an Extraordinary Resolution of all the holders of the Covered Bonds shall (but in the case of the happening of any of the events described in paragraphs (b) to (f) below, only if the Bond Trustee shall have certified in writing to the Issuer and the Guarantor that such event is, in its opinion, materially prejudicial to the interests of the holders of the Covered Bonds of any Series) (subject in each case to being indemnified and/or secured to its satisfaction) give notice (the “**Guarantor Acceleration Notice**”) in writing to the Issuer and the Guarantor, that (x) each Covered Bond of each Series is, and each Covered Bond of each Series shall as against the Issuer (if not already due and repayable against it following an Issuer Event of Default), thereupon immediately become, due and repayable at its Early Redemption Amount together with accrued interest and (y) all amounts payable by the Guarantor under the Covered Bond Guarantee shall thereupon immediately become due and payable at the Guaranteed Amount corresponding to the Early Redemption Amount for each Covered Bond of each Series together with accrued interest, in each case as provided in the Trust Deed and thereafter the Security shall become enforceable if any of the following events (each, a “**Guarantor Event of Default**”) shall occur and be continuing:

- (a) default is made by the Guarantor for a period of seven days or more in the payment of any Guaranteed Amounts when Due for Payment in respect of the Covered Bonds of any Series, except in the case of the payment of a Guaranteed Amount when Due for Payment under Condition 6.01 where the Guarantor shall be required to make payments of Guaranteed Amounts which are Due for Payment on the dates specified therein; or
- (b) if default is made by the Guarantor in the performance or observance of any obligation, condition or provision binding on it (other than any obligation for the payment of Guaranteed Amounts in respect of the Covered Bonds of any Series and any other obligation specifically provided for in this Condition 7.02) under the Trust Deed, the Security Agreement or any other Transaction Document (other than the obligation of the Guarantor to (i) repay the Demand Loan pursuant to the terms of the Intercompany Loan Agreement, or (ii) if the Issuer is the Swap Provider, make a payment under a Swap Agreement if it has insufficient funds therefor) to which the Guarantor is a party and, except where such default is or the effects of such default are, in the opinion of the Bond Trustee, not capable of remedy when no such continuation and notice as is hereinafter mentioned will be required, such default continues for 30 days (or such longer period as the Bond Trustee may permit) after written notice thereof has been given by the Bond Trustee to the Guarantor requiring the same to be remedied; or
- (c) an Insolvency Event in respect of the Guarantor; or
- (d) a failure to satisfy the Amortization Test on any Calculation Date following the occurrence and during the continuance of an Issuer Event of Default; or
- (e) the Covered Bond Guarantee is not, or is claimed by the Guarantor not to be, in full force and effect; or
- (f) if a ratings trigger prescribed by the Conditions or the Transaction Documents (and not otherwise specifically provided for in this Condition 7.02) is breached and the prescribed remedial action is not taken within the specified time period, unless, in respect of any ratings trigger other than the Account Bank Threshold Ratings, the Standby Account Bank Threshold Ratings, the Cash Management Deposit Ratings and the Servicer Deposit Threshold Ratings, such breach occurs at a time that the Guarantor is Independently Controlled and Governed; or

- (g) the designation of an “Early Termination Date” (as defined under the Interest Rate Swap Agreement or the Covered Bond Swap Agreement, as applicable) in respect of the Guarantor under the Interest Rate Swap Agreement or the Covered Bond Swap Agreement.

Following the occurrence of a Guarantor Event of Default and service of a Guarantor Acceleration Notice on the Guarantor, the Bond Trustee may or shall take such proceedings or steps in accordance with the first and second paragraphs, respectively, of Condition 7.03 and the holders of the Covered Bonds shall have a claim against the Guarantor, under the Covered Bond Guarantee, for an amount equal to the Early Redemption Amount together with accrued but unpaid interest and any other amount due under the Covered Bonds (other than additional amounts payable under Condition 8) as provided in the Trust Deed in respect of each Covered Bond.

### ***Enforcement***

**7.03** The Bond Trustee may at any time, at its discretion and without further notice, take such proceedings against the Issuer and/or the Guarantor, as the case may be, and/or any other person as it may think fit to enforce the provisions of the Trust Deed, the Covered Bonds and any other Transaction Document, but it shall not be bound to take any such enforcement proceedings in relation to the Trust Deed, the Covered Bonds or any other Transaction Document unless (i) it shall have been so directed by an Extraordinary Resolution of all the holders of the Covered Bonds of all Series (with the Covered Bonds of all Series taken together as a single Series as described above) or so requested in writing by the holders of not less than 25 percent of the aggregate Principal Amount Outstanding of the Covered Bonds of all Series then outstanding (taken together and converted into CAD at the applicable Covered Bond Swap Rate) and (ii) it shall have been indemnified and/or secured to its satisfaction.

The Bond Trustee may at any time, at its discretion and without further notice, take such proceedings against the Guarantor and/or any other person as it may think fit to enforce the provisions of the Security Agreement and may, at any time after the Security has become enforceable, take such steps as it may think fit to enforce the Security, but it shall not be bound to take any such steps unless (i) it shall have been so directed by an Extraordinary Resolution of all the holders of the Covered Bonds of all Series (with the Covered Bonds of all Series taken together as a single Series as described above) or a request in writing by the holders of not less than 25 percent of the aggregate Principal Amount Outstanding of the Covered Bonds of all Series then outstanding (taken together and converted into CAD at the applicable Covered Bond Swap Rate); and (ii) it shall have been indemnified and/or secured to its satisfaction.

In exercising any of its powers, trusts, authorities and discretions the Bond Trustee shall, subject to applicable law, only have regard to the interests of the holders of the Covered Bonds of all Series and shall not have regard to the interests of any other Secured Creditors.

No holder of the Covered Bonds shall be entitled to proceed directly against the Issuer or the Guarantor or to take any action with respect to the Trust Deed, the Covered Bonds, or the Security unless the Bond Trustee, having become bound so to proceed, fails so to do within a reasonable time and such failure shall be continuing.

## **8. Taxation**

**8.01** All payments (whether in respect of principal, interest or otherwise) in respect of the Covered Bonds by or on behalf of the Issuer will be paid free and clear of and without withholding or deduction for or on account of any present or future taxes, duties, assessments or governmental charges of whatever nature imposed or levied by or on behalf of Canada, any province or territory or political subdivision thereof or any authority or agency therein or thereof having power to tax, unless the withholding or deduction of such taxes, duties, assessments or governmental charges is required by law or the interpretation or administration thereof. In that event, the Issuer will pay such additional amounts as may be necessary in order that the net amounts received by the Holder after such withholding or deduction shall equal the respective amounts of principal and interest which would have been received in respect of the Covered Bonds in the absence of such withholding or deduction; except that no additional amounts shall be payable with respect to any payment in respect of any Covered Bond:

- (a) to, or to a third party on behalf of, a Holder who is liable for such taxes, duties, assessments or governmental charges in respect of such Covered Bond by reason of his having some connection

with Canada otherwise than the mere holding of (but not the enforcement of) such Covered Bond; or

- (b) to, or to a third party on behalf of, a Holder in respect of whom such tax, duty, assessment or governmental charge is required to be withheld or deducted by reason of the Holder or any other person entitled to payments under the Covered Bonds being a person with whom the Issuer is not dealing at arm's length (within the meaning of the *Income Tax Act* (Canada)), or being a person who is, or does not deal at arm's length with any person who is, a "specified shareholder" of the Issuer for purposes of the thin capitalization rules in the *Income Tax Act* (Canada); or
- (c) presented for payment more than 30 days after the Relevant Date except to the extent that the Holder thereof would have been entitled to such additional amount on presenting the same for payment on the thirtieth such day; or
- (d) to, or to a third party on behalf of, a Holder who is liable for such taxes, duties, assessments or other governmental charges by reason of such Holder's failure to comply with any certification, identification, documentation or other reporting requirement concerning the nationality, residence, identity or connection with Canada, if (i) compliance is required by law as a precondition to, exemption from, or reduction in the rate of, the tax, assessment or other governmental charge and (ii) the Issuer has given Holders at least 30 days' notice that Holders will be required to provide such certification, identification, documentation or other requirement; or
- (e) in respect of any estate, inheritance, gift, sales, transfer, personal property or any similar tax, duty, assessment or governmental charge; or
- (f) where any combination of items (a) - (e) applies;

nor will such additional amounts be payable with respect to any payment in respect of the Covered Bonds to a holder that is a fiduciary or partnership to the extent that the beneficiary or seller with respect to such fiduciary, or member of such partnership would not have been entitled to receive a payment of such additional amounts had such beneficiary, seller or member received directly its beneficial or distributive share of such payment.

For the purposes of this Condition 8.01, the term "**Holder**" shall be deemed to refer to the beneficial holder for the time being of the Covered Bonds.

**8.02** For the purposes of these Terms and Conditions, the "**Relevant Date**" means, in respect of any Covered Bond, the date on which payment thereof first become due and payable, or, if the full amount of the moneys payable has not been received by the Issuing and Paying Agent, or as the case may be, the Registrar on or prior to such due date, the date on which, the full amount of such moneys shall have been so received and notice to that effect shall have been duly given to the Holders in accordance with Condition 14.

**8.03** If the Issuer and/or the Guarantor become subject generally at any time to any taxing jurisdiction other than or in addition to Canada, references in Condition 6.02, Condition 8.01 and Condition 8.05, as applicable, to Canada shall be read and construed as references to Canada and/or to such other jurisdiction(s).

**8.04** Any reference in these Terms and Conditions to any payment due in respect of the Covered Bonds shall be deemed to include any additional amounts which may be payable under this Condition 8. Unless the context otherwise requires, any reference in these Terms and Conditions to "**principal**" shall include any premium payable in respect of a Covered Bond, any Final Redemption Amount, any Excess Proceeds which may be payable by the Bond Trustee under or in respect of the Covered Bonds and any other amounts in the nature of principal payable pursuant to these Terms and Conditions and "**interest**" shall include all amounts payable pursuant to Condition 5 and any other amounts in the nature of interest payable pursuant to these Terms and Conditions.

**8.05** Should any payments made by the Guarantor under the Covered Bond Guarantee be made subject to any withholding or deduction for or on account of taxes or duties of whatever nature imposed or levied by or on behalf of

Canada, any province or territory or political subdivision thereof or by any authority or agency therein or thereof having power to tax, the Guarantor will not be obliged to pay any additional amounts as a consequence.

## 9. Payments

**9.01** Payments of principal in respect of each Registered Covered Bond (whether or not in global form) will be made against presentation and surrender (or, in the case of part payment of any sum due, endorsement) of the Registered Covered Bond at the specified office of any of the Paying Agents. Such payments will be made by electronic transfer to the Designated Account (as defined below) of the holder (or the first named of joint holders) of the Registered Covered Bond appearing in the register (the “**Register**”) of holders of the Registered Covered Bonds maintained by the Registrar at the close of business on the third Business Day (being for this purpose a day on which banks are open for business in the city where the specified office of the Registrar is located) before the relevant due date. Notwithstanding the previous sentence, if (i) a holder does not have a “**Designated Account**” or (ii) the principal amount of the Covered Bonds held by a holder is less than CAD250,000, payment will instead be made by a cheque in the Specified Currency drawn on a Designated Bank (as defined below). For these purposes, “Designated Account” means the account maintained by a holder with a “Designated Bank” and identified as such in the Register and Designated Bank means any bank which processes payments in CAD.

Payments of interest in respect of each Registered Covered Bond (whether or not in global form) will be made by a cheque in the Specified Currency drawn on a Designated Bank and mailed by uninsured mail on the Business Day in the city where the specified office of the Paying Agent is located on the relevant due date to the holder (or the first named of joint holders) of the Registered Covered Bond appearing in the Register at the close of business on (i) the first Business Day (in relation to Registered Covered Bonds); and (ii) the fifteenth day (in relation to Registered Definitive Covered Bonds), whether or not such fifteenth day is a Business Day, before the relevant due date (the “**Record Date**”) at the holder’s address shown in the Register on the Record Date and at the holder’s risk. Upon application of the holder to the specified office of the Paying Agent not less than three Business Days in the city where the specified office of the Paying Agent is located before the due date for any payment of interest in respect of a Registered Covered Bond, the payment may be made by electronic transfer on the due date in the manner provided in the preceding paragraph. Any such application for electronic transfer shall be deemed to relate to all future payments of interest (other than interest due on redemption and installments of principal (other than the final installments)) in respect of the Registered Covered Bonds which become payable to the holder who has made the initial application until such time as the Paying Agent is notified in writing to the contrary by such holder. Payment of the interest due in respect of each Registered Covered Bond on redemption and the final installment of principal will be made in the same manner as payment of the principal in respect of such Registered Covered Bond.

Holders of Registered Covered Bonds will not be entitled to any interest or other payment for any delay in receiving any amount due in respect of any Registered Covered Bond as a result of a cheque posted in accordance with this Condition arriving after the due date for payment or being lost in the post. No commissions or expenses shall be charged to such holders by the Paying Agent in respect of any payments of principal or interest in respect of the Registered Covered Bonds.

None of the Issuer, the Guarantor, the Bond Trustee or the Agents will have any responsibility or liability for any aspect of the records relating to, or payments made on account of, beneficial ownership interests in the Registered Covered Bonds or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.

If the due date for payment of any amount due in respect of any Registered Covered Bond is not a Payment Day (as defined in Condition 9.03), then the Holder thereof will not be entitled to payment thereof until the next day which is such a day, and from such day and thereafter will be entitled to receive payment by cheque on any local banking day, and will be entitled to payment by transfer to a designated account on any day which is a local banking day, a Payment Day and a day on which commercial banks and foreign exchange markets settle payments in the relevant currency in the place where the relevant designated account is located and no further payment on account of interest or otherwise shall be due in respect of such postponed payment unless there is a subsequent failure to pay in accordance with these Terms and Conditions in which event interest shall continue to accrue as provided in Condition 5.06 or, if appropriate, Condition 5.11.

**9.02** Payments of amounts due (whether principal, interest or otherwise) in respect of Covered Bonds will be made in the currency in which such amount is due (a) by cheque or (b) at the option of the payee, by transfer to an account denominated in the relevant currency specified by the payee. Payments will, without prejudice to the provisions of Condition 8, be subject in all cases to any applicable fiscal or other laws and regulations in the place of payment.

**9.03** For the purposes of these Terms and Conditions:

- (a) “**local banking day**” means a day (other than a Saturday or Sunday) on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) in the place of presentation of the relevant Covered Bond; and
- (b) “**Payment Day**” means a day which is a Business Day.

**9.04** No commissions or expenses shall be charged to the Holders of Covered Bonds in respect of such payments.

## **10. Prescription**

**10.01** Subject to applicable law, the Issuer’s obligation to pay an amount of principal and interest in respect of Covered Bonds will cease if the Covered Bonds are not presented within two years after the Relevant Date (as defined in Condition 8.02) for payment thereof.

## **11. The Paying Agents, the Registrar, Transfer Agents and the Calculation Agent**

**11.01** The initial Paying Agents, the Registrar and the Transfer Agents and their respective initial specified offices are specified herein. Each of the Issuer and the Guarantor (in respect of itself only) reserves the right, without approval of the Bond Trustee, at any time to vary or terminate the appointment of any Paying Agent (including the Issuing and Paying Agent), any Transfer Agent(s), the Registrar or the Calculation Agent and to appoint additional or other Paying Agents, Transfer Agents or another Registrar or Calculation Agent provided that the Issuer and the Guarantor will at all times maintain (i) an Issuing and Paying Agent, (ii) the Registrar, and (iii) a Calculation Agent where required by the Terms and Conditions applicable to any Covered Bonds. The Agents, the Registrar and the Calculation Agent reserve the right at any time to change their respective specified offices to some other specified office in the same metropolitan area. Notice of all changes in the identities or specified offices of any Agent, the Registrar or the Calculation Agent will be given promptly by the Issuer or the Guarantor to the Holders in accordance with Condition 14.

**11.02** The Agents, the Registrar and the Calculation Agent act solely as agents of the Issuer and the Guarantor, and, in certain circumstances of the Bond Trustee, and save as provided in the Agency Agreement or any other agreement entered into with respect to its appointment, do not assume any obligations towards or relationship of agency or trust for any Holder of any Covered Bond and each of them shall only be responsible for the performance of the duties and obligations expressly imposed upon it in the Agency Agreement or other agreement entered into with respect to its appointment or incidental thereto.

**11.03** Notwithstanding the foregoing, the Issuing and Paying Agent, on behalf of itself and the other Paying Agents, shall have the right to decline to act as the Paying Agent with respect of any Covered Bonds issued pursuant to the Programme that are payable and/or dischargeable by the Issuer by the payment or delivery of securities and/or other property or any combination of cash, securities and/or property whereupon the Issuer or an affiliate thereof shall either (i) act as Paying Agent or (ii) engage another financial institution to act as Paying Agent in respect of such Covered Bonds. The Final Terms relating to such Covered Bonds shall include the relevant details regarding the applicable Paying Agent.

## **12. Replacement of Covered Bonds**

If any Covered Bond is lost, stolen, mutilated, defaced or destroyed, it may be replaced at the specified office of the Registrar or any Transfer Agent (the “**Replacement Agent**”), subject to all applicable laws, upon payment by the claimant of all expenses incurred in connection with such replacement and upon such terms as to evidence, security,

indemnity and otherwise as the Issuer and the Replacement Agent may require. Mutilated or defaced Covered Bonds must be surrendered before replacements will be delivered therefor.

### **13. Meetings of Holders of the Covered Bonds, Modification and Waiver**

#### **13.01 Meetings of Holders of the Covered Bonds**

The Trust Deed contains provisions for convening meetings of the holders of the Covered Bonds to consider any matter affecting their interests, including the modification by Extraordinary Resolution of these Terms and Conditions or the provisions of the Trust Deed. The quorum at any such meeting in respect of any Covered Bonds of any Series for passing an Extraordinary Resolution is one or more persons holding or representing not less than a clear majority of the aggregate Principal Amount Outstanding of the Covered Bonds of such Series for the time being outstanding, or at any adjourned meeting one or more persons being or representing holders of the Covered Bonds whatever the nominal amount of the Covered Bonds of such Series so held or represented, except that at any meeting the business of which includes the modification of any Series Reserved Matter (as defined below), the quorum shall be one or more persons holding or representing not less than two-thirds of the aggregate Principal Amount Outstanding of the Covered Bonds of such Series for the time being outstanding, or at any adjourned such meeting one or more persons holding or representing not less than one third of the aggregate Principal Amount Outstanding of the Covered Bonds of such Series for the time being outstanding. An Extraordinary Resolution passed at any meeting of the holders of the Covered Bonds of a Series shall, subject as provided below, be binding on all the holders of the Covered Bonds of such Series, whether or not they are present at the meeting. Pursuant to the Trust Deed, the Bond Trustee may convene a single meeting of the holders of Covered Bonds of more than one Series if in the opinion of the Bond Trustee there is no conflict between the holders of such Covered Bonds, in which event the provisions of this paragraph shall apply thereto mutatis mutandis.

Notwithstanding the provisions of the immediately preceding paragraph, any Extraordinary Resolution to direct the Bond Trustee to accelerate the Covered Bonds pursuant to Condition 7 or to direct the Bond Trustee to take any enforcement action (a “**Programme Resolution**”) shall only be capable of being passed at a single meeting of the holders of the Covered Bonds of all Series then outstanding. Any such meeting to consider a Programme Resolution may be convened by the Issuer, the Guarantor or the Bond Trustee or by holders of the Covered Bonds of any Series. The quorum at any such meeting for passing a Programme Resolution is one or more persons holding or representing at least a clear majority of the aggregate Principal Amount Outstanding of the Covered Bonds of all Series for the time being outstanding or at any adjourned such meeting one or more persons holding or representing Covered Bonds whatever the nominal amount of the Covered Bonds of any Series so held or represented. A Programme Resolution passed at any meeting of the holders of the Covered Bonds of all Series shall be binding on all holders of the Covered Bonds of all Series, whether or not they are present at the meeting.

In connection with any meeting of the holders of Covered Bonds of more than one Series the Covered Bonds of any Series not denominated in CAD shall be converted into CAD at the applicable Covered Bond Swap Rate.

#### **13.02 Modification and Waiver**

The Bond Trustee, the Guarantor and the Issuer may also agree, without the consent of the holders of the Covered Bonds of any Series and without the consent of the other Secured Creditors (and for this purpose the Bond Trustee may disregard whether any such modification relates to a Series Reserved Matter), to:

- (a) any modification of the Covered Bonds of one or more Series or any Transaction Document provided that in the opinion of the Bond Trustee such modification is not materially prejudicial to the interests of any of the holders of the Covered Bonds of any Series; or
- (b) any modification of the Covered Bonds of any one or more Series or any Transaction Document which is of a formal, minor or technical nature or is in the opinion of the Bond Trustee made to correct a manifest error or to comply with mandatory provisions of law; or

- (c) any modification (other than in respect of a Series Reserved Matter, provided that a Base Rate Modification (as defined below) will not constitute a Series Reserved Matter) to the Conditions and/or any Transaction Document (including, for the avoidance of doubt but without limitation, the Issuer Swap Transaction (without reference to the Issuer Swap Master Agreement), the Novation Agreement and the Novated Transaction, in each case, in relation to the relevant Series of Covered Bonds and subject to the consent only of the Secured Creditors (i) party to the relevant Transaction Document being amended or (ii) whose ranking in any Priorities of Payments is affected) that the Issuer considers necessary for the purpose of changing the base rate in respect of the Covered Bonds from a Reference Rate to an alternative base rate (any such rate, an “**Alternative Base Rate**”) and making such other amendments as are necessary or advisable in the reasonable judgment of the Issuer to facilitate such change (a “**Base Rate Modification**”), provided that:
- (A) the Issuer certifies to the Bond Trustee in writing (such certificate, a “**Base Rate Modification Certificate**”) that:
- (i) such Base Rate Modification is being undertaken due to:
- (I) a material disruption to the relevant Reference Rate, an adverse change in the methodology of calculating the relevant Reference Rate or the relevant Reference Rate ceasing to exist or be published;
- (II) the insolvency or cessation of business of the administrator of the Reference Rate (in circumstances where no successor administrator has been appointed);
- (III) a public statement by the administrator of the relevant Reference Rate that it will cease publishing such Reference Rate permanently or indefinitely (in circumstances where no successor administrator for the Reference Rate has been appointed that will continue publication of the relevant Reference Rate) and such cessation is reasonably expected by the Issuer to occur prior to the Final Maturity Date or the Extended Due for Payment Date, as applicable;
- (IV) a public statement by the supervisor of the administrator of the relevant Reference Rate that such Reference Rate has been or will be permanently or indefinitely discontinued or will be changed in an adverse manner and such cessation is reasonably expected by the Issuer to occur prior to the Final Maturity Date or the Extended Due for Payment Date, as applicable;
- (V) a public statement by the supervisor of the administrator of the relevant Reference Rate that means such Reference Rate may no longer be used or that its use is or will be subject to restrictions or adverse consequences;
- (VI) an official announcement by the supervisor of the administrator of the original Reference Rate that the original Reference Rate is no longer representative of its relevant underlying market;
- (VII) it has become unlawful for any Paying Agent, the Calculation Agent or the Issuer to calculate any payments due to be made to any holders of the Covered Bonds of any Series using the relevant Reference Rate; or
- (VIII) the reasonable expectation of the Issuer that any of the events specified in sub-paragraphs (I), (II), (III), (IV), (V), (VI) or (VII) will occur or exist within six months of the proposed effective date of such Base Rate Modification,

(ii) the modifications proposed are required solely for the purpose of calculating, determining, and applying the Alternative Base Rate and making consequential modifications to the Conditions and/or any Transaction Document which are, as reasonably determined by the Issuer as necessary or advisable in its reasonable judgement, and the modifications have been drafted solely to such effect; and

(iii) the consent of each Secured Creditor (x) which is party to the relevant Transaction Document being amended, or (y) whose ranking in any Priorities of Payments is affected has been obtained (evidence of which shall be provided by the Issuer to the Bond Trustee with the Base Rate Modification Certificate) and, subject to Condition 13.02(c)(G), no other consents are required to be obtained in relation to the Base Rate Modification; and

(B) such Alternative Base Rate is:

(1) a base rate published, endorsed, approved or recognised by, any regulator or government body (or any relevant committee or other body established, sponsored or approved by any of the foregoing); or

(2) a base rate utilised in a material number of publicly-listed, publicly-offered or benchmark new issues of floating rate covered bonds or floating rate senior unsecured notes prior to the effective date of such Base Rate Modification (for these purposes, five such issues shall be considered material); or

(3) a base rate utilised in a publicly-listed, publicly-offered or benchmark new issue of floating rate covered bonds or floating rate senior unsecured notes where the issuer (or, in the case of asset backed securities, the originator of the relevant assets) is the Issuer or a Subsidiary of the Issuer,

(C) at least 30 days' prior written notice of any Base Rate Modification has been given to the Bond Trustee and the Calculation Agent;

(D) the Base Rate Modification Certificate is provided to the Bond Trustee at the time the Bond Trustee is notified of the Base Rate Modification and on the effective date of such Base Rate Modification;

(E) with respect to each Rating Agency, the Rating Agency Condition (as specified in Condition 20) has been obtained;

(F) the Issuer pays (or arranges for the payment of) all fees, costs and expenses (including legal fees) properly incurred by the Bond Trustee in connection with such Base Rate Modification;

(G) the Issuer has provided at least 30 days' notice to the Covered Bondholders of the relevant Series of Covered Bonds of the Base Rate Modification in accordance with Condition 14 and by publication on Bloomberg on the "Company News" screen relating to the Covered Bonds (in each case specifying the date and time by which Covered Bondholders must respond), and Covered Bondholders representing at least 10 per cent. of the aggregate Principal Amount Outstanding of the relevant Series of Covered Bonds then outstanding have not notified the Issuer or the Issuing and Paying Agent in accordance with the then current practice of any applicable Clearing System through which such Covered Bonds may be held by the time specified in such notice that such Covered Bondholders do not consent to the Base Rate Modification.

If Covered Bondholders representing at least 10 per cent. of the aggregate Principal Amount Outstanding of the relevant Series of Covered Bonds then outstanding have notified the

Issuer or the Issuing and Paying Agent in accordance with the then current practice of any applicable Clearing System through which the Covered Bonds may be held or in the manner specified in the next following paragraph of this Condition 13.02 where there is no applicable Clearing System by the time specified in such notice that such Covered Bondholders do not consent to the Base Rate Modification, then the Base Rate Modification will not be made unless an Extraordinary Resolution of the Covered Bondholders of the relevant Series then outstanding is passed in favour of the Base Rate Modification in accordance with this Condition 13.

Where there is no applicable Clearing System, Covered Bondholders may object in writing to a Base Rate Modification by notifying the Issuer or the Issuing and Paying Agent but any such objection in writing must be accompanied by evidence to the Bond Trustee's satisfaction (having regard to prevailing market practices) of the relevant Covered Bondholder's holding of the Covered Bonds.

For the avoidance of doubt, the Issuer may give effect to an Alternative Base Rate on more than one occasion provided that the conditions set out in this Condition 13.02(c) are satisfied;

- (d) When implementing any modification pursuant to Condition 13.02(c):
  - (i) the Bond Trustee shall not consider the interests of the Covered Bondholders, any other Secured Creditor or any other person and shall act and rely solely and without investigation or liability on any direction of the Issuer relating to any Base Rate Modification Certificate or other certificate or evidence provided to it by the Issuer and shall not be liable to the Covered Bondholders, any other Secured Creditor or any other person for so acting or relying, irrespective of whether any such modification is or may be materially prejudicial to the interests of any such person; and
  - (ii) the Bond Trustee shall not be obliged to agree to any modification which, in the sole opinion of the Bond Trustee, would have the effect of (i) exposing the Bond Trustee to any liability against which it has not been indemnified and/or secured and/or pre-funded to its satisfaction or (ii) increasing the obligations or duties, or decreasing the rights, powers, authorisations, discretions, indemnification or protections, of the Bond Trustee in the Transaction Documents and/or these Conditions.

The Bond Trustee may also agree, without the consent of the holders of the Covered Bonds of any Series, to the waiver or authorization of any breach or proposed breach of any of the provisions of the Covered Bonds of any Series, or determine, without any such consent as described above, that any Issuer Event of Default or Guarantor Event of Default or Potential Issuer Event of Default or Potential Guarantor Event of Default shall not be treated as such, provided that, in any such case, it is not, in the opinion of the Bond Trustee, materially prejudicial to the interests of any of the holders of the Covered Bonds of any Series.

Any such modification, waiver, authorization or determination shall be binding on all holders of the Covered Bonds of all Series of Covered Bonds for the time being outstanding and the other Secured Creditors, and unless the Bond Trustee otherwise agrees, any such modification shall be notified by the Issuer to the holders of the Covered Bonds of all Series of Covered Bonds for the time being outstanding and the other Secured Creditors in accordance with the relevant terms and conditions as soon as practicable thereafter.

In connection with the exercise by it of any of its trusts, powers, authorities and discretions (including, without limitation, any modification, waiver, authorization or determination), the Bond Trustee shall have regard to the general interests of the holders of the Covered Bonds of each Series as a class (but shall not have regard to any interests arising from circumstances particular to individual holders of the Covered Bonds whatever their number) and, in particular but without limitation, shall not have regard to the consequences of any such exercise for individual holders of the Covered Bonds (whatever their number) resulting from their being for any purpose domiciled or resident in, or otherwise connected with, or subject to the jurisdiction of, any particular territory or any political subdivision thereof and the Bond Trustee shall not be entitled to require, nor shall any holder of the Covered Bonds be entitled to claim,

from the Issuer, the Guarantor, the Bond Trustee or any other person any indemnification or payment in respect of any tax consequences of any such exercise upon individual holders of the Covered Bonds, except to the extent already provided for in Condition 8 and/or in any undertaking or covenant given in addition to, or in substitution for, Condition 8 pursuant to the Trust Deed.

For the purposes of these Terms and Conditions:

**“Potential Issuer Event of Default”** means any condition, event or act which, with the lapse of time and/or the issue, making or giving of any notice, certification, declaration, demand, determination and/or request and/or the taking of any similar action and/or the fulfilment of any similar condition, would constitute an Issuer Event of Default;

**“Potential Guarantor Event of Default”** means any condition, event or act which, with the lapse of time and/or the issue, making or giving of any notice, certification, declaration, demand, determination and/or request and/or the taking of any similar action and/or the fulfilment of any similar condition, would constitute a Guarantor Event of Default; and

**“Series Reserved Matter”** in relation to Covered Bonds of a Series means (other than, for the avoidance of doubt, a Base Rate Modification): (i) reduction or cancellation of the amount payable or, where applicable, modification of the method of calculating the amount payable or modification of the date of payment or, where applicable, modification of the method of calculating the date of payment in respect of any principal or interest in respect of the Covered Bonds; (ii) alteration of the currency in which payments under the Covered Bonds are to be made; (iii) alteration of the majority required to pass an Extraordinary Resolution; (iv) any amendment to the Covered Bond Guarantee or the Security Agreement (except in a manner determined by the Bond Trustee not to be materially prejudicial to the interests of the holders of the Covered Bonds of any Series); (v) except in accordance with Condition 12, the sanctioning of any such scheme or proposal for the exchange or sale of the Covered Bonds for or the conversion of the Covered Bonds into, or the cancellation of the Covered Bonds in consideration of, shares, stock, covered bonds, bonds, debentures, debenture stock and/or other obligations and/or securities of the Issuer or any other company formed or to be formed, or for or into or in consideration of cash, or partly for or into or in consideration of such shares, stock, bonds, covered bonds, debentures, debenture stock and/or other obligations and/or securities as described above and partly for or into or in consideration of cash and for the appointment of some person with power on behalf of the holders of the Covered Bonds to execute an instrument of transfer of the Registered Covered Bonds held by them in favour of the persons with or to whom the Covered Bonds are to be exchanged or sold respectively; and (vi) alteration of specific sections of the Trust Deed relating to the quorum and procedure required for meetings of holders of Covered Bonds.

## **14. Notices**

### ***To Holders of Registered Definitive Covered Bonds***

**14.01** Notices to Holders of Registered Definitive Covered Bonds, save where another means of effective communication has been specified herein, will be deemed to be validly given if sent by first class mail (or equivalent) or, if posted to an overseas address, by air mail to them (or, in the case of joint Holders, to the first-named in the register kept by the Registrar) at their respective addresses as recorded in the register kept by the Registrar, and will be deemed to have been validly given on the fourth weekday after the date of such mailing or, if posted from another country, on the fifth such day.

### ***To Issuer***

**14.02** Notices to be given by any holder of Covered Bonds to the Issuer shall be in writing and given by lodging the same, together with the relevant Covered Bond or Covered Bonds, with the Issuing and Paying Agent or the Registrar, as the case may be.

### ***To Holders of Registered Covered Bonds***

**14.03** So long as the Covered Bonds are represented in their entirety by any Registered Covered Bonds held on behalf of CDS, the delivery of the relevant notice to CDS for communication by it to the holders of the Covered Bonds shall be deemed to have been given to the holders of the Covered Bonds on the day on which the said notice was given to CDS.

### **15. Further Issues**

The Issuer may from time to time, without the consent of the Holders of any Covered Bonds, create and issue further Covered Bonds having the same terms and conditions as such Covered Bonds in all respects (or in all respects except for the first payment of interest, if any, on them and/or the Specified Denomination thereof) so as to form a single series with the Covered Bonds of any particular Series.

### **16. Currency Indemnity**

The currency in which the Covered Bonds are denominated or, if different, payable, as specified in the Final Terms (the “**Contractual Currency**”), is the sole currency of account and payment for all sums payable by the Issuer in respect of the Covered Bonds, including damages. Any amount received or recovered in a currency other than the Contractual Currency (whether as a result of, or of the enforcement of, a judgment or order of a court of any jurisdiction or otherwise) by any Holder of a Covered Bond in respect of any sum expressed to be due to it from the Issuer shall only constitute a discharge to the Issuer to the extent of the amount in the Contractual Currency which such Holder is able to purchase with the amount so received or recovered in that other currency on the date of that receipt or recovery (or, if it is not practicable to make that purchase on that date, on the first day on which it is practicable to do so). If that amount is less than the amount in the Contractual Currency expressed to be due to any Holder of a Covered Bond in respect of such Covered Bond, the Issuer shall indemnify such Holder against any loss sustained by such Holder as a result. In any event, the Issuer shall indemnify each such Holder against any cost of making such purchase which is reasonably incurred. These indemnities constitute a separate and independent obligation from the Issuer’s other obligations, shall give rise to a separate and independent cause of action, shall apply irrespective of any indulgence granted by any Holder of a Covered Bond or Coupon and shall continue in full force and effect despite any judgment, order, claim or proof for a liquidated amount in respect of any sum due in respect of the Covered Bonds or any judgment or order. Any such loss shall be deemed to constitute a loss suffered by the relevant Holder of a Covered Bond or Coupon and no proof or evidence of any actual loss will be required by the Issuer.

### **17. Waiver and Remedies**

No failure to exercise, and no delay in exercising, on the part of the Holder of any Covered Bond, any right hereunder shall operate as a waiver thereof nor shall any single or partial exercise thereof preclude any other or future exercise thereof or the exercise of any other right. Rights hereunder shall be in addition to all other rights provided by law. No notice or demand given in any case shall constitute a waiver of rights to take other action in the same, similar or other instances without such notice or demand.

### **18. Branch of Account**

**18.01** For the purposes of the Bank Act, the branch of the Bank set out in a Covered Bond or the related Final Terms shall be the branch of account (the “**Branch of Account**”) for the deposits evidenced by such Covered Bond.

**18.02** Each Covered Bond will be paid without the necessity of first being presented for payment at the Branch of Account.

**18.03** If the Branch of Account is not in Canada, the Bank may change the Branch of Account for the deposits evidenced by any Covered Bond, upon not less than seven days’ prior notice to its Holder given in accordance with Condition 14 and upon and subject to the following terms and conditions:

- (a) the Issuer shall indemnify and hold harmless the Holders of such Covered Bonds against any tax, duty, assessment or governmental charge which is imposed or levied upon such Holder as a consequence of such change, and shall pay the reasonable costs and expenses of the Issuing and Paying Agent in connection with such change; and
- (b) notwithstanding (a) above, no change of the Branch of Account may be made unless immediately after giving effect to such change (i) no Issuer Event of Default, Guarantor Event of Default, Potential Issuer Event of Default or Potential Guarantor Event of Default shall have occurred and be continuing and (ii) payments of principal and interest on Covered Bonds of such Series to Holders thereof (other than Excluded Holders, as hereinafter defined) shall not, in the opinion of counsel to the Issuer, be subject to any taxes, as hereinafter defined, to which they would not have been subject had such change not taken place. For the purposes of this section, an “**Excluded Holder**” means a Holder of a Covered Bond of such Series relating thereto who is subject to taxes by reason of his having some connection with the Relevant Jurisdiction other than the mere holding of a Covered Bond of such Series as a non-resident of such Relevant Jurisdiction. “**Relevant Jurisdiction**” means and includes Canada, its provinces or territories and the jurisdiction in which the new Branch of Account is located, and “**taxes**” means and includes any tax, duty, assessment or other governmental charge imposed or levied in respect of the payment of the principal of the Covered Bonds of such Series or interest thereon for or on behalf of a Relevant Jurisdiction or any authority therein or thereof having power to tax.

## **19. Substitution**

Subject as provided in the Trust Deed, the Bond Trustee, if it is satisfied that to do so would not be materially prejudicial to the interests of the holders of the Covered Bonds, may agree, without the consent of the holders of the Covered Bonds, to the substitution of a Subsidiary of the Issuer in place of the Issuer as principal debtor under the Covered Bonds and the Trust Deed, provided that the obligations of such Subsidiary in respect of the Covered Bonds and the Trust Deed shall be guaranteed by the Issuer in such form as the Bond Trustee may require.

Any substitution pursuant to this Condition 19 shall be binding on the holders of the Covered Bonds, and, unless the Bond Trustee agrees otherwise, shall be notified to the holders of the Covered Bonds as soon as practicable thereafter in accordance with Condition 14.

It shall be a condition of any substitution pursuant to this Condition 19 that (i) the Covered Bond Guarantee shall remain in place or be modified to apply mutatis mutandis and continue in full force and effect in relation to any Subsidiary of the Issuer which is proposed to be substituted for the Issuer as principal debtor under the Covered Bonds and the Trust Deed; and (ii) any Subsidiary of the Issuer which is proposed to be substituted for the Issuer is included in the Registry as a registered issuer and that all other provisions of the Covered Bond Legislative Framework and the CMHC Guide are satisfied prior to the substitution of the Issuer.

## **20. Rating Agency Condition**

**20.01** By subscribing for or purchasing Covered Bond(s), each holder of Covered Bonds shall be deemed to have acknowledged and agreed that a credit rating of a Series of Covered Bonds by the Rating Agencies is an assessment of credit risk and does not address other matters that may be of relevance to holders of Covered Bonds, including, without limitation, in the case of a confirmation by each Rating Agency that any action proposed to be taken by the Issuer, the Guarantor, the Seller, the Servicer, the Cash Manager, the Bond Trustee or any other party to a Transaction Document will not result in a reduction or withdrawal of the rating of the Covered Bonds in effect immediately before the taking of such action (a “**Rating Agency Condition**”), whether such action is either (i) permitted by the terms of the relevant Transaction Document or (ii) in the best interests of, or not prejudicial to, some or all of the holders of Covered Bonds.

**20.02** In being entitled to have regard to the fact that a Rating Agency has confirmed that the then current rating of the relevant Series of Covered Bonds would not be reduced or withdrawn, each of the Issuer, the Guarantor, the Bond Trustee, and the Secured Creditors (including the holders of Covered Bonds) is deemed to have acknowledged and agreed that confirmation of the satisfaction of the Rating Agency Condition does not impose or extend any actual or

contingent liability on the Rating Agencies to the Issuer, the Guarantor, the Bond Trustee, the Secured Creditors (including the holders of Covered Bonds) or any other person or create any legal relations between the Rating Agencies and the Issuer, the Guarantor, the Bond Trustee, the Secured Creditors (including the holders of Covered Bonds) or any other person whether by way of contract or otherwise.

**20.03** By subscribing for or purchasing Covered Bond(s), each holder of Covered Bonds shall be deemed to have acknowledged and agreed that:

- (a) a confirmation of the satisfaction of the Rating Agency Condition may or may not be given at the sole discretion of each Rating Agency;
- (b) depending on the timing of delivery of the request and any information needed to be provided as part of any such request, it may be the case that a Rating Agency cannot confirm the satisfaction of the Rating Agency Condition in the time available, or at all, and the Rating Agency shall not be responsible for the consequences thereof;
- (c) a confirmation of the satisfaction of the Rating Agency Condition, if given, will be given on the basis of the facts and circumstances prevailing at the relevant time, and in the context of cumulative changes to the transaction of which the Covered Bonds forms a part; and
- (d) a confirmation of the satisfaction of the Rating Agency Condition represents only a restatement of the opinions given, and shall not be construed as advice for the benefit of any holder of Covered Bonds or any other party.

**20.04** If a confirmation of the satisfaction of the Rating Agency Condition or some other response by a Rating Agency is a condition to any action or step or is otherwise required under any Transaction Document and a written request for such confirmation of the satisfaction of the Rating Agency Condition or response is delivered to that Rating Agency by any of the Issuer, the Guarantor and/or the Bond Trustee, as applicable (each a “**Requesting Party**”), and either (i) the Rating Agency indicates that it does not consider such confirmation or response necessary in the circumstances or (ii) within 30 days of actual receipt of such request by the Rating Agency, such request elicits no confirmation or response and/or such request elicits no statement by the Rating Agency that such confirmation or response could not be given, the Requesting Party will be entitled to disregard the requirement for satisfaction of the Rating Agency Condition or affirmation of rating or other response by the Rating Agency and proceed on the basis that such confirmation or affirmation of rating or other response by the Rating Agency is not required in the particular circumstances of the request. The failure by a Rating Agency to respond to a written request for a confirmation or affirmation shall not be interpreted to mean that such Rating Agency has given any deemed confirmation of the satisfaction of the Rating Agency Condition or affirmation of rating or other response in respect of such action or step.

## **21. Indemnification of Bond Trustee and Bond Trustee contracting with the Issuer and/or the Guarantor**

If, in connection with the exercise of its powers, trusts, authorities or discretions the Bond Trustee is of the opinion that the interests of the holders of the Covered Bonds of any one or more Series would be materially prejudiced thereby, the Bond Trustee shall not exercise such power, trust, authority or discretion without the approval by Extraordinary Resolution of such holders of the relevant Series of Covered Bonds then outstanding or by a direction in writing of such holders of the Covered Bonds of at least 25 percent of the Principal Amount Outstanding of Covered Bonds of the relevant Series then outstanding.

The Trust Deed and the Security Agreement contain provisions for the indemnification of the Bond Trustee and for relief from responsibility, including provisions relieving the Bond Trustee from taking any action unless indemnified and/or secured to the satisfaction of the Bond Trustee.

The Trust Deed and the Security Agreement also contain provisions pursuant to which the Bond Trustee is entitled, among other things: (i) to enter into business transactions with the Issuer, the Guarantor and/or any of their respective Subsidiaries and affiliates and to act as trustee for the holders of any other securities issued or guaranteed by, or relating to, the Issuer, the Guarantor and/or any of their respective Subsidiaries and affiliates; (ii) to exercise and

enforce its rights, comply with its obligations and perform its duties under or in relation to any such transactions or, as the case may be, any such trusteeship without regard to the interests of, or consequences for, the holders of the Covered Bonds or the other Secured Creditors; and (iii) to retain and not be liable to account for any profit made or any other amount or benefit received thereby or in connection therewith.

The Bond Trustee will not be responsible for any loss, expense or liability, which may be suffered as a result of any Portfolio Assets, or any deeds or documents of title thereto, being uninsured or inadequately insured or being held by clearing organizations or their operators or by intermediaries such as banks, brokers or other similar persons on behalf of the Bond Trustee. The Bond Trustee will not be responsible for: (i) supervising the performance by the Issuer or any other party to the Transaction Documents of their respective obligations under the Transaction Documents and the Bond Trustee will be entitled to assume, until it has written notice to the contrary, that all such persons are properly performing their duties; (ii) considering the basis on which approvals or consents are granted by the Issuer or any other party to the Transaction Documents under the Transaction Documents; (iii) monitoring the Covered Bond Portfolio, including, without limitation, whether the Covered Bond Portfolio is in compliance with the Asset Coverage Test and/or the Amortization Test; or (iv) monitoring whether the Portfolio Assets satisfy the Eligibility Criteria. The Bond Trustee will not be liable to any holder of the Covered Bonds or other Secured Creditor for any failure to make or to cause to be made on their behalf the searches, investigations and enquiries which would normally be made by reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market in relation to the Security and have no responsibility in relation to the legality, validity, sufficiency and enforceability of the Security and the Transaction Documents.

## **22. Law and Jurisdiction**

The Trust Deed, Agency Agreement, the Covered Bonds and the other Transaction Documents are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

## **EXPENSES**

Except as otherwise set out in the applicable Final Terms, expenses related to the issue and distribution of each Tranche of Covered Bonds will be paid as agreed in the Dealership Agreement.

## **USE OF PROCEEDS**

Except as otherwise set out in the applicable Final Terms, the net proceeds of the issue of each Tranche of Covered Bonds will be added to the general funds of the Issuer.

## PRO FORMA FINAL TERMS

Set out below is the form of Final Terms which will be completed for each Tranche of Covered Bonds issued under this Offering Memorandum. This *pro forma* Final Terms is subject to completion and amendment to set out the terms upon which each Tranche or Series of Covered Bonds is to be issued.

Final Terms dated [       ]



### LAURENTIAN BANK OF CANADA

*(a Canadian chartered bank)*

Issue of [Aggregate Principal Amount of Tranche] [Title of Covered Bonds]  
under the

**CAD 2,000,000,000**

**Legislative Covered Bond Programme**  
**unconditionally and irrevocably guaranteed as to payments by**  
**LBC COVERED BOND (LEGISLATIVE) GUARANTOR**  
**LIMITED PARTNERSHIP**

*(a limited partnership formed under the laws of Ontario)*

**THE 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 FINAL TERMS. THE COVERED BONDS ARE NOT INSURED OR GUARANTEED BY CMHC OR THE GOVERNMENT OF CANADA OR ANY OTHER AGENCY THEREOF.**

**THE COVERED BONDS DESCRIBED IN THESE FINAL TERMS HAVE NOT BEEN REGISTERED UNDER THE UNITED STATES SECURITIES ACT OF 1933, AS AMENDED (THE “U.S. SECURITIES ACT”) OR ANY OTHER APPLICABLE U.S. STATE SECURITIES LAWS AND, ACCORDINGLY, THE COVERED BONDS MAY NOT BE OFFERED OR SOLD WITHIN THE UNITED STATES OR TO, OR FOR THE ACCOUNT OR BENEFIT OF, U.S.**

**THIS DOCUMENT IS NOT, AND UNDER NO CIRCUMSTANCES IS TO BE CONSTRUED AS, AN ADVERTISEMENT OR A PUBLIC OFFERING OF THE SECURITIES DESCRIBED HEREIN IN CANADA. NO SECURITIES COMMISSION OR SIMILAR AUTHORITY IN CANADA HAS REVIEWED OR IN ANY WAY PASSED UPON THIS DOCUMENT OR THE MERITS OF THE SECURITIES DESCRIBED HEREIN, AND ANY REPRESENTATION TO THE CONTRARY IS AN OFFENCE.**

**THE COVERED BONDS ARE BEING OFFERED ON A PRIVATE PLACEMENT BASIS AS EXEMPT SECURITIES AND ONLY TO PURCHASERS THAT QUALIFY AS “ACCREDITED INVESTORS” (AS SUCH TERM IS DEFINED IN NATIONAL INSTRUMENT 45-106 – PROSPECTUS EXEMPTIONS OR SUBSECTION 73.3(1) OF THE SECURITIES ACT (ONTARIO), AS APPLICABLE) UNDER CANADIAN SECURITIES LAWS.**

### PART A—CONTRACTUAL TERMS

Any person making or intending to make an offer of the Covered Bonds may only do so in circumstances in which no obligation arises for the Issuer, any Arranger or any Dealer to publish a prospectus, in each case, in relation to such offer.

None of the Issuer, the Guarantor, any Arranger or any Dealer has authorised, nor do they authorise, the making of any offer of Covered Bonds in any other circumstances. No document has been provided to any person in respect of the issuance of the Covered Bonds that may be construed as an “offering memorandum” under applicable securities laws.

This document constitutes the Final Terms of the Covered Bonds described herein. This document must be read in conjunction with the offering memorandum dated April 26, 2021 (as such document may be supplemented or amended, the “**Offering Memorandum**”). Full information on the Issuer and the offer of the Covered Bonds is only available on the basis of the combination of these Final Terms and the Offering Memorandum. The Offering Memorandum and all documents incorporated by reference therein are available for viewing and may be obtained from the offices of the Issuer at Suite 600, 1360 René-Lévesque Boulevard West Montreal, Quebec Canada H3G 0E5.

Terms used herein shall be deemed to be defined as such for the purposes of the conditions (the “**Conditions**”) set forth in the Offering Memorandum.

1. (i) Issuer: Laurentian Bank Canada  
Branch: Head office of the Bank in Montreal
- (ii) Guarantor: LBC Covered Bond (Legislative) Guarantor Limited Partnership
2. (i) Series Number: [ ]  
(ii) Tranche Number: [ ]  
(iii) Date on which the Covered Bonds become fungible: [Not Applicable/The Covered Bonds shall be consolidated, form a single series and be interchangeable with [ ] on [ ]/[the Issue Date]].
3. Specified Currency or Currencies: Canadian dollars (“CAD” or “\$”)  
(Condition 1.04)
4. Aggregate Principal Amount: [ ]  
(i) Series: [ ]  
(ii) Tranche: [ ]
5. Issue Price: [ ]% of the Aggregate Principal Amount [plus accrued interest from [insert date] (if applicable)]
6. (i) Specified Denominations: [[ ] [and integral multiples of [ ] in excess thereof up to and including [ ]]. No Covered Bonds in definitive form will be issued with a denomination above [ ].]  
(Condition 1.03)  
(ii) Calculation Amount: [ ]
7. (i) Issue Date: [ ]  
(ii) Interest Commencement Date: [ ]/[Issue Date] [Not Applicable]

8. (i) Final Maturity Date: [ ]/[Interest Payment Date falling in or nearest to [ ]]
- (ii) Extended Due for Payment Date of Guaranteed Amounts corresponding to the Final Redemption Amount under the Covered Bond Guarantee: [ ]/ Interest Payment Date falling in or nearest to[ ]
9. Interest Basis: [[ ] percent Fixed Rate]
- [[ ] +/- [ ] percent Floating Rate]  
 [Zero Coupon]  
 (further particulars specified in item 15 below)
10. Redemption/Payment Basis: [Redemption at par] [Hard Bullet Covered Bond]
11. Change of Interest Basis: [ ]/[Applicable if and only to the extent that item 15 below applies to the Covered Bonds.]
12. Put/Call Options: [Investor Put]
- [Issuer Call]
- [Not Applicable]
- [(further particulars specified in items 17 and 18 below)]
13. Date of [Board] approval for issuance of Covered Bonds obtained: [[ ] [and [ ], respectively]]/[Not Applicable]

#### PROVISIONS RELATING TO INTEREST (IF ANY) PAYABLE

14. Fixed Rate Covered Bond Provisions: [Applicable/Not Applicable]
- (Condition 5.02)
- (i) Rate[(s)] of Interest: [ ] percent per annum [payable [annually/semi-annually/quarterly/monthly/[ ]]] in arrears on each Interest Payment Date [commencing [ ]]
- (ii) Interest Payment Date(s): [ ] in each year [subject to adjustment in accordance with the Business Day Convention specified in 14(iii) below/not adjusted] up to and including the [Final Maturity Date] [Extended Due for Payment Date, if applicable] (provided however that after the Extension Determination Date, the Interest Payment Date shall be monthly)
- (iii) Business Day Convention: [Following Business Day Convention/Modified Following Business Day Convention/ Modified Business Day Convention/ Preceding Business Day Convention/ FRN Convention]/[Not Applicable]/[other (*specify*)]
- (iv) Fixed Coupon Amount[(s)]: [ ] per Calculation Amount

- (v) Broken Amount(s) [ ] per Calculation Amount, payable on the Interest Payment Date falling [on/or] [ ]/[Not Applicable]
- (vi) Day Count Fraction: [Actual/365 (Fixed)  
Actual/Actual (Canadian Compound Method)]  
[Other (*specify*)]
- (vii) Determination Dates: [[ ] in each year]/[Not Applicable]
15. Floating Rate Covered Bond Provisions: [Applicable [from and including the Final Maturity Date to but excluding the Extended Due for Payment Date to the extent payment of the Final Redemption Amount is deferred until the Extended Due for Payment Date]/Not Applicable]
- (Condition 5.03)
- (i) Interest Period(s): [[ ] [subject to adjustment in accordance with the Business Day Convention specified in 15(iii) below, not adjusted]/[Not Applicable]]
- (ii) Specified Interest Payment Dates: [[ ] [subject to adjustment in accordance with the Business Day Convention specified in 15(iii) below/not adjusted] [(provided however that after the Extension Determination Date, the Specified Interest Payment Date shall be monthly)]/[Not Applicable]]
- (iii) Business Day Convention: [Following Business Day Convention/Modified Following Business Day Convention/ Modified Business Day Convention/ Preceding Business Day Convention/ FRN Convention]/[Not Applicable]/[other (*specify*)]
- (iv) Financial Centre(s): [Montreal]/[Toronto]/[Not Applicable] /[other (*specify*)]
- (v) Manner in which the Rate(s) of Interest is/are to be determined: [Screen Rate Determination/ISDA Determination]
- (vi) Party responsible for calculating the Rate(s) of Interest and Interest Amount(s) (if not the [Agent]): [ ]
- (vii) Screen Rate Determination: [Applicable]/[Not Applicable]/[ ]
- Reference Rate: [ ] month [ ]/[other (*specify*)]
- Interest Determination Date(s) [Second London Business Day prior to the start of each Interest Period] [first day of each Interest Period] [ ] [days prior to start of each Interest Period]
- Relevant Screen Page [ ]
- Relevant Time: [ ]
- Reference Banks: [ ]/[Not Applicable]

- (viii) ISDA Determination: [Issuer is [Fixed Rate/Fixed Amount/Floating Rate/Floating Amount] Payer]/[Not Applicable]
- Floating Rate Option: [ ]
- Designated Maturity: [ ]
- Reset Date: [ ]
- (ix) Margin(s): [+/-][ ] percent per annum
- (x) Linear Interpolation (Condition 5.10) [Not Applicable]/[Applicable – the Rate of Interest for the [long/short] [first/last] Interest Period shall be calculated using Linear Interpolation]
- (xi) Minimum Interest Rate: (Condition 5.05) [ ] percent per annum/[Not Applicable]
- (xii) Maximum Interest Rate: (Condition 5.05) [ ] percent per annum/[Not Applicable]
- (xiii) Day Count Fraction: [Actual/365 (Fixed) Actual/Actual (Canadian Compound Method)]
- 16. Zero Coupon Covered Bond Provisions:** [Applicable/Not Applicable]  
(Condition 5.11)
- (i) Amortization Yield: [[ ] percent per annum]
- (ii) Reference Price: [ ]
- (iii) Day Count Fraction: [Actual/365]

#### PROVISIONS RELATING TO REDEMPTION

- 17. Call Option** [Applicable/Not Applicable]  
(Condition 6.03)
- (i) Optional Redemption Date(s): [ ]
- (ii) Optional Redemption Amount(s) of each Covered Bond and method, if any, of calculation of such amount(s): [ ] per Calculation Amount
- (iii) If redeemable in part:
- (a) Minimum Redemption Amount: [ ] per Calculation Amount
- (b) Maximum Redemption Amount: [ ] per Calculation Amount

- (iv) Notice Period [ ]
18. Put Option [Applicable/Not Applicable]  
(Condition 6.06)
- (i) Optional Redemption Date(s): [ ]
- (ii) Optional Redemption Amount(s) of [ ] per Calculation Amount  
each Covered Bond and method, if  
any, of calculation of such amount(s):
- (iii) Notice period [ ]
19. Final Redemption Amount of each Covered Bond [[ ] per Calculation Amount]
20. Early Redemption Amount:  
Early Redemption Amount(s) payable on redemption for taxation reasons or illegality or upon acceleration following an Issuer Event of Default or Guarantor Event of Default and/or the method of calculating the same: [ ] per Calculation Amount  
(Conditions 6.02, 6.12 or 7)

**GENERAL PROVISIONS APPLICABLE TO THE COVERED BONDS**

21. Form of the Covered Bonds: Registered Covered Bonds held only through the book-based system of CDS Clearing and Depository Services Inc. (“CDS”) and exchangeable only after an Exchange Event.
22. Financial Centre(s) or other special provisions relating to payment dates: [ ]/[Not Applicable]

**THIRD PARTY INFORMATION**

[[ ] has been extracted from [ ]. The Issuer and the Guarantor confirm that such information has been accurately reproduced and that, so far as it is aware, and is able to ascertain from information published by [ ], no facts have been omitted which would render the reproduced information inaccurate or misleading.]/[Not Applicable]

Signed on behalf of the Issuer:

Signed on behalf of the Managing GP for and on behalf of the Guarantor:

By: \_\_\_\_\_  
Duly authorized

By: \_\_\_\_\_  
Duly authorized

By: \_\_\_\_\_  
Duly authorized

By: \_\_\_\_\_  
Duly authorized

## PART B—OTHER INFORMATION

1. **RATINGS** The Covered Bonds to be issued are expected to be rated:  
DBRS: [AAA]
2. **[INTERESTS OF NATURAL AND LEGAL PERSONS INVOLVED IN THE [ISSUE/OFFER]]**  
[[Save as discussed in [*“Subscription and Sale and Transfer and Selling Restrictions”*], so far as the Issuer is aware, no person involved in the offer of the Covered Bonds has an interest material to the offer.] [The [Managers/Dealers] and their affiliates have engaged, and may in future engage, in investment banking and/or commercial banking transactions with, and may perform services for, the Issuer [and the Guarantor] and [its/their] affiliates.]/[Not Applicable]]
3. **[FIXED RATE COVERED BONDS ONLY – YIELD]**  
Indication of yield based on the Issue Price: [ ]
4. **DISTRIBUTION**
- (i) Selling Restrictions: [The Covered Bonds are being sold, in Canada only, on a private placement basis as exempt securities pursuant to applicable securities laws and are only being sold to “accredited investors” as defined pursuant to applicable securities laws.]
5. **OPERATIONAL INFORMATION**
- (i) ISIN Code: [ ]
- (ii) CUSIP [ ]
- (iii) Any clearing system(s) other than CDS, their addresses and the relevant identification number(s): [Not Applicable]/[ ]
- (iv) Delivery: Delivery [against/free of] payment
- (v) Name(s) and address(es) of initial Paying Agent(s), Registrars and Transfer Agents: [ ]
- (vi) Name(s) and address(es) of additional or substitute Paying Agent(s) or Transfer Agent(s): [ ]

## LAURENTIAN BANK OF CANADA

*The information appearing below is supplemented by the more detailed information contained in the documents incorporated by reference. See Paragraphs (a) – (b) of the section entitled “Documents Incorporated by Reference”.*

### **Introduction**

Laurentian Bank of Canada, a Schedule 1 chartered bank subject to the provisions of the *Bank Act* (Canada) (the “**Bank Act**”), was founded in Montreal in 1846 as a savings mutual.

It became a share-issuing corporation under a charter granted on April 27, 1871, pursuant to an act of the Parliament of Canada concerning savings banks. Prior to September 28, 1987, the Bank was known as The Montreal City and District Savings Bank. On that date, the Bank became a chartered bank under Schedule II of the *Bank Act* pursuant to letters patent issued by the Minister of Finance of Canada.

On January 1, 1994, Desjardins-Laurentian Financial Corporation became the majority shareholder of the Bank following its acquisition of the Bank’s parent corporation, Laurentian Group Corporation. On November 12, 1997, Desjardins-Laurentian Financial Corporation, which held 57.5% of the common shares of the Bank, sold its shares by secondary distribution. The Bank thereby became a bank listed under Schedule I of the *Bank Act*.

The Bank’s head office is located at 1360 René-Lévesque Boulevard West, Suite 600, Montreal, Quebec, Canada, H3G 0E5.

### **Board of Directors**

The names of the Directors of the Bank (together with details of their principal outside activities), as of the date of this Offering Memorandum, are set out below.

<b><u>Name and Location</u></b>	<b><u>Principal Occupation</u></b>
Michael Mueller Ontario, Canada	Chair of the Board
Sonia Baxendale Ontario, Canada	Corporate Director
Andrea Bolger Ontario, Canada	Corporate Director
Michael T. Boychuk Québec, Canada	Corporate Director
Suzanne Gouin Québec, Canada	Corporate Director
Rania Llewellyn Ontario, Canada	President and Chief Executive Officer
David Morris Québec, Canada	Corporate Director
David Mowat British Columbia, Canada	Corporate Director

Michelle R. Savoy Ontario, Canada	Corporate Director
Susan Wolburgh Jenah Ontario, Canada	Corporate Director
Nicholas Zelenzcuk Ontario, Canada	Corporate Director

As at the date of this Offering Memorandum, all directors of the Bank have held their present occupations during the last five years, with the exception of:

- Ms. Rania Llewellyn, who, prior to October 2020, was Executive Vice President, Global Business Payments of the Bank of Nova Scotia;
- Mr. David Morris who, prior to May 2016, was a senior partner at Deloitte;
- Mr. David Mowat who, prior to June 2018, was President and Chief Executive Officer of ATB Financial; and
- Ms. Suzanne Gouin who, prior to April 2021, held senior management positions in the private and public sectors, including acting as President and Chief Executive Officer of TV5 Québec, Canada.

As of the date of this Offering Memorandum, there are no potential conflicts of interest between any duties owed to the Bank by the Directors and their private interests and/or external duties owed by these individuals. If a Director were to have a material interest in a matter being considered by the Board or any of its Committees, such Director would not participate in any discussions relating to, or any vote on, such matter.

### **Executives**

The names of the executives of the Bank (together with their position), as of the date of this Offering Memorandum, are set out below.

<b><u>Name and Location</u></b>	<b><u>Position</u></b>
Karine Abgrall-Teslyk Ontario, Canada	Executive Vice President, Head of Personal Banking
Sébastien Bélair Québec, Canada	Executive Vice President, Chief Human Resources Officer
Yvan Deschamps Québec, Canada	Executive Vice President, Chief Financial Officer
Yves Denomme Ontario, Canada	Executive Vice President, Operations
Kelsey Gunderson Ontario, Canada	Executive Vice President, Capital Markets President and Chief Executive Officer, Laurentian Bank Securities Inc.
Rania Llewellyn Ontario, Canada	President and Chief Executive Officer

William Mason  
Ontario, Canada

Executive Vice President, Chief Risk Officer

Eric Provost  
Québec, Canada

Executive Vice President, Head of Commercial Banking  
and President, Québec Market

As at the date of this Offering Memorandum, all the executive officers of the Bank have held their present positions or other management positions during the last five years, with the exception of:

- Ms. Rania Llewellyn who was, prior to October 30, 2020, Executive Vice President, Global Business Payments of The Bank of Nova Scotia;
- Mr. William Mason who was, from 2016 to 2018, a Managing Director and Lead Supervisor at the Office of the Superintendent of Financial Institutions (OSFI). Prior to this, he held a variety of senior banking roles in Canada and the U.S., including more recently Senior Vice President, Head of Asset Liability Management and Senior Vice President, Risk Management at Canadian Imperial Bank of Commerce;
- Mr. Kelsey Gunderson who was, prior to April 2019, Global Head of Trading Products at BMO Capital Markets where he held various management positions for more than a decade; and
- Mr. Eric Provost who was, prior to January 1, 2021, Senior Vice President, Commercial Banking and President and Chief Executive Officer of LBC Capital Inc.
- Mr. Yves Denomme who was, prior to February 22, 2021, Senior Vice President of Registries at Teranet Inc. Prior to Teranet Inc., he held several roles at D+H, including Executive Vice President of Shares Services and Business Transformation.
- Mr. Sébastien Bélair who was, prior to February 2, 2021, Senior Vice President, Retail Banking Operations, Strategy and Transformation at National Bank of Canada, and served in other leadership roles, including as Senior Vice President, Human Resources Strategy and Efficiency.
- Ms. Karine Abgrall-Teslyk who was, prior to April 1, 2021, Regional Vice President at The Bank of Nova Scotia and previously served as District Vice President for the Québec & Eastern Ontario Region, and before that, held senior roles in Québec at Royal Bank of Canada.
- Mr. Yvan Deschamps, who was, prior to April 6, 2021, Senior Vice President, Finance, Accounting and Corporate Development.

## **Business**

Laurentian Bank Financial Group (“**LBCFG**”), consisting of the Bank and its Subsidiaries, is a diversified financial services provider whose mission is to help its customers improve their financial health. Its success is driven by employees guided by the values of proximity, simplicity and honesty, through which it provides a broad range of advice-based financial solutions and services. With activities across Canada and a presence in the U.S., LBCFG is an important player in a number of market segments.

The Bank has three operating segments: Personal Banking, Commercial Banking and Capital Markets. The Bank has one reportable segment.

Within the Personal Banking segment, clients can access the Bank’s offering of financial advice, products and services through the Bank’s network of branches in Quebec, its Advisors and Brokers channel targeting independent financial intermediaries across Canada, and its digital platform available to all Canadians.

The Commercial Banking segment caters to the financial needs of its business clients across Canada and in the United States and provides commercial lending, real estate financing, and equipment and inventory financing.

The Capital Markets segment provides a range of capital market-related services, including research, market analysis, advisory services, corporate underwriting for debt and equity securities and administrative services.

As at October 31, 2020, the Bank had \$44.2 billion in balance sheet assets and \$27.8 billion in assets under administration. The Bank is the seventh largest bank in Canada, based on total assets among publicly listed banks on the Toronto Stock Exchange.

### **Supervision and Regulation in Canada**

The Bank is a federally regulated financial institution governed by the Bank Act. The Office of the Superintendent of Financial Institutions (“**OSFI**”) reports to the Minister of Finance (the “**Minister**”) for the supervision of federally regulated financial institutions, including the Bank. OSFI is required to examine the affairs and business of each institution for the purpose of determining whether statutory requirements are duly observed and the institution is in sound financial condition. OSFI performs an annual examination and submits its report to the Minister thereafter.

In addition to its governing legislation, the Bank is subject to regulation under the Financial Consumer Agency of Canada Act. The Financial Consumer Agency of Canada enforces consumer-related provisions of the federal statutes that govern financial institutions. The Bank is a member of the Canada Deposit Insurance Corporation (CDIC), which insures certain deposits held at the member institutions. The Bank is also subject to oversight by the Financial Transaction and Reports Analysis Centre of Canada (FINTRAC), who, administers the Proceed of Crime (Money Laundering) and Terrorist Financing Act and its regulations. In addition, the activities of Bank’s dealer, trust, loan and insurance subsidiaries are also regulated under provincial laws in the provinces in which they operate, including oversight by provincial securities commissions as well as the Investment Industry Regulatory Organization of Canada (IIROC) and the Mutual Fund Dealers Association of Canada (MFDA).

### **Major Shareholders / Constraints**

The Bank Act contains restrictions on the issue, transfer, acquisition, beneficial ownership and voting of all shares of a chartered bank. The following is a summary of such restrictions.

Subject to certain exceptions specified in the Bank Act, no person or persons acting jointly or in concert may be a major shareholder of a bank if the bank has equity of \$12 billion or more. While the equity of the Bank is less than \$12 billion and the Bank Act would otherwise permit a person to own up to 100% of any class of shares of the Bank, the Bank is deemed to be a bank to which the ownership restrictions for banks with equity of \$12 billion or more apply until the Minister of Finance (Canada) specifies, on application by the Bank, that these restrictions no longer apply to the Bank.

For purposes of the Bank Act, a person is a major shareholder of a bank where:

- (a) the aggregate of shares of any class of voting shares of a bank beneficially owned by that person, by entities controlled by that person and by any person associated or acting jointly or in concert with that person is more than 20% of that class of voting shares; or
- (b) the aggregate number of shares of any class of non-voting shares of a bank beneficially owned by that person, by entities controlled by that person and by any person associated or acting jointly or in concert with that person is more than 30% of that class of non-voting shares.

Furthermore, no person may have a significant interest in any class of shares of a bank, including the Bank, unless the person first receives the approval of the Minister of Finance (Canada). For purposes of the Bank Act, a person has a significant interest in a class of shares of a bank where the aggregate number of shares beneficially owned by that person, by entities controlled by that person and by any person associated or acting jointly or in concert with that person exceeds 10% of all of the outstanding shares of that class of shares of such bank.

Subject to certain exceptions, the Bank Act also prohibits banks, including the Bank, from transferring or issuing any shares of any class of the Bank to Her Majesty in right of Canada or of a province or any agent or agency of Her

Majesty, in either of those rights, or to the government of a foreign country or any political subdivision, agent or agency of any of them.

There are no measures in place to ensure that control of the Bank is not abused as the Bank has no major shareholders.

### **Auditors**

The external auditor of the Bank is Ernst & Young LLP.

### **Material Contracts**

Neither the Bank nor the Guarantor has entered into any contracts outside the ordinary course of the Bank's business that could materially affect the Bank's obligations in respect of any Covered Bonds to be issued by the Bank pursuant to this Offering Memorandum other than, with respect to any Covered Bonds, the contracts described in "*Subscription and Sale and Transfer and Selling Restrictions*", "*Terms and Conditions of the Covered Bonds*" and "*Summary of the Principal Documents*".

The Bank's material contracts are available on SEDAR at [www.sedar.com](http://www.sedar.com).

### **Ratings**

As at the date of this Offering Memorandum, the Issuer has been assigned the following long-term credit ratings in respect of its senior unsecured debt:

- BBB by S&P; and
- A (low) by DBRS.

As at the date of this Offering Memorandum, the Issuer has also been assigned the following short-term credit ratings:

- A-2 by S&P; and
- R-1 (low) by DBRS.

A security rating is not a recommendation to buy, sell or hold securities and may be subject to suspension, revision or withdrawal at any time by the assigning agency. Each rating should be evaluated independently of any other rating.

### **Transfer Agent and Registrars**

The transfer agent and registrar of the Bank is Computershare Investor Services Inc. The transfer books for each class of securities of the Bank are kept in Canton, Massachusetts, United States.

### **Bank's Subsidiaries**

A list of the Bank's Subsidiaries is provided at page 27 of the Bank's Annual Information Form, dated as of December 4, 2020, incorporated herein by reference.

#### ***B2B Bank***

B2B Bank is a Schedule 1 chartered bank and subject to the provisions of the *Bank Act*.

In 1996, Laurentian Bank of Canada acquired North American Trust's personal and commercial portfolios, forming a division known as Agency Banking. Four years later, Laurentian of Canada purchased Sun Life Trust Company and merged the business with the Agency Banking division. On July 1, 2000, the resulting organization was re-named B2B Trust. In 2011, with the purchase of MRS Group of Companies, B2B Trust became a leading independent

provider of investment accounts and services to financial advisors in Canada. On July 7, 2012, B2B Trust became a Schedule I bank and was renamed B2B Bank. The acquisition of AGF Trust followed in 2012 and later that year, B2B Bank renamed its mutual fund and investment dealer services B2B Bank Dealer Services. B2B Bank Dealer Services includes: B2B Bank Financial Services Inc., a wholly-owned subsidiary of B2B Bank; B2B Bank Securities Services Inc., a wholly-owned subsidiary of B2B Bank; and B2B Bank Intermediary Services Inc., a wholly-owned subsidiary of B2B Bank.

B2B Bank's head office is located at 199 Bay Street, Suite 600, Toronto, Ontario, Canada M5L 0A2.

## PRESENTATION OF FINANCIAL RESULTS

The information in the tables appearing under "Financial Summary" below was prepared in accordance with IFRS.

### FINANCIAL SUMMARY

The information in the tables below as of October 31, 2020 and 2019 has been extracted from the audited consolidated financial statements of the Bank for the years ended October 31, 2020 and 2019 contained in the Bank's 2020 Annual Report, which statements are incorporated by reference in this Offering Memorandum together with the accompanying notes and the report of the independent auditor as it relates to their opinion on the consolidated financial statements as further described on page 48 of this Offering Memorandum.

The information in the table below as at and for the three months ended January 31, 2021 and 2020 has been extracted from the unaudited interim consolidated financial statements of the Bank for the three months ended January 31, 2021 and 2020 contained in the Bank's First Quarter 2021 Report, which statements are incorporated by reference in this Offering Memorandum and the Bank's First Quarter 2020 Interim Report for the quarter ended January 31, 2020, as applicable. All figures at and for the three months ended January 31, 2021 and 2020 are unaudited.

#### Condensed Consolidated Balance Sheet

	<u>As at</u> <u>January 31, 2021</u>	<u>As at</u> <u>January 31, 2020</u>	<u>As at</u> <u>October 31, 2020</u>	<u>As at</u> <u>October 31, 2019</u>
	(in thousands of Canadian dollars)			
Loans and acceptances, net of allowance	33,042,432	33,423,525	33,019,603	33,566,071
Total assets	45,190,608	44,283,288	44,167,660	44,353,127
Deposits	23,607,352	25,200,953	23,920,203	25,652,604
Other liabilities	8,005,132	7,232,735	7,102,277	6,870,428
Subordinated debentures/debt	349,528	349,187	349,442	349,101
Shareholders' equity	2,644,947	2,573,437	2,611,241	2,567,661

#### Condensed Consolidated Income Statements

	<u>Three months</u> <u>ended January 31,</u> <u>2021</u>	<u>Three months</u> <u>ended January 31,</u> <u>2020</u>	<u>Year ended</u> <u>October 31, 2020</u>	<u>Year ended</u> <u>October 31, 2019</u>
	(in thousands of Canadian dollars, except per share amounts)			
Net interest income	173,074	168,785	682,424	686,411
Other income	74,300	69,928	288,585	282,099
Total operating income	247,374	238,713	971,009	968,510
Provision for credit losses	16,800	14,900	116,300	44,400
Operating expenses	174,063	188,902	733,787	726,493
Income Tax expense	11,692	2,507	6,199	23,455
Net income	44,819	32,172	114,085	172,710
Basic earnings per share	0.96	0.68	2.37	3.78

## LBC COVERED BOND (LEGISLATIVE) GUARANTOR LIMITED PARTNERSHIP

### General

LBC Covered Bond (Legislative) Guarantor Limited Partnership (the “**Guarantor**”) is a limited partnership formed on March 16, 2021 and existing under the *Limited Partnerships Act* (Ontario). The registered office of the Guarantor is at Suite 600, 199 Bay Street, Toronto, Ontario, Canada M5L 0A2 and the telephone contact number is 514 284-4500. The Guarantor is governed by the Guarantor Agreement (see “*Summary of the Principal Documents – Guarantor Agreement*”).

### Description of Limited Partnership

Pursuant to the terms of the *Limited Partnerships Act* (Ontario), a limited partner in a limited partnership is liable for the liabilities, debts and obligations of the partnership, but only to the extent of the amount contributed by it or agreed to be contributed by it to the partnership, unless, in addition to exercising rights and powers as a limited partner, the limited partner takes part in the control of the business of the partnership. Subject to applicable law, limited partners will otherwise have no liability in respect of the liabilities, debts and obligations of the partnership. Each general partner will have unlimited liability for an obligation of the partnership unless the holder of such obligation agrees otherwise.

### Business of the Guarantor

The Guarantor is a structured entity whose primary purpose and sole business is to support the Programme by providing the Covered Bond Guarantee and the sole business of the Guarantor shall be related thereto by: (a) entering into the Trust Deed, giving the Covered Bond Guarantee; (b) entering into the Intercompany Loan Agreement and accepting Capital Contributions from the Partners to fund the collateralization of the Covered Bond Guarantee; (c) using the proceeds from the Intercompany Loan and Capital Contributions (i) to purchase the Covered Bond Portfolio consisting of Loans and their Related Security from the Seller in accordance with the terms of the Mortgage Sale Agreement and additional Covered Bond Portfolios of New Loans and their Related Security pursuant to the terms of the Mortgage Sale Agreement to collateralize the Covered Bond Guarantee; and/or (ii) to invest in Substitute Assets in an amount not exceeding the prescribed limit (under the CMHC Guide); and/or (iii) subject to complying with the Asset Coverage Test (as described below) to from time to time make Capital Distributions to the Limited Partner; and/or (iv) to make deposits of the proceeds in the Guarantor Accounts (including without limitation, to fund the Reserve Fund, and the Pre-Maturity Liquidity Ledger (in each case to an amount not exceeding the prescribed limit) and to fund the Yield Supplement Fund); (d) arranging for the servicing of the Covered Bond Portfolio by the Servicer; (e) entering into the Security Agreement; (f) entering into the other Transaction Documents to which it is a party; and (g) performing its obligations thereunder and in respect thereof and doing all things incidental or ancillary thereto.

The Guarantor has not, since its formation, engaged in, and will not, while there are Covered Bonds outstanding, engage in any material activities other than activities relating to the business of the Guarantor described above and/or incidental or ancillary thereto. The Guarantor and its general partners are not required by applicable Canadian law (including the *Limited Partnerships Act* (Ontario)) to publish any financial statements.

The Guarantor has no employees.

### Partners of the Guarantor

As of the date of this Offering Memorandum, the partners (the “**Partners**”) of the Guarantor are:

- LBC Covered Bond (Legislative) GP Inc., as the managing general partner (the “**Managing GP**”), a wholly owned subsidiary corporation of the Bank incorporated on March 10, 2021 under the laws of Canada as a special purpose entity to be the managing general partner of the Guarantor, with its registered office at Suite 600, 199 Bay Street, Toronto, Ontario, Canada M5L 0A2;

- 12815273 Canada Inc., as the liquidation general partner (the “**Liquidation GP**”), a corporation incorporated on March 10, 2021 under the laws of Canada as a special purpose entity to be the liquidation general partner of the Guarantor, with its registered office at 100 University Avenue, 11<sup>th</sup> Floor, Toronto, Ontario, Canada M5J 2Y1; and
- The Bank, as the sole limited partner.

The Capital Contribution Balance of each of the Partners will be recorded in the Capital Account Ledger. As of the date of this Offering Memorandum, the Bank holds substantially all of the capital in the Guarantor with the Managing GP and the Liquidation GP each holding a nominal interest in the Guarantor.

Each of the Partners has covenanted in the Guarantor Agreement that, except as provided in the Transaction Documents, it will not sell, transfer, convey, create or permit to arise any security interest on, declare a trust over, create any beneficial interest in or otherwise dispose of its interest in the Guarantor without the prior written consent of the Guarantor and, while there are Covered Bonds outstanding, the Bond Trustee.

### **Directors of the Partners of the Guarantor**

The following table sets out the directors of the Managing GP and the Liquidation GP (and their respective business addresses and occupations). For the directors of the Bank see “*Laurentian Bank of Canada – Board of Directors*”, above.

#### ***Directors of the Managing GP***

<b><u>Name</u></b>	<b><u>Business Address</u></b>	<b><u>Business Occupation</u></b>
Yvan Deschamps .....	1360, boulevard René-Lévesque Ouest, Bureau 600, Montréal, Québec H3G 0E8	Executive Vice President, Chief Financial Officer
Sarim Farooqi .....	199 Bay Street, Suite 600, Toronto, Ontario, M5L 0A2	Senior Vice President, Treasurer
Sivan Fox.....	199 Bay Street, Suite 600, Toronto, Ontario, M5L 0A2	Senior Vice President, Legal Affairs and Corporate Secretary

Each of the directors of the Managing GP is an officer and/or employee of the Bank.

#### ***Directors of the Liquidation GP***

<b><u>Name</u></b>	<b><u>Business Address</u></b>	<b><u>Business Occupation</u></b>
Toni De Luca .....	1500 Robert-Bourassa Blvd., 7th floor, Montréal, Québec H3A 3S8	Senior Vice President, Corporate Trust Computershare Trust Company of Canada
Scott Markham .....	100 University Avenue, 11th floor, Toronto, Ontario M5J 2Y1	General Manager, Corporate Trust Computershare Trust Company of Canada

Each of the directors of the Liquidation GP is independent of the Bank.

## **Governance of the Guarantor**

Pursuant to the terms of the Guarantor Agreement, the Managing GP will manage the business and affairs of the Guarantor, act on behalf of the Guarantor, make decisions regarding the business of the Guarantor and have the authority to bind the Guarantor in respect of any such decision. The Managing GP will be required to exercise its powers and discharge its duties honestly, in good faith and in the best interests of the Guarantor, and to exercise the care, diligence and skill of a reasonably prudent person in comparable circumstances. The authority and power vested in the Managing GP to manage the business and affairs of the Guarantor includes all authority necessary or incidental to carry out the objects, purposes and business of the Guarantor, including the ability to engage agents to assist the Managing GP to carry out its management obligations and administrative functions in respect of the Guarantor and its business.

Except in certain limited circumstances (described below under “*Withdrawal or Removal of the General Partners*”), the Liquidation GP will not generally take part in managing the affairs and business of the Guarantor. However, the Liquidation GP’s consent will be required for a voluntary wind up or dissolution of the Guarantor.

Each of the Partners has agreed that it will not, for so long as there are Covered Bonds outstanding, terminate or purport to terminate the Guarantor or institute any winding-up, administration, insolvency or other similar proceedings against the Guarantor. Furthermore, the Partners have agreed, among other things, except as specifically otherwise provided in the Transaction Documents, not to demand or receive payment of any amounts payable by the Guarantor (or the Cash Manager on its behalf) or the Bond Trustee unless all amounts then due and payable by the Guarantor to all other creditors ranking higher in the relevant Priorities of Payments have been paid in full.

## **Potential Conflict of Interest**

All of the directors of the Managing GP are officers or employees of the Issuer. As at the date of this Offering Memorandum, there are no potential conflicts of interest between the duties owed to the Guarantor by any of the directors of the Managing GP or by any of the directors of the Liquidation GP and their private interests and other duties.

## **Reimbursement of General Partners**

The Guarantor will be obliged to reimburse the Managing GP and Liquidation GP for all out-of-pocket costs and expenses incurred on behalf of the Guarantor by the Managing GP or Liquidation GP in the performance of their duties under the Guarantor Agreement.

## **Liability of the Limited Partners of the Guarantor**

The Guarantor is required to operate in a manner so as to ensure, to the greatest extent possible, the limited liability of the limited partner(s). Limited partner(s) may lose their limited liability in certain circumstances. If limited liability is lost by reason of the negligence of the Managing GP or Liquidation GP, as the case may be, in performing its duties and obligations under the Guarantor Agreement, in each case, as determined by a court of competent jurisdiction in a final non-appealable decision, the Managing GP or the Liquidation GP, as applicable, shall indemnify the limited partner(s) against all claims arising from assertions that their respective liabilities are not limited as intended by the Guarantor Agreement. However, since the Managing GP and the Liquidation GP have no significant assets or financial resources, any indemnity from them may have nominal value.

## **Withdrawal or Removal of the General Partners**

The Managing GP or Liquidation GP may resign as managing general partner or liquidation general partner, as the case may be, on not less than 180 days’ prior written notice to the Partners and the Bond Trustee, provided that neither the Managing GP nor Liquidation GP will resign if the effect would be to dissolve the Guarantor. In the event that the Liquidation GP resigns as liquidation general partner, the Managing GP shall use its best commercially reasonable efforts to, without delay, find a replacement liquidation general partner acceptable to the limited partner(s) of the

Guarantor and the Bond Trustee, to accept the role of liquidation general partner formerly held by the Liquidation GP and acquire a general partner interest in the Guarantor.

In the event the Managing GP resigns, an Issuer Event of Default occurs, or a winding-up or insolvency of the Managing GP occurs, the Managing GP shall forthwith, or in the case of resignation at the expiry of the notice period described above, cease to be the managing general partner of the Guarantor and the Liquidation GP shall assume the role and responsibilities (but not the interest in the Guarantor) of the Managing GP and continue the business of the Guarantor as Managing GP.

If at any time the Liquidation GP becomes the Managing GP pursuant to the foregoing, it may appoint a replacement Managing GP acceptable to the limited partner(s) of the Guarantor and the Bond Trustee to act as Managing GP and acquire a general partner interest in the Guarantor. Following the appointment of the replacement Managing GP pursuant to the foregoing, the replacement Managing GP shall have the powers, duties and responsibilities of the Managing GP of the Guarantor and the Liquidation GP shall resume its role, as it was, prior to assuming the role and responsibility of the Managing GP.

## LOAN ORIGINATION AND LENDING CRITERIA

For the purposes of this section “*Loan Origination and Lending Criteria*”, the term, “Bank” means, Laurentian Bank of Canada. The description of the Bank’s Lending Criteria and procedures that follows describes the Bank’s Lending Criteria and procedures for the origination of mortgage loans as of the date of this Offering Document.

There is no requirement for the Bank to maintain the Lending Criteria or procedures described below and the Bank reserves the right to change its Lending Criteria and procedures at any time (See “*Risk Factors – Factors which are material for the purposes of assessing the risks relating to the Covered Bond Portfolio – Changes to the Lending Criteria*”).

The Bank Act currently requires that all residential mortgage loans that have a LTV greater than 80 per cent. at origination be insured against default by a Canadian mortgage insurer, such as CMHC. In addition, from time to time, the Bank may obtain insurance against default from a Canadian mortgage insurer on a portfolio of mortgage loans where the portfolio includes mortgage loans with a LTV of 80 per cent or less.

The Covered Bond Portfolio is not permitted to include mortgage loans that are insured mortgage loans, mortgage loans which have been advanced under the same mortgage as an insured mortgage loan, or mortgage loans that, at the time they were originated, together with any other prior or equal ranking mortgage, had a LTV of 80 per cent or more. No insured mortgage loans, or uninsured mortgage loans with a LTV of 80 per cent or more, form part of the Covered Bond Portfolio.

### **Mortgage Origination and Renewal**

Mortgage applications are, generally, categorized as: (a) applications from new clients for a new mortgage loan or new mortgage refinancing (“**New Client Mortgage**”); and (b) applications from existing clients who wish to renew their existing mortgage loan (“**Renewal**”).

The Bank uses its Quebec Branch Network as its sole channel for the origination of residential mortgages loans.

#### *Quebec Branch Network*

The branch origination channel primarily focuses upon the financing needs of existing clients as well as new clients. Each branch is staffed with employees of the Bank that include trained mortgage specialists who provide clients and non-clients with information on the Bank’s current mortgage products and address general in-person enquiries.

Generally, mortgage applications for a New Mortgage are electronically delivered by the branch to the Bank’s Credit Department. The Bank’s Credit Department is staffed by employees of the Bank and includes mortgage underwriters with lending responsibility and approval authority, who are tasked to review and process applications for New Mortgages in accordance with the Bank’s then-current version of the Residential Mortgage Underwriting Guidelines (“**RMUG**”). The RMUG is comprised of the Prime Residential Mortgage Underwriting Guidelines and the Alternative Residential Mortgage Underwriting Guidelines.

Many of the Bank’s mortgage clients have multiple products and services with the Bank, and applications for Renewals are generally completed directly between the Bank and the client.

The initial Covered Bond Portfolio is expected to comprise of residential mortgage loans that have been originated by the Bank on and after January 1, 2019, and which comply with the CMHC Guide (as such is amended or supplemented from time to time).

#### *Mortgage Purchases from Third-Parties*

From time to time, the Bank and B2B Bank may purchase residential mortgage loans from a third-party or third-parties and these purchased residential mortgage loans are not expected to form part of the Covered Bond Portfolio, unless stated herein.

## *B2B Bank*

For purposes of the Programme, the Bank may, from time to time, purchase residential mortgage loans on arm's length terms from its wholly-owned subsidiary, B2B Bank. B2B Bank uses mortgage brokers as its main source for originating residential mortgage loans in all provinces of Canada (excluding, territories). These mortgage brokers are not employees of B2B Bank (or the Bank or any of its affiliates), but rather, are licensed mortgage brokers, each of whom are operating independently or through an independent mortgage brokerage firm ("**Mortgage Broker**"). Each Mortgage Broker is required to satisfy certain due diligence and verification requirements as part of B2B Bank's onboarding process.

Typically, Mortgage Brokers will submit applications for both a New Mortgage and Renewal, on behalf of their clients, to B2B Bank's Credit Department. B2B Bank's Credit Department is staffed by employees of B2B Bank and includes mortgage underwriters with lending responsibility and approval authority, who are tasked to review and process the applications for New Mortgages in accordance with B2B Bank's then-current version of the Residential Mortgage Underwriting Guidelines.

The initial Covered Bond Portfolio is expected to comprise purchased residential mortgage loans that have been originated by B2B Bank on and after January 1, 2019, and which comply with the CMHC Guide (as such is amended or supplemented from time to time).

### *Common Residential Mortgage Underwriting Guidelines*

B2B Bank utilizes the Bank's RMUG (both the Prime Residential Mortgage Underwriting Guidelines and the Alternative Residential Mortgage Underwriting Guidelines) as its underwriting guidance for New Mortgages and Renewals. B2B Bank generally uses similar administrative practices and procedures as the Bank, including those of the Bank as set out below, unless specifically indicated otherwise.

### **Valuations, Appraisals, Assessments and Credit Strategy**

The Bank Act currently requires that all residential mortgage loans that have a LTV greater than 80 per cent at the time of origination be default insured by a Canadian mortgage insurer. The LTV ratio for prospective loans cannot exceed 95 per cent. The threshold of 80 per cent is reflected in the Bank's current mortgage portfolio and will be reflected in the Covered Bond Portfolio.

The LTV is calculated based on the outstanding amount of all loans under the same loan agreement (see "*Covered Bond Portfolio – Characteristics of the Loans*") and the property valuation or risk assessment (as discussed below) at the time of origination, renewal, or refinance (when new funds are advanced) of the mortgage loan. For internal analysis, the LTV may be updated from time to time based on a more recent property valuation, risk assessment or house price index (which is not required to be the same as the Index). With respect to the Covered Bonds, the CMHC Guide requires that the value of all Properties securing the Loans in the Covered Bond Portfolio are adjusted at least quarterly to account for subsequent price adjustments using the Indexation Methodology.

For all residential mortgage loans that have a LTV ratio of 80 per cent or less at the time of origination, the Bank's RMUG requires one of the following methods as an acceptable property valuation assessment:

- Full appraisal: an appraiser's opinion of the property value based on available market information and an interior and exterior inspection of the property. However, due to COVID-19 related limitations, the current industry practice is to have interior inspections done by way of pictures and videos provided by the occupant or from pictures provided with the associated MLS listing if available. This temporary practice is an alternative way to evaluate the interior condition of a property;
- Drive-by appraisal: an appraiser's opinion of the property value based on available market information and an exterior inspection of the property;

- Automated Valuation Model: an automated valuation model that leverages multiple data points (such as recent and historical sales history) to determine property value; and
- CMHC Low Ratio Emili valuation\*: third-party computer-generated property risk assessment models which are used to assess whether the stated value meets the Bank's predetermined risk parameters, typically, based on land title/sales histories, and municipally-assessed information (and if the results indicate that the stated value does not meet the Bank's predetermined risk parameters, then a full appraisal is required).

\* B2B Bank does not use the CMHC Low Ratio Emili valuation at this time.

The type of property valuation or property risk assessment used may depend on loan characteristics at the time of the application which could include the location of the property, property value, mortgage loan amount, Borrower risk profile, specialty product programs, and the LTV ratio. The CMHC Guide requires that the age of the appraisal must be less than one (1) year from the funding date. The Bank's RMUG requires that the date of the appraisal must be less than 180 days from the funding date. The Bank uses independent mortgage appraisal management companies with a view to ensuring that appraisals are completed on an independent basis. Subsequently, the Bank's Appraisal Review Team verifies the appraisal reports for consistency with the Bank's internal guidelines.

### *Credit Scores*

The Bank utilizes different credit scoring models that are based on the Bureau Score (as defined below) or proprietary models that evaluate existing Bank clients' historical information on loan, credit and/or deposit performance. These credit scoring models are monitored to ensure their continuing functionality and market relevance.

At loan origination, credit reports are obtained primarily from Equifax Information Services LLC and occasionally from TransUnion LLC, which are nationally recognized credit reporting bureaus in Canada, as a means of assessing the creditworthiness of the applicants. Each of these credit reports contains a standardized credit score (each a "**Bureau Score**" and commonly referred to as a FICO score or a Beacon score) that is designed to assess an applicant's credit history at a single point in time, using certain data currently on file for the applicant at the particular credit reporting bureau. Bureau Scores range from approximately 300 to approximately 900, with higher scores indicating an individual with a more favourable credit history (i.e., statistically expected to be less likely to default) compared to an individual with a lower score. Information used to create a Bureau Score may include, among other things, the applicant's payment history, delinquencies on accounts, levels of outstanding indebtedness, length of credit history, types of credit and bankruptcy experience. A Bureau Score, however, only assesses an applicant's past credit history and provides an indicator of the relative degree of potential risk that an applicant represents to a lender on a specified date. In addition, Bureau Scores were developed to indicate levels of default probability over a two-year period and were not developed specifically for use with mortgage loans, but for consumer loans in general. Accordingly, Bureau Scores are not necessarily accurate indicators of levels of default probability over the entire terms of the mortgage loans (which extends beyond a two-year period to three or five years). Furthermore, Bureau Scores do not take into account the differences between mortgage loans and consumer loans, including, the particular LTV ratios of the mortgage loans, the quality or value of the real estate collateral, or the applicant's debt to income ratio. There can be no assurance that an applicant's Bureau Score will be an accurate indicator and predictor of the likelihood of such applicant's mortgage loan being repaid, or that an applicant's Bureau Score has or will remain unchanged after the origination date. In addition to the Bureau Score, the Bank also utilizes an internally developed credit score model that is based on elements provided by the credit bureaus and on credit utilization. This score is updated to monitor the applicant's credit worthiness on an ongoing basis.

Based on the data provided in the application, supporting documents, and certain verifications, the Bank determines whether, in its view, the applicant's income will be sufficient to meet the obligations under the proposed mortgage loan and to pay the other expenses relating to the mortgaged property, including property taxes and other fixed obligations. In general, the Bank requires that expenses related to the mortgage loan, the property, and all other scheduled payments due under the applicant's other debt obligations, not exceed a specified percentage of the applicant's gross income ("**TDS**"). Procedures are in place with a view to ensuring that only the verified income of the applicant is utilized for TDS purposes.

### ***Credit Adjudication and the Risk Management Group***

The Bank's (or B2B Bank's, as the case may be) Credit Department (credit adjudication) processes a mortgage loan application for New Mortgages from the time of origination. An application for a New Mortgage is captured electronically and routed to the relevant Credit Department where the application is referred to an adjudicating underwriter for review and an approval or decline decision. An application that exceeds the underwriter's level of credit authority is typically escalated to a Team Lead with a higher level of credit and lending authority for approval, and an application that exceeds such Team Lead's credit and lending authority is typically escalated to a senior member of the relevant Credit Department that has the authority to approve (or decline).

In determining the mortgage application and level of risk, the adjudicator considers:

- the applicant's willingness and capacity to repay the mortgage loan specifically, their credit score, credit history, income history, assets and liabilities;
- the applicant's commitment to the property (down payment); and
- the value of the property as documented in the appraisal.

All prime conventional mortgage must comply with the Prime Residential Mortgage Underwriting Guideline (Prime RMUG) which complies with regulatory requirements, including the OSFI B-20 Guideline.

Each mortgage loan file includes a documented rationale detailing both positive and negative elements of the loan application and risk mitigating factors that lead to the underwriting decision. The rationale includes an analysis of the loan application and identify any areas of concern and any compensating factors to offset the areas of concern. The practice is that the loan rationale is updated if any material change pertaining to the application occurs during the underwriting process.

Exceptions to the Prime RMUG may be justified when other aspects of the transaction serve to mitigate certain risk. The Credit Department can authorize exceptions that are documented, as outlined in the RMUG within their delegated limits. Procedures are in place with a view to validating and rationalizing the reasonability of income, employment, assets, and occupancy, based on the applicant's profile (age, profession, tenure, etc.) and credit history.

The Prime RMUG is reviewed from time to time and the Bank (and B2B Bank) reserves the right to update it, from time to time, as internal and external factors necessitate. The Prime RMUG is intended to provide a consistent approach to mortgage adjudication decisions across all team members, with respect to credit, income, down payment, collateral, debt ratios, product characteristics, general lending guidelines, fraud awareness and credit granting authority.

Once a mortgage loan application has been approved, the assigned Credit Administrator (CA) or underwriter is tasked to further validate the documents and is responsible for:

- collection and review of the documentation;
- follow up on remaining conditions;
- escalating concerns with documentation to underwriters or manager; and
- timely instruction once all conditions are met and closing of the deal.

A Credit Administrator (instructor) is then responsible for:

- ensuring accuracy of the mortgage details on the system;
- generating proper documents for Solicitor's instruction package;
- faxing or uploading to a Closing Service Provider portal; and
- maintaining communication with closing service and escalating issues to their manager.

Mortgage lending activities strive to use prudent judgement in making lending decisions. Suspicious or potentially fraudulent activity is monitored throughout the origination and adjudication process. Suspicious applications are referred to the Bank's Financial Intelligence Unit for review.

*Credit Effectiveness Review, Audit Process, Quality Control Process*

The Bank and B2B Bank share various quality control and quality assurance processes which aim to minimize the risk of default in the mortgage portfolio to the extent possible. Generally, where an application for a mortgage loan is approved, a subsequent review of the supporting mortgage loan documents is undertaken prior to funding to ensure that the mortgage loan application documents are completed and executed correctly. In addition, the Bank's Governance Team undertakes a post-funding review of mortgage loan documents as a quality control exercise.

In such case, the Bank's independent Quality Control Team is tasked to assess compliance of the mortgage adjudication process through a random sampling of mortgage credit requests, on a monthly basis. It validates adherence and application of the underwriting criteria set out in the Bank's RMUG, credit policies, procedures and lending limits during the approval process. Quality Control activities are performed by the Bank's Risk Management group. The Quality Control Team serves as a 2<sup>nd</sup> line of defense with a specific mandate to monitor adherence to procedures and guidelines, and ensuring underwriters' sound credit decisioning.

The Quality Control results are disclosed on a quarterly basis to the Retail Credit Committee.

Credit originations (as well as the portfolio as a whole) are monitored routinely and reported monthly using several key risk indicators including the ongoing compliance of the portfolio credit quality with the tolerances defined in the Bank's risk appetite framework. Further analyses are also conducted to address specific or emerging portfolio trends which may impact portfolio credit quality.

The Chief Internal Auditor is also authorized to carry out certain responsibilities independently of any other Bank and B2B Bank employees, and with unfettered access to records, information and personnel. This includes auditing of the mortgage lending process to provide the Board of Directors and senior management with independent assurance of the effectiveness of, and adherence to, internal controls, oversight, risk management and governance processes.

Guideline B-20 requires federally regulated financial institutions to set out in their Residential Mortgages Underwriting Policy ("RMUP") limits on any exceptions to underwriting guidelines. The Bank's RMUP includes the identification, escalation and approval process for exceptions to residential mortgage underwriting guidelines, as well as reporting requirements on exceptions. On an annual basis the Chief Risk Officer makes a declaration confirming that residential mortgage underwriting and acquisition practices, including associated risk management practices and procedures, materially meet the standards outlined in Guideline B-20.

## THE SERVICER

### General

The Bank is the servicer (the “**Servicer**”) of the Loans and Related Security pursuant to a servicing agreement (the “**Servicing Agreement**”) between Laurentian Bank of Canada, in its capacity as the Servicer, Seller and Cash Manager, the Guarantor, as owner of the Loans and Related Security, and Computershare Trust Company of Canada, as the Bond Trustee. Pursuant to the terms of the Servicing Agreement, the Bank is the Servicer and has agreed to service on behalf of the Guarantor the Loans and their Related Security sold by the Seller to the Guarantor in the Covered Bond Portfolio. The Servicer will have no obligation or liability with respect to the Loans or Related Security in accordance with the terms and conditions of the Servicing Agreement save in respect of the negligence or willful default of the Servicer in carrying out its functions. The Servicer has delegated the performance of certain powers and obligations under the Servicing Agreement to its affiliates. Notwithstanding any sub-contracting or delegation of the performance of its obligations under the Servicing Agreement, the Servicer shall remain responsible for the performance of all of the obligations of the Servicer thereunder.

### Servicing Activities

The Servicer will administer the Loans and their Related Security comprised in the Covered Bond Portfolio in accordance with applicable law, the Servicing Agreement, and the other Transaction Documents, and with reasonable care and diligence, using the degree of skill and attention that it exercises in managing, servicing, administering, collecting on and performing similar functions relating to comparable loans that it services for itself.

The Servicer’s actions in servicing the Loans in accordance with its procedures pursuant to the Servicing Agreement will be binding on the Guarantor, the Seller and the Secured Creditors.

Pursuant to the terms and conditions of the Servicing Agreement, with respect to those Loans and their Related Security in the Covered Bond Portfolio that the Servicer is servicing, the Servicer will undertake, among other things, to:

- keep records and accounts on behalf of the Guarantor in relation to the Loans;
- keep the Loan Files in its possession or under its control in safe custody and maintain records necessary to enforce each Mortgage and to provide the Guarantor and the Bond Trustee with access to the Loan Files and other records relating to the administration of the Loans and their Related Security;
- maintain a register in respect of the Covered Bond Portfolio;
- make available upon request to the Guarantor and the Bond Trustee a report on a monthly basis containing information about the Loans and their Related Security comprised in the Covered Bond Portfolio;
- assist the Cash Manager in the preparation of a monthly asset coverage report in accordance with the Cash Management Agreement;
- take all reasonable steps to recover all sums due to the Guarantor, including instituting proceedings and enforcing any relevant Loan or Mortgage, using the discretion of reasonable and prudent institutional mortgage lenders in the Bank’s market, in applying the enforcement procedures forming part of the Bank’s policy; and
- enforce any Loan which is in default in accordance with the Bank’s enforcement procedures or, to the extent that such enforcement procedures are not applicable, having regard to the nature of the default in question, with the usual procedures undertaken by reasonable and prudent institutional mortgage lenders in the Bank’s market on behalf of the Guarantor.

The Servicer services its own portfolio of mortgage loans and generally retains the servicing rights with respect to any mortgage loans it sells or securitizes. As at October 31, 2020, the Servicer acted as primary servicer and owned the corresponding servicing rights on residential mortgage loans having an aggregate unpaid balance of approximately \$16.3 billion.

### **Servicing Procedures with respect to Loans and Related Security**

The Servicer keeps and maintains records in relation to the Loans and Related Security sold to the Guarantor on a loan by loan basis, for the purposes of identifying amounts paid by each borrower, any amount due from a borrower and the principal balance (and, if different, the total balance) from time to time outstanding on a borrower's account and such other records as would be customarily kept by a reasonable and prudent mortgage lender. The Servicer also identifies the Loan and Related Security as belonging to the Guarantor and maintains a computer record of the location and identification of the Loans and Related Security by reference to an account number and pool identifier so as to be able to distinguish them from other mortgage loans and security serviced by the Servicer for retrieval purposes.

The Servicer provides customary servicing functions with respect to the Loans and Related Security. The Servicer makes reasonable efforts to collect all payments called for under the loan documents and follows such collection procedures as are customary with respect to loans. The Servicer collects and remits mortgage loan payments, responds to borrower inquiries, accounts for principal and interest, monitors property insurance and in the case of lapses notifies borrowers' counsels or otherwise works with delinquent borrowers, supervises power of sale, judicial sales or foreclosures, and property dispositions and generally administers the Loans and is required to take all reasonable steps to recover all sums due to the Guarantor in respect of the Loans and Related Security, in each case in accordance with the Lending Criteria and related policies and procedures of the Bank. The Bank's Lending Criteria requires property insurance for all Loans regardless of original principal amount advanced. The Bank will administer the Loans and the Related Security in the same way it administers mortgage loans for its own account. The Servicing Agreement requires that the Loans and the Related Security are to be serviced as if the Loans had not been sold to the Guarantor but remained with the Bank.

The Servicer may act as collection agent for the Guarantor under a system for either the manual or automated debiting of bank accounts pursuant to which system a Borrower's periodic Loan payments are debited directly from a specified account. In accordance with the Servicing Agreement, such debiting system must be operated in accordance with policies and procedures which would be acceptable to a reasonable and prudent mortgage lender. The Bank requires borrowers to provide signed PAD (Pre-Authorized Deposit) and a copy of VOID cheque for set up of payment. Payment is applied on the due date, regardless of when payment comes out of the borrower's bank account.

The Servicer has the power to exercise the rights, powers and discretions and to perform the duties of the Guarantor in relation to the Loans and their Related Security that it is servicing pursuant to the terms and conditions of the Servicing Agreement, and to do anything which it reasonably considers necessary or convenient or incidental to the administration of the Loans and their Related Security. This includes the authority to accept applications for product switches, additional loan or advances in respect of the Loans in its sole discretion, provided that at all times the Servicer must act in accordance with policies and procedures that would be acceptable to reasonable and prudent institutional mortgage lenders in the Bank's market. The Bank is required to provide the funding for any product switches or additional loan advances approved by the Servicer. The Servicer is not restricted from, in its discretion, (i) waiving any assumption fee, late payment or other charge in connection with a Loan; or (ii) waiving, varying or modifying any term of any Loan or consenting to the postponement of strict compliance with any such term or in any matter grant indulgence to any borrower.

With respect to collections, the Servicer may, on behalf of the Guarantor, institute proceedings and enforce any relevant Loan which is in default in accordance with the Bank's enforcement procedures and the usual procedures undertaken by a reasonable and prudent institutional mortgage lender.

The Bank's collections policy is designed to identify payment problems sufficiently early to permit the Servicer to address such payment problems and delinquencies and, when necessary, to act to preserve the lender's equity in the property. A Loan is considered delinquent if a scheduled payment remains unpaid 1 day or more after the due date, or if another event of default occurs. If timely payment is not received, or if such other default is not rectified, the Servicer's automated loan servicing system automatically places the Loan to the collection queue when it is one

(1) day overdue. The account remains in the queue unless and until a payment is received, at which point the Servicer's automated loan servicing system automatically removes the Loan from that collection queue.

When a Loan appears in a collection queue, various collection techniques are employed as the delinquency status progresses to remind the borrower that a payment is due. Such techniques include subsequent automated attempts to contact the borrower as well as automated letters, with the borrower ultimately telephoned by a collector. Follow-up telephone contacts with the borrower are attempted until the account is current or other payment arrangements have been made. When contact is made with a delinquent borrower, collectors present the borrower with alternative payment methods, in order to expedite payments. Standard form letters are utilized when attempts to reach the borrower by telephone fail and/or in some circumstances, to supplement the phone contacts. Collectors have computer access to telephone numbers, payment histories, loan information and all past collection notes. The Servicer supplements the collectors' efforts with advanced technology such as predictive dialers and statistical behavioral software used to determine the optimal times to call a particular customer. Additionally, collectors may attempt to mitigate losses through the use of behavioral or other models that are designed to assist in identifying workout options in the early stages of delinquency. For those Loans in which collection efforts have been exhausted without success, the Servicer determines whether mortgage enforcement proceedings are appropriate. The course of action elected with respect to a delinquent Loan generally will be guided by a number of factors, including the related borrower's payment history, ability and willingness to pay, the condition and occupancy of the Related Security, the amount of borrower equity in the Related Security, and whether there are any tax arrears, condominium or strata arrears, or construction liens.

Prior to a foreclosure or sale by power of sale, once the Servicer is in possession of the Related Security, it obtains an appraisal from a Bank-approved appraiser. The Servicer then hires a property manager to secure the property and a real-estate agent to sell the property. The property manager ensures security, general maintenance and appropriate repairs. The real-estate agent performs a current market analysis prior to the property listing. The Servicer representative monitors the recovery milestones which includes: (i) a current valuation of the Related Security (to be listed and sold); (ii) an evaluation of the amount owed, if any, for real estate taxes; and (iii) estimated carrying costs, brokers' fees, repair costs, and other related costs associated with real estate owned properties. The Servicer representative bases the sale price at the foreclosure process or power of sale on this analysis and its own appraisal.

The foreclosure process and power of sale process vary by jurisdiction across Canada and there are two different ways that the Servicer can acquire the right to sell the Related Security. If the Servicer acquires title to a property at a foreclosure process or a Certificate of Power of Sale at a power of sale process, it obtains an estimate of the sale price of the property and then hires one or more real estate agents to begin marketing the property. If the Related Security is not vacant when acquired, the lawyers that have been hired to facilitate the mortgage enforcement commence eviction proceedings and/or negotiations are held with occupants in an attempt to get them to vacate without incurring the additional time and cost of eviction. Repairs are performed if it is determined that they will increase the net liquidation proceeds, taking into consideration the cost of repairs, the carrying costs during the repair period and the marketability of the property both before and after the repairs.

Any loss, if any, on a Loan is determined based on the aggregate amount due on the Loan less the aggregate proceeds of sale of the mortgaged property minus related expenses.

### **Replacement of Servicer**

The Guarantor and the Bond Trustee may terminate the Servicing Agreement in the circumstances described in *Overview of the Principal Documents—Servicing Agreement*.

## THE COVERED BOND PORTFOLIO

The Covered Bond Portfolio consists of Loans and their Related Security, and in some cases Substitute Assets up to the threshold amount specified by the Covered Bond Legislative Framework. For details on the eligibility criteria and representations and warranties provided with respect to the Loans in the Covered Bond Portfolio, see “*Summary of the Principal Documents – Mortgage Sale Agreement – Eligibility Criteria*” and “*Summary of the Principal Documents – Mortgage Sale Agreement – Loan Representations and Warranties*”. The Asset Coverage Test and the Amortization Test performed by the Cash Manager are intended to ensure that the assets and cashflows of the Guarantor, including the Loans and their Related Security in the Covered Bond Portfolio and cashflows in respect thereof, will be adequate to enable the Guarantor to meet its obligations under the Covered Bond Guarantee following the occurrence of a Covered Bond Guarantee Activation Event and the Valuation Calculation performed by the Cash Manager is intended to monitor exposure to interest rate and currency exchange rate risks.

Because the Covered Bond Portfolio is not a static pool of assets, the Cash Manager will prepare and provide monthly Investor Reports to the Bank, the Guarantor, the Bond Trustee and the Rating Agencies that will set out certain information in relation to the Covered Bond Portfolio, the calculation of the Asset Coverage Test, the Valuation Calculation, if applicable the Amortization Test, statistical information about the Loans in the Covered Bond Portfolio, performance information about the Loans, information on proceeds received on assets in the Covered Bond Portfolio and the application of such proceeds and other information prescribed by the requirements of the Guide. Investor Reports will be made available to covered bondholders at the Bank’s website at: [https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html).

### *Characteristics of the Loans*

Mortgage loans originated by the Bank and included in the Covered Bond Portfolio are secured by a first mortgage on the residential property to which they relate and are full recourse against the borrower (subject to exceptions in Alberta and Saskatchewan, as described below) and, where applicable, against the guarantor, and against the property securing the mortgage loan.

Interest is calculated using either a fixed or variable rate. Fixed rate mortgage loans provide for interest based on a fixed annual rate agreed to at the time the mortgage loan is advanced or renewed with interest compounded semi-annually, not in advance. Variable rate mortgage loans provide for interest based on the Bank’s floating annual rate of interest announced from time to time as a reference rate then in effect for determining interest rates on Canadian dollar loans in Canada (the “**Bank’s Prime Rate**”) plus or minus a set percentage, calculated daily on the outstanding balance. In the case of variable rate mortgage loans, the interest rate varies automatically with changes in the Bank’s Prime Rate daily and is compounded and charged at the same frequency as payments. The total monthly payment amount due will not change for borrowers who opted for fixed payments (only the split between interest and principal is adjusted) unless the interest rate increases such that the Borrower’s regular payment will not cover the interest for that period, in which case, the mortgage loan terms and conditions allow the Bank to increase the Borrower’s regular mortgage payment so that it equals an amount that will pay out the principal and interest owed over the remaining number of months in the original amortization period. Most variable rate mortgage customers take the variable payment option. Their payment is based on the actual client rate and will fluctuate as the prime rate changes.

Mortgage loans can either be open or closed. An open mortgage loan may be pre-paid at any time without pre-payment charges and a closed mortgage loan may be pre-paid at any time with payment of a pre-payment charge except where the amount pre-paid is within the allowable penalty-free pre-payment privileges disclosed at the time of the advance or renewal. Mortgage loans can be for terms of up to 10 years (with a typical term of 5 years) with original amortization periods that do not exceed 30 years (25 years, where required by regulations). They provide for regular payments (e.g., weekly, bi-weekly, semi-monthly or monthly) and early and/or increased payment options without pre-payment charges in certain circumstances. Regular payments are applied first to interest, then to principal. Late payments can be applied first to late interest, then to installment interest and then to principal and, at the Bank’s discretion, to any fees or other charges payable pursuant to the Related Security. Interest which is not paid when due is subject to interest.

The Bank may make more than one mortgage loan and provide home equity lines of credit to a Borrower under separate loan agreements and secured by the same mortgage or property. In such circumstances, each mortgage loan

and home equity line of credit, is subject to cross-default in the event payments on any loan are not made in accordance with their terms.

Where a mortgage loan is in default all amounts owing in respect of the mortgage loan will become due and payable and the Bank is allowed to require immediate payment of all amounts owing under all mortgage loans. The Covered Bond Portfolio is not permitted to include mortgage loans that are insured mortgage loans or mortgage loans secured by the same mortgage as an insured mortgage loan (See "*Description of the Canadian Regulated Covered Bond Regime - Eligible Covered Bond Collateral and Coverage Tests*"). In Alberta and Saskatchewan, the law restricts a lender's recourse against a borrower where the proceeds from enforcement of the mortgage by way of a foreclosure action are insufficient to repay the amounts owing on a mortgage loan.

## SUMMARY OF THE PRINCIPAL DOCUMENTS

### **Trust Deed**

The Trust Deed is the principal agreement governing the Covered Bonds. The Trust Deed contains provisions relating to, among other things:

- the constitution of the Covered Bonds and the terms and conditions of the Covered Bonds (as more fully set out under “*Terms and Conditions of the Covered Bonds*” above);
- the covenants of the Issuer and the Guarantor;
- the terms of the Covered Bond Guarantee (as described below);
- the enforcement procedures relating to the Covered Bonds and the Covered Bond Guarantee; and
- the appointment, powers and responsibilities of the Bond Trustee and the circumstances in which the Bond Trustee may resign, retire or be removed (as described below).

### ***Covered Bond Guarantee***

Under the terms of the Covered Bond Guarantee (contained in the Trust Deed) the Guarantor has agreed to, following the occurrence of a Covered Bond Guarantee Activation Event, unconditionally and irrevocably pay or procure to be paid to or to the order of the Bond Trustee (for the benefit of the holders of the Covered Bonds), an amount equal to that portion of the Guaranteed Amounts which shall become Due for Payment but would otherwise be unpaid, as of any Original Due for Payment Date, or, if applicable, Extended Due for Payment Date, by the Issuer. Under the Covered Bond Guarantee, the Guaranteed Amounts will become due and payable on any date on which a Guarantor Acceleration Notice is served.

Following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice, the Bond Trustee will serve a Notice to Pay on the Guarantor. Payment by the Guarantor of the Guaranteed Amounts pursuant to the Covered Bond Guarantee will be made on the later of: (i) the day which is two Business Days after service of a Notice to Pay on the Guarantor; or (ii) the day on which the Guaranteed Amounts are otherwise Due for Payment.

All payments of Guaranteed Amounts by or on behalf of the Guarantor will be made without withholding or deduction for, or on account of, any present or future taxes, duties, assessments or other governmental charges of whatever nature, imposed or levied by or on behalf of Canada or any province or territory thereof, or any political subdivision thereof or any authority or agency therein or thereof having power to tax, unless the withholding or deduction of such taxes, duties, assessments or governmental charges is required by law. In that event, the Guarantor will not pay any additional amounts to the Bond Trustee or any holder of Covered Bonds in respect of the amount of such withholding or deduction.

Under the terms of the Covered Bond Guarantee, the Guarantor agrees that its obligations under the Covered Bond Guarantee will be as guarantor and will be absolute and unconditional, irrespective of, and unaffected by, any invalidity, irregularity or unenforceability of, or defect in, any provisions of the Trust Deed or the Covered Bonds or the absence of any action to enforce the same or the waiver, modification or consent by the Bond Trustee or any of the holders of the Covered Bonds in respect of any provisions of the same or the obtaining of any judgment or decree against the Issuer or any action to enforce the same or any other circumstances which might otherwise constitute a legal or equitable discharge or defence of a guarantor.

As consideration for providing the Covered Bond Guarantee, the Guarantor will be entitled to receive guarantee fees from the Issuer in accordance with the terms of the Covered Bond Guarantee. Any failure on the part of the Issuer to pay all or any part of the guarantee fees will not affect the obligations of the Guarantor under the Covered Bond Guarantee.

Subject to the grace period specified in Condition 7.02(a) of the Conditions, failure by the Guarantor to pay the Guaranteed Amounts when Due for Payment will result in a Guarantor Event of Default.

Following the occurrence of an Issuer Event of Default and service of an Issuer Acceleration Notice, the Bond Trustee may receive Excess Proceeds. The Trust Deed provides that all Excess Proceeds received by the Bond Trustee, will, as soon as practicable after receipt thereof by the Bond Trustee, be paid on behalf of the Holders of the Covered Bonds of the relevant Series to the Guarantor (or the Cash Manager on its behalf) for the account of the Guarantor. Such Excess Proceeds will be held in the Guarantor Accounts and will thereafter form part of the Security granted pursuant to the Security Agreement and be used by the Guarantor (or the Cash Manager on its behalf) in the same manner as all other moneys from time to time held by the Cash Manager and/or standing to the credit of the Guarantor in the Guarantor Accounts. Any Excess Proceeds received by the Bond Trustee will discharge *pro tanto* the obligations of the Issuer in respect of the Covered Bonds (subject to restitution of the same if such Excess Proceeds will be required to be repaid by the Guarantor). However, the obligations of the Guarantor under the Covered Bond Guarantee are, following a Covered Bond Guarantee Activation Event, unconditional and irrevocable and the receipt by the Bond Trustee of any Excess Proceeds shall not reduce or discharge any of such obligations.

By subscribing for Covered Bond(s), each holder of the Covered Bonds will be deemed to have irrevocably directed the Bond Trustee to pay the Excess Proceeds to the Guarantor in the manner as described above.

### ***Retirement, Removal and Replacement of the Bond Trustee***

The Bond Trustee may retire at any time on giving not less than three months' prior written notice to the Issuer, the Guarantor and the Rating Agencies. The Bond Trustee may be removed (i) by the Covered Bondholders in accordance with the terms of an Extraordinary Resolution, or (ii) by the Guarantor in the event that there is a breach by the Bond Trustee of certain representations and warranties or a failure by the Bond Trustee to perform certain covenants made by it under the Trust Deed. No retirement or removal of the Bond Trustee shall be effective until a replacement bond trustee that meets the requirements provided for in the Trust Deed and in the CMHC Guide has been appointed. In the event that a replacement bond trustee has not been appointed within 60 days of notice of retirement from the Bond Trustee or the Extraordinary Resolution of the Covered Bondholders, as applicable, the Bond Trustee shall be entitled to appoint a replacement bond trustee that meets the requirements provided for in the Trust Deed and in the CMHC Guide, which appointment must be approved by an Extraordinary Resolution of the Covered Bondholders prior to taking effect.

### **Intercompany Loan Agreement**

The Intercompany Loan Agreement between the Bank and the Guarantor entered into on the Programme Date as amended and/or restated and/or supplemented from time to time, is the governing agreement with respect to the Intercompany Loan.

Under the Intercompany Loan Agreement, the Guarantor represents and warrants to the Issuer that it is, and covenants that it will at all times remain, a person that is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada).

Under the terms of the Intercompany Loan Agreement, prior to the issuance of the first Series of Covered Bonds, the Bank will loan to the Guarantor an interest-bearing intercompany loan (the "**Intercompany Loan**"), comprised of a guarantee loan (the "**Guarantee Loan**") and a revolving demand loan (the "**Demand Loan**"), in a combined aggregate amount equal to the Total Credit Commitment, subject to increases and decreases as described below. The initial advance on the loan will be an amount sufficient to acquire the Initial Covered Bond Portfolio. The Intercompany Loan is denominated in Canadian dollars. The interest rate on the Intercompany Loan will be a Canadian dollar floating rate determined by the Bank from time to time, which rate shall not exceed the sum of (x) the amount received by the Guarantor pursuant to the Interest Rate Swap Agreement and (y) the interest income from the Covered Bond Portfolio remaining after payment of amounts owed by the Guarantor pursuant to the Interest Rate Swap Agreement, if any, less the sum of: (i) a minimum spread to be notified in writing by the Issuer to the Guarantor from time to time; and (ii) an amount for certain expenses of the Guarantor.

The Guarantee Loan will be in an amount equal to the balance of outstanding Covered Bonds at any relevant time plus that portion of the Covered Bond Portfolio required to collateralize the Covered Bonds to ensure that the Asset Coverage Test is met (see “*Summary of the Principal Documents—Guarantor Agreement—Asset Coverage Test*”). The Demand Loan is a revolving credit facility, the outstanding balance of which will be equal to the difference between the balance of the Intercompany Loan and the balance of the Guarantee Loan at any relevant time. The balance of the Guarantee Loan and Demand Loan will fluctuate with the issuances and redemptions of Covered Bonds and the requirements of the Asset Coverage Test. Upon the occurrence of (x) a Contingent Collateral Trigger Event, (y) an event of default (other than an insolvency event of default) or an additional termination event in respect of which the relevant Swap Provider is the defaulting party or the affected party, as applicable, or (z) a Downgrade Trigger Event, in each case, in respect of the Interest Rate Swap Agreement or the Covered Bond Swap Agreement, the relevant Swap Provider, in its capacity as (and provided it is) the lender under the Intercompany Loan Agreement, may deliver a Contingent Collateral Notice to the Guarantor under which it elects to decrease the amount of the Demand Loan with a corresponding increase in the amount of the Guarantee Loan, in each case, in an amount equal to the related Contingent Collateral Amount(s).

At any time prior to a Demand Loan Repayment Event, the Guarantor may re-borrow any amount repaid by the Guarantor under the Intercompany Loan for a permitted purpose provided, among other things: (i) such drawing does not result in the Intercompany Loan exceeding the Total Credit Commitment; and (ii) no Issuer Event of Default or Guarantor Event of Default has occurred and is continuing. Unless otherwise agreed by the Bank and subject to satisfaction of the Rating Agency Condition, no further advances will be made to the Guarantor under the Intercompany Loan following the occurrence of a Demand Loan Repayment Event.

To the extent the Covered Bond Portfolio increases or is required to be increased to meet the Asset Coverage Test, the Bank may increase the Total Credit Commitment to enable the Guarantor to acquire New Loans and their Related Security from the Seller.

The Demand Loan or any portion thereof will be repayable no later than the first Business Day following 60 days after a demand therefor is served on the Guarantor, subject to a Demand Loan Repayment Event having occurred (see below in respect of the repayment of the Demand Loan in such circumstance) and the Asset Coverage Test being met on the date of repayment after giving effect to such repayment. At any time that the Guarantor makes a repayment on the Demand Loan, in whole or in part, the Cash Manager will calculate the Asset Coverage Test, as of the date of repayment, to confirm the then outstanding balance on the Demand Loan and that the Asset Coverage Test will be met on the date of repayment after giving effect to such repayment.

The Demand Loan shall not have a positive balance at any time following the occurrence of a Demand Loan Repayment Event and the repayment in full of the then outstanding Demand Loan by the Guarantor.

If (i) the Bank is the Interest Rate Swap Provider and is required to assign the Interest Rate Swap Agreement to a third party (due to a failure by the Issuer to meet the ratings levels specified in the Interest Rate Swap Agreement or otherwise); (ii) a Notice to Pay has been served on the Guarantor; or (iii) the Intercompany Loan Agreement is terminated or the revolving commitment thereunder is not renewed (each of (i), (ii), and (iii) above, a “**Demand Loan Repayment Event**”), the Guarantor will be required to repay any amount of the Demand Loan that exceeds the Demand Loan Contingent Amount on the first Guarantor Payment Date following 60 days after the occurrence of such Demand Loan Repayment Event. Following such Demand Loan Repayment Event, the Guarantor will be required to repay the full amount of the then outstanding Demand Loan on the date on which the Asset Percentage is calculated (whether or not such calculation is a scheduled calculation or a calculation made at the request of the Bank); provided that the Asset Coverage Test will be met on the date of repayment after giving effect to such repayment. For greater certainty, following an Issuer Event of Default, the Asset Coverage Test will be conducted and the Asset Percentage calculated, solely for the purpose of determining the amount of the Demand Loan repayable on the relevant repayment date and that the Asset Coverage Test will be met after giving effect to any such repayment. As stated below, in calculating the Asset Coverage Test following an Issuer Event of Default, no credit shall be given to the Guarantor for the amount of any Excess Proceeds received by the Guarantor from the Bond Trustee. For the purposes of the foregoing, the “**Demand Loan Contingent Amount**” will be equal to the lesser of:

- (a) the aggregate amount of the Intercompany Loan then outstanding, minus the aggregate amount of the Guarantee Loan then outstanding (as determined by an Asset Coverage Test run on the relevant repayment date); and
- (b) 1 percent of the amount of the Guarantee Loan then outstanding (as determined by an Asset Coverage Test calculated on the relevant repayment date),

provided, for greater certainty, that in calculating the amount of the Guarantee Loan and the Demand Loan for purposes of determining the Demand Loan Contingent Amount, no credit shall be given to the Guarantor in the Asset Coverage Test for any Excess Proceeds received by the Guarantor from the Bond Trustee.

The Guarantor may repay the principal on the Demand Loan in accordance with the Priorities of Payments and the terms of the Intercompany Loan Agreement (a) using (i) funds being held for the account of the Guarantor by its service providers and/or funds in the Guarantor Accounts (other than any amount in the Pre-Maturity Liquidity Ledger); and/or, (ii) proceeds from the sale of Substitute Assets; and/or (iii) proceeds from the sale, pursuant to the Guarantor Agreement, of Portfolio Assets to the Seller or to another person subject to a right of pre-emption on the part of the Seller; and/or (b) by selling, transferring and assigning to the Seller all of the Guarantor's right, title and interest in and to Portfolio Assets (a "**Payment in Kind**").

The Guarantor is restricted from paying the Demand Loan in the manner described in clause (a)(iii) if the proceeds of such sale are less than the True Balance of the Portfolio Assets sold. Upon a Payment in Kind, the outstanding amount of the Demand Loan will be reduced by the Fair Market Value of the Portfolio Assets sold, transferred and assigned to the Seller for such purpose. In addition, if a Payment in Kind occurs on or after a Covered Bond Guarantee Activation Event and the Seller is the Limited Partner, the Limited Partner shall be deemed to have made a Capital Contribution in an amount equal to the excess, if any, of the True Balance of the Portfolio Assets applied towards the Payment in Kind over the aggregate Fair Market Value of such Portfolio Assets, and such Capital Contribution shall be deemed to have been applied by the Guarantor against the Demand Loan, such that the outstanding amount of the Demand Loan will be reduced by the greater of (i) the True Balance of such Portfolio Assets, and (ii) the Fair Market Value of such Portfolio Assets. See "*Cashflows*".

The Guarantor will be entitled to set off amounts paid by the Guarantor under the Covered Bond Guarantee first against any amounts (other than interest and principal) owing by the Guarantor to the Bank in respect of the Intercompany Loan Agreement, then against interest due under the Intercompany Loan and then against the outstanding principal balance owing on the Intercompany Loan.

The Guarantor will use the initial advance of proceeds from the Intercompany Loan to purchase the Initial Covered Bond Portfolio consisting of Loans and their Related Security from the Seller in accordance with the terms of the Mortgage Sale Agreement and may use additional advances (i) to purchase New Loans and their Related Security pursuant to the terms of the Mortgage Sale Agreement; and/or (ii) to invest in Substitute Assets in an amount not exceeding the prescribed limit under the CMHC Guide; and/or (iii) subject to complying with the Asset Coverage Test, to make Capital Distributions to the Limited Partner; and/or (iv) to make deposits of the proceeds in the Guarantor Accounts (including without limitation, to fund the Reserve Fund, and the Pre-Maturity Liquidity Ledger (in each case to an amount not exceeding the prescribed limit) and to fund the Yield Supplement Fund).

### **B2B Mortgage Sale Agreement**

From time to time, Loans originated by the Originator may be sold by the Originator to the Seller pursuant to the B2B Mortgage Sale Agreement. The terms and conditions of the B2B Mortgage Sale Agreement are substantially the same as the Mortgage Sale Agreement, including the representation and warranties, covenants and indemnities provided by the relevant party thereto and the eligibility criteria of each purchased Loan, except that the purchase price of each such purchased Loan from the Originator is paid by the creation of a debt owing by the Seller to the Originator in an amount equal to the purchase price and its subsequent repayment in full. Such debt shall be evidenced by one or more promissory notes and shall bear interest at a rate as agreed to by the Seller and the Originator, from time to time.

No amendment or waiver of any provision of the B2B Mortgage Sale Agreement shall be effective unless in writing, signed by the parties thereto, and in the case of any material amendment or waiver unless Rating Agency Condition has been satisfied, and in any case such amendment or waiver shall be effective only in the specific instance and for the specific purpose for which given.

## **Mortgage Sale Agreement**

### ***The Seller***

Loans and their Related Security will be sold by the Seller to the Guarantor on a fully-serviced basis prior to the issuance of the first Series of Covered Bonds, and from time to time thereafter, New Loans and their Related Security may be sold by the Seller to the Guarantor on a fully-serviced basis pursuant to the terms of the Mortgage Sale Agreement entered into on the Programme Date by and among the Seller, the Guarantor and the Bond Trustee, and such terms will apply, with necessary modification to a Capital Contribution in Kind by the Seller in its capacity as Limited Partner.

### ***Sale by the Seller of Portfolio Assets***

The Covered Bond Portfolio consists and will consist of Loans and their Related Security sold for cash by the Seller to the Guarantor and New Loans and their Related Security and/or New Portfolio Asset Types, sold for cash or contributed by way of Capital Contributions in Kind from time to time.

The Guarantor may from time to time acquire Loans and their Related Security from the Seller as described below:

- (a) first, the Guarantor will use the proceeds of a drawing under the Intercompany Loan (which may be applied in whole or in part by the Guarantor) and/or Available Principal Receipts to acquire Loans and their Related Security from the Seller. As consideration for the sale of the Loans and their Related Security to the Guarantor, the Seller will receive a cash payment or deemed cash payment equal to the fair market value of those Loans sold by it as at the relevant Transfer Date; and
- (b) second, the Guarantor may receive Capital Contributions in Kind in accordance with the Guarantor Agreement. As consideration for the sale by way of Capital Contributions of the Loans and their Related Security to the Guarantor, the Seller will receive an additional interest in the capital of the Guarantor equal to the fair market value of those Loans sold by it as at the relevant Transfer Date minus any cash considerations received by the Seller described in paragraph (a) above.

If Loans and their Related Security are sold by or on behalf of the Guarantor as described below, or upon a breach of the Pre-Maturity Test under “*Guarantor Agreement—Sale of Randomly Selected Loans at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor*”, the obligations of the Seller insofar as they relate to such Loans and their Related Security will cease to apply.

The Seller will also be required to repurchase Portfolio Assets sold to the Guarantor in the circumstances described below under “*Repurchase of Portfolio Assets—Representations and Warranties*”.

### ***Portfolio Assets***

The Initial Covered Bond Portfolio will consist solely of Loans originated by the Seller or acquired by the Seller from the Originator that are secured by Canadian first lien residential mortgages (“**Mortgages**”). In respect of the Loans in the Covered Bond Portfolio, the Seller or the Originator, as applicable, will hold registered title to the Mortgages and any applicable related security on behalf of the Guarantor. Covered Bond Portfolio static data and statistics relating to the Loans comprising the Covered Bond Portfolio from time to time will be disclosed in the Investor Reports.

### ***Eligibility Criteria***

The sale of Portfolio Assets to the Guarantor will be subject to various conditions (the “**Eligibility Criteria**”) (which are all subject to amendment and replacement from time to time provided the Rating Agency Condition is satisfied), being satisfied on the relevant Transfer Date, including:

- (a) no Loan has the benefit of, or is secured by a Mortgage that also secures one or more other loans that has the benefit of, insurance from any Prohibited Insurer;
- (b) no Loan has a Current Balance of more than C\$3,000,000 as at the relevant Cut-off Date;
- (c) each Loan relates to a Property which is a residential Property that is located in Canada and consists of not more than four residential units;
- (d) each Loan is payable in Canada only and is denominated in Canadian dollars;
- (e) the first payment due in respect of each Loan has been paid by the relevant Borrower;
- (f) each Loan was originated or otherwise complies with the Seller’s or the Originator’s underwriting policy as in effect or otherwise applicable at the time the Loan was originated. For greater certainty, a loan is deemed to otherwise comply with an underwriting policy to the extent that an independent third-party prudent lender conducting a credit assessment of the Loan would be able to apply all aspects of the applicable underwriting policy, based on available documentation, and arrive at the same credit decision;
- (g) no payment of principal or interest under any Loan is in arrears;
- (h) the Related Security for each Loan constitutes a valid and enforceable first charge or mortgage in favour of the lender against the related property, subject only to customary permitted security interests;
- (i) as at the Transfer Date, the Guarantor will acquire each Loan and the Related Security from the Seller free and clear of any security interests, subject only to (i) customary permitted security interests, and (ii) interests or encumbrances that are reflected in the Security Sharing Agreement and the subject of a release in favour of the Guarantor, substantially in the form attached to the Security Sharing Agreement;
- (j) as at the Transfer Date, immediately prior to the transfer by the Seller to the Guarantor of any Loan and the Related Security, each such Loan and the Related Security and each other loan secured by the same Mortgage, if any, are owned by the Seller;
- (k) the Mortgage Conditions for each Loan and those of any other loan secured by the same Mortgage (each a “related loan”), including another Loan, include cross-default provisions such that a default under either the Loan or any other such related loan shall constitute a default under all such Loans and other related loans, or if no such cross-default provisions exist but the Loan or related loan is repayable on demand, the owner of such Loan or related loan has covenanted in writing to demand repayment (in a manner and in circumstances customary for a prudent lender) of such Loan or related loan upon a default under such Loan or related loan, as the case may be;
- (l) each Loan is accompanied by (i) an opinion on title of legal counsel qualified to practice law in the province or territory in which the property subject thereto is located to the effect that, at the time of origination of such Loan, the Borrower had good title to, and such Mortgage constituted a valid and enforceable first charge or mortgage against, such property, subject only to adverse claims which do not in the aggregate materially impair the use, value or marketability of the property or the value of the security constituted by the Mortgage; (ii) there is a policy of title insurance to the same effect

or (iii) pursuant to the Seller's instructions to, and related undertaking of, legal counsel qualified to practice law in the province or territory in which the property subject thereto is located, such legal counsel agreed not to advance funds unless at the time of origination of such Loan, such legal counsel had ensured that the Borrower had good title to, and such Mortgage constituted a valid and enforceable first charge or mortgage against, such property, subject only to adverse claims which do not in the aggregate materially impair the use, value or marketability of the property or the value of the security constituted by the Mortgage, and a title search was completed following the funding of such Loan which confirmed that such Mortgage constituted a first charge or mortgage against such property, all in accordance with the Seller's policy (which procedures under the Seller's policy were developed and approved by internal counsel to the Seller);

- (m) as at the Transfer Date, no Loan is subject to any dispute proceeding, set-off, counterclaim or defence;
- (n) neither the Mortgage Conditions for any Loan nor the provisions of any other documentation applicable to any such Loan and enforceable by the Borrower expressly afford the Borrower a right of set-off;
- (o) to the extent any Loan or Additional Loan Advance under a Loan is extended, advanced or renewed on or after December 31, 2021, the Mortgage Conditions for the Loan or the provisions of any other documentation applicable to the Loan and enforceable against the Borrower, together with those of any other loan secured by the same Mortgage, contain an express waiver of set-off rights on the part of the Borrower. Approximately 90 percent of the Loans in the Initial Covered Bond Portfolio do not have an express waiver of set-off rights on the part of the Borrower and, for any Loan or Additional Loan Advance under a Loan extended, advanced or renewed prior to December 31, 2021, CMHC has granted to the Seller a specific waiver of the CMHC Guide requirement for each such Loan in the Covered Bond Portfolio to have such express waiver of set-off;
- (p) each Loan satisfies the requirements of Section 21.6 of the Covered Bond Legislative Framework, as in effect on such Transfer Date; and
- (q) each Loan satisfies the eligibility criteria as may be prescribed by the CMHC Guide (or otherwise agreed to by CMHC), as in effect on such Transfer Date.

In addition to the satisfaction of the Eligibility Criteria, on the relevant Transfer Date, the Loan Representations and Warranties (described below in "*Loan Representations and Warranties*") will be given by the Seller in respect of the Loans and their Related Security sold by the Seller to the Guarantor.

If the Seller accepts an application from or makes an offer (which is accepted) to a Borrower for a Product Switch or Additional Loan Advance, then if Eligibility Criteria, including the Eligibility Criteria referred to in paragraphs (b) and (c) above relating to the Loan subject to that Product Switch or Additional Loan Advance are not satisfied on the next following Calculation Date, the Guarantor will be entitled to rectify such breach of the Eligibility Criteria by requiring the Seller to repurchase such Loan.

***Notice to Borrower of the sale, assignment and transfer of the Loans and their Related Security and registration of transfer of title to the Mortgages***

Legal title to Mortgages related to Loans will be sold, transferred and assigned by the Originator to the Seller and by the Seller to the Guarantor pursuant to the terms of the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement, but will have legal title to the related Mortgages remain registered in the name of the Seller or the Originator, as applicable, and notice of the sale, transfer and assignment will not be given to the Borrowers or, in respect of the Related Security, any relevant guarantor of any Borrower. Such notice and, where appropriate, the registration or recording in the appropriate land registry or land titles offices of the transfer by the Originator to the Seller or by the Seller to the Guarantor of legal title to the Mortgages will be deferred and will only take place in the circumstances described below.

The Seller or the Originator, as applicable, will agree to (a) hold registered title to the Loans and their Related Security as agent and nominee for the Guarantor (and also, in the case of any Multiproduct Mortgage Loan, for the related Multiproduct Purchaser having an interest therein as described below under “*Multiproduct Accounts*”) and (b) deliver such agreements and take all actions with respect to the Loans and Related Security as the Guarantor (or its Managing GP) may direct in accordance with the B2B Mortgage Sale Agreement and the Mortgage Sale Agreement (or an applicable nominee agreement).

Upon the earlier to occur of (a) a Registered Title Event (as defined below), and (b) the date on which the Bank incurs a downgrade in the rating of its unsecured, unsubordinated and unguaranteed debt obligations below BBB (low) by DBRS, the Bank will be required to deliver to the Custodian (i) for safekeeping, updated details (as prescribed by the CMHC Guide) in respect of all Portfolio Assets and Substitute Assets held by the Guarantor, and (ii) to the extent not previously delivered to the Custodian, each of the powers of attorney required by the Mortgage Sale Agreement, together with documentary evidence of chain of title to the Portfolio Assets and Substitute Assets held by the Guarantor and duly executed copies of any other registrable forms of assignment that may be required by the Purchaser in order to perfect the sale, assignment and transfer of the Portfolio Assets from the Seller to the Guarantor.

Subject to the following paragraph, notice of the sale, assignment and transfer of the Loans and their Related Security and a direction to make all future repayments of the Loans to the Standby Account Bank for the account of the Guarantor will be sent by the Seller or the Originator, or, as necessary, by the Guarantor (or the Servicer on behalf of the Guarantor) on behalf of the Seller or the Originator (under applicable powers of attorney granted to the Guarantor) and where required, registration of the transfer of title to the Mortgages (including, for Multiproduct Mortgage Loans in Québec, to record an assignment of the related Mortgage to the extent of the Guarantor’s interest therein) will be made in the appropriate land registry or land titles offices, as soon as practicable and in any event on or before the 60th day following the earliest to occur of:

- (a) a Servicer Event of Default that has not been remedied within 30 days or such shorter period prescribed by the Servicing Agreement;
- (b) an Issuer Event of Default (other than an Insolvency Event with respect to the Issuer) that has not been remedied within 30 days or such shorter period prescribed by Condition 7.01;
- (c) an Insolvency Event (without regard to the parenthetical language in clause (a) of such definition) with respect to the Seller;
- (d) the acceptance by an applicable Purchaser of any offer by the Guarantor to sell Loans and their Related Security (only in respect of the Loans being sold and their Related Security) to any such Purchaser who is not the Seller or the Originator, unless otherwise agreed by such Purchaser and the Guarantor, with the consent of the Bond Trustee, which consent will not be unreasonably withheld, delayed or conditioned;
- (e) the Seller, the Originator and/or the Guarantor being required: (i) by law; (ii) by an order of a court of competent jurisdiction; or (iii) by a regulatory authority which has jurisdiction over the Seller, the Originator or the Guarantor, to effect such notice and registration;
- (f) the date on which the Bank incurs a downgrade in the rating of its unsecured, unsubordinated and unguaranteed debt obligations below BBB (low) by DBRS;
- (g) default is made by the Originator to comply with its obligations under the B2B Mortgage Sale Agreement that has not been remedied within 30 days or such shorter period prescribed by the B2B Mortgage Sale Agreement;
- (h) the date on which the Originator ceases to be assigned a long-term issuer default rating of at least BBB(low) by DBRS; and

- (i) an actual or impending Insolvency Event (without regard to the parenthetical language in clause (a) of such definition) in relation to the Originator.

Notwithstanding the occurrence of any event or circumstance described in clauses (a) through (f) immediately above (each such event or circumstance, a “**Registered Title Event**”), none of the steps described in the preceding paragraph are required to be taken if (x) satisfactory assurances are provided by OSFI or such other supervisory authority having jurisdiction over the Seller, and (y) confirmation of the satisfaction of the Rating Agency Condition has been obtained permitting registered title to the Mortgages to remain with the Seller (or the Originator) until such time as (i) the Loans and their Related Security are to be sold or otherwise disposed of by the Guarantor or the Bond Trustee in the performance of their respective obligations under the Transaction Documents, or (ii) the Guarantor or the Bond Trustee is required to take actions to enforce or otherwise deal with the Loans and their Related Security.

Except where lodged with the relevant registry in relation to any registration or recording which may be pending, the Loan, the Related Security and the Loan Files relating to the Loans in the Covered Bond Portfolio will be held by, or to the order of, the Seller or the Servicer, as the case may be, or by solicitors, service providers or licensed conveyancers acting for the Seller and/or the Originator in connection with the creation of the Loans and their Related Security. The Seller or the Servicer, as the case may be, will undertake that all the Loan Files relating to the Loans in the Covered Bond Portfolio which are at any time in their possession or under their control or held to their order will be held to the order of the Bond Trustee or as the Bond Trustee may direct. The right, interest and title of the Guarantor to the Loans and their Related Security will be secured by irrevocable powers of attorney granted by the Seller and the Originator, as of the Transfer Date such Loans are transferred, in favour of the Guarantor (or the Managing GP and the Liquidation GP on behalf of the Guarantor) and the Bond Trustee in respect of registered title to the Loans and their Related Security.

#### ***Seller and Guarantor Representations and Warranties***

Under the Mortgage Sale Agreement, the Seller makes the following representations and warranties (in addition to the Loan Representations and Warranties described below) in favour of the Guarantor on the Programme Date and on each Transfer Date: (i) it is a bank listed in Schedule I to the Bank Act and duly qualified to do business in every jurisdiction where the nature of its business requires it to be so qualified, (ii) it is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada), (iii) the execution, delivery and performance by it of the Mortgage Sale Agreement and related documents to which it is a party (x) are within its corporate powers, (y) have been duly authorized by all necessary corporate action, and (z) do not contravene or result in a material default under or material conflict with (A) its charter or by-laws, (B) any law, rule or regulation applicable to it, or (C) any order, writ, judgment, award, injunction, decree or contractual obligation binding on or affecting it or its property, (iv) no authorization, approval, licenses, consent or other action by, and no notice to or filing with, any governmental authority or other person is required for the due execution, delivery and performance by it of the Mortgage Sale Agreement and each related document to which it is a party or to make such document legal, valid, binding and admissible into evidence in a court of competent jurisdiction, other than those that have been obtained or made, (v) each of the Mortgage Sale Agreement and the related documents to which it is a party has been duly executed and delivered and constitutes the legal, valid and binding obligation of, and is enforceable in accordance with its terms against, the Seller, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors’ rights generally or by general principles of equity, and (vi) there are no actions, suits or proceedings pending or, to its knowledge, threatened against or affecting it at law, in equity or before any arbitrator or governmental authority having jurisdiction which, if adversely determined, would have a material adverse effect on its ability to perform its obligations under the Transaction Documents.

Under the Mortgage Sale Agreement, the Guarantor makes the following representations and warranties in favour of the Seller on the Programme Date and on each Transfer Date: (i) it is a limited partnership formed under the laws of the Province of Ontario and is duly qualified to do business in every jurisdiction where the nature of its business requires it to be so qualified, (ii) the execution, delivery and performance by it of the Mortgage Sale Agreement and related documents to which it is a party (x) are within its corporate or other powers, (y) have been duly authorized by all necessary corporate or other action, and (z) do not contravene or result in a default under or conflict with (A) the Guarantor Agreement, (B) any law, rule or regulation applicable to it, or (C) any order, writ, judgment, award, injunction, decree or contractual obligation binding on or affecting it or its property, (iii) there are no actions, suits or proceedings pending or, to its knowledge, threatened against or affecting it at law, in equity or before any arbitrator

or governmental authority having jurisdiction which, if adversely determined, would reasonably be expected to materially adversely affect its financial condition or operations or its property or its ability to perform its obligations under the Mortgage Sale Agreement, or which purports to affect the legality, validity or enforceability of the Mortgage Sale Agreement, (iv) no authorization or approval or other action by, and no notice to or filing with, any governmental authority or other person is required for the due execution, delivery and performance by it of the Mortgage Sale Agreement and each related document to which it is a party, other than those that have been obtained or made, and (v) each of the Mortgage Sale Agreement and the related documents to which it is a party has been duly executed and delivered and constitutes the legal, valid and binding obligation of, and is enforceable in accordance with its terms against, the Guarantor, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally or by general principles of equity.

### ***Loan Representations and Warranties***

Neither the Guarantor nor the Bond Trustee has made or has caused to be made on its behalf any enquiries, searches or investigations in respect of the Loans and their Related Security sold or to be sold to the Guarantor. Instead, each is relying entirely on the Loan Representations and Warranties by the Seller contained in the Mortgage Sale Agreement. The parties to the Mortgage Sale Agreement may, with the prior written consent of the Bond Trustee (which shall be given if the Rating Agency Condition has been satisfied) amend the Loan Representations and Warranties in the Mortgage Sale Agreement.

The material Loan Representations and Warranties are as follows and are given: (i) in respect of Loans and their Related Security, on the Transfer Date of such Loans and their Related Security; and (ii) in respect of a Loan and its Related Security to which a Further Advance, Additional Loan Advance or Product Switch has been made, on the Calculation Date following the making of such Further Advance, Additional Loan Advance or Product Switch:

- each Loan being sold on a Transfer Date satisfies the Eligibility Criteria as at such Transfer Date;
- the Seller is the legal and beneficial owner of the Loans to be sold to the Guarantor (excluding registered or recorded title to Loans which may continue to be held by the Originator, if any), free and clear of any encumbrances, other than certain permitted encumbrances and upon each purchase, the Guarantor shall acquire a valid and enforceable first priority perfected beneficial ownership interest in the applicable Loans free and clear of any encumbrances, other than certain permitted encumbrances;
- each Loan was originated by the Seller or the Originator in the ordinary course of business and kept on its books for a minimum of one month prior to the Cut-off Date;
- each Loan (other than Loans that are home equity lines of credit) has a remaining amortization period of less than 50 years as at the relevant Cut-off Date;
- prior to the making of each advance under a Loan, the Lending Criteria and all preconditions to the making of any Loan were satisfied in all material respects subject only to such exceptions as would be acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market;
- all of the Borrowers are individuals or have guarantees from individuals for the Loans (which guarantees and any security related to such guarantees are assignable and will be sold, transferred and assigned to the Guarantor as Related Security for the Loans in accordance with the terms of the Mortgage Sale Agreement);
- the whole of the Current Balance on each Loan is secured by a Mortgage over residential property in Canada consisting of not more than four units;
- each Mortgage constitutes a valid first mortgage lien over the related Property, or is insured as a first priority lien, in each case subject to certain permitted encumbrances;
- the True Balance on each Loan (other than any agreement for Additional Loan Advances (if any)) constitutes a legal, valid, binding and enforceable debt due to the Seller or the Originator from the relevant Borrower and the

terms of each Loan and its related Mortgage constitute valid and binding obligations of the Borrower enforceable in accordance with their terms except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally or by general principles of equity;

- other than (i) registrations in the appropriate land registry or land titles offices in respect of the sale, transfer and assignment of the relevant Loans from the Seller to the Guarantor effected by the Mortgage Sale Agreement (and any applicable registration in respect of registered title to the relevant Loans), (ii) the provision to Borrowers under the related Loans or the obligors under their Related Security of actual notice of the sale, transfer and assignment thereof to the Guarantor, and (iii) certain registrations provided in the Civil Code of Québec for Properties located in the Province of Québec, all material filings, recordings, notifications, registrations or other actions under all applicable laws have been made or taken in each jurisdiction where necessary or appropriate (and where permitted by applicable law) to give legal effect to the sale, transfer and assignment of the Loans and their Related Security and the right to transfer servicing of such Loans as contemplated by the Mortgage Sale Agreement, and to validate, preserve, perfect and protect the Guarantor's ownership interest in and rights to collect any and all of the related Loans being purchased on the relevant Transfer Date, including the right to service and enforce such Loans and their Related Security, in each case, in accordance with the terms of the Transaction Documents;
- there is no requirement in order for a sale, transfer and assignment of the Loans and their Related Security to be effective to obtain the consent of the Borrower to such sale, transfer or assignment and such sale, transfer and assignment shall not give rise to any claim by the Borrower against the Guarantor, the Bond Trustee or any of their successors in title or assigns;
- all of the Properties are in Canada;
- not more than 12 months (or a longer period as may be acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market) prior to the granting of each Loan, the Seller or the Originator obtained information on the relevant Property from an independently maintained valuation model, acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market, or received a valuation report on the relevant Property, which would be, and the contents or confirmation, as applicable, of which, were such as would be, acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market or obtained such other form of valuation of the relevant Property which has satisfied the Rating Agency Condition;
- prior to the taking of Related Security (other than a re-mortgage) in respect of each Loan, the Seller or the Originator instructed lawyers or service providers to conduct a search of title to the relevant Property and to undertake such other searches, investigations, enquiries and actions on behalf of the Seller or the Originator as would be acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market or the Borrower was required to obtain either (i) a solicitor's opinion on title or (ii) lender's title insurance in respect of the Loan from an insurer acceptable to reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market;
- each Loan contains a requirement that the relevant Property be covered by building insurance maintained by the Borrower or in the case of a leasehold property under a policy arranged by a relevant landlord or property management company;
- the Seller or the Originator has, since the making of each Loan, kept or procured the keeping of full and proper accounts, books and records showing clearly all transactions, payments, receipts, proceedings and notices relating to such Loans;
- there are no governmental authorizations, approvals, licences or consents required as appropriate for the Seller to enter into or to perform its obligations under the Mortgage Sale Agreement or to make the Mortgage Sale Agreement legal, valid, binding, enforceable and admissible into evidence in a court of competent jurisdiction,

other than authorizations, approvals, licenses, consents, actions, notices, filings or polling that have been obtained, made or taken;

- if the Loan is a Multiproduct Mortgage Loan and if there has been a disposition of the related Line of Credit Loan or a related Multiproduct Mortgage Loan to a Multiproduct Purchaser, the related Multiproduct Purchaser has agreed to become bound by the Security Sharing Agreement and has provided a release in favour of the Guarantor, substantially in the form attached to the Security Sharing Agreement;
- each Loan being sold on a Transfer Date satisfies the Eligibility Criteria as in effect on such Transfer Date;
- the Loan satisfies the requirements of Section 21.6 of the Covered Bond Legislative Framework as in effect on the related Transfer Date; and
- the Loan satisfies any other eligibility criteria as may be prescribed by the CMHC Guide as in effect on the related Transfer Date.

If New Portfolio Asset Types are to be sold to the Guarantor, then the Loan Representations and Warranties in the Mortgage Sale Agreement will be modified as required to accommodate these New Portfolio Asset Types. The prior consent of the holders of the Covered Bonds to the requisite amendments will not be required. On each Transfer Date, the Guarantor shall be entitled to collections in respect of the Loan purchased on such Transfer Date during the period from the Cut-off Date to the Transfer Date.

### ***Multiproduct Accounts***

The Issuer expects that the Covered Bond Portfolio will from time to time include Multiproduct Mortgage Loans and may be substantially or wholly comprised of Multiproduct Mortgage Loans. A Borrower may obtain one or more Multiproduct Mortgage Loans and Line of Credit Loans, including the ability to convert any outstanding Line of Credit Loan or any portion thereof into a Multiproduct Mortgage Loan, with the remaining credit balance being available in the form of a Line of Credit Loan (subject to credit adjudication), all of which are secured by the same Multiproduct Mortgage on the related Property.

Each Multiproduct Mortgage Loan will be a Loan provided that the Loan Representations and Warranties and the other applicable requirements under the Transaction Documents are satisfied. Line of Credit Loans will not initially be eligible for sale to the Guarantor as a Loan pursuant to the Mortgage Sale Agreement until (i) approved as a New Portfolio Asset Type by the Rating Agencies, and (ii) CMHC has verified compliance with the CMHC Guide.

Prior to a default by a Borrower under any Multiproduct Account, the Transaction Documents will require the Seller (or the Originator) and the Servicer to apply payments to a Multiproduct Account in accordance with the related Multiproduct Mortgage. Following a default by a Borrower under any Multiproduct Account, the Security Sharing Agreement provides for the priority of payment of all monies received from such Borrower and all amounts realized from the enforcement of security held for such Borrower's Multiproduct Account (as described under "*Security Sharing Agreement—Priority of Payment in respect of Enforcement Proceeds*", below).

The Seller and the Originator may from time to time sell interests in Multiproduct Mortgage Loans and Line of Credit Loans to a third-party purchaser, together with the benefit of a corresponding interest in the related Multiproduct Mortgage. The Seller or the Originator, as applicable, will act as the servicer of each related Multiproduct Mortgage Loan (as described under "*Security Sharing Agreement—Single Servicer for Purchased Loans and Related Loans secured by the same Mortgage*", below) Each third party purchaser must agree to be bound by the obligations of the Seller and the Originator under the Security Sharing Agreement with respect to such Multiproduct Mortgage Loans and Line of Credit Loans and deliver a release of security to the Custodian in respect of the Mortgage for such Loans.

Concurrently with the sale of the First Multiproduct Mortgage Loan relating to a particular Borrower to the Guarantor, the Seller will transfer and convey all of its right, title and interest in the Related Security (including its interest in the related Multiproduct Mortgage (or, in the case of a Multiproduct Mortgage Loan located in the Province of Québec, an interest in the related Multiproduct Mortgage to the extent of the First Multiproduct Mortgage Loan that is sold to the Guarantor)) to the Guarantor. The Guarantor will hold the Related Security in respect of each Multiproduct

Mortgage Loan sold to the Guarantor as follows: (i) an interest in such Related Security for its own sole and absolute account and benefit, to the extent of all outstanding indebtedness owing under all Multiproduct Mortgage Loans owned by it in respect of the same Borrower from time to time, which interest will have full priority over all other rights, claims and interests; and (ii) subject to the Guarantor's priority described in item (i) above, an interest in such Related Security, as agent, nominee and bare trustee for the Seller (or Originator) and any Multiproduct Purchaser from time to time, as their interests may appear, to the extent of all outstanding indebtedness owing under any Multiproduct Mortgage Loans and Line of Credit Loans owned by the Seller (or the Originator) or Multiproduct Purchaser from time to time. As well, for Multiproduct Mortgage Loans in the Province of Québec, the Seller and each of the Multiproduct Purchasers will be entitled to an interest in the Multiproduct Mortgage to the extent of any outstanding indebtedness owing under any related Multiproduct Accounts.

In respect of a Multiproduct Account, the Transaction Documents will provide that the Servicer will (i) have the sole right to take all enforcement actions and make all servicing decisions with respect to the Related Security (including under the related Multiproduct Mortgage) and (ii) allocate any monies received by it and otherwise realized from the enforcement of the security for the related Multiproduct Account with the same Borrower in accordance with the priority arrangement described above, including the allocation of such monies to all indebtedness owing under each related Multiproduct Mortgage Loan owned by the Guarantor in priority to all related Line of Credit Loans and Multiproduct Mortgage Loans owned by the Seller or the Originator, as the case may be (as described under "*Security Sharing Agreement—Priority of Payment in respect of Enforcement Proceeds*", below).

### ***Repurchase of Portfolio Assets – Representations and Warranties***

If the Seller receives a Portfolio Asset Repurchase Notice from the Guarantor (or the Cash Manager on its behalf) identifying a Portfolio Asset in the Covered Bond Portfolio which, as at the relevant Transfer Date or relevant Calculation Date (in the case of a Product Switch or an Additional Loan Advance): (i) does not comply with the Loan Representations and Warranties set out in the Mortgage Sale Agreement and such breach materially and adversely affects the interest of the Guarantor in such Portfolio Asset or the value of such Portfolio Asset (provided that if such Portfolio Asset does not comply with the Eligibility Criteria at the relevant Transfer Date, the interest of the Guarantor in such Portfolio Asset or the value of such Portfolio Asset shall be deemed to have been materially and adversely affected); (ii) is subject to an adverse claim other than certain permitted security interests or security interests arising through the Guarantor and such adverse claim materially and adversely affects the interest of the Guarantor in such Portfolio Asset or the value of such Portfolio Asset; or (iii) any power of attorney granted by the Seller or an Originator in respect of such Portfolio Asset is determined to be invalid, then the Seller will, subject to the applicable breach, adverse claim or invalid power of attorney being cured during a 30 calendar day period commencing on the date on which such non-compliance is discovered, be required to repurchase on the first Calculation Date occurring after such 30 calendar day period: (i) any such Portfolio Asset; and (ii) any other Loan secured or intended to be secured by that Related Security or any part of it, which would include one or more Multiproduct Mortgage Loans made to the same Borrower which are owned by the Guarantor. The Guarantor's and the Bond Trustee's sole remedy in respect of any matter referred to in the previous sentence, including for greater certainty, any Loan not being an Eligible Loan on the related Transfer Date, shall be the requirement of the Seller to repurchase such Loan and its Related Security as set out in this paragraph. The repurchase price payable upon the repurchase of any Portfolio Asset is an amount (not less than zero) equal to the purchase price paid by the Guarantor for such Portfolio Asset plus expenses as at the relevant repurchase date, less any amounts received from the Borrower since the Transfer Date in respect of principal on such Portfolio Asset. The repurchase proceeds received by the Guarantor will be applied (other than Accrued Interest and Arrears of Interest) in accordance with the Pre-Acceleration Principal Priority of Payments (see "*Cashflows*" below).

### ***Non-Performing Loans***

The Cash Manager will identify any Non-Performing Loans in the Covered Bond Portfolio and upon identification serve a Non-Performing Loans Notice on the Bank and the Servicer. Non-Performing Loans will not be given credit in the Asset Coverage Test or the Amortization Test.

### ***General ability to repurchase***

Prior to the occurrence of an Issuer Event of Default, the Seller may from time to time offer to repurchase a Loan (or Loans) and their Related Security from the Guarantor for a purchase price of not less than the fair market value of the

relevant Loan. Any such offer to purchase a Multiproduct Mortgage Loan must include any other Multiproduct Mortgage Loans made to the same Borrower which are owned by the Guarantor. The Guarantor may accept such offer at its discretion, provided that any such sale will be subject to the Asset Coverage Test being met on the date of such sale, after giving effect to the sale.

### ***Right of pre-emption***

Under the terms of the Mortgage Sale Agreement, the Seller has a right of pre-emption in respect of any sale, in whole or in part, of Portfolio Assets.

In connection with any sale of Portfolio Assets by the Guarantor, except where such Portfolio Assets are being sold to the Seller pursuant to an offer from the Seller, the Guarantor will serve on the Seller a Portfolio Asset Offer Notice offering to sell Portfolio Assets for an offer price equal to the greater of (a) the fair market value of such Portfolio Assets and (b) (i) if the sale is following a breach of the Pre-Maturity Test or the service of a Notice to Pay, the Adjusted Required Redemption Amount of the relevant Series of Covered Bonds, otherwise (ii) the True Balance of such Portfolio Assets, subject to the offer being accepted by the Seller within 10 Business Days.

At any time that there is no Asset Coverage Test Breach Notice outstanding and no Covered Bond Guarantee Activation Event has occurred, it will be a condition to the Guarantor's right to sell Portfolio Assets that the Asset Coverage Test and/or Amortization Test, as applicable, will be met on the date of such sale, after giving effect to the sale.

If an Issuer Event of Default has occurred but no liquidator or administrator has been appointed to the Seller, the Seller's right to accept the offer (and therefore its right of pre-emption) will be conditional upon the delivery by the Seller of a solvency certificate to the Guarantor and the Bond Trustee. If the Seller rejects the Guarantor's offer or fails to accept it in accordance with the foregoing, the Guarantor may offer to sell such Portfolio Assets to other Purchasers (as described under "*Guarantor Agreement—Sale of Randomly Selected Loans at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor*" below).

If the Seller validly accepts the Guarantor's offer to sell such Portfolio Assets, the Guarantor will, within three Business Days of such acceptance, serve a Portfolio Asset Repurchase Notice on the Seller. The Seller will sign and return a duplicate copy of such Portfolio Asset Repurchase Notice and will repurchase from the Guarantor free from the Security created by the Security Agreement the relevant Portfolio Assets (and any other Loan secured or intended to be secured by Related Security securing such Portfolio Asset) referred to in the relevant Portfolio Asset Repurchase Notice. Completion of the purchase of such Portfolio Assets by the Seller will take place, upon satisfaction of any applicable conditions to the purchase and sale, on the first Guarantor Payment Date following receipt of the relevant Portfolio Asset Repurchase Notice(s) or such other date as the Guarantor may direct in the Portfolio Asset Repurchase Notice (provided that such date is not later than the earlier to occur of the date which is: (a) 10 Business Days after returning the Portfolio Asset Repurchase Notice to the Guarantor; and (b) the Final Maturity Date of the Earliest Maturing Covered Bonds).

For the purposes hereof:

**“Adjusted Required Redemption Amount”** means the Canadian Dollar Equivalent of the Required Redemption Amount, plus or minus the Canadian Dollar Equivalent of any swap termination amounts payable under the Covered Bond Swap Agreement to or by the Guarantor in respect of the relevant Series of Covered Bonds less (where applicable) amounts held by the Cash Manager for and on behalf of the Guarantor and amounts standing to the credit of the Guarantor Accounts and the Canadian Dollar Equivalent of the principal balance of any Substitute Assets (excluding all amounts to be applied on the next following Guarantor Payment Date to repay higher ranking amounts in the Guarantee Priority of Payments and those amounts that are required to repay any Series of Covered Bonds which mature prior to or on the same date as the relevant Series of Covered Bonds) plus or minus any swap termination amounts payable to or by the Guarantor under the Interest Rate Swap Agreement in respect of the relevant Series of Covered Bonds, determined on a *pro rata* basis amongst all Series of Covered Bonds according to the respective Principal Amount Outstanding thereof, minus amounts standing to the credit of the Pre-Maturity Liquidity Ledger that

are not otherwise required to provide liquidity for any Series of Hard Bullet Covered Bonds which mature within 12 months of the date of such calculation.

“**Required Redemption Amount**” means, in respect of a Series of Covered Bonds, the amount calculated as follows:

the Principal Amount Outstanding of the relevant Series of Covered Bonds      x      [1 + Negative Carry Factor x (days to maturity of the relevant Series of Covered Bonds/365)]

### ***Further drawings under Loans***

The Seller is solely responsible for funding all Further Advances, if any, in respect of Loans sold by the Seller to the Guarantor. The sale to the Guarantor of each Further Advance shall occur upon the advance of further money to the relevant Borrower and the underlying automatic sale from the Originator to the Seller, if applicable. To the extent that a Further Advance is sold to the Guarantor, the amount of the Intercompany Loan will increase by the amount of the funded Further Advances, provided that, if for any reason, the Intercompany Loan is not increased at any relevant time such amount shall be deemed to constitute a Capital Contribution by the Seller and the Seller’s interest, as a limited partner in the Guarantor, shall be increased by such amount.

### ***Authorized Underpayments***

In the event that the Servicer permits a Borrower to make an Authorized Underpayment, the Seller of such Loan will be required to pay to the Guarantor an amount equal to the unpaid interest associated with that Authorized Underpayment. The amount of any such payment representing capitalized interest in respect of that Authorized Underpayment shall constitute a Cash Capital Contribution by the Seller to the Guarantor.

### ***New Sellers***

In the future, any New Seller that wishes to sell Loans and their Related Security to the Guarantor will accede to, *inter alia*, the Mortgage Sale Agreement. The sale of New Loans and their Related Security by New Sellers to the Guarantor will be subject to certain conditions, including the following:

- each New Seller accedes to the terms of the Guarantor Agreement as a Limited Partner (with such subsequent amendments as may be agreed by the parties thereto) or enters into a new mortgage sale agreement with the Guarantor and the Bond Trustee, in each case so that it has, in relation to those New Loans and their Related Security to be sold by the relevant New Seller, substantially the same rights and obligations as the Seller had in relation to those Loans and their Related Security previously sold into the Covered Bond Portfolio under the Guarantor Agreement;
- each New Seller accedes to the terms of the Mortgage Sale Agreement (with such subsequent amendments as may be agreed by the parties thereto) or enters into a new mortgage sale agreement with the Guarantor and the Bond Trustee, in each case so that it has, in relation to those New Loans and their Related Security to be sold by the relevant New Seller, substantially the same rights and obligations as the Seller had in relation to those Loans and their Related Security previously sold into the Covered Bond Portfolio under the Mortgage Sale Agreement;
- each New Seller accedes to the Dealership Agreement(s) and enters into such other documents as may be required by the Bond Trustee and/or the Guarantor (acting reasonably) to give effect to the addition of a New Seller to the transactions contemplated under the Programme;
- any Portfolio Assets sold by a New Seller to the Guarantor comply with the Eligibility Criteria set out in the Mortgage Sale Agreement;
- either (i) the Servicer services the New Loans and their Related Security sold by a New Seller on the terms set out in the Servicing Agreement (with such subsequent amendments as may be agreed by the parties thereto) or

(ii) the New Seller enters into a servicing agreement with the Guarantor and the Bond Trustee which sets out the servicing obligations of the New Seller in relation to the New Loans and their Related Security and which is on terms substantially similar to the terms set out in the Servicing Agreement (in the event the New Loans and their Related Security are not purchased on a fully-serviced basis, the servicing agreement shall set out fees payable to the Servicer or the New Seller acting as servicer of such New Loans and their Related Security which may be determined on the date of the accession of the New Seller to the Programme);

- the Bond Trustee is satisfied that any accession of a New Seller to the Programme will not prejudice the Asset Coverage Test; and
- the Bond Trustee is satisfied that the accession of a New Seller to the Programme is not materially prejudicial to holders of the Covered Bonds and has satisfied the Rating Agency Condition.

If the above conditions are met, the consent of holders of the Covered Bonds will not be required or obtained in connection with the accession of a New Seller to the Programme.

### **Security Sharing Agreement**

The Seller, the Originator, the Guarantor, the Bond Trustee and the Custodian entered into a Security Sharing Agreement in connection with Loans and their Related Security that have been and will be sold by the Seller to the Guarantor where the Mortgage also secures or may from time to time secure loans, indebtedness or liabilities (“**Retained Loans**” and together with the Loans secured by the same Mortgage, “**Related Loans**”) that do not form part of the Covered Bond Portfolio, and which are retained by the Seller or the Originator, as applicable.

The Security Sharing Agreement:

- confirms that the Seller or the Originator, as applicable, retains an interest in the Mortgage securing the Related Loans;
- provides for the priority of payments in respect of collections received in respect of any Related Loans following a default under or breach of such Related Loans that is not remedied or waived in accordance with the terms of the agreements with the Borrower in respect of such Related Loans (“**Post-Default Collections**”) including from the enforcement of the Mortgages securing Related Loans (“**Enforcement Proceeds**”);
- requires Post-Default Collections to be promptly transferred, to the person entitled to such amounts;
- provides for each Loan sold to the Guarantor and Related Loans to be serviced by the same servicer or sub-servicer;
- provides the Seller with certain rights to purchase Related Loans from the Guarantor; and
- provides for the delivery by the Seller and the Originator of a release in respect of their respective interests, if any, in the Mortgage securing the Related Loans to the Custodian and the circumstances under which such release can be used or relied upon.

The Security Sharing Agreement will cease to apply in respect of any Related Loans upon all such Related Loans being held by a single person and provides that upon payment in full of the Loans forming part of the Related Loans, the Mortgage will be transferred to the beneficial owner (or owner) of the Retained Loans.

### ***Priority of Payments in respect of Enforcement Proceeds***

The parties to the Security Sharing Agreement have agreed that notwithstanding the terms of the Related Loans, which provide for the application of Enforcement Proceeds amongst such Related Loans, Post-Default Collections, including Enforcement Proceeds, will be applied as follows:

- first, in or towards payment of all taxes, reasonable costs and expenses incurred or to be incurred in relation to the enforcement of the Mortgage;
- second, in or towards payment of all amounts owing by the Borrower in respect of the Loans owned by the Guarantor and secured by such Mortgage until such amounts have been paid in full;
- third, in or towards payment of all amounts owing by the Borrower in respect of the Retained Loans secured by such Mortgage until such amounts have been paid in full; and
- lastly, in paying the surplus (if any) to the persons entitled thereto.

In connection with the above, to the extent a beneficial owner (or owner) of Related Loans receives Post-Default Collections while amounts are payable in priority to the amounts to which such person is entitled under the above priority of payments, such amounts are to be promptly transferred, to the person entitled to such amounts. Such payments will not be subject to the Priorities of Payments or any set-off or counterclaim.

***Single Servicer for Purchased Loans and Related Loans secured by the same Mortgage***

For so long as the Seller is the Servicer, it will service the Related Loans, or will sub-contract its servicing obligations, provided that, in all cases, each Loan owned by the Guarantor and each Related Loan secured by the same Mortgage, will be serviced by the same servicer or sub-servicer. In the event that the Servicer ceases to be the Seller, the Guarantor is required to enter into a servicing agreement with a replacement servicer (a “**Replacement Servicer**”) to arrange for the servicing of the Related Loans in a manner that ensures continuity of servicing and the Seller has granted a power of attorney in favour of the Guarantor for this purpose. The Replacement Servicer must satisfy certain requirements with respect to its capacity to carry out the servicing obligations and will be required to make representations consistent with the requirements represented and warranted to by the current Servicer (see “*Servicing Agreement – Representations and Warranties of the Servicer*”). A servicing agreement will be required to be entered into for the servicing with the Replacement Servicer and must, among other things:

- be commercially reasonable having regard to the interest of each of the Guarantor and the Seller in the Related Loans and Mortgages being serviced, including with respect to the allocation of costs;
- provide for the servicing of the Retained Loans in accordance with the Seller’s or Originator’s policy and otherwise in accordance with the standards of a reasonable and prudent institutional mortgage lender and in compliance with applicable laws;
- restrict the ability of the Replacement Servicer to authorize, approve, accept or make Product Switches or Additional Loan Advances in respect of Retained Loans without the consent of the Seller or the Originator;
- require the Replacement Servicer to hold funds received in respect of the Retained Loans in trust for the Seller or the Originator, as applicable, in a separate account and transfer such funds to the Seller or the Originator, as applicable, on a daily basis; and
- require the prior written consent of the Guarantor and the Seller and the Issuer on behalf of the Originator, as applicable, to any amendment or waiver.

A Replacement Servicer will be entitled to take such enforcement procedures in respect of the Mortgages it is servicing as it would be reasonable to expect a reasonable and prudent institutional mortgage lender to take in administering its own loans and their security and each of the holders of the Related Loans will refrain from taking any enforcement procedures except at the direction of the Servicer.

A third party purchaser or the Guarantor can terminate the Servicing Agreement in respect of Related Loans and their Related Security sold to the third party purchaser provided that the purchaser services or appoints a servicer for the Related Loans that include the purchased Loans owned by the Guarantor and enters into a servicing agreement that meets the requirements applicable to a Replacement Servicer.

### ***Purchase and Sale***

Under the Security Sharing Agreement, in addition to the pre-emptive rights the Guarantor has under the Mortgage Sale Agreement (see “*Mortgage Sale Agreement*” above), if the Guarantor intends to sell any Related Loan, the Seller may, upon notice to the Guarantor, purchase such Related Loan and its Related Security. In addition, in the event the Seller desires to acquire any Loans and their Related Security forming part of the Related Loans, for any reason, including to institute enforcement procedures or upon becoming aware that enforcement procedures have been or are to be instituted in respect of any Mortgage securing Related Loans, the Seller may, upon notice to the Guarantor and the Custodian, purchase such Related Loans and their Related Security from the Guarantor provided that the Asset Coverage Test, and/or at such time as the Amortization Test is being conducted, the Amortization Test, as applicable, is met following such sale and such sale would not (or would not reasonably be expected to) adversely affect the interests of Covered Bondholders. In each case, the purchase price for such Related Loans and their Related Security will be a price determined in accordance with the Guarantor Agreement (see “*Guarantor Agreement – Sale of Loans and their Related Security at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor*” and “*Sale of Loans and their Related Security at any time no Asset Coverage Test Breach Notice is outstanding and a Notice to Pay has not been served on the Guarantor*”) and will be payable in a form of consideration permitted under the CMHC Guide, which includes the substitution of assets. The Seller’s right to purchase Related Loans will cease upon a sale of such Related Loans and their Related Security by the Guarantor to a third party.

### ***Release of Security***

In connection with entering into the Security Sharing Agreement, the Seller delivered a release of security to the Custodian in respect of its interest in the Mortgage securing the Related Loans and agreed to deliver a release of security upon each sale or contribution of Related Loans to the Guarantor. The Custodian will hold any such releases of security, including any delivered by a purchaser of Retained Loans, and will only deliver a release of security in order for it to be used or relied upon in respect of any affected Related Loans if the following conditions are met:

- (i) the servicer of the affected Related Loans has provided notice to the parties to (A) the Security Sharing Agreement under the Servicing Agreement or (B) any corresponding agreement with a Replacement Servicer, or (ii) the Custodian has otherwise received evidence satisfactory to it (acting reasonably), in each case, that any of the following has occurred:
  - (a) the Servicer, the Originator or any beneficial owner (or owner) of any Retained Loan breached or caused a breach of or provided written advice to the Servicer to breach (i) the priority of payments for the application of Post-Default Collections; (ii) its obligation to hold the Post-Default Collections in trust and transfer them to the person entitled to such amounts; or (iii) the requirement that each Loan owned by the Guarantor and any Related Loan secured by the same Mortgage be serviced by the same servicer or sub-servicer, where any such breach or advice, as applicable, is not remedied or withdrawn, as the case may be, within 60 days (or after an Issuer Event of Default, 10 Business Days) of receiving notice thereof;
  - (b) any Retained Loan has been sold, transferred or assigned to a third party that has not (i) agreed to be bound by the obligations of the Seller and the Originator under the Security Sharing Agreement with respect to such Retained Loans and (ii) delivered a release of security to the Custodian in respect of the Mortgage for such Retained Loans (unless such sale, transfer or assignment results in a single person beneficially owning (or owning) all of the Related Loans); or
  - (c) the Seller, an Originator or a third party purchaser of any Retained Loan commences a challenge to the validity, legality or enforceability of (i) the priority of payments for the application of Post-Default Collections; (ii) the obligation to hold Post-Default Collections in trust and transfer them to the person entitled to such amounts; or (iii) the requirement to maintain a single servicer for Related Loans; and

- the beneficial owner (or owner) of the Related Loans that formed part of the Covered Bond Portfolio delivers a request to the Custodian to deliver to it the release of security in respect of the affected Related Loans; and
- following receipt of the request to deliver the release of security in respect of the affected Related Loans, the Custodian receives an opinion of independent legal counsel (as such term is used in the CMHC Guide), acceptable to the Custodian, confirming notice from the servicer was properly delivered or that the Custodian otherwise received evidence satisfactory to it (acting reasonably) that one of the circumstances in (a) to (c) above occurred (which opinion may make assumptions and rely on statements of fact from the servicer and appropriate officers or directors of a person reasonably expected to have knowledge of such matters) and the notice from the servicer (or other evidence) and request to deliver the release of security was properly given to the Custodian.

Upon the above conditions being satisfied, the Custodian will deliver the release of security in respect of the affected Related Loans to the Guarantor or third-party purchaser, as the case may be, of the Related Loans that formed part of the Covered Bond Portfolio.

### **Servicing Agreement**

Pursuant to the terms of the Servicing Agreement entered into on the Programme Date between the Guarantor, the Servicer, the Seller, the Cash Manager and the Bond Trustee, the Servicer has agreed to service on behalf of the Guarantor the Loans and their Related Security sold by the Seller to the Guarantor in the Covered Bond Portfolio.

The Servicer will administer the Loans and their Related Security comprised in the Covered Bond Portfolio in accordance with applicable law, the Servicing Agreement and the other Transaction Documents and with reasonable care and diligence, using that degree of skill and attention that it exercises in managing, servicing, administering, collecting on and performing similar functions relating to comparable loans that it services for itself.

The Servicer will be required to administer the Loans in accordance with the Servicing Agreement:

- (a) as if the Loans and their Related Security sold by the Seller to the Guarantor had not been sold to the Guarantor but remained with the Seller; and
- (b) in accordance with the Seller's or the Originator's administration, arrears and enforcement policies and procedures forming part of the Servicer's policy from time to time as they apply to those Loans.

The Servicer's actions in servicing the Loans in accordance with its procedures pursuant to the Servicing Agreement will be binding on the Guarantor, the Seller and the Secured Creditors.

### ***Undertakings of the Servicer***

Pursuant to the terms of the Servicing Agreement, the Servicer will undertake in relation to those Loans and their Related Security in the Covered Bond Portfolio that it is servicing, among other things, to:

- keep records and accounts on behalf of the Guarantor in relation to the Loans and their Related Security;
- keep the Loan Files in its possession or under its control in safe custody and maintain records necessary to enforce each Mortgage and to provide the Guarantor and the Bond Trustee with access to the Loan Files and other records relating to the administration of the Loans and their Related Security;
- maintain a register in respect of the Covered Bond Portfolio;
- make available upon request to the Guarantor and the Bond Trustee a report on a monthly basis containing information about the Loans and their Related Security comprised in the Covered Bond Portfolio;
- assist the Cash Manager in the preparation of a monthly asset coverage report in accordance with the Cash Management Agreement;

- take all reasonable steps to recover all sums due to the Guarantor, including instituting proceedings and enforcing any relevant Loan or Mortgage or other Related Security using the discretion of reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market in applying the enforcement procedures forming part of the Seller's or the Originator's policy;
- enforce any Loan which is in default in accordance with the Seller's or Originator's enforcement procedures or, to the extent that such enforcement procedures are not applicable having regard to the nature of the default in question, with the usual procedures undertaken by reasonable and prudent institutional mortgage lenders in the Seller's or the Originator's market on behalf of the Guarantor;
- comply and, as applicable, cause any person to which it sub-contracts or delegates the performance of all or any of its powers and obligations to comply with, the provisions of the Security Sharing Agreement applicable to a servicer and not take any action in contravention of the Security Sharing Agreement, except pursuant to a written notice or direction in which case it will provide notice to the parties to the Security Sharing Agreement; and
- to provide notice to each party to the Security Sharing Agreement in the event that it receives advice or is provided or comes into possession or written evidence, as applicable, of any of the circumstances which could give rise to an obligation on the part of the Custodian to deliver a release of security in respect of any affected Related Loans following receipt of such notice, a request by a beneficial owner (or owner) of such affected Related Loans and delivery of an independent legal counsel opinion (see "*Security Sharing Agreement*", above).

Prior to a downgrade in the ratings of the Servicer by one or more Rating Agencies below the Servicer Deposit Threshold Ratings, the Servicer shall hold any funds it receives on behalf of the Guarantor for the benefit of the Guarantor and shall transfer such funds on or before the next Guarantor Payment Date (i) to the Cash Manager prior to a downgrade in the ratings of the Cash Manager by one or more Rating Agencies below the Cash Management Deposit Ratings, and (ii) following any such downgrade of the Cash Manager's ratings, directly into the GIC Account.

In the event of a downgrade in the ratings of the Servicer by one or more Rating Agencies below the Servicer Deposit Threshold Ratings, the Servicer shall hold any funds it receives on behalf of the Guarantor for the benefit of the Guarantor and shall transfer such funds within two Business Days of the collection or receipt thereof (i) to the Cash Manager prior to a downgrade in the ratings of the Cash Manager by one or more Rating Agencies below the Cash Management Deposit Ratings, and (ii) following any such downgrade of the Cash Manager's ratings, directly into the GIC Account.

Following the occurrence of a Covered Bond Guarantee Activation Event, the Servicer will transfer funds it receives on behalf of the Guarantor into the GIC Account within two Business Days of the collection or receipt thereof.

On the Servicer being assigned applicable ratings by one or more Rating Agencies below the Servicer Replacement Threshold Ratings (as defined below), the Servicer undertakes to, upon the request of the Guarantor or the Bond Trustee, use commercially reasonable efforts to enter into a new or a master servicing agreement with the Bond Trustee and a third party substantially in the form of the Servicing Agreement (or otherwise subject to satisfaction of the Rating Agency Condition), with such modifications as the Guarantor and the Bond Trustee may reasonably require (including with respect to the payment of servicing fees), within 60 days under which such third party will undertake the servicing obligations in relation to the Covered Bond Portfolio. In connection with the foregoing, upon entering into the new or master servicing agreement with such third party, the Servicer or replacement Servicer, as agreed between the parties to the Servicing Agreement, will (on behalf of the Guarantor) deliver notice of the sale, assignment and transfer of the Loans and their Related Security and direct Borrowers to make all future repayments on the Loans to the Standby Account Bank for the account of the Guarantor. "**Servicer Replacement Threshold Ratings**" means the threshold rating BBB(low) by DBRS of the unsecured, unsubordinated and unguaranteed debt obligations of the Servicer.

### ***Payments, Administration and Enforcement***

The Servicer is authorized to act as the collection agent of the Guarantor under a system for the manual or automated debiting of bank accounts, pursuant to which system a Borrower's periodic Loan payments are debited directly from a specified account. In accordance with the Servicing Agreement, such debiting system must be operated in accordance with policies and procedures that would be acceptable to reasonable and prudent institutional mortgage lenders in the Seller's market. A significant majority of the Loans serviced by the Servicer are subject to such debiting system.

The Servicer will have the power to exercise the rights, powers and discretions and to perform the duties of the Guarantor in relation to the Loans and their Related Security that it is servicing pursuant to the terms of the Servicing Agreement, and to do anything which it reasonably considers necessary or convenient or incidental to the administration of those Loans and their Related Security. Among such powers of the Servicer is the right to accept any application for a Product Switch or Additional Loan Advance, provided that at all times the Servicer must act in accordance with policies and procedures that would be acceptable to reasonable and prudent institutional mortgage lenders in the Seller's market. Any Additional Loan Advance is the obligation of the Seller and will be funded in accordance with the terms of the Intercompany Loan Agreement and the other Transaction Documents. The Guarantor will not be obligated to make any Additional Loan Advance.

The Servicer will collect payments under the Loans and enforce the Loans and their Related Security in accordance with its policies and procedures as described in "*Loan Origination and Lending Criteria*".

### ***Setting of variable rate and other discretionary rates and margins***

Pursuant to the terms of the Mortgage Sale Agreement and in accordance with Mortgage Conditions applicable to certain Loans, the Seller or the Originator have prescribed policies relating to interest rate setting, arrears management and handling of complaints which the Guarantor (and any subsequent purchaser thereof) will be required to adhere to following the transfer of Loans and their Related Security. Such arrears management and handling of complaints policies are consistent with those to be applied by the Servicer under the terms of the Servicing Agreement. The interest rate setting policy specified in the Mortgage Sale Agreement is only applicable to Loans with interest rates which may be varied from time to time in the discretion of the lender under the relevant Loan.

In addition to the undertakings described above, the Servicer has also undertaken in the Servicing Agreement to determine and set the variable rate and any other discretionary rates and margins in relation to any applicable Loans in the Covered Bond Portfolio for which the Guarantor is entitled to set the variable rate and any other discretionary rates and margins pursuant to the terms of such Loans. The Servicer shall set such rates and margins in accordance with the policy to be adhered to by the Guarantor above, at such times as the Guarantor would be entitled to set such rates and margins, except in the limited circumstances described below, when the Guarantor will be entitled to set such rates and margins. The Servicer will not at any time prior to the earlier of (i) the occurrence of a Covered Bond Guarantee Activation Event, and/or (ii) a Servicer Event of Default having occurred, without the prior written consent of the Guarantor, set or maintain any such discretionary rates or margins at rates or margins which are higher than (although they may be lower than or equal to) the applicable then prevailing discretionary rates or margins of the Seller for loans owned by the Seller which have a similarly determined variable rate or margin to the relevant Loan in the Covered Bond Portfolio sold by the Seller to the Guarantor.

In particular, the Servicer will determine on each Calculation Date, having regard to:

- (a) the income which the Guarantor would expect to receive during the next succeeding Guarantor Payment Period (the relevant Guarantor Payment Period);
- (b) any discretionary rates and margins in respect of the Loans which the Servicer proposes to set under the Servicing Agreement for the relevant Guarantor Payment Period; and
- (c) the other resources available to the Guarantor including the Interest Rate Swap Agreement, the Covered Bond Swap Agreement and the Reserve Fund,

whether the Guarantor would receive an amount of income during the relevant Guarantor Payment Period which, when aggregated with the funds otherwise available to it, is less than the amount which is the aggregate of (1) the amount of interest which would be payable (or provisioned to be paid) under the Covered Bond Guarantee on each Guarantor Payment Date falling at the end of the relevant Guarantor Payment Period and any amounts which would be payable (or provisioned to be paid) to the Covered Bond Swap Provider under the Covered Bond Swap Agreement in respect of all Covered Bonds on each Guarantor Payment Date of each Series of Covered Bonds falling at the end of the relevant Guarantor Payment Period and (2) the other senior expenses payable by the Guarantor ranking in priority thereto in accordance with the relevant Priorities of Payments applicable prior to a Guarantor Event of Default.

If the Servicer determines that there will be a shortfall in the foregoing amounts, it will give written notice to the Guarantor and the Bond Trustee, within one Business Day, of the amount of the shortfall. If the Guarantor or the Bond Trustee notifies the Servicer and the Bank that, having regard to the obligations of the Guarantor and the amount of the shortfall, further Loans and their Related Security should be sold to the Guarantor, the Bank will use all reasonable efforts to ensure that the obligations of the Guarantor for such period will be met. This may include, making advances under the Intercompany Loan, selling Portfolio Assets to the Guarantor or making a Capital Contribution on or before the next Calculation Date in such amounts and with such rates or margins, as applicable, sufficient to avoid such shortfall on future Calculation Dates.

In addition, the Servicer will determine on each Calculation Date following an Issuer Event of Default, having regard to the aggregate of:

- (a) any discretionary rate or margin, in respect of the Loans which the Servicer proposes to set under the Servicing Agreement for the relevant Guarantor Payment Period; and
- (b) the other resources available to the Guarantor under the Interest Rate Swap Agreement,

whether the Guarantor would receive an aggregate amount of interest on the Loans sufficient to pay the full amounts payable under the Interest Rate Swap Agreement during the relevant Guarantor Payment Period (the “**Post Issuer Event of Default Yield Shortfall Test**”).

If the Servicer determines that the Post Issuer Event of Default Yield Shortfall Test will not be met, it will give written notice to the Guarantor and the Bond Trustee, prior to the Guarantor Payment Date immediately following such Calculation Date, of the amount of the shortfall and the rates or margins, for any discretionary rates or margins which the Guarantor is entitled to set with respect to Loans in the Covered Bond Portfolio pursuant to the terms of such Loans, which need to be set in order for no shortfall to arise and the Post Issuer Event of Default Yield Shortfall Test to be met, having regard to the date(s) on which the change to such discretionary rates or margins would take effect and at all times acting in accordance with the standards of reasonable and prudent institutional mortgage lenders in the Seller’s market. If the Guarantor or the Bond Trustee notifies the Servicer that, having regard to the obligations of the Guarantor, such discretionary rates or margins should be changed, the Servicer or replacement Servicer, as the case may be, will take all steps which are necessary to change such discretionary rates or margins including publishing any notice which is required in accordance with the Mortgage Terms.

The Guarantor and the Bond Trustee may terminate the authority of the Servicer to determine and set any such discretionary rates or margins on the occurrence of a Servicer Event of Default as defined under “—*Removal or resignation of the Servicer*”, in which case the Guarantor and the Bond Trustee will agree to appoint the replacement Servicer to set such discretionary rates or margins itself in the manner described above.

### ***Representations and Warranties of Servicer***

Under the Servicing Agreement, the Servicer represents and warrants to the Guarantor and the Bond Trustee that (i) it possesses the necessary experience, qualifications, facilities and other resources to perform its responsibilities under the Servicing Agreement and the other Transaction Documents to which it is a party and it will devote all due skill, care and diligence to the performance of its obligations and the exercise of its discretions thereunder, (ii) it is rated at or above the Servicer Replacement Threshold Ratings by each of the Rating Agencies, (iii) it is and will continue to be in good standing with OSFI, (iv) it is and will continue to be in material compliance with its internal policies and

procedures relevant to the services to be provided by it pursuant to the Servicing Agreement and the other Transaction Documents to which it is party, and (v) it is and will continue to be in material compliance with all laws, regulations and rules applicable to it in relation to the services provided by it pursuant to the Servicing Agreement and the other Transaction Documents to which it is a party.

### ***Removal or resignation of the Servicer***

The Guarantor and the Bond Trustee may (unless otherwise specified below), upon written notice to the Servicer, terminate the Servicer's rights and obligations if any of the following events (each a "**Servicer Termination Event**" and, each of the first four events set out below, a "**Servicer Event of Default**") occurs:

- the Servicer's applicable ratings from one or more Rating Agencies are below the Servicer Replacement Threshold Ratings;
- the Servicer defaults in the payment of any amount due to the Guarantor under the Servicing Agreement and fails to remedy that default for a period of three Business Days after the earlier of the Servicer becoming aware of the default and receipt by the Servicer of written notice from the Bond Trustee or the Guarantor requiring the same be remedied;
- the Servicer (or any delegate thereof) defaults in remitting any funds as required pursuant to the Servicing Agreement at any time that there has been a downgrade in the ratings of the Servicer by one or more Rating Agencies below the Servicer Deposit Threshold Ratings and such default continues unremedied for a period of one Business Day after the earlier of the Servicer becoming aware of such default and receipt by the Servicer of written notice from the Bond Trustee or the Guarantor requiring the same to be remedied;
- the Servicer fails to comply with any of its other covenants and obligations under the Servicing Agreement which failure in the reasonable opinion of the Bond Trustee is materially prejudicial to the interests of the holders of the Covered Bonds from time to time and does not remedy such failure within the earlier of 20 Business Days after becoming aware of the failure and receipt by the Servicer of written notice from the Bond Trustee or the Guarantor requiring the same to be remedied;
- an Insolvency Event occurs in relation to the Servicer or any credit support provider in respect of the Servicer or the merger of the Servicer without an assumption of the obligations under the Servicing Agreement;
- the Guarantor resolves, after due consideration and acting reasonably, that the appointment of the Servicer should be terminated provided that a substitute servicer has entered into a substitute servicing agreement with the parties to the Servicing Agreement (excluding the Servicer) on substantially similar terms and conditions as the Servicing Agreement and for which the Rating Agency Condition has been satisfied;
- there is a breach by the Servicer of certain representations and warranties or a failure by the Servicer to perform certain covenants made by it under the Servicing Agreement; or
- an Issuer Event of Default occurs and is continuing, or has previously occurred and is continuing, at any time that the Guarantor is Independently Controlled and Governed.

In the case of the occurrence of the first Servicer Termination Event described above at any time that the Guarantor is not Independently Controlled and Governed, the Guarantor shall by notice in writing to the Servicer terminate its appointment as Servicer with effect from a date (not earlier than the date of the notice) specified in the notice.

Termination of the Servicer will become effective upon the appointment of a successor Servicer in place of such Servicer. The Servicer, the Guarantor and the Bond Trustee agree to use commercially reasonable efforts to arrange for the appointment of a successor Servicer.

Subject to the fulfillment of a number of conditions, the Servicer may voluntarily resign by giving not less than 12 months' notice to the Bond Trustee and the Guarantor provided that a substitute servicer qualified to act as such with

a management team with experience of administering mortgages in Canada has been appointed and enters into a servicing agreement with the Guarantor substantially on the same terms as the Servicing Agreement, except as to fees. The resignation of the Servicer is conditional on satisfaction of the Rating Agency Condition unless the holders of the Covered Bonds agree otherwise by Extraordinary Resolution.

If the appointment of the Servicer is terminated, the Servicer must deliver the Loan Files relating to the Loans in the Covered Bond Portfolio administered by it to, or at the direction of, the Guarantor. The Servicing Agreement will terminate at such time as the Guarantor has no further interest in any of the Loans or their Related Security sold to the Guarantor and serviced under the Servicing Agreement that comprised the Covered Bond Portfolio.

The Servicer may sub-contract or delegate the performance of its duties under the Servicing Agreement provided that it meets conditions as set out in the Servicing Agreement.

The Bond Trustee will not be obliged to act as Servicer in any circumstances.

### **Asset Monitor Agreement**

Under the terms of the Asset Monitor Agreement entered into on the Programme Date between the Asset Monitor, the Guarantor, the Issuer, the Cash Manager and the Bond Trustee, the Asset Monitor has agreed, subject to due receipt of the information to be provided by the Cash Manager to the Asset Monitor, to carry out arithmetic testing of, and report on the arithmetic accuracy of the calculations performed by the Cash Manager once each year pursuant to an Asset Monitor Report and more frequently in certain circumstances as required by the terms of the Asset Monitor Agreement with a view to confirming that the Asset Coverage Test, the Amortization Test, the Valuation Calculation and/or the OC Valuation, as applicable, is met on each applicable Calculation Date.

If the arithmetic testing conducted by the Asset Monitor reveals any errors in the calculations performed by the Cash Manager, the Asset Monitor will be required to conduct such arithmetic tests and report on such arithmetic accuracy for (a) the last Calculation Period of each calendar quarter of the preceding year, (b) each Calculation Period of the current year until such arithmetic testing demonstrates no arithmetical inaccuracy for three consecutive Calculation Periods, and (c) thereafter, the last Calculation Period of each remaining calendar quarter of the current year.

In addition to the arithmetic testing described above, the Asset Monitor will also perform certain specified procedures in relation to the Covered Bond Portfolio and verify compliance by the Issuer, the Guarantor and the Programme with certain aspects of the Covered Bond Legislative Framework and the CMHC Guide.

The Asset Monitor is entitled to assume that all information provided to it by the Cash Manager for the purpose of performing its duties under the Asset Monitor Agreement is true and correct and not misleading and is not required to take any steps to independently verify the accuracy of any such information. Each report of the Asset Monitor delivered in accordance with the terms of the Asset Monitor Agreement will be delivered to the Cash Manager, the Guarantor, the Issuer, the Bond Trustee and CMHC.

The Guarantor will pay to the Asset Monitor a fee per report (exclusive of GST), equal to the amount set out in the Asset Monitor Agreement from time to time, for the reports to be performed by the Asset Monitor.

The Guarantor may, at any time, only with the prior written consent of the Bond Trustee (unless the Asset Monitor defaults in the performance or observance of certain of its covenants or breaches certain of its representations and warranties made, respectively, under the Asset Monitor Agreement, in which case such consent will not be required), terminate the appointment of the Asset Monitor by giving at least 60 days' prior written notice to the Asset Monitor, and the Asset Monitor may, at any time, resign by giving at least 60 days' prior written notice (and immediately if continuing to perform its obligations under the Asset Monitor Agreement becomes unlawful or conflicts with independence or professional rules applicable to the Asset Monitor) to the Guarantor and the Bond Trustee.

Upon giving notice of resignation, the Asset Monitor will use reasonable efforts to assist the Guarantor in appointing a replacement Asset Monitor approved by the Bond Trustee (such approval to be granted by the Bond Trustee if the replacement is an accounting firm of national standing which agrees to perform the duties (or substantially similar

duties) of the Asset Monitor set out in the Asset Monitor Agreement). If a replacement is not appointed by the date which is 30 days prior to the date when tests are to be carried out in accordance with the terms of the Asset Monitor Agreement, then the Guarantor will use all reasonable efforts to appoint an accounting firm of national standing to carry out the relevant tests on a one-off basis, provided that notice of such appointment is given to the Bond Trustee.

The Bond Trustee will not be obliged to act as Asset Monitor in any circumstances.

### **Guarantor Agreement**

The general and limited partners of the Guarantor have agreed to operate the business of the Guarantor in accordance with the terms of a limited partnership agreement entered into on the Programme Date between the Managing GP, as managing general partner, the Liquidation GP, as liquidation general partner, and the Bank, as Limited Partner, together with such other persons as may become partners of the Guarantor and the Bond Trustee (as the same may be amended, restated and/or supplemented from time to time, the “**Guarantor Agreement**”).

### ***General Partner and Limited Partners of the Guarantor***

The Managing GP is the managing general partner and the Liquidation GP is the liquidation general partner and the Bank is the sole limited partner of the Guarantor. The Partners will have the duties and obligations, rights, powers and privileges specified in the *Limited Partnerships Act* (Ontario) and pursuant to the terms of the Guarantor Agreement.

No new limited partner may be otherwise appointed, and no new general partner may be added or general partner replaced without the consent of the Limited Partner and, while there are Covered Bonds outstanding, the Bond Trustee, and receipt by the Issuer and/or the Bond Trustee of confirmation of the satisfaction of the Rating Agency Condition.

Under the Guarantor Agreement, the Limited Partner represents and warrants to the other Partners that (i) it is a validly created chartered bank under the laws of Canada and is validly subsisting under such laws, (ii) it has taken all necessary action to authorize the execution, delivery and performance of the Guarantor Agreement, (iii) it has the capacity and corporate authority to enter into and perform its obligations under the Guarantor Agreement and such obligations do not conflict with nor do they result in a breach of any of its constating documents or by-laws or any agreement by which it is bound, (iv) no authorization, consent or approval of, or filing with or notice to, any person is required in connection with the execution, delivery or performance of the Guarantor Agreement by the Limited Partner, other than those which have been obtained, and (v) it is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada) and will retain such status during the term of the partnership governed by the Guarantor Agreement.

No person shall be admitted to, or be permitted to remain in, the partnership as a Partner if such person is a non-resident of Canada for purposes of the *Income Tax Act* (Canada) or (if a partnership) is not a “Canadian partnership” within the meaning of the *Income Tax Act* (Canada).

### ***Capital Contribution***

Each of the Managing GP and the Liquidation GP has contributed a nominal cash amount to the Guarantor and hold 99 percent and 1 percent respectively of the 0.05 percent general partner interest. The Limited Partner holds the substantial economic interest in the Guarantor (approximately 99.95 percent) having also contributed cash to the Guarantor. The Limited Partner may from time to time make additional Capital Contributions. Such Capital Contributions may be Cash Capital Contributions or Capital Contributions in Kind. In the case of the latter, the Limited Partner will have an additional interest in the capital of the Guarantor equal to the fair market value of those Loans sold by it as at the Transfer Date recorded in the Capital Account Ledger.

### ***New Limited Partners***

In the future, any person that wishes to become a new Limited Partner will, subject to the following paragraph, require the consent of the Limited Partner and, while there are Covered Bonds outstanding, the Bond Trustee and be required to accede to the Mortgage Sale Agreement and any other Transaction Documents to which the Limited Partner is a party and deliver such other agreements and provide such other assurances as may be required by the Guarantor and/or

the Bond Trustee (acting reasonably). Subject to compliance with the foregoing, the consent of the Covered Bondholders will not be required to the accession of a new Limited Partner to the Guarantor.

The Limited Partner may assign all or some portion of its interest in the Guarantor to any Subsidiary by giving written notice of such assignment to the Guarantor and the Bond Trustee, and the assignee of such interest acceding to the Guarantor Agreement. Any such assignment shall not relieve the Limited Partner of its obligations under the Guarantor Agreement or require the consent of the General Partners, Bond Trustee, the holders of the Covered Bonds or, if applicable, any other Limited Partner.

### ***Capital Distributions***

Provided the Asset Coverage Test and/or the Amortization Test, as applicable, will be met after giving effect to any Capital Distribution, the Managing GP, may from time to time, in its discretion, make Capital Distributions to the Partners. Pursuant to the terms of the Guarantor Agreement distributions to the Liquidation GP will be limited to an amount which may be less than the Liquidation GP's *pro rata* interest in the Guarantor.

### ***OC Valuation***

The CMHC Guide requires that the Guarantor confirm that the cover pool's level of overcollateralization exceeds 103% (the "**Guide OC Minimum**"). Accordingly, for so long as Covered Bonds remain outstanding, the Guarantor (or the Cash Manager on behalf of the Guarantor) will calculate the Level of Overcollateralization (defined below) at the same time that the Asset Coverage Test is performed, and the Guarantor will compare such Level of Overcollateralization with the Guide OC Minimum (such test, the "**OC Valuation**").

For purposes of the OC Valuation, the "**Level of Overcollateralization**" means the amount, expressed as a percentage, calculated as at each Calculation Date as follows:

$$A \div B$$

where,

A = the lesser of (i) the total amount of the Cover Pool Collateral; and (ii) the amount of Cover Pool Collateral required to collateralize the Covered Bonds outstanding and ensure that the Asset Coverage Test is met,

B = the Canadian Dollar Equivalent of the Outstanding Principal Amount of the Covered Bonds as calculated on the relevant Calculation Date.

The term "**Cover Pool Collateral**" shall, for the purposes of the foregoing calculation, include, as calculated on the relevant Calculation Date,

- (a) the Loans owned by the Guarantor that meet the Eligibility Criteria and are less than three months in arrears and such Loans will be valued using their Outstanding Principal Balance;
- (b) Substitute Assets owned by the Guarantor and such assets will be valued using their outstanding principal amount;

Provided that, the "**Cover Pool Collateral**" shall not include Contingent Collateral Amounts, Swap Collateral Excluded Amounts, Voluntary Overcollateralization, or any amounts on deposit in the Yield Supplement Fund.

The Issuer must provide immediate notice to CMHC if the Level of Overcollateralization falls below the Guide OC Minimum. The OC Valuation will be calculated by the Cash Manager as at each Calculation Date and monitored from time to time by the Asset Monitor. Such calculation will be completed within the time period specified in the Cash Management Agreement. The Level of Overcollateralization, with a comparison to the Guide OC Minimum, must be disclosed for the month the calculation is performed in each Investor Report and each public offering document prepared, filed or otherwise made available to investors during the currency of the calculation.

### *Asset Coverage Test*

The Guarantor must ensure that on each Calculation Date, the Adjusted Aggregate Asset Amount is in an amount at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated at the relevant Calculation Date.

If on any Calculation Date, the Adjusted Aggregate Asset Amount is less than the aggregate Principal Amount Outstanding of all Covered Bonds as calculated at the relevant Calculation Date, then the Guarantor (or the Cash Manager on its behalf) will notify the Partners, the Bond Trustee and CMHC thereof. The Bank shall use all reasonable efforts to ensure that the Guarantor satisfies the Asset Coverage Test. This may include making advances under the Intercompany Loan, selling New Loans and their Related Security to the Guarantor or making a Capital Contribution in cash or in kind on or before the next Calculation Date in amounts sufficient to avoid such shortfall on future Calculation Dates. If the Adjusted Aggregate Asset Amount is less than the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of all Covered Bonds on the next following Calculation Date, the Asset Coverage Test will be breached and the Guarantor (or the Cash Manager on its behalf) will serve an Asset Coverage Test Breach Notice on the Partners, the Bond Trustee, CMHC and, if delivered by the Cash Manager, the Guarantor. The Asset Coverage Test Breach Notice will be revoked if the Asset Coverage Test is satisfied as at the next Calculation Date following service of an Asset Coverage Test Breach Notice provided no Covered Bond Guarantee Activation Event has occurred.

At any time there is an Asset Coverage Test Breach Notice outstanding:

- (a) the Guarantor may be required to sell Randomly Selected Loans (as described further under “*Guarantor Agreement—Sale of Randomly Selected Loans at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor*”);
- (b) prior to the occurrence of a Covered Bond Guarantee Activation Event, the Pre-Acceleration Revenue Priority of Payments and the Pre-Acceleration Principal Priority of Payments will be modified as more particularly described in “*Allocation and distribution of Available Revenue Receipts and Available Principal Receipts when an Asset Coverage Test Breach Notice is outstanding but no Covered Bond Guarantee Activation Event has occurred*” below; and
- (c) the Issuer will not be permitted to make any further issuances of Covered Bonds.

If an Asset Coverage Test Breach Notice has been served and not revoked on or before the Guarantor Payment Date immediately following the Calculation Date after service of such Asset Coverage Test Breach Notice, then an Issuer Event of Default will occur and the Bond Trustee will be entitled (and, in certain circumstances may be required) to serve an Issuer Acceleration Notice. Following service of an Issuer Acceleration Notice, the Bond Trustee will be required to serve a Notice to Pay on the Guarantor.

For the purposes hereof:

“**Adjusted Aggregate Asset Amount**” means the amount calculated as at each Calculation Date as follows:

$$A+B+C+D+E-Y-Z$$

where,

A = the lower of (i) and (ii) where:

- (i) = the sum of the “**LTV Adjusted Loan Balance**” of each Loan in the Covered Bond Portfolio, which shall be the lower of (1) the actual Outstanding Principal Balance of the relevant Loan in the Covered Bond Portfolio on such Calculation Date, and (2) 80% multiplied by the Latest Valuation relating to that Loan, in each case multiplied by M.

“M” means:

- (a) 100% for all Loans that are not Non-Performing Loans; or
- (b) 0% for all Loans that are Non-Performing Loans;

*minus*

the aggregate sum of the following deemed reductions to the aggregate LTV Adjusted Loan Balance of the Loans in the Covered Bond Portfolio if any of the following occurred during the previous Calculation Period:

- (1) a Loan or its Related Security was, in the immediately preceding Calculation Period, in breach of the Loan Representations and Warranties contained in the Mortgage Sale Agreement or subject to any other obligation of the Seller to repurchase the relevant Loan and its Related Security, and in each case the Seller has not repurchased the Loan or Loans of the relevant Borrower and its or their Related Security to the extent required by the terms of the Mortgage Sale Agreement. In this event, the aggregate LTV Adjusted Loan Balance of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced by an amount equal to the LTV Adjusted Loan Balance of the relevant Loan or Loans on such Calculation Date of the relevant Borrower; and/or
- (2) the Seller, in any preceding Calculation Period, was in breach of any other material warranty under the Mortgage Sale Agreement and/or the Servicer was, in any preceding Calculation Period, in breach of a material term of the Servicing Agreement. In this event, the aggregate LTV Adjusted Loan Balance of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced, by an amount equal to the resulting financial loss incurred by the Guarantor in the immediately preceding Calculation Period (such financial loss to be calculated by the Cash Manager without double counting and to be reduced by any amount paid (in cash or in kind) to the Guarantor by the Seller to indemnify the Guarantor for such financial loss);

AND

- (ii) = the aggregate “**Asset Percentage Adjusted Loan Balance**” of the Loans in the Covered Bond Portfolio which in relation to each Loan shall be the lower of (1) the actual Outstanding Principal Balance of the relevant Loan on such Calculation Date, and (2) the Latest Valuation relating to that Loan, in each case multiplied by N.

“N” means

- (a) 100% for all Loans that are not Non-Performing Loans; or
- (b) 0% for all Loans that are Non-Performing Loans;

*minus*

the aggregate sum of the following deemed reductions to the aggregate Asset Percentage Adjusted Loan Balance of the Loans in the Covered Bond Portfolio if any of the following occurred during the previous Calculation Period:

- (1) a Loan or its Related Security was, in the immediately preceding Calculation Period, in breach of the Loan Representations and Warranties contained in the Mortgage Sale Agreement or subject to any other obligation of the Seller to repurchase the relevant Loan and its Related Security, and in each case the Seller has not repurchased the Loan or Loans of the relevant

Borrower and its or their Related Security to the extent required by the terms of the Mortgage Sale Agreement. In this event, the aggregate Asset Percentage Adjusted Loan Balance of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced by an amount equal to the Asset Percentage Adjusted Loan Balance of the relevant Loan or Loans (as calculated on such Calculation Date) of the relevant Borrower; and/or

- (2) the Seller, in any preceding Calculation Period, was in breach of any other material warranty under the Mortgage Sale Agreement and/or the Servicer was, in the immediately preceding Calculation Period, in breach of a material term of the Servicing Agreement. In this event, the aggregate Asset Percentage Adjusted Loan Balance of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced by an amount equal to the resulting financial loss incurred by the Guarantor in the immediately preceding Calculation Period (such financial loss to be calculated by the Cash Manager without double counting and to be reduced by any amount paid (in cash or in kind) to the Guarantor by the Seller to indemnify the Guarantor for such financial loss),

*the result of the calculation in this paragraph (ii) being multiplied by the Asset Percentage (as defined below);*

- B = the aggregate amount of any Principal Receipts (excluding proceeds of the sale of Loans and their Related Security) on the Portfolio Assets up to such Calculation Date (as recorded in the Principal Ledger) which have not been applied as at such Calculation Date to acquire further Portfolio Assets or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents;
- C = the aggregate amount of (i) any Cash Capital Contributions made by the Partners (as recorded in the Capital Account Ledger for each Partner of the Guarantor), (ii) proceeds advanced under the Intercompany Loan Agreement or (iii) proceeds from any sale of Loans and their Related Security which, in each case, have not been applied as at such Calculation Date to acquire further Portfolio Assets or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents (and, for greater certainty, the aggregate amount determined pursuant to this item C shall not include deposits to the Yield Supplement Fund);
- D = the aggregate outstanding principal balance of any Substitute Assets;
- E = the balance, if any, of the Reserve Fund;
- Y = the sum of (i) the Contingent Collateral Amount relating to any Contingent Collateral Notice in effect as at such Calculation Date and delivered with respect to the Interest Rate Swap Agreement, plus (ii) the Contingent Collateral Amount relating to any Contingent Collateral Notice in effect as at such Calculation Date delivered with respect to the Covered Bond Swap Agreement, in each case, determined as at such Calculation Date; and

Z = product of: (1) weighted average remaining maturity of all outstanding Covered Bonds (in years and, where less than a year, deemed to be a year); (2) Principal Amount Outstanding of all Covered Bonds; and (3) Negative Carry Factor where the “**Negative Carry Factor**” is, (i) if the weighted average margin of the interest rate payable on the outstanding Covered Bonds relative to the interest rate receivable on the Covered Bond Portfolio is < 0.1% per annum, then 0.5%; and (ii) if the weighted average margin of the interest rate payable on the outstanding Covered Bonds relative to the interest rate receivable on the Covered Bond Portfolio is > 0.1% per annum, then the sum of (x) 0.5% and (y) the weighted average margin of the interest rate payable on the outstanding Covered Bonds less 0.1%, unless the interest rate risk represented by the weighted average margin of the interest rate payable on the outstanding Covered Bonds relative to the interest rate receivable on the Covered Bond Portfolio is addressed or mitigated by the Covered Bond Swap Agreement whereupon the Negative Carry Factor shall be nil.

“**Asset Percentage**” means 97 percent or such lesser percentage figure as determined from time to time in accordance with the terms of the Guarantor Agreement, provided that the Asset Percentage shall not be less than 80 percent unless otherwise agreed by the Issuer (and following an Issuer Event of Default, the Guarantor for the purposes of making certain determinations in respect of the Intercompany Loan). Any increase in the maximum Asset Percentage will be deemed to be a material amendment to the Trust Deed and will require satisfaction of the Rating Agency Condition. See “*Modification of Transaction Documents*”.

On or prior to the Guarantor Payment Date immediately following the Calculation Date falling in January, April, July and October of each year and on such other date as the Bank may request following the date on which the Bank, if it is the Interest Rate Swap Provider, is required to assign the Interest Rate Swap Agreement to a third party, the Guarantor (or the Cash Manager on its behalf) will determine the Asset Percentage in accordance with the terms of the Guarantor Agreement and the various methodologies of the Rating Agencies which may from time to time be prescribed for the Covered Bond Portfolio based on the value of the Portfolio Assets as at the Calculation Date immediately preceding such Calculation Date (being such values for the Loans on the Calculation Date in March, June, September or December, as applicable) as a whole or on the basis of a sample of Randomly Selected Loans in the Covered Bond Portfolio, such calculations to be made on the same basis throughout unless the Rating Agency Condition has been satisfied in respect thereof.

***Amortization Test***

Following the occurrence and during the continuance of an Issuer Event of Default (but prior to service of a Guarantor Acceleration Notice) and, for so long as Covered Bonds remain outstanding, the Guarantor must ensure that, on each Calculation Date following the occurrence and during the continuance of an Issuer Event of Default, the Guarantor is in compliance with the Amortization Test.

Following the occurrence and during the continuance of an Issuer Event of Default, if on any Calculation Date the Amortization Test Aggregate Asset Amount is less than the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date, then the Amortization Test will be deemed to be breached and a Guarantor Event of Default will occur. The Guarantor, the Cash Manager or the Asset Monitor, as the case may be, will immediately and in any event prior to the Guarantor Payment Date immediately following such Calculation Date, notify the Guarantor, the Issuer, the Bond Trustee (while Covered Bonds are outstanding), and CMHC of any breach of the Amortization Test and the Bond Trustee will be entitled to serve a Guarantor Acceleration Notice in accordance with the Conditions.

The “**Amortization Test Aggregate Asset Amount**” will be calculated as at each Calculation Date as follows:

$$A+B+C-Y-Z$$

where

- A = the aggregate “**Amortization Test True Balance**” of each Loan, which shall be the lower of (1) the actual True Balance of the relevant Loan as calculated on such Calculation Date and (2) 80% multiplied by the Latest Valuation, in each case multiplied by N.
- “N” means
- (a) 100% for all Loans that are not Non-Performing Loans; or
  - (b) 0% for all Loans that are Non-Performing Loans;
- B = the sum of the amount of any cash standing to the credit of the Guarantor Accounts (excluding any Revenue Receipts received in the immediately preceding Calculation Period and any amounts on deposit in the Yield Supplement Fund);
- C = the aggregate outstanding principal balance of any Substitute Assets;
- Y = the sum of (i) the Contingent Collateral Amount relating to any Contingent Collateral Notice in effect as at such Calculation Date and delivered with respect to the Interest Rate Swap Agreement, plus (ii) the Contingent Collateral Amount relating to any Contingent Collateral Notice in effect as at such Calculation Date delivered with respect to the Covered Bond Swap Agreement, in each case determined as at such Calculation Date; and
- Z = product of: (1) weighted average remaining maturity of all outstanding Covered Bonds (in years and, where less than a year, deemed to be a year); (2) Principal Amount Outstanding of all Covered Bonds; and (3) Negative Carry Factor.

***Valuation Calculation***

For so long as the Covered Bonds remain outstanding, the Guarantor must ensure that the Valuation Calculation is performed on each Calculation Date. The results of the Valuation Calculation for a Calculation Date will be disclosed in the related Investor Report.

The Valuation Calculation is equal to the Asset Value (as defined below) minus the Trading Value of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date.

“**Asset Value**” means the amount calculated as at each Calculation Date as follows:

$$A+B+C+D+E+F$$

where,

- A = the aggregate “**LTV Adjusted Loan Present Value**” of each Loan in the Covered Bond Portfolio, which shall be the lower of (1) the Present Value of the relevant Loan in the Covered Bond Portfolio on such Calculation Date, and (2) 80% multiplied by the Latest Valuation relating to that Loan, in each case multiplied by M.

“M” means:

- (a) 100% for all Loans that are not Non-Performing Loans; or
- (b) 0% for all Loans that are Non-Performing Loans;

*minus*

the aggregate sum of the following deemed reductions to the aggregate LTV Adjusted Loan Present Value of the Loans in the Covered Bond Portfolio if any of the following occurred during the previous Calculation Period:

- (1) a Loan or its Related Security was, in the immediately preceding Calculation Period, in breach of the Loan Representations and Warranties contained in the Mortgage Sale Agreement or subject to any other obligation of the Seller to repurchase the relevant Loan and its Related Security, and in each case the Seller has not repurchased the Loan or Loans of the relevant Borrower and its or their Related Security to the extent required by the terms of the Mortgage Sale Agreement. In this event, the aggregate LTV Adjusted Loan Present Value of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced by an amount equal to the LTV Adjusted Loan Present Value of the relevant Loan or Loans on such Calculation Date of the relevant Borrower; and/or
- (2) the Seller, in any preceding Calculation Period, was in breach of any other material warranty under the Mortgage Sale Agreement and/or the Servicer was, in any preceding Calculation Period, in breach of a material term of the Servicing Agreement. In this event, the aggregate LTV Adjusted Loan Present Value of the Loans in the Covered Bond Portfolio on such Calculation Date will be deemed to be reduced, by an amount equal to the resulting financial loss incurred by the Guarantor in the immediately preceding Calculation Period (such financial loss to be calculated by the Cash Manager without double counting and to be reduced by any amount paid (in cash or in kind) to the Guarantor by the Seller to indemnify the Guarantor for such financial loss);

B = the aggregate amount of any Principal Receipts (excluding proceeds of the sale of Loans and their Related Security) on the Portfolio Assets up to such Calculation Date (as recorded in the Principal Ledger) which have not been applied as at such Calculation Date to acquire further Portfolio Assets or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents;

C = the aggregate amount of (i) any Cash Capital Contributions made by the Partners (as recorded in the Capital Account Ledger for each Partner of the Guarantor), (ii) proceeds advanced under the Intercompany Loan Agreement or (iii) proceeds from any sale of Loans and their Related Security which, in each case, have not been applied as at such Calculation Date to acquire further Portfolio Assets or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents (and, for greater certainty, the aggregate amount determined pursuant to this item C shall not include deposits to the Yield Supplement Fund);

D = the Trading Value of any Substitute Assets;

E = the balance, if any, of the Reserve Fund; and

F = the Trading Value of the Swap Collateral.

#### ***Sales of Randomly Selected Loans following a breach of the Pre-Maturity Test***

The Pre-Maturity Test will be breached if the Issuer's applicable ratings from one or more Rating Agencies fall below the Pre-Maturity Minimum Ratings and a Hard Bullet Covered Bond is due for repayment within a specified period of time thereafter. See "*Credit Structure—Pre-Maturity Liquidity*". If the Pre-Maturity Test is breached, the Guarantor shall, subject to any right of pre-emption of the Seller pursuant to the terms of the Mortgage Sale Agreement and the Security Sharing Agreement, as applicable, offer to sell Randomly Selected Loans pursuant to the terms of the Guarantor Agreement (see "*Method of sale of Portfolio Assets*" below), unless the Pre-Maturity Liquidity Ledger is otherwise funded from other sources as follows:

- (i) a Contribution in Kind made by one or more of the Partners (as recorded in the Capital Account Ledger for such Partners of the Guarantor) of certain Substitute Assets in accordance with the Guarantor Agreement with an aggregate principal amount up to the Pre-Maturity Liquidity Required Amount (which shall be a credit to the Pre-Maturity Liquidity Ledger); or
- (ii) Cash Capital Contributions made by one or more of the Partners (as recorded in the Capital Account Ledger for each applicable Partner of the Guarantor) or proceeds advanced under the Intercompany Loan Agreement which have not been applied to acquire further Portfolio Assets, deposited to the Yield Supplement Fund or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents with an aggregate principal amount up to the Pre-Maturity Liquidity Required Amount (which shall be a credit to the Pre-Maturity Liquidity Ledger).

If the Issuer fails to repay any Series of Hard Bullet Covered Bonds on the Final Maturity Date thereof, then following the occurrence of an Issuer Event of Default and service of a Notice to Pay on the Guarantor, the proceeds from any sale of Loans and their Related Security standing to the credit of the Pre-Maturity Liquidity Ledger will be applied to repay the relevant Series of Hard Bullet Covered Bonds. Otherwise, the proceeds will be applied as set out in “*Credit Structure – Pre-Maturity Liquidity*” below.

***Sales of Randomly Selected Loans after a Demand Loan Repayment Event has occurred or the Issuer has otherwise demanded that the Demand Loan be repaid***

If, prior to the service of an Asset Coverage Test Breach Notice or a Notice to Pay, a Demand Loan Repayment Event has occurred or the Issuer has demanded that the Demand Loan be repaid, the Guarantor may be required to sell Portfolio Assets in accordance with the Guarantor Agreement (see “*Method of sale of Portfolio Assets*” below), subject to the rights of pre-emption enjoyed by the Seller to purchase the Portfolio Assets pursuant to the terms of the Mortgage Sale Agreement. Any such sale will be subject to the condition that the Asset Coverage Test is satisfied after the receipt of the proceeds of such sale and repayment, after giving effect to such repayment.

***Sale of Randomly Selected Loans at any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor***

At any time an Asset Coverage Test Breach Notice is outstanding or a Notice to Pay has been served on the Guarantor, but prior to service of a Guarantor Acceleration Notice on the Guarantor, the Guarantor may be obliged to sell Portfolio Assets in accordance with the Guarantor Agreement (see “*Method of sale of Portfolio Assets*” below), subject to the rights of pre-emption enjoyed by the Seller to buy the Portfolio Assets pursuant to the terms of the Mortgage Sale Agreement and subject to additional advances on the Intercompany Loan and any Cash Capital Contribution made by the Limited Partner. The proceeds from any such sale or refinancing will be credited to the GIC Account and applied as set out in the Priorities of Payments (see “*Cashflows*” below).

***Method of sale of Portfolio Assets***

If the Guarantor is required to sell Portfolio Assets to Purchasers following a breach of the Pre-Maturity Test, the occurrence of a Demand Loan Repayment Event, the Demand Loan being demanded by the Issuer, the service of an Asset Coverage Test Breach Notice (if not revoked) or a Notice to Pay on the Guarantor, the Guarantor will be required to ensure that before offering Portfolio Assets for sale:

- (a) the Portfolio Assets being sold are Randomly Selected Loans; and
- (b) the Portfolio Assets have an aggregate True Balance in an amount (the “**Required True Balance Amount**”) which is as close as possible to the amount calculated as follows:
  - (i) following a Demand Loan Repayment Event or the Demand Loan being demanded by the Bank but prior to service of an Asset Coverage Test Breach Notice, such amount that would

ensure that, if the Randomly Selected Loans were sold at their True Balance, the Demand Loan as calculated on the date of the demand could be repaid, subject to satisfaction of the Asset Coverage Test; or

- (ii) following the service of an Asset Coverage Test Breach Notice (but prior to service of a Notice to Pay on the Guarantor), such amount that would ensure that, if the Portfolio Assets were sold at their True Balance, the Asset Coverage Test would be satisfied on the next Calculation Date taking into account the payment obligations of the Guarantor on the Guarantor Payment Date following that Calculation Date (assuming for this purpose that the Asset Coverage Test Breach Notice is not revoked on the next Calculation Date); or
- (iii) following a breach of the Pre-Maturity Test or service of a Notice to Pay on the Guarantor:

$N \times \frac{\text{True Balance of all the Portfolio Assets in the Covered Bond Portfolio}}{\text{the Canadian Dollar Equivalent of the Required Redemption Amount in respect of each Series of Covered Bonds then outstanding}}$

where “N” is an amount equal to

- (x) in respect of Randomly Selected Loans being sold following a breach of the Pre-Maturity Test, the Pre-Maturity Liquidity Required Amount less amounts standing to the credit of the Pre-Maturity Liquidity Ledger; or
- (y) in respect of Randomly Selected Loans being sold following service of a Notice to Pay, the Canadian Dollar Equivalent of the Required Redemption Amount of the Earliest Maturing Covered Bonds less amounts standing to the credit of the Guarantor Accounts and the principal amount of any Substitute Assets (excluding all amounts to be applied on the next following Guarantor Payment Date to repay higher ranking amounts in the Guarantee Priority of Payments and those amounts that are required to repay any Series of Covered Bonds which mature prior to or on the same date as the relevant Series of Covered Bonds).

The Guarantor will offer the Portfolio Assets for sale to Purchasers for the best price reasonably available but in any event:

- (a) following (i) a Demand Loan Repayment Event, the Demand Loan being demanded by the Bank or (ii) the service of an Asset Coverage Test Breach Notice (but prior to the service of a Notice to Pay on the Guarantor), in each case, for an amount not less than the True Balance of the Portfolio Assets; and
- (b) following a breach of the Pre-Maturity Test or service of a Notice to Pay on the Guarantor, for an amount not less than the Adjusted Required Redemption Amount.

Following the service of a Notice to Pay on the Guarantor, if the Portfolio Assets have not been sold (in whole or in part) in an amount equal to the Adjusted Required Redemption Amount by the date which is six months prior to, as applicable, if the Covered Bonds are not subject to an Extended Due for Payment Date in respect of the Covered Bond Guarantee, the Final Maturity Date or, if the Covered Bonds are subject to an Extended Due for Payment Date in respect of the Covered Bond Guarantee, the Extended Due for Payment Date in respect of the Earliest Maturing Covered Bonds (after taking into account all payments, provisions and credits to be made in priority thereto), or the Final Maturity Date of the relevant Series of Hard Bullet Covered Bonds in respect of a sale in connection with the Pre-Maturity Test, then the Guarantor will offer the Portfolio Assets for sale for the best price reasonably available notwithstanding that such amount may be less than the Adjusted Required Redemption Amount.

The Guarantor will through a tender process appoint a portfolio manager of recognized standing on a basis intended to incentivize the portfolio manager to achieve the best price for the sale of the Portfolio Assets (if such terms are commercially available in the market) and to advise it in relation to the sale of the Portfolio Assets to Purchasers

(except where the Seller is buying the Portfolio Assets in accordance with their right of pre-emption in the Mortgage Sale Agreement). The terms of the agreement giving effect to the appointment in accordance with such tender will be approved by the Bond Trustee.

In respect of any sale or refinancing (as applicable) of Portfolio Assets at any time an Asset Coverage Test Breach Notice is outstanding, a breach of the Pre-Maturity Test, or a Notice to Pay has been served on the Guarantor, the Guarantor will instruct the portfolio manager to use all reasonable efforts to procure that Portfolio Assets are sold or refinanced (as applicable) as quickly as reasonably practicable (in accordance with the recommendations of the portfolio manager) taking into account the market conditions at that time and the scheduled repayment dates of the Covered Bonds and the terms of the Guarantor Agreement.

The terms of any sale and purchase agreement with respect to the sale of Portfolio Assets (which will give effect to the recommendations of the portfolio manager) will be subject to the prior written approval of the Bond Trustee. The Bond Trustee will not be required to release the Portfolio Assets from the Security unless the conditions relating to the release of the Security (as described under “*Security Agreement—Release of Security*”, below) are satisfied.

Following the service of a Notice to Pay on the Guarantor, if Purchasers accept the offer or offers from the Guarantor so that some or all of the Portfolio Assets will be sold prior to the next following Final Maturity Date or, if the Covered Bonds are subject to an Extended Due for Payment Date in respect of the Covered Bond Guarantee, the next following Extended Due for Payment Date in respect of the Earliest Maturing Covered Bonds, then the Guarantor will, subject to the foregoing paragraph, enter into a sale and purchase agreement with the relevant Purchasers which will require among other things a cash payment from the relevant Purchasers. Any such sale will not include any Loan Representations and Warranties from the Guarantor in respect of the Portfolio Assets unless expressly agreed by the Bond Trustee or otherwise agreed with the Seller.

#### ***Covenants of the General Partner and Limited Partner of the Guarantor***

Each of the Partners covenants that, subject to the terms of the Transaction Documents, it will not sell, transfer, convey, create or permit to arise any security interest on, declare a trust over, create any beneficial interest in or otherwise dispose of its interest in the Guarantor without the prior written consent of the Managing GP and, while the Covered Bonds are outstanding, the Bond Trustee.

The Guarantor covenants that it will not, save with the prior written consent of the Limited Partner (and, for so long as any Covered Bonds are outstanding, the consent of the Bond Trustee) or as envisaged by the Transaction Documents:

- (a) have an interest in a bank account;
- (b) have any employees, premises or subsidiaries;
- (c) acquire any material assets;
- (d) sell, exchange, deal with or grant any option, present or future right to acquire any of the assets or undertakings of the Guarantor or any interest therein or thereto;
- (e) enter into any contracts, agreements or other undertakings;
- (f) incur any indebtedness or give any guarantee or indemnity in respect of any such indebtedness;
- (g) create or permit to subsist any security interest over the whole or any part of the assets or undertakings, present or future of the Guarantor;
- (h) change the name or business of the Guarantor or do any act in contravention of, or make any amendment to, the Guarantor Agreement;

- (i) do any act which makes it impossible to carry on the ordinary business of the Guarantor, including winding up the Guarantor;
- (j) compromise, compound or release any debt due to it;
- (k) commence, defend, consent to a judgment, settle or compromise any litigation or other claims relating to it or any of its assets;
- (l) permit a person to become a general or limited partner (except in accordance with the terms of the Guarantor Agreement); or
- (m) consolidate or merge with another person.

The funds and assets of the Guarantor shall not (except in accordance with the terms of the Guarantor Agreement, the other Transaction Documents and the CMHC Guide) be commingled with the funds or assets of the Managing GP or the Liquidation GP or of any other person. For greater certainty, subject to such permitted commingling in accordance with the terms of the Guarantor Agreement, the other Transaction Documents and the CMHC Guide, all cash and Substitute Assets of the Guarantor shall be held in one or more Guarantor Accounts and all Substitute Assets shall be segregated from the assets of the Account Bank.

***Limit on investing in Substitute Assets; Prescribed Cash Limitation***

At any time that no Asset Coverage Test Breach Notice is outstanding and prior to a Notice to Pay having been served on the Guarantor, the Guarantor will be permitted to hold Substitute Assets provided that the aggregate value of the Substitute Assets does not at any time exceed an amount equal to 10 percent of the aggregate value of (x) the Loans and Related Security, (y) any Substitute Assets, and (z) all cash held by the Guarantor (subject to the Prescribed Cash Limitation) and provided that investments in Substitute Assets are made in accordance with the terms of the Cash Management Agreement and subject to the applicable Priority of Payments.

At any time that an Asset Coverage Test Breach Notice is outstanding or a Covered Bond Guarantee Activation Event has occurred, the Substitute Assets held by or on behalf of the Guarantor must be sold as quickly as reasonably practicable with proceeds credited to the GIC Account.

The Guarantor may not at any time hold cash in excess of (such limitation, the “**Prescribed Cash Limitation**”) (i) the amount necessary to meet its payment obligations for the immediately succeeding six months pursuant to the terms of the Transaction Documents, or (ii) such greater amount as CMHC may at its discretion permit in accordance with the Covered Bond Legislative Framework and the CMHC Guide, in each case excluding amounts received between Guarantor Payment Dates; provided that to the extent that cash receipts of the Guarantor cause it to hold cash in excess of the amount permitted in (i) or (ii), as applicable, the Guarantor will not be in breach of this covenant if it uses such excess amount to (v) fund the Yield Supplement Fund; (w) purchase New Loans and their Related Security for the Covered Bond Portfolio pursuant to the terms of the Mortgage Sale Agreement; and/or (x) to invest in Substitute Assets in an amount not exceeding the prescribed limit under the CMHC Guide; and/or (y) subject to complying with the Asset Coverage Test, to make Capital Distributions to the Limited Partner; and/or (z) repay all or a portion of the Demand Loan, in each case, within 31 days of receipt. For greater certainty, amounts on deposit in the Yield Supplement Fund will not be subject to the Prescribed Cash Limitation.

For greater certainty, amounts standing to the credit of the Pre-Maturity Liquidity Ledger and the Reserve Fund (other than, in each case, those amounts that constitute Substitute Assets) constitute cash and are subject to the Prescribed Cash Limitation. In the event that the Guarantor is required to fund the Pre-Maturity Liquidity Ledger and/or the Reserve Fund in accordance with the Transaction Documents and such funding would cause the Guarantor to hold cash in excess of the Prescribed Cash Limitation, any cash held by the Guarantor in excess of such cash standing to the credit of the Pre-Maturity Liquidity Ledger and the Reserve Fund shall be used by the Guarantor in accordance with clauses (v), (w), (x), (y) and (z) in the immediately preceding paragraph above within 31 days of receipt to ensure that the Guarantor is not in breach of the Prescribed Cash Limitation. In the event that the Guarantor is in breach of the Prescribed Cash Limitation and it does not hold any cash other than the amounts it is required to hold in order to

fund the Pre-Maturity Liquidity Ledger and the Reserve Fund in accordance with the Transaction Documents, the Guarantor will request that CMHC, in accordance with the discretion granted to it under the Covered Bond Legislative Framework and the CMHC Guide, permit the Guarantor to hold such amount of cash in excess of the Prescribed Cash Limitation as may be required to allow it to comply with the Transaction Documents in the circumstances.

### ***Other Provisions***

The allocation and distribution of Revenue Receipts, Principal Receipts and all other amounts received by the Guarantor is described under “*Cashflows*” below.

For so long as any Covered Bonds are outstanding, each of the Partners has agreed that it will not terminate or purport to terminate the Guarantor or institute any winding-up, administration, insolvency or other similar proceedings against the Guarantor. Furthermore, each of the Partners has agreed, among other things, except as otherwise specifically provided in the Transaction Documents not to demand or receive payment of any amounts payable to such Partners by the Guarantor (or the Cash Manager on its behalf) or the Bond Trustee unless all amounts then due and payable by the Guarantor to all other creditors ranking higher in the relevant Priorities of Payments have been paid in full.

Each of the Partners will be responsible for the payment of its own tax liabilities and will be required to indemnify the other from any liabilities which they incur as a result of the relevant partner’s non-payment.

Following the appointment of a liquidator to any partner, any decisions of the Guarantor that are reserved to the Partners or a unanimous decision of the Partners in the Guarantor Agreement will be made by the Partner(s) not in liquidation only.

### **Cash Management Agreement**

The Cash Manager has agreed to provide certain cash management services to the Guarantor pursuant to the terms of the Cash Management Agreement entered into on the Programme Date between the Guarantor, the Bank in its capacities as Cash Manager, Seller and Servicer, and the Bond Trustee (as the same may be amended, restated and/or supplemented from time to time, the “**Cash Management Agreement**”).

The Cash Manager’s services include but are not limited to:

- (a) maintaining the Ledgers on behalf of the Guarantor;
- (b) collecting the Revenue Receipts and the Principal Receipts from the Servicer and distributing and/or depositing the Revenue Receipts and the Principal Receipts in accordance with the Priorities of Payments described under “*Cashflows*” below;
- (c) determining whether the Asset Coverage Test is satisfied on each Calculation Date in accordance with the Guarantor Agreement, as more fully described under “*Credit Structure—Asset Coverage Test*” below;
- (d) determining whether the Amortization Test is satisfied on each Calculation Date following the occurrence and during the continuance of an Issuer Event of Default in accordance with the Guarantor Agreement, as more fully described under “*Credit Structure—Amortization Test*” below;
- (e) performing the Valuation Calculation, as more fully described under “*Description of the Canadian Registered Covered Bond Programs Framework*” below;
- (f) performing the OC Valuation, as more fully described under “*Summary of the Principal Documents – Guarantor Agreement – OC Valuation*” above;
- (g) preparation of Investor Reports in respect of the Covered Bonds for the Bond Trustee and the Rating Agencies; and

- (h) on each Business Day, determining whether the Pre-Maturity Test for each Series of Hard Bullet Covered Bonds, if any, is satisfied as more fully described under “*Credit Structure—Pre-Maturity Liquidity*” below.

Under the Cash Management Agreement, the Cash Manager represents and warrants to the Guarantor and the Bond Trustee that, among other things, (i) it possesses the necessary experience, qualifications, facilities and other resources to perform its responsibilities under this Agreement and the other Transaction Documents to which it is a party and it will devote all due skill, care and diligence, to the performance of its obligations and the exercise of its discretions hereunder; (ii) it will devote all due skill, care and diligence to the performance of its obligations and the exercise of its discretions thereunder, (iii) it is rated at or above the Cash Manager Required Ratings by each of the Rating Agencies, (iv) it is and will continue to be in good standing with OSFI, (v) it is and will continue to be in material compliance with its internal policies and procedures relevant to the services to be provided by it pursuant to the Cash Management Agreement and the other Transaction Documents to which it is party, and (vi) it is and will continue to be in material compliance with all laws, regulations and rules applicable to it in relation to the services provided by it pursuant to the Cash Management Agreement and the other Transaction Documents to which it is a party.

In the event of a downgrade in the ratings of the Cash Manager by one or more Rating Agencies below the Cash Management Deposit Ratings, the Cash Manager will be required to direct the Servicer to deposit all Revenue Receipts and Principal Receipts received by the Servicer directly into the GIC Account.

In the event of a downgrade in the ratings of the Cash Manager by one or more Rating Agencies below the Cash Manager Required Ratings, the Cash Manager will, in certain circumstances, be required to assign the Cash Management Agreement to a third party service provider acceptable to the Bond Trustee and for which the Rating Agency Condition has been satisfied. The Guarantor will also have the discretion to terminate the Cash Manager if an Issuer Event of Default occurs and is continuing, or has previously occurred and is continuing, at any time that the Guarantor is Independently Controlled and Governed. In addition to the foregoing, the Guarantor and the Bond Trustee will, in certain circumstances, each have the right to terminate the appointment of the Cash Manager in which event the Guarantor will appoint a substitute (the identity of which will be subject to the Bond Trustee’s written approval). Any substitute cash manager will have substantially the same rights and obligations as the Cash Manager (although the fee payable to the substitute cash manager may be higher).

### **Interest Rate Swap Agreement**

To provide a hedge against (i) possible variances in the rates of interest payable on the Loans and related amounts in the Covered Bond Portfolio (which may, for instance, include variable rates of interest or fixed rates of interest) and (ii) the amount payable under the Intercompany Loan Agreement and, following the Covered Bond Guarantee Activation Event, the Covered Bond Swap Agreement, the Guarantor will enter into the Interest Rate Swap Agreement with the Interest Rate Swap Provider. The Guarantor and the Interest Rate Swap Provider will agree to swap the amount of interest received by the Guarantor from Borrowers and related amounts in exchange for an amount sufficient to pay, amongst other things, the amount payable by the Guarantor under the Covered Bond Swap Agreement plus an amount for certain expenses of the Guarantor.

The Interest Rate Swap Agreement will terminate (unless terminated earlier by an Interest Rate Swap Early Termination Event) on the earlier of:

- (a) the Final Maturity Date for the final Tranche or Series of Covered Bonds then outstanding (provided that the Issuer has not given prior written notice to the Interest Rate Swap Provider and the Guarantor that it intends to issue additional Covered Bonds following such date) or, if the Guarantor notifies the Interest Rate Swap Provider, prior to the Final Maturity Date for such final Tranche or Series of Covered Bonds then outstanding, of the inability of the Guarantor to pay in full Guaranteed Amounts corresponding to the Final Redemption Amount in respect of such final Tranche or Series of Covered Bonds then outstanding, the final date on which an amount representing the Final Redemption Amount for such final Tranche or Series of Covered Bonds then outstanding is paid (but in any event not later than the Extended Due for Payment Date for such Tranche or Series of Covered Bonds);

- (b) the date designated therefor by the Bond Trustee and notified to the Interest Rate Swap Provider and the Guarantor for purposes of realizing the Security in accordance with the Security Agreement and distributing the proceeds therefrom in accordance with the Post-Enforcement Priority of Payments following the enforcement of the Security pursuant to Condition 7.03;
- (c) the date on which the notional amount under the Interest Rate Swap Agreement reduces to zero (provided that the Issuer has not given prior written notice to the Interest Rate Swap Provider and the Guarantor that it intends to issue additional Covered Bonds following such date); and
- (d) the date of redemption pursuant to Conditions 6.02 or 6.12 in respect of any final Tranche or Series of Covered Bonds then outstanding (provided that the Issuer has not given prior written notice to the Interest Rate Swap Provider that it intends to issue additional Covered Bonds following such date).

The Interest Rate Swap Agreement may also be terminated in certain other circumstances (each referred to as an “**Interest Rate Swap Early Termination Event**”), including:

- if there is a failure by a party to pay any amounts due under the Interest Rate Swap Agreement after the expiry of the applicable grace period;
- in the event that (i) the short-term unsecured, unsubordinated and unguaranteed debt obligations or the long-term unsecured, unsubordinated and unguaranteed debt obligations of the Interest Rate Swap Provider or any credit support provider, as applicable, cease to be rated at least R-1(low) or A, respectively, by DBRS or (ii) the short-term or long-term derivatives counterparty rating of the Interest Rate Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F1(dcr) or A-(dcr), respectively, or, if a derivatives counterparty rating has not been assigned by Fitch, the short-term or long-term issuer default ratings of the Interest Rate Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F1 or A-, respectively (each such event, an “**Initial IRS Downgrade Trigger Event**”) (provided that, for greater certainty, if the Interest Rate Swap Provider or any credit support provider, as applicable, has one of such ratings from DBRS and Fitch, an Initial IRS Downgrade Trigger Event will not occur) and, in each case, the Interest Rate Swap Provider does not provide credit support to the Guarantor within 14 calendar days of the occurrence of such Initial IRS Downgrade Trigger Event pursuant to the terms of the applicable credit support annex, or arrange for its obligations under the Interest Rate Swap Agreement to be guaranteed by, or transferred to, an entity with rating(s) required by the relevant Rating Agencies within 30 calendar days of the occurrence of such Initial IRS Downgrade Trigger Event provided that the Interest Rate Swap Provider provides credit support to the Guarantor within 14 calendar days of the occurrence of such Initial IRS Downgrade Trigger Event;
- in the event that (i) the short-term unsecured, unsubordinated and unguaranteed debt obligations or the long-term unsecured, unsubordinated and unguaranteed debt obligations of the Interest Rate Swap Provider or any credit support provider, as applicable, cease to be rated at least R-2(middle) or BBB, respectively, by DBRS or (ii) the short-term or long-term derivatives counterparty rating of the Interest Rate Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F3(dcr) or BBB-(dcr), respectively, or, if a derivatives counterparty rating has not been assigned by Fitch, the short-term or long-term issuer default ratings of the Interest Rate Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F3 or BBB-, respectively (each such event, a “**Subsequent IRS Downgrade Trigger Event**”, and together with the Initial IRS Downgrade Trigger Events, the “**Downgrade IRS Trigger Events**”) (provided that, for greater certainty, if the Interest Rate Swap Provider or any credit support provider, as applicable, has one of such ratings from DBRS and Fitch, a Subsequent IRS Downgrade Trigger Event will not occur) and the Interest Rate Swap Provider does not arrange for its obligations under the Interest Rate Swap Agreement to be guaranteed by, or transferred to, an entity with rating(s) required by the relevant Rating Agencies within 30 calendar days of the occurrence of such Subsequent IRS Downgrade Trigger Event, and does not provide additional credit support to the Guarantor within 14 calendar days of the occurrence of such Subsequent IRS Downgrade Trigger Event pursuant to the terms of the applicable credit support annex;

- if the material terms of the Guarantor Agreement have been amended without the consent of the Interest Rate Swap Provider and such amendment materially and negatively affects the Interest Rate Swap Provider;
- if the Guarantor fails to satisfy its obligations under the Guarantor Agreement in respect of the Yield Supplement Fund and such failure is not remedied on or before the fifth Business Day after notice of such failure is given to the Guarantor by the Interest Rate Swap Provider; and
- upon the occurrence of the insolvency of the Interest Rate Swap Provider, or any credit support provider and certain insolvency-related events in respect of the Guarantor, or the merger of the Interest Rate Swap Provider without an assumption of the obligations under the Interest Rate Swap Agreement.

Upon the termination of the Interest Rate Swap Agreement pursuant to an Interest Rate Swap Early Termination Event, the Guarantor or the Interest Rate Swap Provider may be liable to make a termination payment to the other in accordance with the provisions of the Interest Rate Swap Agreement.

The notional amount of an Interest Rate Swap Agreement will be adjusted to correspond to any sale of Portfolio Assets following each of a Demand Loan Repayment Event, the Demand Loan being demanded by the Issuer, breach of the Pre-Maturity Test, service of an Asset Coverage Test Breach Notice and service of a Notice to Pay and swap termination payments may be due and payable in accordance with the terms of the Interest Rate Swap Agreement as a consequence thereof.

Any termination payment made by the Interest Rate Swap Provider to the Guarantor in respect of the Interest Rate Swap Agreement will first be used to the extent necessary (prior to the occurrence of a Guarantor Event of Default and service of a Guarantor Acceleration Notice) to pay a replacement Interest Rate Swap Provider to enter into a replacement Interest Rate Swap with the Guarantor, unless a replacement Interest Rate Swap Agreement has already been entered into on behalf of the Guarantor. Any premium received by the Guarantor from a replacement Interest Rate Swap Provider entering into an Interest Rate Swap Agreement will first be used to make any termination payment due and payable by the Guarantor with respect to the Interest Rate Swap Agreement, unless such termination payment has already been made on behalf of the Guarantor.

Swap Collateral Excluded Amounts, if applicable, will be paid to the Interest Rate Swap Provider directly and not via the Priorities of Payments. If withholding taxes are imposed on payments made by the Interest Rate Swap Provider under the Interest Rate Swap Agreement, the Interest Rate Swap Provider will always be obliged to gross up these payments. If withholding taxes are imposed on payments made by the Guarantor to the Interest Rate Swap Provider under the Interest Rate Swap Agreement, the Guarantor shall not be obliged to gross up those payments.

All of the interest and obligations of the Interest Rate Swap Provider under the Interest Rate Swap Agreement may be transferred by it to a replacement swap counterparty upon the Interest Rate Swap Provider providing five Business Days' prior written notice to Guarantor and, subject to the following sentence, the Bond Trustee, provided that (i) such replacement swap counterparty has the rating(s) required by the relevant Rating Agencies (or the obligations of such replacement swap counterparty under the Interest Rate Swap Agreement are guaranteed by an entity having the rating(s) required by the relevant Rating Agencies), (ii) as of the date of such transfer, such replacement swap counterparty will not be required to withhold or deduct any taxes under the Interest Rate Swap Agreement as a result of such transfer, (iii) no termination event or event of default will occur under the Interest Rate Swap Agreement as a result of such transfer, (iv) no additional amount will be payable by the Guarantor under the Interest Rate Swap Agreement as a result of such transfer, (v) the Rating Agency Condition with respect to DBRS shall have been satisfied or deemed to have been satisfied and (vi) such replacement swap counterparty enters into documentation substantially identical to the Interest Rate Swap Agreement. The Bond Trustee's written consent to such transfer is required if such transfer occurs as a result of the occurrence of a Downgrade IRS Trigger Event unless the replacement swap counterparty under the Interest Rate Swap Agreement has the minimum ratings required by the relevant Rating Agencies and if the Rating Agency Condition with respect to DBRS has been satisfied, in which case the Bond Trustee's consent shall be given.

The Interest Rate Swap Agreement will be in the form of an ISDA Master Agreement, including a schedule and confirmation thereto and credit support annex. Under the Interest Rate Swap Agreement, the Guarantor makes the

following representations with respect to itself and/or the Interest Rate Swap Agreement, as applicable: (i) that it is duly organized and validly existing, (ii) that it has the power and authority to enter into the Interest Rate Swap Agreement, (iii) that it is not in violation or conflict with any applicable law, its constitutional documents, any court order or judgment or any contractual restriction, (iv) it has obtained all necessary consents, (v) its obligations under the Interest Rate Swap Agreement are valid and binding, (vi) no event of default, potential event of default or termination event has occurred and is continuing under the Interest Rate Swap Agreement, (vii) there is no pending or, to its knowledge, any threatened litigation which is likely to affect its ability to perform under the Interest Rate Swap Agreement, (viii) all information furnished in writing is true, accurate and complete in every material respect, (ix) all payments will be made without any withholding and deduction, (x) that it is a “Canadian partnership” under the *Income Tax Act* (Canada) and a limited partnership organized under the laws of the Province of Ontario, (xi) that it is entering into the agreement as principal and not as agent, and (xii) that it is not relying on the other party for any investment advice, that is capable of assessing the merits of and understanding the risks of entering into the relevant transaction and that the Interest Rate Swap Provider is not acting as fiduciary to it.

Under the Interest Rate Swap Agreement, the Guarantor’s obligations will be limited in recourse to the Charged Property.

The Interest Rate Swap Agreement will be governed by, and construed in accordance with, the laws of the Province of Ontario and the federal laws of Canada applicable therein.

### ***Yield Supplement Fund***

The Guarantor will establish the Yield Supplement Fund in the GIC Account which will be utilized by the Guarantor to make payments under the Interest Rate Swap Agreement. The Yield Supplement Fund be credited with Available Revenue Receipts up to an amount equal to the Required Yield Supplement Required Amount.

The Yield Supplement Fund will be funded from Available Revenue Receipts after the Guarantor has paid all of its obligations in respect of items ranking higher than the Yield Supplement Ledger in the applicable priority of payments. In addition, (i) the proceeds of advances made under the Intercompany Loan for such purpose, and (ii) Cash Capital Contributions that the Limited Partner may make from time to time and specifically designate as being only to be utilized for funding of the Yield Supplement Fund will be used, in each case, to fund the Yield Supplement Fund. For greater certainty, amounts on deposit in the Yield Supplement Fund will not be subject to the Prescribed Cash Limitation.

A Yield Supplement Ledger will be maintained by the Cash Manager to record the balance from time to time of the Yield Supplement Fund and, for greater certainty, the satisfaction of the requirement to fund the Yield Supplement Fund will be funded on each applicable Guarantor Payment Date shall be determined based on taking into account the balance in the Yield Supplement Ledger on such Guarantor Payment Date after taking into account the deposits to the Yield Supplement Fund on or prior to such Guarantor Payment Date and any deductions from the Yield Supplement Fund on such Guarantor Payment Date. Amounts standing to the credit of the Yield Supplement Fund in excess of the Yield Supplement Required Amount will be added to the Available Revenue Receipts.

### **Covered Bond Swap Agreement**

The Issuer and the Guarantor have entered into the Covered Bond Swap Agreement in respect of a Tranche or Series of Covered Bonds to provide a hedge against currency and/or other risks: (i) prior to the occurrence of a Covered Bond Guarantee Activation Event, in respect of amounts payable by the Issuer under the Covered Bonds and (ii) on and after the occurrence of a Covered Bond Guarantee Activation Event, in respect of amounts payable by the Guarantor in respect of its obligations under the Covered Bond Guarantee.

The Covered Bond Swap Agreement will take the form of:

- (i) prior to the occurrence of a Covered Bond Guarantee Activation Event, (a) the Issuer Swap Transaction entered into between the Issuer and the Covered Bond Swap Provider under which the Issuer agrees to swap Canadian dollar floating rate amounts with the Covered

Bond Swap Provider in exchange for amounts payable by the Issuer on an Interest Payment Date in respect of a Tranche or Series of Covered Bonds, and (b) the Novation Agreement under which the Issuer, as transferor, agrees to novate its obligations under the Issuer Swap Transaction to the Guarantor, as transferee, (with the Covered Bond Swap Provider as the remaining party) automatically upon the occurrence of a Covered Bond Guarantee Activation Event, and

- (ii) on and after the occurrence of a Covered Bond Guarantee Activation Event, in respect of a Tranche or Series of Covered Bonds, a 2002 ISDA Master Agreement (including schedule and credit support annex thereto, the “**Guarantor Covered Bond ISDA Master Agreement**”) and a confirmation of the transaction (such transaction, as governed by the Guarantor Covered Bond ISDA Master Agreement, the “**Novated Transaction**”) automatically novated by the Issuer to the Guarantor upon the occurrence of the Covered Bond Guarantee Activation Event pursuant to the applicable Novation Agreement, in each case, entered into between the Guarantor and the Covered Bond Swap Provider, under which the Guarantor will swap amounts received by it under the Interest Rate Swap Agreement (minus a spread) into amounts owing by the Guarantor under the Covered Bond Guarantee in the rates relating to the relevant Tranche or Series of Covered Bonds.

Each of the Issuer Swap Transaction and the Novation Agreement in respect of a Tranche or Series of Covered Bonds is entered into at the time of issuance of such Tranche or Series of Covered Bonds, and cashflows will be exchanged under the Issuer Swap Transaction after such issuance. The Guarantor Covered Bond ISDA Master Agreement in respect of a Tranche or Series of Covered Bonds is entered into at the time of the initial issuance of a Series of Covered Bonds and no cashflows will be exchanged, nor will any credit support will be required to be delivered by the Covered Bond Swap Provider to the Guarantor, in each case, under the Guarantor Covered Bond ISDA Master Agreement unless and until a Covered Bond Guarantee Activation Event and automatic novation of the Issuer Swap Transaction has occurred.

The Covered Bond Swap Agreement will (unless terminated earlier by an Issuer Swap Early Termination Event or a Covered Bond Swap Early Termination Event) terminate in respect of any relevant Tranche or Series of Covered Bonds, on the earlier of:

- (a) the Final Maturity Date for, or if earlier, the date of redemption in whole of, such Series of Covered Bonds or, if the Guarantor notifies the Covered Bond Swap Provider, prior to the Final Maturity Date for such Series of Covered Bonds, of the inability of the Guarantor to pay in full Guaranteed Amounts corresponding to the Final Redemption Amount in respect of such Series of Covered Bonds, the date on which an amount representing the Final Redemption Amount for such Series of Covered Bonds is paid; and
- (b) the date designated therefor by the Bond Trustee and notified to the Covered Bond Swap Provider and the Guarantor for purposes of realizing the Security in accordance with the Security Agreement and distributing the proceeds therefrom in accordance with the Post-Enforcement Priority of Payments following the enforcement of the Security pursuant to Condition 7.03 as may be modified by the Final Terms for such Series of Covered Bonds.

Issuer Swap Transaction:

The Issuer Swap Transaction may be terminated in certain other circumstances (each referred to as an “**Issuer Swap Early Termination Event**”), including:

- a failure by a party to make, when due, any payment owing under the Issuer Swap Master Agreement, or any delivery required to be made by it, in each case after the expiry of the applicable grace period;

- a failure by a party to comply with or perform any obligation under the Issuer Swap Master Agreement, including any obligation under the applicable credit support annex, in each case after the expiry of the applicable grace period;
- the expiration or termination of the credit support annex to the Issuer Swap Master Agreement or a party disaffirms, disclaims, repudiates or rejects any part of such credit support annex or challenges the validity thereof;
- any representation made by a party under the Issuer Swap Master Agreement is incorrect or misleading in any material respect;
- a default, event of default or other similar condition or event occurs in respect of a party under any agreement relating to certain borrowed money obligations beyond a threshold amount and such default results in an acceleration of such borrowed money obligations, except for defaults caused by an error or omission of an administrative or operational nature provided funds were available to such party;
- the bankruptcy or insolvency of a party after the expiry of any applicable grace period; and
- other standard events of default and termination events under ISDA master agreements, such as default under specified transaction, merger without assumption, illegality, tax event, tax event upon merger and credit event upon merger.

Novated Transaction:

The Novated Transaction may be terminated in certain other circumstances (each referred to as a “**Covered Bond Swap Early Termination Event**”), including:

- at the option of any party to the Novated Transaction, if there is a failure by the other party to pay any amounts due under the Novated Transaction after the expiry of the applicable grace period;
- at the option of the Guarantor, in the event that (i) the short-term unsecured, unsubordinated and unguaranteed debt obligations or the long-term unsecured, unsubordinated and unguaranteed debt obligations of the Covered Bond Swap Provider or any credit support provider, as applicable, cease to be rated at least R-1(low) or A, respectively, by DBRS or (ii) the short-term or long-term derivatives counterparty rating of the Covered Bond Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F1(dcr) or A-(dcr), respectively, or, if a derivatives counterparty rating has not been assigned by Fitch, the short-term or long-term issuer default ratings of the Covered Bond Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F1 or A-, respectively (each such event, an “**Initial CBS Downgrade Trigger Event**”) (provided that, for greater certainty, if the Covered Bond Swap Provider or any credit support provider, as applicable, has one of such ratings from DBRS and Fitch, an Initial CBS Downgrade Trigger Event will not occur) and, in each case, the Covered Bond Swap Provider does not provide credit support to the Guarantor within 14 calendar days of the occurrence of such Initial CBS Downgrade Trigger Event pursuant to the terms of the applicable credit support annex, or arrange for its obligations under the Novated Transaction to be guaranteed by, or transferred to, an entity with rating(s) required by the relevant Rating Agencies within 30 calendar days of the occurrence of such Initial CBS Downgrade Trigger Event provided that the Covered Bond Swap Provider provides credit support to the Guarantor within 14 calendar days of the occurrence of such Initial CBS Downgrade Trigger Event;
- at the option of the Guarantor, in the event that (i) the short-term unsecured, unsubordinated and unguaranteed debt obligations or the long-term unsecured, unsubordinated and unguaranteed debt obligations of the Covered Bond Swap Provider or any credit support provider, as applicable, cease to be rated at least R-2(middle) or BBB, respectively, by DBRS or (ii) the short-term or long-term derivatives counterparty rating of the Covered Bond Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F3(dcr) or BBB-(dcr), respectively, or, if a derivatives counterparty rating has not been assigned by Fitch, the short-term or long-term issuer default ratings of the Covered Bond Swap Provider or any credit support provider, as applicable, assigned by Fitch falls below F3 or BBB-, respectively (each such event, a “**Subsequent CBS Downgrade Trigger**”)

**Event**”, and together with the Initial IRS Downgrade Trigger Events, the “**Downgrade CBS Trigger Events**”, and together with the “Downgrade IRS Trigger Events”, the “**Downgrade Trigger Events**”) (provided that, for greater certainty, if the Covered Bond Swap Provider or any credit support provider, as applicable, has one of such ratings from DBRS and Fitch, a Subsequent CBS Downgrade Trigger Event will not occur) and the Covered Bond Swap Provider does not arrange for its obligations under the Novated Transaction to be guaranteed by, or transferred to, an entity with rating(s) required by the relevant Rating Agencies within 30 calendar days of the occurrence of such Subsequent CBS Downgrade Trigger Event, and does not provide additional credit support to the Guarantor within 14 calendar days of the occurrence of such Subsequent CBS Downgrade Trigger Event pursuant to the terms of the applicable credit support annex;

- if the material terms of the Guarantor Agreement have been amended without the consent of the Covered Bond Swap Provider and such amendment materially and negatively affects the Covered Bond Swap Provider; and
- upon the occurrence of the insolvency of the Covered Bond Swap Provider or any credit support provider, and certain insolvency-related events in respect of the Guarantor or the merger of the Covered Bond Swap Provider without an assumption of the obligations under the Novated Transaction.

Upon the termination of the Novated Transaction pursuant to a Covered Bond Swap Early Termination Event, the Guarantor or the Covered Bond Swap Provider may be liable to make a termination payment to the other in accordance with the provisions of the Novated Transaction.

Any termination payment made by the Covered Bond Swap Provider to the Guarantor in respect of the Novated Transaction will first be used to the extent necessary (prior to the occurrence of a Guarantor Event of Default and service of a Guarantor Acceleration Notice) to pay a replacement Covered Bond Swap Provider to enter into a replacement Covered Bond Swap with the Guarantor, unless a replacement Novated Transaction has already been entered into on behalf of the Guarantor. Any premium received by the Guarantor from a replacement Covered Bond Swap Provider entering into a Novated Transaction will first be used to make any termination payment due and payable by the Guarantor with respect to the Novated Transaction, unless such termination payment has already been made or behalf of the Guarantor.

Swap Collateral Excluded Amounts, if applicable, will be paid to the Covered Bond Swap Provider directly and not via the Priorities of Payments.

All of the interest and obligations of the Covered Bond Swap Provider under the Novated Transaction may be transferred by it to a replacement swap counterparty upon the Covered Bond Swap Provider providing five Business Days’ prior written notice to Guarantor and, subject to the following sentence, the Bond Trustee, provided that (i) such replacement swap counterparty has the rating(s) required by the relevant Rating Agencies (or the obligations of such replacement swap counterparty under the Novated Transaction are guaranteed by an entity having the rating(s) required by the relevant Rating Agencies), (ii) as of the date of such transfer, such replacement swap counterparty will not be required to withhold or deduct any taxes under the Novated Transaction as a result of such transfer, (iii) no termination event or event of default will occur under the Novated Transaction as a result of such transfer, (iv) no additional amount will be payable by the Guarantor under the Novated Transaction as a result of such transfer, (v) the Rating Agency Condition with respect to DBRS shall have been satisfied or deemed to have been satisfied and (vi) such replacement swap counterparty enters into documentation substantially identical to the Novated Transaction. The Bond Trustee’s written consent to such transfer is required if such transfer occurs as a result of the occurrence of a Downgrade CBS Trigger Event unless the replacement swap counterparty under the Novated Transaction has the minimum ratings required by the relevant Rating Agencies and if the Rating Agency Condition with respect to DBRS has been satisfied, in which case, the Bond Trustee’s consent shall be given.

If withholding taxes are imposed on payments made by the Covered Bond Swap Provider to the Guarantor under the Novated Transaction, the Covered Bond Swap Provider will always be obliged to gross up those payments. If withholding taxes are imposed on payments made by the Guarantor to the Covered Bond Swap Provider under the Novated Transaction, the Guarantor will not be obliged to gross up those payments.

Under the Novated Transaction, the Guarantor makes the following representations with respect to itself and/or the Novated Transaction, as applicable: (i) that it is duly organized and validly existing, (ii) that it has the power and authority to enter into the Novated Transaction, (iii) that it is not in violation or conflict with any applicable law, its constitutional documents, any court order or judgment or any contractual restriction, (iv) it has obtained all necessary consents, (v) its obligations under the Novated Transaction are valid and binding, (vi) no event of default, potential event of default or termination event has occurred and is continuing under the Novated Transaction, (vii) there is no pending or, to its knowledge, any threatened litigation which is likely to affect its ability to perform under the Novated Transaction, (viii) all information furnished in writing is true, accurate and complete in every material respect, (ix) all payments will be made without any withholding and deduction, (x) that it is a “Canadian partnership” under the *Income Tax Act* (Canada) and a limited partnership organized under the laws of the Province of Ontario, (xi) that it is entering into the agreement as principal and not as agent, and (xii) that it is not relying on the other party for any investment advice, that is capable of assessing the merits of and understanding the risks of entering into the relevant transaction and that the Covered Bond Swap Provider is not acting as fiduciary to it.

Under the Novated Transaction, the Guarantor’s obligations will be limited in recourse to the Charged Property.

The Novated Transaction will be governed by, and construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable therein.

### **Bank Account Agreement**

Pursuant to the terms of the Bank Account Agreement entered into on the Programme Date between the Guarantor, the Account Bank, the GIC Provider, the Cash Manager and the Bond Trustee, the Guarantor will maintain with the Account Bank the accounts described below, which will be operated in accordance with the Cash Management Agreement, the Guarantor Agreement and the Security Agreement:

- (a) the GIC Account into which amounts may be deposited by the Guarantor (including, following the occurrence of an Issuer Event of Default which is not cured within the applicable grace period, all amounts received from Borrowers in respect of Loans in the Covered Bond Portfolio). On each Guarantor Payment Date as applicable, amounts required to meet the Guarantor’s various creditors and amounts to be distributed to the Partners under the Guarantor Agreement will be transferred to the Transaction Account (to the extent maintained); and
- (b) the Transaction Account (to the extent maintained) into which, amounts may be deposited by the Guarantor prior to their transfer to the GIC Account. Moneys standing to the credit of the Transaction Account will be transferred on each Guarantor Payment Date and applied by the Cash Manager in accordance with the Priorities of Payments described below under “*Cashflows*”.

Under the Bank Account Agreement, the Account Bank represents and warrants to the Cash Manager, the Guarantor and the Bond Trustee on the Programme Date and on each date on which an amount is credited to the Guarantor Accounts and on each Guarantor Payment Date that: (i) it is a bank listed in Schedule I to the Bank Act and duly qualified to do business in every jurisdiction where the nature of its business requires it to be so qualified, (ii) the execution, delivery and performance by it of the Bank Account Agreement (x) are within its corporate powers, (y) have been duly authorized by all necessary corporate action, and (z) do not contravene or result in a default under or conflict with (A) its charter or by-laws, (B) any law, rule or regulation applicable to it, or (C) any order, writ, judgment, award, injunction, decree or contractual obligation binding on or affecting it or its property, (iii) it is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada), (iv) it possesses the necessary experience, qualifications, facilities and other resources to perform its responsibilities under the Bank Account Agreement and the other Transaction Documents to which it is a party and it will devote all due skill, care and diligence to the performance of its obligations and the exercise of its discretions thereunder, (v) it is rated at or above the Account Bank Threshold Ratings by each of the Rating Agencies, (vi) it is and will continue to be in good standing with OSFI, (vii) it is and will continue to be in material compliance with its internal policies and procedures relevant to the services to be provided by it pursuant to the Bank Account Agreement and the other Transaction Documents to which it is party, and (viii) it is and will continue to be in material compliance with all laws, regulations and rules applicable to it in relation to the services provided by it pursuant to the Bank Account Agreement and the other Transaction Documents to which it is a party.

If the Account Bank ceases to be rated by one or more Rating Agencies at or above the Account Bank Threshold Ratings (as defined below), then the GIC Account and the Transaction Account (to the extent maintained) will be required to be closed and all amounts standing to the credit thereof transferred to accounts held with the Standby Account Bank.

“**Account Bank Threshold Ratings**” means the threshold ratings A or R-1 (low) by DBRS (provided that, for greater certainty, only one of such ratings from DBRS is required to be at or above such ratings) of the long-term, unsecured, unsubordinated and unguaranteed debt obligations of the Account Bank.

In addition to the requirement that the Guarantor Accounts be moved to the Standby Account Bank if the Account Bank breaches the Account Bank Threshold Ratings as described above, the Guarantor may (in the case of (i) through (iii) below) or shall (in the case of (iv) through (vii) below) terminate the Bank Account Agreement and move the Guarantor Accounts to the Standby Account Bank if: (i) a deduction or withholding for or on account of any taxes is imposed or is likely to be imposed in respect of the interest payable on any Guarantor Account, (ii) there is a breach by the Account Bank of certain representations and warranties or a failure by the Account Bank to perform certain covenants made by it under the Bank Account Agreement, (iii) the Account Bank fails to comply with any of its other covenants and obligations under the Bank Account Agreement, which failure in the reasonable opinion of the Bond Trustee is materially prejudicial to the interests of the Covered Bondholders and such failure is not remedied within 30 days of the earlier of the Account Bank becoming aware of the failure and receipt by the Account Bank of notice from the Bond Trustee requiring the same to be remedied, (iv) the Account Bank ceases or threatens to cease carrying on the business of the Account Bank, (v) an order is made for the winding up of the Account Bank, (vi) an Insolvency Event occurs with respect to the Account Bank, or (vii) if the Account Bank is the Issuer or an affiliate thereof, an Issuer Event of Default has occurred and is continuing.

#### **Standby Bank Account Agreement**

Pursuant to the terms of a standby bank account agreement (the “**Standby Bank Account Agreement**”) entered into on the Programme Date between the Guarantor, the Standby Account Bank, the Standby GIC Provider, the Cash Manager and the Bond Trustee (as amended and/or restated and/or supplemented from time to time), the Standby Account Bank will open and maintain a standby GIC account (the “**Standby GIC Account**”) and standby transaction account (the “**Standby Transaction Account**”) in the name of the Guarantor following delivery by the Guarantor (or the Cash Manager on its behalf) of a standby account bank notice (the “**Standby Account Bank Notice**”) to the Standby Account Bank.

Pursuant to the terms of the Cash Management Agreement, the Cash Manager will deliver a Standby Account Bank Notice to the Standby Account Bank if the funds held in the GIC Account and the Transaction Account (to the extent maintained) are required to be transferred to the Standby Account Bank pursuant to the terms of the Bank Account Agreement or the Bank Account Agreement is terminated for any reason.

The Standby Bank Account Agreement provides that the Standby GIC Account and the Standby Transaction Account, when opened, will be subject to the security interest in favour of the Bond Trustee (for itself and on behalf of the other Secured Creditors) granted under the Security Agreement and that payments of amounts owing to the Standby Account Bank in respect of fees or otherwise shall be subject to the relevant Priorities of Payments set out in the Guarantor Agreement and the Security Agreement.

Under the Standby Bank Account Agreement, the Standby Account Bank represents and warrants to the Guarantor and the Bond Trustee on the Programme Date and on each date on which an amount is credited to any Guarantor Account that is held with the Standby Account Bank and on each Guarantor Payment Date that: (i) it is a bank listed in Schedule I or Schedule II to the Bank Act and duly qualified to do business in every jurisdiction where the nature of its business requires it to be so qualified, (ii) the execution, delivery and performance by it of the Standby Bank Account Agreement (x) are within its corporate powers, (y) have been duly authorized by all necessary corporate action, and (z) do not contravene or result in a default under or conflict with (A) its charter or by-laws, (B) any law, rule or regulation applicable to it, or (C) any order, writ, judgment, award, injunction, decree or contractual obligation binding on or affecting it or its property, (iii) it is not a non-resident of Canada for purposes of the *Income Tax Act* (Canada), (iv) it possesses the necessary experience, qualifications, facilities and other resources to perform its responsibilities under the Standby Bank Account Agreement and the other Transaction Documents to which it is a

party and it will devote all due skill, care and diligence to the performance of its obligations and the exercise of its discretions thereunder, (v) it is rated at or above the Standby Account Bank Threshold Ratings by each of the Rating Agencies, (vi) it is and will continue to be in good standing with OSFI, (vii) it is and will continue to be in material compliance with its internal policies and procedures relevant to the services to be provided by it pursuant to the Standby Bank Account Agreement and the other Transaction Documents to which it is party, and (viii) it is and will continue to be in material compliance with all laws, regulations and rules applicable to it in relation to the services provided by it pursuant to the Standby Bank Account Agreement and the other Transaction Documents to which it is a party.

The Standby Bank Account Agreement further provides that if the ratings of the Standby Account Bank by one or more Rating Agencies fall below the Standby Account Bank Threshold Ratings, then the Standby GIC Account and the Standby Transaction Account (to the extent maintained) will be required to be closed and all amounts standing to the credit thereof transferred to accounts held with a satisfactorily rated bank.

“**Standby Account Bank Threshold Ratings**” means the threshold ratings A or R-1(low) by DBRS (provided that, for greater certainty, only one of such ratings from DBRS is required to be at or above such ratings) of the unsecured, unsubordinated and unguaranteed debt obligations of the Standby Account Bank.

As of the date of this Offering Memorandum, the Standby Account Bank has been assigned the following ratings from the Rating Agencies:

Rating Agency	Short-term debt	Long term deposits/Legacy senior debt	Senior debt
DBRS	R-1 (high)	AA (high)	AA
Moody’s	P-1	Aa2	A2
Fitch	F1+	AA+	AA
S&P	A-1+	AA-	A

In addition to the requirement that the Guarantor Accounts be moved from the Standby Account Bank to a satisfactorily rated bank if the Standby Account Bank breaches the Standby Account Bank Threshold Ratings as described above, the Guarantor may (in the case of (i) through (iii) below) or shall (in the case of (iv) through (vi) below) terminate the Standby Bank Account Agreement and move the Guarantor Accounts from the Standby Account Bank to a satisfactorily rated bank if: (i) a deduction or withholding for or on account of any taxes is imposed or is likely to be imposed in respect of the interest payable on any Guarantor Account, (ii) there is a breach by the Standby Account Bank of certain representations and warranties or a failure by the Standby Account Bank to perform certain covenants made by it under the Standby Bank Account Agreement, (iii) the Standby Account Bank materially breaches any of its other covenants and obligations under the Standby Bank Account Agreement or the Standby Guaranteed Investment Contract, (iv) the Standby Account Bank ceases or threatens to cease carrying on the business of the Standby Account Bank, (v) an order is made for the winding up of the Standby Account Bank, or (vi) an Insolvency Event occurs with respect to the Standby Account Bank.

References in this Offering Memorandum to the GIC Account or the Transaction Account include, unless otherwise stated, references to the Standby GIC Account or the Standby Transaction Account when the Standby GIC Account and the Standby Transaction Account become operative.

### **Guaranteed Investment Contract**

The Guarantor entered into a Guaranteed Investment Contract (or “**GIC**”) with the GIC Provider, the Cash Manager and the Bond Trustee on the Programme Date, pursuant to which the GIC Provider has agreed to pay interest on the moneys standing to the credit of the Guarantor in the GIC Account at specified rates determined in accordance with

the GIC during the term of the GIC. The Guarantor or the Bond Trustee may terminate the GIC following the closing of the GIC Account or termination of the Bank Account Agreement. Under the Guaranteed Investment Contract, the GIC Provider makes the same representations and warranties to the Cash Manager, the Guarantor and the Bond Trustee on the Programme Date and on each date on which an amount is credited to the GIC Account and on each Guarantor Payment Date as are made by the Account Bank and which are described under “*Bank Account Agreement*” above.

### **Standby Guaranteed Investment Contract**

Pursuant to the terms of a standby guaranteed investment contract (the “**Standby Guaranteed Investment Contract**”) entered into on the Programme Date between the Standby Account Bank, the Standby GIC Provider, the Guarantor, the Cash Manager and the Bond Trustee (as amended and/or restated and/or supplemented from time to time), the Standby GIC Provider has agreed to pay interest on the moneys standing to the credit of the Standby GIC Account at specified rates determined in accordance with the terms of the Standby Guaranteed Investment Contract during the term of the Standby Bank Account Agreement. The Standby Guaranteed Investment Contract will be automatically terminated following the closing of the Standby GIC Account or termination of the Standby Bank Account Agreement in accordance with the Standby Bank Account Agreement. Under the Standby Guaranteed Investment Contract, the Standby GIC Provider makes the same representations and warranties to the Guarantor and the Bond Trustee on the Programme Date and on each date on which an amount is credited to the Standby GIC Account and on each Guarantor Payment Date as are made by the Standby Account Bank and which are described under “*Standby Bank Account Agreement*” above.

### **Security Agreement**

Pursuant to the terms of the Security Agreement entered into on the Programme Date by the Guarantor, the Bond Trustee and other Secured Creditors, the secured obligations of the Guarantor and all other obligations of the Guarantor under or pursuant to the Transaction Documents to which it is a party owed to the Bond Trustee and the other Secured Creditors are secured by a first ranking security interest (the “**Security**”) over all present and after-acquired undertaking, property and assets of the Guarantor (the “**Charged Property**”), including without limitation the Covered Bond Portfolio, and any other Portfolio Assets or Substitute Assets that the Guarantor may acquire from time to time and funds being held for the account of the Guarantor by its service providers and the amounts standing to the credit of the Guarantor in the Guarantor Accounts, subject to the right of the Guarantor (provided the Asset Coverage Test and/or the Amortization Test, as applicable, is met) to sell such Charged Property.

Under the Security Agreement, the Secured Creditors expressly acknowledge that in exercising any of its powers, trusts, authorities and discretions, the Bond Trustee shall, subject to applicable law, only have regard to the interests of the holders of the Covered Bonds of all Series and shall not have regard to the interests of any other Secured Creditors.

Under the Security Agreement, the Guarantor represents and warrants to the Secured Creditors that: (i) the Security Agreement creates a valid first priority security interest in the present and future personal property and undertaking of the Guarantor and all proceeds thereof (the “**Collateral**”), (ii) it is the legal and beneficial owner of all Collateral, (iii) the Collateral is free and clear of all liens other than those created in favour of the Bond Trustee and customary permitted liens, (iv) the security interest of the Bond Trustee in the Collateral has been perfected, (v) the Bond Trustee has obtained control pursuant to applicable personal property security legislation of the Collateral that consists of investment property, the Bond Trustee is a “protected purchaser” within the meaning of such legislation, and no other person has control or the right to obtain control of such investment property, (vi) no authorization, consent or approval from, or notices to, any governmental authority or other person is required for the due execution and delivery by it of the Security Agreement or the performance or enforcement of its obligations thereunder, other than those that have been obtained or made, (vii) it is validly formed and existing as a limited partnership under the laws of the Province of Ontario, (viii) since its date of formation there has been no material adverse change in its financial position or prospects, (ix) it is not the subject of any governmental or other official investigation, nor to its knowledge is such an investigation pending, which may have a material adverse effect, (x) no litigation, arbitration or administrative proceedings have been commenced, nor to its knowledge are pending or threatened, against any of its assets or revenues which may have a material adverse effect, (xi) the Managing GP has (x) at all times carried on and conducted the affairs and business of the Guarantor in the name of the Guarantor as a separate entity and in accordance with the Guarantor Agreement and all laws and regulations applicable to it, (y) at all times kept or procured the keeping of

proper books and records for the Guarantor separate from any other person or entity, and (z) duly executed the Transaction Documents for and on behalf of the Guarantor, (xii) its entry into the Transaction Documents and the performance of its obligations thereunder do not and will not constitute a breach of (x) its constitutional documents, (y) any law applicable to it, or (z) any agreement, indenture, contract, mortgage, deed or other instrument to which it is a party or which is binding on it or any of its assets, (xiii) its obligations under the Transaction Documents to which it is a party are legal, valid, binding and enforceable obligations, (xiv) the Transaction Documents to which it is a party have been entered into in good faith for its own benefit and on arm's length commercial terms, (xv) it is not in breach of or default under any agreement, indenture, contract, mortgage, deed or other instrument to which it is a party or which is binding on it or any of its assets which would be reasonably likely to result in a material adverse effect, and (xvi) each of the Transaction Documents to which it is a party has been properly authorized by all necessary action of its Partners and constitutes the legal, valid and binding obligation of, and is enforceable in accordance with its terms against, the Guarantor, except as enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally or by general principles of equity.

### ***Release of Security***

In the event of any sale of Portfolio Assets by the Guarantor pursuant to and in accordance with the Transaction Documents, the Bond Trustee will, while any Covered Bonds are outstanding (subject to the written request of the Guarantor), release those Portfolio Assets from the Security created by and pursuant to the Security Agreement on the date of such sale but only if:

- (a) the Bond Trustee provides its prior written consent to the terms of such sale as described under "*Guarantor Agreement – Method of sale of Portfolio Assets*" above; and
- (b) in the case of the sale of Portfolio Assets, the Guarantor provides to the Bond Trustee a certificate confirming that the Portfolio Assets being sold are Randomly Selected Loans.

In the event of the repurchase of a Portfolio Asset by the Seller pursuant to and in accordance with the Transaction Documents, the Bond Trustee will release that Portfolio Asset from the Security created by and pursuant to the Security Agreement on the date of the repurchase.

### ***Enforcement***

If a Guarantor Acceleration Notice is served on the Guarantor, the Bond Trustee will be entitled to appoint a receiver, and/or enforce the Security constituted by the Security Agreement (including selling the Covered Bond Portfolio), and/or take such steps as it deems necessary, subject in each case to being indemnified and/or secured to its satisfaction. All proceeds received by the Bond Trustee from the enforcement of the Security will be applied in accordance with the Post-Enforcement Priority of Payments described under "*Cashflows*".

The Security Agreement is governed by Ontario law (other than certain other provisions relating to real property located outside of the Province of Ontario which will be governed by the law of the jurisdiction in which such property is located).

### ***Corporate Services Agreement***

Pursuant to the terms of a corporate services agreement (such corporate services agreement as amended and/or restated and/or supplemented from time to time, the "**Corporate Services Agreement**") entered into on the Programme Date among, *inter alios*, the Corporate Services Provider, the Liquidation GP, the Bank and the Guarantor, the Corporate Services Provider will provide corporate services to the Liquidation GP.

### ***Custodial Agreement***

Pursuant to the terms of a custodial agreement entered into on the Programme Date (such custodial agreement as amended, restated and/or supplemented from time to time, the "**Custodial Agreement**"), among the Custodian, the Bank, the Guarantor and the Bond Trustee, the Custodian will, among other things, hold applicable powers of attorney

granted by the Bank to the Guarantor and applicable powers of attorney granted by the Originator to the Guarantor, and details of the Portfolio Assets and Substitute Assets, in each case on behalf of the Guarantor, all in accordance with the CMHC Guide. In order to act as Custodian under the Custodial Agreement, the Custodian must meet the Custodian Qualifications, as described under “*Description of the Canadian Registered Covered Bond Programmes Regime – Custodian*”.

The Custodian agrees to securely and confidentially hold and remain responsible for the data and documents delivered to it pursuant to the Custodial Agreement until the earlier of (a) the release of such data and documents to a replacement custodian in accordance with the terms of the Custodial Agreement, (b) the termination of the Programme, and (c) in relation to a particular Portfolio Asset or Substitute Asset, its disposition or maturity, as the case may be. In the case of (a), any copies of such data and documents shall be returned to the Guarantor or destroyed. In the case of (b) or (c), the Custodian shall either (i) release such data and documents to the Seller (or to such other owner of the Portfolio Assets and Substitute Assets to which such data and documents relate) or as it may direct, or (ii) destroy such data and documents at the instructions of, and in accordance with such procedures as may be satisfactory to, the Seller (or such other owner of the Portfolio Assets and Substitute Assets to which such data and documents relate).

In the event that there is a breach by the Custodian of certain representations and warranties or a failure by the Custodian to perform certain covenants made by it under the Custodial Agreement, the Guarantor will have the right to terminate the Custodial Agreement and appoint a replacement Custodian. The Issuer and the Guarantor may also terminate the Custodial Agreement and appoint a replacement Custodian if the Custodian commits a breach which is either not capable of remedy, or capable of remedy but which is not remedied within 30 days of receipt by the Custodian of notice specifying such breach and requiring the same to be remedied.

#### **Agency Agreement**

Under the terms of the Agency Agreement entered into on the Programme Date between the Agents, the Issuer, the Guarantor and the Bond Trustee, the Agents have been appointed by the Issuer and the Guarantor to carry out various issuing and paying agency, exchange agency, transfer agency, calculation agency and registrar duties in respect of the Covered Bonds. Such duties include, but are not limited to, dealing with any applicable Clearing Systems on behalf of the Issuer and the Guarantor in connection with an issuance of Covered Bonds and making payments of interest and principal in respect of the Covered Bonds upon receipt of such amounts from the Issuer or the Guarantor, as applicable.

Upon the occurrence of an Issuer Event of Default, Potential Issuer Event of Default, a Guarantor Event of Default or Potential Guarantor Event of Default, as applicable, the Bond Trustee may, by notice in writing to the Issuer, the Guarantor and the Agents, require the Agents to thereafter act as agents of the Bond Trustee.

Any Agent or Calculation Agent may resign its appointment under the Agency Agreement and/or in relation to any Series of Covered Bonds upon 30 days’ notice to the Issuer, the Guarantor and the Bond Trustee, provided that such resignation will not be effective (i) if the notice period would otherwise expire within 30 days before or after the final maturity date or any interest or other payment date for any Series (or if the resignation is only with respect to a particular Series, such Series), until the 30<sup>th</sup> day following such final maturity date or any interest or other payment date, and (ii) in certain circumstances, unless a successor has been appointed.

The Issuer or the Guarantor may revoke its appointment of any Agent or Calculation Agent under the Agency Agreement and/or in relation to any Series of Covered Bonds upon 30 days’ notice to such Agent or Calculation Agent, provided that in certain circumstances, such revocation will not be effective unless a successor has been appointed. Notwithstanding the foregoing, the Guarantor may revoke the appointment of any Agent or Calculation Agent in the event that there is a breach by such Agent or Calculation Agent of certain representations and warranties or a failure by such Agent or Calculation Agent to perform certain covenants made by it under the Agency Agreement.

The appointment of any Agent or Calculation Agent under the Agency Agreement and in relation to each relevant Series of Covered Bonds shall terminate forthwith if any of the following events or circumstances shall occur or arise, namely: such Agent or Calculation Agent becomes incapable of acting; such Agent or Calculation Agent is adjudged bankrupt or insolvent; such Agent or Calculation Agent files a voluntary petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver, administrator or other similar

official of all or any substantial part of its property or admits in writing its inability to pay or meet its debts as they mature or suspends payment thereof; a resolution is passed or an order is made for the winding-up or dissolution of such Agent or Calculation Agent; a receiver, administrator or other similar official of such Agent or Calculation Agent or of all or any substantial part of its property is appointed; an order of any court is entered approving any petition filed by or against such Agent or Calculation Agent under the provisions of any applicable bankruptcy or insolvency law; or any public officer takes charge or control of such Agent or Calculation Agent or of its property or affairs for the purpose of rehabilitation, conservation or liquidation.

### **Modification of Transaction Documents**

The provisions of the Transaction Documents generally require that all amendments thereto be in writing and executed by the parties thereto and, in the case of the Swap Agreements, the Bond Trustee, unless the amendment relates to the transfer of the Swap Provider's interests in the Swap Agreements other than as a result of the occurrence of a Downgrade Trigger Event, in which case five Business Days' prior notice is required to be provided to the Bond Trustee. In addition, any material amendment to a Transaction Document will be subject to satisfaction of the Rating Agency Condition in respect of DBRS. Pursuant to the terms of the Security Agreement and the Trust Deed, the Bond Trustee is permitted to consent to and/or execute amendments without consulting the other Secured Creditors if the amendment is of a minor or technical nature or the Bond Trustee is otherwise satisfied that the amendment is not reasonably expected to be materially prejudicial to the interests of the Covered Bondholders.

In addition to the general amendment provisions, the Managing GP has the authority to make amendments to the Guarantor Agreement without the consent of any other party in order to cure any ambiguity or correct or supplement any provision thereof, provided that such amendments do not adversely affect the interests of the other Partners, or, while Covered Bonds are outstanding, the Bond Trustee (on behalf of the Secured Creditors). If the interests of any such party would be adversely affected by a proposed amendment to the Guarantor Agreement, such amendment may only be made by the Managing GP with the consent of such adversely affected Partner and/or the Bond Trustee, as applicable.

For greater certainty, all amendments to the Transaction Documents must comply with the CMHC Guide.

### **Modification of Ratings Triggers and Consequences**

Any amendment to (a) a ratings trigger that (i) lowers the ratings specified therein, or (ii) changes the applicable rating type, in each case as provided for in any Transaction Document, or (b) the consequences of breaching any such ratings trigger, or changing the applicable rating type, provided for in any Transaction Document that makes such consequences less onerous, shall, with respect to DBRS only, be deemed to be a material amendment and shall be subject to satisfaction of the Rating Agency Condition from DBRS.

## CREDIT STRUCTURE

Under the terms of the Covered Bond Guarantee, the Guarantor has agreed to, following the occurrence of a Covered Bond Guarantee Activation Event, unconditionally and irrevocably pay or procure to be paid to or to the order of the Bond Trustee (for the benefit of the holders of the Covered Bonds), an amount equal to that portion of the Guaranteed Amounts which shall become Due for Payment but would otherwise be unpaid, as of any Original Due for Payment Date, or, if applicable, Extended Due for Payment Date, by the Issuer. Under the Covered Bond Guarantee, the Guaranteed Amounts will become due and payable on any earlier date on which a Guarantor Acceleration Notice is served. The Issuer will not be relying on payments from the Guarantor in respect of advances under the Intercompany Loan Agreement or receipt of Available Revenue Receipts or Available Principal Receipts from the Covered Bond Portfolio in order to pay interest or repay principal under the Covered Bonds.

There are a number of features of the Programme which enhance the likelihood of timely and, as applicable, ultimate payments to holders of the Covered Bonds, as follows:

- the Covered Bond Guarantee provides credit support to the Issuer;
- the Pre-Maturity Test is intended to test the liquidity of the Guarantor's assets in respect of principal due on the Final Maturity Date of Hard Bullet Covered Bonds;
- the Asset Coverage Test is intended to test the asset coverage of the Guarantor's assets in respect of the Covered Bonds at all times;
- the Amortization Test is intended to test the asset coverage of the Guarantor's assets in respect of the Covered Bonds following the occurrence of a Covered Bond Guarantee Activation Event;
- a Reserve Fund (if the ratings of the Issuer by one or more Rating Agencies fall below the Reserve Fund Required Amount Ratings) will be established by the Guarantor (or the Cash Manager on its behalf) in the GIC Account to trap Available Revenue Receipts and Available Principal Receipts; and
- under the terms of the GIC, the GIC Provider has agreed to pay a rate of interest on all amounts held by the Guarantor in the GIC Account determined as a percentage of the applicable Canadian 90-day T-bill for each type of balances as the Guarantor (or the Cash Manager on its behalf) and the GIC Provider may agree from time to time, provided, however, that in no event shall such floor be less than 0.00%.

Certain of these factors are considered more fully in the remainder of this Section.

### **Guarantee**

The Covered Bond Guarantee provided by the Guarantor under the Trust Deed guarantees payment of Guaranteed Amounts when the same become Due for Payment in respect of all Covered Bonds issued under the Programme. The Covered Bond Guarantee will not guarantee any amount becoming payable for any other reason, including any accelerated payment pursuant to Condition 7 (Events of Default and Enforcement) following the occurrence of an Issuer Event of Default. In this circumstance (and until a Guarantor Event of Default occurs and a Guarantor Acceleration Notice is served), the Guarantor's obligations will only be to pay the Guaranteed Amounts as such amounts fall Due for Payment.

See further "*Summary of the Principal Documents – Trust Deed*" with regards to the terms of the Covered Bond Guarantee. See further "*Cashflows – Guarantee Priority of Payments*" with regards to the payment of amounts payable by the Guarantor to holders of the Covered Bonds and other Secured Creditors following the occurrence of an Issuer Event of Default.

## Pre-Maturity Liquidity

Certain Series of Covered Bonds may be scheduled to be redeemed in full on their respective Final Maturity Dates without any provision for scheduled redemption other than on the Final Maturity Date (the “**Hard Bullet Covered Bonds**”). The applicable Final Terms will identify whether any Series of Covered Bonds is a Series of Hard Bullet Covered Bonds. The Pre-Maturity Test is intended to test the liquidity of the Guarantor’s assets in respect of the Hard Bullet Covered Bonds when the applicable ratings of the Issuer from one or more Rating Agencies fall below the Pre-Maturity Minimum Ratings. On each Business Day (each, a “**Pre-Maturity Test Date**”) prior to the occurrence of an Issuer Event of Default or the occurrence of a Guarantor Event of Default, the Guarantor or the Cash Manager on its behalf will determine if the Pre-Maturity Test has been breached, and if so, it will immediately notify the Seller and the Bond Trustee.

The Issuer will fail and be in breach of the “**Pre-Maturity Test**” in respect of a Series of Hard Bullet Covered Bonds on a Pre-Maturity Test Date if the rating from DBRS of the Issuer’s unsecured, unsubordinated and unguaranteed debt obligations falls below A(high) or A(low) and the Final Maturity Date of the Series of Hard Bullet Covered Bonds falls within six months or 12 months, respectively, from the relevant Pre-Maturity Test Date (each of the ratings, the “**Pre-Maturity Minimum Ratings**”).

Following a breach of the Pre-Maturity Test in respect of a Series of Hard Bullet Covered Bonds, the Guarantor shall, subject to any right of pre-emption of the Seller pursuant to the terms of the Mortgage Sale Agreement and the Security Sharing Agreement, as applicable, offer to sell Randomly Selected Loans to Purchasers, unless the Pre-Maturity Liquidity Ledger is otherwise funded from other sources as follows:

- (i) a Contribution in Kind made by one or more of the Partners (as recorded in the Capital Account Ledger for such Partners of the Guarantor) of certain Substitute Assets in accordance with the Guarantor Agreement with an aggregate principal amount up to the Pre-Maturity Liquidity Required Amount (which shall be a credit to the Pre-Maturity Liquidity Ledger); or
- (ii) Cash Capital Contributions made by one or more of the Partners (as recorded in the Capital Account Ledger for each applicable Partner of the Guarantor) or proceeds advanced under the Intercompany Loan Agreement which have not been applied to acquire further Portfolio Assets or otherwise applied in accordance with the Guarantor Agreement and/or the other Transaction Documents with an aggregate principal amount up to the Pre-Maturity Liquidity Required Amount (which shall be a credit to the Pre-Maturity Liquidity Ledger);

provided that if the Pre-Maturity Test in respect of any Series of Hard Bullet Covered Bonds is breached less than six months prior to the Final Maturity Date of that Series of Hard Bullet Covered Bonds, an Issuer Event of Default will occur if the Guarantor has not taken the required action described above within the earlier to occur of (i) 10 Business Days from the date that the Seller is notified of the breach of the Pre-Maturity Test and (ii) the Final Maturity Date of that Series of Hard Bullet Covered Bonds (see further: Condition 7.01). To cure a Pre-Maturity Test breach within such period, the Pre-Maturity Liquidity Ledger shall be funded so that by the end of such period, there will be an amount equal to the Pre-Maturity Liquidity Required Amount standing to the credit of the Pre-Maturity Liquidity Ledger. The method for selling Randomly Selected Loans is described in “*Summary of Principal Documents – Guarantor Agreement – Method of sale of Portfolio Assets*” above. The proceeds of sale of Randomly Selected Loans will be recorded to the Pre-Maturity Liquidity Ledger on the GIC Account.

In certain circumstances, Revenue Receipts will also be available to repay a Hard Bullet Covered Bond, as described in “*Cashflows – Pre-Acceleration Revenue Priority of Payments*” below.

Failure by the Issuer to pay the full amount due in respect of a Series of Hard Bullet Covered Bonds on the Final Maturity Date thereof, subject to applicable cure periods, will constitute an Issuer Event of Default. Following service of a Notice to Pay on the Guarantor, the Guarantor will apply funds standing to the Pre-Maturity Liquidity Ledger to repay the relevant Series of Hard Bullet Covered Bonds.

If the Issuer and/or the Guarantor fully repay the relevant Series of Hard Bullet Covered Bonds on the Final Maturity Date thereof, cash standing to the credit of the Pre-Maturity Liquidity Ledger on the GIC Account will be applied by the Guarantor in accordance with the Pre-Acceleration Principal Priority of Payments, unless:

- (a) the Issuer is failing the Pre-Maturity Test in respect of any other Series of Hard Bullet Covered Bonds, in which case the cash will remain on the Pre-Maturity Liquidity Ledger in order to provide liquidity for that other Series of Hard Bullet Covered Bonds; or
- (b) the Issuer is not failing the Pre-Maturity Test, but the Cash Manager elects to retain the cash on the Pre-Maturity Liquidity Ledger in order to provide liquidity for any future Series of Hard Bullet Covered Bonds.

Amounts standing to the credit of the Pre-Maturity Liquidity Ledger following the repayment of the Hard Bullet Covered Bonds as described above may, except where the Cash Manager has elected or is required to retain such amounts on the Pre-Maturity Liquidity Ledger, also be used to repay the advances under the Intercompany Loan Agreement, subject to the Guarantor making provision for higher ranking items in the Pre-Acceleration Principal Priority of Payments.

### **Asset Coverage Test**

The Asset Coverage Test is intended to ensure that (subject to certain limitations with respect to the Asset Percentage, which may be removed by agreement with the Issuer) the Guarantor can meet its obligations under the Covered Bond Guarantee. Under the Guarantor Agreement, so long as the Covered Bonds remain outstanding, the Guarantor must ensure that on each Calculation Date the Adjusted Aggregate Asset Amount will be in an amount at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date. If, on any Calculation Date, the Asset Coverage Test is not satisfied and such failure is not remedied on or before the next following Calculation Date, the Asset Coverage Test will be breached and the Guarantor (or the Cash Manager on its behalf) will serve an Asset Coverage Test Breach Notice on the Partners, the Bond Trustee and, if delivered by the Cash Manager, the Guarantor. The Asset Coverage Test is a formula which adjusts the Outstanding Principal Balance of each Loan in the Covered Bond Portfolio and has further adjustments to take account of a failure by the Seller to repurchase Portfolio Assets, in accordance with the terms of the Mortgage Sale Agreement, that do not materially comply with the Loan Representations and Warranties on the relevant Transfer Date.

See further “*Summary of the Principal Documents – Guarantor Agreement – Asset Coverage Test*” above.

An Asset Coverage Test Breach Notice will be revoked if, on any Calculation Date falling on or prior to the next Calculation Date following the service of the Asset Coverage Test Breach Notice, the Asset Coverage Test is satisfied and no Covered Bond Guarantee Activation Event has occurred.

If an Asset Coverage Test Breach Notice has been served and is not revoked on or before the Guarantor Payment Date immediately following the Calculation Date after service of such Asset Coverage Test Breach Notice, then an Issuer Event of Default will have occurred and the Bond Trustee will be entitled (and, in certain circumstances, may be required) to serve an Issuer Acceleration Notice. Following service of an Issuer Acceleration Notice, the Bond Trustee must serve a Notice to Pay on the Guarantor.

### **Amortization Test**

The Amortization Test is intended to ensure that if, following an Issuer Event of Default (but prior to service on the Guarantor of a Guarantor Acceleration Notice), the assets of the Guarantor available to meet its obligations under the Covered Bond Guarantee fall to a level where holders of the Covered Bonds may not be repaid, a Guarantor Event of Default will occur and all amounts owing under the Covered Bonds may be accelerated. Under the Guarantor Agreement, following the occurrence and during the continuance of an Issuer Event of Default, for so long as there are Covered Bonds outstanding, the Guarantor must ensure that, on each Calculation Date following an Issuer Event of Default, the Amortization Test Aggregate Asset Amount will be in an amount at least equal to the aggregate

Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date. The Amortization Test is a formula which adjusts the True Balance of each Loan in the Covered Bond Portfolio and has further adjustments to take account of Loans in arrears. See further “*Summary of the Principal Documents – Guarantor Agreement – Amortization Test*” above.

### **Reserve Fund**

The Guarantor will be required, if the ratings of the Issuer fall below the applicable Reserve Fund Required Amount Ratings, to establish the Reserve Fund on the GIC Account which will be credited with Available Revenue Receipts and Available Principal Receipts up to an amount equal to the Reserve Fund Required Amount. The Guarantor will not be required to maintain the Reserve Fund following the occurrence of an Issuer Event of Default.

The Reserve Fund will be funded from (i) Available Revenue Receipts after the Guarantor has paid all of its obligations in respect of items ranking higher than the Reserve Ledger in the Pre-Acceleration Revenue Priority of Payments, and (ii) Available Principal Receipts after the Guarantor has paid all of its obligations in respect of items ranking higher than the Reserve Ledger in the Pre-Acceleration Principal Priority of Payments on each Guarantor Payment Date.

A Reserve Ledger will be maintained by the Cash Manager to record the balance from time to time of the Reserve Fund. Following the occurrence of an Issuer Event of Default, service of an Issuer Acceleration Notice and service of a Notice to Pay on the Guarantor, amounts standing to the credit of the Reserve Fund will be added to certain other income of the Guarantor in calculating Available Revenue Receipts.

### **Voluntary Overcollateralization**

From time to time, the Guarantor may hold Loans and Related Security, Substitute Assets and cash with a value in excess of the value required to satisfy the coverage tests prescribed by the Transaction Documents and the CMHC Guide, including the Asset Coverage Test and the Amortization Test, as applicable. Such excess collateral, excluding, for certainty, any Contingent Collateral, is the “**Voluntary Overcollateralization**”. For greater certainty, the calculation of Voluntary Overcollateralization (including in respect of the Asset Coverage Test and the Amortization Test, as applicable) shall not include any credit for any Excess Proceeds received by the Guarantor following an Issuer Event of Default. Pursuant to the terms of the Transaction Documents and provided that the Guarantor must at all times be in compliance with such coverage tests, the terms of the Transaction Documents and the CMHC Guide, the Guarantor is from time to time permitted to:

- apply cash (in an amount up to the Voluntary Overcollateralization) to the repayment of any loan advanced by the Issuer, including the Intercompany Loan;
- distribute cash (in an amount up to the Voluntary Overcollateralization) to the Partners;
- subject to the rights of pre-emption enjoyed by the Seller pursuant to the terms of the Mortgage Sale Agreement and the Security Sharing Agreement, as applicable, transfer, or agree with the Seller to withdraw or remove Loans and Related Security and Substitute Assets (with an aggregate value, in the case of Loans and Related Security, equal to the LTV Adjusted Loan Balance thereof, and in the case of Substitute Assets, equal to the face value thereof, up to the Voluntary Overcollateralization); or
- agree with the Seller to substitute assets owned by the Guarantor with other Loans and Related Security and/or Substitute Assets that in each case comply with the terms of the Transaction Documents, the CMHC Guide and the Covered Bond Legislative Framework.

Any Loans and Related Security and/or Substitute Assets transferred, withdrawn, removed or substituted in accordance with the above will be selected in a manner that would not reasonably be expected to adversely affect the interests of the Covered Bondholders and the consideration received by the Guarantor therefor (whether in cash or in kind) will, unless otherwise prescribed by the terms of the Transaction Documents, not be less than the fair market value thereof. See “*Summary of the Principal Documents – Intercompany Loan Agreement*”.



## CASHFLOWS

As described above under “*Credit Structure*”, until the occurrence of a Covered Bond Guarantee Activation Event, the Covered Bonds will be obligations of the Issuer only. The Issuer is liable to make payments when due on the Covered Bonds, whether or not it has received any corresponding payment from the Guarantor under the Intercompany Loan.

This section summarizes the Priorities of Payments of the Guarantor, as to the allocation and distribution of amounts standing to the credit of the Guarantor on the Ledgers and their order of priority:

- (a) when no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred;
- (b) when an Asset Coverage Test Breach Notice is outstanding but no Covered Bond Guarantee Activation Event has occurred;
- (c) following service of a Notice to Pay on the Guarantor; and
- (d) following service of a Guarantor Acceleration Notice and enforcement of the Security.

If the Transaction Account is closed in accordance with the terms of the Bank Account Agreement or no Transaction Account is maintained, any payment to be made to or from the Transaction Account will, as applicable, be made to or from the GIC Account, or no payment shall be made at all if such payment is expressed to be from the GIC Account to the Transaction Account.

### **Allocation and distribution of Available Revenue Receipts when no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred.**

At any time, when no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred, Available Revenue Receipts will be allocated and distributed as described below.

The Guarantor or the Cash Manager on its behalf will, as of each Calculation Date, calculate:

- (i) the amount of Available Revenue Receipts available for distribution on the immediately following Guarantor Payment Date;
- (ii) the Reserve Fund Required Amount (if applicable); and
- (iii) where the Pre-Maturity Test has been breached in respect of a Series of Hard Bullet Covered Bonds, on each Calculation Date falling in the five months prior to the Final Maturity Date of the relevant Series of Hard Bullet Covered Bonds, whether or not the amount standing to the credit of the Pre-Maturity Liquidity Ledger including the principal amount of any Substitute Assets standing to the credit of the Pre-Maturity Liquidity Ledger at such date is less than the Pre-Maturity Liquidity Required Amount.

On each Guarantor Payment Date, the Guarantor (or the Cash Manager on its behalf) will transfer Available Revenue Receipts from the Revenue Ledger to the Payment Ledger, and use Available Revenue Receipts held by the Cash Manager for and on behalf of the Guarantor and, as necessary, transfer Available Revenue Receipts from the GIC Account to the Transaction Account (to the extent maintained), in an amount equal to the lower of (a) the amount required to make the payments or credits described below (taking into account any Available Revenue Receipts held by the Cash Manager for or on behalf of the Guarantor and any Available Revenue Receipts standing to the credit of the Transaction Account), and (b) the amount of Available Revenue Receipts.

### ***Pre-Acceleration Revenue Priority of Payments***

At any time no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred, Available Revenue Receipts will be applied by or on behalf of the Guarantor (or the Cash Manager on its behalf) on each Guarantor Payment Date (except for amounts due to third parties by the Guarantor under paragraph (a) or Third Party Amounts, which will be paid when due) in making the following payments and provisions (the “**Pre-Acceleration Revenue Priority of Payments**”) (in each case only if and to the extent that payments or provisions of a higher priority have been made in full):

- (a) *first*, in or towards satisfaction of any amounts due and payable by the Guarantor to third parties and incurred without breach by the Guarantor of the Transaction Documents to which it is a party (and for which payment has not been provided for elsewhere in the relevant Priorities of Payments) and to provide for any such amounts expected to become due and payable by the Guarantor in the immediately succeeding Guarantor Payment Period and to pay and discharge any liability of the Guarantor for taxes;
- (b) *second*, any amounts in respect of interest due to the Bank in respect of the Demand Loan pursuant to the terms of the Intercompany Loan;
- (c) *third*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of:
  - (i) any remuneration then due and payable to the Servicer and any costs, charges, liabilities and expenses then due or to become due and payable to the Servicer under the provisions of the Servicing Agreement in the immediately succeeding Guarantor Payment Period, together with applicable GST (or other similar taxes) thereon to the extent provided therein;
  - (ii) any remuneration then due and payable to the Cash Manager and any costs, charges, liabilities and expenses then due or to become due and payable to the Cash Manager under the provisions of the Cash Management Agreement in the immediately succeeding Guarantor Payment Period, together with applicable GST (or other similar taxes) thereon to the extent provided therein;
  - (iii) amounts (if any) due and payable to the Account Bank (or, as applicable, the Standby Account Bank) (including costs) pursuant to the terms of the Bank Account Agreement (or, as applicable, the Standby Bank Account Agreement), together with applicable GST (or other similar taxes) thereon to the extent provided therein;
  - (iv) amounts due and payable to the Asset Monitor pursuant to the terms of the Asset Monitor Agreement (other than the amounts referred to in paragraph (j) below), together with applicable GST (or other similar taxes) thereon to the extent provided therein; and
  - (v) amounts due and payable to the Custodian pursuant to the terms of the Custodial Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein;
- (d) *fourth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of:
  - (i) payment due to the Interest Rate Swap Provider (including any termination payment due and payable by the Guarantor under the Interest Rate Swap Agreement (but excluding any Excluded Swap Termination Amount)) pursuant to the terms of the Interest Rate Swap Agreement; and

- (ii) payment due to the Covered Bond Swap Provider (including any termination payment due and payable by the Guarantor under the Covered Bond Swap Agreement (but excluding any Excluded Swap Termination Amount)) pursuant to the terms of the Covered Bond Swap Agreement;
- (e) *fifth*, in or towards payment on the Guarantor Payment Date of, or to provide for payment on such date in the future of such proportion of the relevant payment falling due in the future as the Cash Manager may reasonably determine (in the case of any such payment or provision, after taking into account any provisions previously made and any amounts receivable from the Interest Rate Swap Provider under the Interest Rate Swap Agreement) any amounts due or to become due and payable (excluding principal amounts) to the Bank in respect of the Guarantee Loan pursuant to the terms of the Intercompany Loan Agreement;
- (f) *sixth*, if a Servicer Event of Default has occurred, all remaining Available Revenue Receipts to be credited to the GIC Account (with a corresponding credit to the Revenue Ledger maintained in respect of that account) until such Servicer Event of Default is either remedied by the Servicer or waived by the Bond Trustee or a new servicer is appointed to service the Covered Bond Portfolio (or the relevant part thereof);
- (g) *seventh*, in or towards a credit to the GIC Account (with a corresponding credit to the Reserve Ledger) of an amount up to but not exceeding the amount by which the Reserve Fund Required Amount (if applicable) exceeds the existing balance on the Reserve Ledger as calculated on the immediately preceding Calculation Date;
- (h) *eighth*, if the Guarantor is required to make a deposit to the Pre-Maturity Liquidity Ledger due to a breach of the Pre-Maturity Test in respect of any Series of Hard Bullet Covered Bonds, towards a credit to the GIC Account (with a corresponding credit to the Pre-Maturity Liquidity Ledger) of an amount up to but not exceeding the difference between:
  - (i) the Pre-Maturity Liquidity Required Amount as calculated on the immediately preceding Calculation Date; and
  - (ii) any amounts standing to the credit of the Pre-Maturity Liquidity Ledger on the immediately preceding Calculation Date;
- (i) *ninth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of:
  - (i) payment of any Excluded Swap Termination Amounts due and payable by the Guarantor under the Interest Rate Swap Agreement; and
  - (ii) payment of any Excluded Swap Termination Amounts due and payable by the Guarantor under the Covered Bond Swap Agreement;
- (j) *tenth*, in or towards payment *pro rata* and *pari passu* in accordance with the respective amounts thereof of any indemnity amount due to the Asset Monitor pursuant to the Asset Monitor Agreement, and any indemnity amount due to any Partner pursuant to the Guarantor Agreement;
- (k) *eleventh*, in or towards payment of the fee due to the Corporate Services Provider by the Guarantor pursuant to the terms of the Corporate Services Agreement;
- (l) *twelfth*, in or towards a credit to the GIC Account (with a corresponding credit to the Yield Supplement Ledger) of an amount up to but not exceeding the amount by which the Yield Supplement Required Amount for such Guarantor Payment Date exceeds the then existing balance on the Yield Supplement Ledger after taking into account (x) all credits to the Yield Supplement

Ledger (other than pursuant to this paragraph (l)) and (y) any withdrawals from the Yield Supplement Fund for such Guarantor Payment Date, in each case, after the immediately prior Guarantor Payment Date and on or prior to such current Guarantor Payment Date; and

- (m) *thirteenth*, towards such distributions of profit to the Partners as may be payable in accordance with the terms of the Guarantor Agreement.

Any amounts received by the Guarantor under the Interest Rate Swap Agreement and the Covered Bond Swap Agreement (other than, in each case, amounts in respect of Swap Collateral Excluded Amounts) on or after the Guarantor Payment Date but prior to the next following Guarantor Payment Date will be applied, together with any provision for such payments made on any preceding Guarantor Payment Date, to make payments (other than in respect of principal) due and payable in respect of the Intercompany Loan Agreement and then the expenses of the Guarantor unless an Asset Coverage Test Breach Notice is outstanding or otherwise to make provision for such payments on such date in the future of such proportion of the relevant payment falling due in the future as the Cash Manager may reasonably determine.

Any amounts received under the Interest Rate Swap Agreement and the Covered Bond Swap Agreement on the Guarantor Payment Date or on any date prior to the next succeeding Guarantor Payment Date which are not applied towards a payment or provision in accordance with paragraph (d) above or the preceding paragraph will be credited to the Revenue Ledger and applied as Available Revenue Receipts on the next succeeding Guarantor Payment Date.

Amounts (if any) held by the Cash Manager for and on behalf of the Guarantor or standing to the credit of the Transaction Account which are not required to be applied in accordance with paragraphs (a) to (m) of the Pre-Acceleration Revenue Priority of Payments or paragraphs (a) to (g) of the Pre-Acceleration Principal Priority of Payments below will, if applicable, be deposited by the Cash Manager and, in each case be credited to the appropriate ledger in the GIC Account on the Guarantor Payment Date.

**Allocation and Distribution of Available Principal Receipts when no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred**

At any time no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred, Available Principal Receipts will be allocated and distributed as described below.

The Guarantor or the Cash Manager on its behalf will, as of each Calculation Date, calculate the amount of Available Principal Receipts available for distribution on the immediately following Guarantor Payment Date.

On each Guarantor Payment Date, the Guarantor (or the Cash Manager on its behalf) will transfer Available Principal Receipts from the Principal Ledger to the Payment Ledger, and use Available Principal Receipts held by the Cash Manager for and on behalf of the Guarantor and, as necessary, transfer Available Principal Receipts from the GIC Account to the Transaction Account (to the extent maintained), in an amount equal to the lower of (a) the amount required to make the payments or credits described below (taking into account any Available Principal Receipts held by the Cash Manager for or on behalf of the Guarantor and/or standing to the credit of the Transaction Account), and (b) the amount of Available Principal Receipts.

If a Guarantor Payment Date is the same as an Interest Payment Date, then the distribution of Available Principal Receipts under the Pre-Acceleration Principal Priority of Payments will be delayed until the Issuer has made Scheduled Interest and/or principal payments on that Interest Payment Date unless payment is made by the Guarantor directly to the Bond Trustee (or the Issuing and Paying Agent at the direction of the Bond Trustee).

***Pre-Acceleration Principal Priority of Payments***

At any time no Asset Coverage Test Breach Notice is outstanding and no Covered Bond Guarantee Activation Event has occurred, Available Principal Receipts (other than Cash Capital Contributions made from time to time by the Seller in its capacity as a Limited Partner) will be applied by or on behalf of the Guarantor on each Guarantor Payment

Date in making the following payments and provisions (the “**Pre-Acceleration Principal Priority of Payments**”) (in each case only if and to the extent that payments or provisions of a higher priority have been made in full):

- (a) *first*, if the Pre-Maturity Test has been breached by the Issuer in respect of any Series of Hard Bullet Covered Bonds, towards a credit to the Pre-Maturity Liquidity Ledger in respect of each such Series in an amount up to but not exceeding the difference between:
  - (i) the Pre-Maturity Liquidity Required Amount calculated on the immediately preceding Calculation Date; and
  - (ii) any amounts standing to the credit of the Pre-Maturity Liquidity Ledger on the immediately preceding Calculation Date;
- (b) *second*, to pay amounts in respect of principal outstanding on the Demand Loan pursuant to the terms of the Intercompany Loan Agreement;
- (c) *third*, to acquire New Loans and their Related Security offered to the Guarantor, if necessary or prudent to ensure that, taking into account the other resources available to the Guarantor, the Asset Coverage Test is met and thereafter to acquire (in the discretion of the Guarantor or the Cash Manager on its behalf) Substitute Assets up to the prescribed limit under the CMHC Guide;
- (d) *fourth*, to deposit the remaining Available Principal Receipts in the GIC Account (with a corresponding credit to the Principal Ledger) in an amount sufficient to ensure that, taking into account the other resources available to the Guarantor, the Asset Coverage Test is met;
- (e) *fifth*, in or towards repayment on the Guarantor Payment Date (or to provide for repayment on such date in the future of such proportion of the relevant payment falling due in the future as the Cash Manager may reasonably determine) of amounts (in respect of principal) due or to become due and payable to the Issuer in respect of the Guarantee Loan;
- (f) *sixth*, in or towards a credit to the GIC Account (with a corresponding credit to the Reserve Ledger) of an amount up to but not exceeding the amount by which the Reserve Fund Required Amount (if applicable) exceeds the existing balance on the Reserve Ledger as calculated on the immediately preceding Calculation Date; and
- (g) *seventh*, subject to complying with the Asset Coverage Test, to make Capital Distributions in accordance with the terms of the Guarantor Agreement.

**Allocation and distribution of Available Revenue Receipts and Available Principal Receipts when an Asset Coverage Test Breach Notice is outstanding but no Covered Bond Guarantee Activation Event has occurred**

At any time an Asset Coverage Test Breach Notice is outstanding but no Covered Bond Guarantee Activation Event has occurred, all Available Revenue Receipts and Available Principal Receipts will continue to be applied in accordance with the Pre-Acceleration Revenue Priority of Payments and the Pre-Acceleration Principal Priority of Payments save that, while any Covered Bonds remain outstanding, no moneys will be applied under paragraphs (b), (e), (j) (to the extent only that such indemnity amounts are payable to a Partner), (k) or (l) of the Pre-Acceleration Revenue Priority of Payments or paragraphs (b), (c), (e) or (g) of the Pre-Acceleration Principal Priority of Payments.

**Allocation and distribution of Available Revenue Receipts and Available Principal Receipts following service of a Notice to Pay on the Guarantor**

At any time after service of a Notice to Pay on the Guarantor, but prior to service of a Guarantor Acceleration Notice, all Available Revenue Receipts and Available Principal Receipts (other than Third Party Amounts) will be applied as described below under “*Guarantee Priority of Payments*”.

On each Guarantor Payment Date, the Guarantor or the Cash Manager on its behalf will transfer Available Revenue Receipts and Available Principal Receipts from the Revenue Ledger, the Reserve Ledger, the Principal Ledger or the Capital Account Ledger, as the case may be, to the Payment Ledger, in an amount equal to the lower of (a) the amount required to make the payments set out in the Guarantee Priority of Payments and (b) the amount of all Available Revenue Receipts and Available Principal Receipts standing to the credit of such Ledgers.

The Guarantor will create and maintain ledgers for each Series of Covered Bonds and record amounts allocated to such Series of Covered Bonds in accordance with paragraph (g) of the Guarantee Priority of Payments below, and such amounts, once allocated, will only be available to pay amounts due under the Covered Bond Guarantee and amounts due in respect of the relevant Series of Covered Bonds under the Covered Bond Swap Agreement on the scheduled repayment dates thereof.

### ***Guarantee Priority of Payments***

If a Notice to Pay is served on the Guarantor, the Guarantor will, on the Final Maturity Date for any Series of Hard Bullet Covered Bonds, apply all funds standing to the credit of the Pre-Maturity Liquidity Ledger (and transferred to the Transaction Account on the relevant Guarantor Payment Date) to repay such Series of Hard Bullet Covered Bonds. Subject thereto, on each Guarantor Payment Date after the service of a Notice to Pay on the Guarantor (but prior to service of a Guarantor Acceleration Notice), the Guarantor or the Cash Manager on its behalf will apply Available Revenue Receipts and Available Principal Receipts to make the following payments, provisions or credits in the following order of priority (the “**Guarantee Priority of Payments**”) (in each case only if and to the extent that payments or provisions of a higher priority have been made in full):

- (a) *first*, to pay any amounts in respect of principal and interest due to the Bank in respect of the Demand Loan pursuant to the terms of the Intercompany Loan Agreement;
- (b) *second*, in or towards payment of all amounts due and payable or to become due and payable to the Bond Trustee in the immediately succeeding Guarantor Payment Period under the provisions of the Trust Deed together with interest and applicable GST (or other similar taxes) thereon as provided therein;
- (c) *third*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of:
  - (i) any remuneration then due and payable to the Agents and any costs, charges, liabilities and expenses then due or to become due and payable to the Agents in the immediately succeeding Guarantor Payment Period under the provisions of the Agency Agreement together with applicable GST (or other similar taxes) thereon as provided therein, other than any indemnity amounts payable to the Agents in excess of \$150,000; and
  - (ii) any amounts then due and payable by the Guarantor to third parties and incurred without breach by the Guarantor of the Transaction Documents to which it is a party (and for which payment has not been provided for elsewhere) and to provide for any such amounts expected to become due and payable by the Guarantor in the immediately succeeding Guarantor Payment Period and to pay or discharge any liability of the Guarantor for taxes;
- (d) *fourth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of:
  - (i) any remuneration then due and payable to the Servicer and any costs, charges, liabilities and expenses then due or to become due and payable to the Servicer in the immediately succeeding Guarantor Payment Period under the provisions of the Servicing Agreement together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Servicer in excess of \$150,000;

- (ii) any remuneration then due and payable to the Cash Manager and any costs, charges, liabilities and expenses then due or to become due and payable to the Cash Manager in the immediately succeeding Guarantor Payment Period under the provisions of the Cash Management Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Cash Manager in excess of \$150,000;
  - (iii) amounts (if any) due and payable to the Account Bank (or, as applicable, the Standby Account Bank) (including costs) pursuant to the terms of the Bank Account Agreement (or, as applicable, the Standby Bank Account Agreement), together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Account Bank (or, as applicable, the Standby Account Bank) in excess of \$150,000;
  - (iv) amounts due and payable to the Asset Monitor (other than the amounts referred to in paragraph (l) below) pursuant to the terms of the Asset Monitor Agreement, together with applicable GST (or other similar taxes) thereon as provided therein; and
  - (v) amounts due and payable to the Custodian pursuant to the terms of the Custodial Agreement, together with applicable GST (or other similar taxes) thereon as provided therein, other than any indemnity amounts payable to the Custodian in excess of \$150,000;
- (e) *fifth*, if the Guarantor is Independently Controlled and Governed and has agreed to afford the Interest Rate Swap Provider priority over the holders of Covered Bonds in respect of amounts payable under the Covered Bonds, amounts due and payable to the Interest Rate Swap Provider (excluding any termination payment) in accordance with the terms of the Interest Rate Swap Agreement;
- (f) *sixth*, to pay *pro rata* and *pari passu* according to the respective amounts thereof:
- (i) (x) if (e) above does not apply, the amounts due and payable to the Interest Rate Swap Provider *pro rata* and *pari passu* according to the respective amounts thereof (including any termination payment due and payable by the Guarantor under the Interest Rate Swap Agreement but excluding any Excluded Swap Termination Amount) or (y) if (e) above applies, any termination payment due and payable by the Guarantor to the Interest Rate Swap Provider (but excluding any Excluded Swap Termination Amount), in each case in accordance with the terms of the Interest Rate Swap Agreement;
  - (ii) the amounts due and payable to the Covered Bond Swap Provider (other than in respect of principal) *pro rata* and *pari passu* in respect of each relevant Series of Covered Bonds (including any termination payment (other than in respect of principal) due and payable by the Guarantor to the Covered Bond Swap Provider but excluding any Excluded Swap Termination Amount) in accordance with the terms of the Covered Bond Swap Agreement; and
  - (iii) to the Bond Trustee or (if so directed by the Bond Trustee) the Issuing and Paying Agent on behalf of the holders of the Covered Bonds *pro rata* and *pari passu* Scheduled Interest that is Due for Payment (or will become Due for Payment in the immediately succeeding Guarantor Payment Period) under the Covered Bond Guarantee in respect of each Series of Covered Bonds,

provided that if the amount available for distribution under this paragraph (f) (excluding any amounts received from the Covered Bond Swap Provider) would be insufficient to pay the Canadian Dollar Equivalent of the Scheduled Interest that is Due for Payment in respect of each Series of Covered Bonds under (f)(iii) above, the shortfall will be divided amongst all such Series of Covered Bonds on a *pro rata* basis and the amount payable by the Guarantor in respect of each relevant

Series of Covered Bonds to the Covered Bond Swap Provider under (f)(ii) above will be reduced by the amount of the shortfall applicable to the Covered Bonds in respect of which such payment is to be made;

- (g) *seventh*, to pay or provide for *pro rata* and *pari passu* according to the respective amounts thereof, of:
  - (i) the amounts (in respect of principal) due and payable *pro rata* and *pari passu* in respect of each relevant Series of Covered Bonds (including any termination payment (relating solely to principal) due and payable by the Guarantor under the Covered Bond Swap Agreement but excluding any Excluded Swap Termination Amount) to the Covered Bond Swap Provider in accordance with the terms of the relevant Covered Bond Swap Agreement; and
  - (ii) to the Bond Trustee or (if so directed by the Bond Trustee) the Issuing and Paying Agent on behalf of the holders of the Covered Bonds *pro rata*, and *pari passu* Scheduled Principal that is Due for Payment (or will become Due for Payment in the immediately succeeding Guarantor Payment Period) under the Covered Bond Guarantee in respect of each Series of Covered Bonds, provided that if the amount available for distribution under this paragraph (g) (excluding any amounts received from the Covered Bond Swap Provider) in respect of the amounts referred to in (g)(i) above would be insufficient to pay the Canadian Dollar Equivalent of the Scheduled Principal that is Due for Payment in respect of the relevant Series of Covered Bonds under this(g)(ii), the shortfall will be divided amongst all such Series of Covered Bonds on a *pro rata* basis and the amount payable by the Guarantor in respect of each relevant Series of Covered Bonds under (g)(i) to the Covered Bond Swap Provider above will be reduced by the amount of the shortfall applicable to the Covered Bonds in respect of which such payment is to be made;
- (h) *eighth*, to deposit the remaining moneys into the GIC Account for application on the next following Guarantor Payment Date in accordance with the Priorities of Payments described in paragraphs (a) to (g) (inclusive) above, until the Covered Bonds have been fully repaid or provided for (such that the Required Redemption Amount has been accumulated in respect of each outstanding Series of Covered Bonds);
- (i) *ninth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of any Excluded Swap Termination Amount due and payable by the Guarantor to the relevant Swap Provider under the relevant Swap Agreement;
- (j) *tenth*, to pay or provide for *pro rata* and *pari passu* according to the respective amounts thereof, any indemnity amounts payable to the Agents, the Servicer, the Cash Manager, the Account Bank (or, as applicable, the Standby Account Bank) and the Custodian, to the extent not paid pursuant to paragraph (c) or (d) above;
- (k) *eleventh*, after the Covered Bonds have been fully repaid or provided for (such that the Required Redemption Amount has been accumulated in respect of each outstanding Series of Covered Bonds), any remaining moneys will be applied in and towards repayment in full of amounts outstanding under the Intercompany Loan Agreement;
- (l) *twelfth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof of any indemnity amount due to the Partners pursuant to the Guarantor Agreement and certain costs, expenses and indemnity amounts due by the Guarantor to the Asset Monitor pursuant to the Asset Monitor Agreement; and
- (m) *thirteenth*, thereafter any remaining moneys will be applied in accordance with the Guarantor Agreement.

***Payments received in respect of the Swap Agreements, premiums received in respect of replacement Swap Agreements***

If the Guarantor receives any termination payment from a Swap Provider in respect of a Swap Agreement, such termination payment will first be used, to the extent necessary (prior to the occurrence of a Guarantor Event of Default and service of a Guarantor Acceleration Notice) to pay a replacement Swap Provider to enter into a replacement Swap Agreement with the Guarantor, unless a replacement Swap Agreement has already been entered into on behalf of the Guarantor. If the Guarantor receives any premium from a replacement Swap Provider in respect of a replacement Swap Agreement, such premium will first be used to make any termination payment due and payable by the Guarantor with respect to the previous Swap Agreement, unless such termination payment has already been made on behalf of the Guarantor.

Any amounts received by the Guarantor from a Swap Provider in respect of a Swap Agreement and which are not applied to pay a replacement Swap Provider to enter into a replacement Swap Agreement will be credited to the Revenue Ledger and applied as Available Revenue Receipts on the next succeeding Guarantor Payment Date.

**Application of moneys received by the Bond Trustee following service of a Guarantor Acceleration Notice and enforcement of the Security**

Following service of a Guarantor Acceleration Notice and enforcement of the Security granted under the terms of the Security Agreement, all moneys received or recovered by the Bond Trustee (or a receiver appointed on its behalf) (excluding all amounts due or to become due in respect of any Third Party Amounts) will be applied in the following order of priority (the “**Post-Enforcement Priority of Payments**”) (in each case only if and to the extent that payments or provisions of a higher priority have been made in full):

- (a) *first*, in or towards satisfaction of all amounts due and payable or to become due and payable to the Bond Trustee under the provisions of the Trust Deed together with interest and applicable GST (or other similar taxes) thereon as provided therein;
- (b) *second*, in or towards satisfaction *pro rata* and *pari passu* according to respective amounts thereof of any remuneration then due and payable to the Agents and any costs, charges, liabilities and expenses then due or to become due and payable to the Agents under or pursuant to the Agency Agreement together with applicable GST (or other similar taxes) thereon to the extent provided therein;
- (c) *third*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof, of:
  - (i) any remuneration then due and payable to the Servicer and any costs, charges, liabilities and expenses then due or to become due and payable to the Servicer under the provisions of the Servicing Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Servicer in excess of \$150,000;
  - (ii) any remuneration then due and payable to the Cash Manager and any costs, charges, liabilities and expenses then due or to become due and payable to the Cash Manager under the provisions of the Cash Management Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Cash Manager in excess of \$150,000;
  - (iii) amounts due to the Account Bank or, as applicable, the Standby Account Bank (including costs) pursuant to the terms of the Bank Account Agreement or, as applicable, the Standby Bank Account Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Account Bank (or, as applicable, the Standby Account Bank) in excess of \$150,000; and

- (iv) amounts due to the Custodian pursuant to the terms of the Custodial Agreement, together with applicable GST (or other similar taxes) thereon to the extent provided therein, other than any indemnity amounts payable to the Custodian in excess of \$150,000;
- (d) *fourth*, if the Guarantor is Independently Controlled and Governed and has agreed to afford the Interest Rate Swap Provider priority over the holders of Covered Bonds in respect of amounts payable under the Covered Bonds, amounts due and payable to the Interest Rate Swap Provider (excluding any termination payment in accordance with the terms of the Interest Rate Swap Agreement).
- (e) *fifth*, to pay *pro rata* and *pari passu* according to the respective amounts thereof, of:
  - (i) (x) if (d) above does not apply, any amounts due and payable to the Interest Rate Swap Provider *pro rata* and *pari passu* according to the respective amounts thereof (including any termination payment (but excluding any Excluded Swap Termination Amounts)), or (y) if (d) above applies, any termination payment due and payable by the Guarantor to the Interest Rate Swap Provider (but excluding any Excluded Swap Termination Amounts), in each case pursuant to the terms of the Interest Rate Swap Agreement;
  - (ii) the amounts due and payable to the Covered Bond Swap Provider *pro rata* and *pari passu* in respect of each relevant Series of Covered Bonds to the Covered Bond Swap Agreement (including any termination payment due and payable by the Guarantor under the Covered Bond Swap Agreement (but excluding any Excluded Swap Termination Amount)) in accordance with the terms of the Covered Bond Swap Agreement; and
  - (iii) the amounts due and payable under the Covered Bond Guarantee, to the Bond Trustee on behalf of the holders of the Covered Bonds *pro rata* and *pari passu* in respect of interest and principal due and payable on each Series of Covered Bonds,

provided that if the amount available for distribution under this paragraph (e) (excluding any amounts received from the Covered Bond Swap Provider in respect of amounts referred to in (e)(ii) above) would be insufficient to pay the Canadian Dollar Equivalent of the amounts due and payable under the Covered Bond Guarantee in respect of each Series of Covered Bonds under (e)(iii) above, the shortfall will be divided amongst all such Series of Covered Bonds on a *pro rata* basis and the amount payable by the Guarantor in respect of each relevant Series of Covered Bonds under (e)(ii) above to the Covered Bond Swap Provider will be reduced by the amount of the shortfall applicable to the Covered Bonds in respect of which such payment is to be made;

- (f) *sixth*, in or towards satisfaction *pro rata* and *pari passu* according to the respective amounts thereof, of any Excluded Swap Termination Amounts due and payable by the Guarantor to the relevant Swap Provider under the relevant Swap Agreement;
- (g) *seventh*, to pay or provide for *pro rata* and *pari passu* according to the respective amounts thereof, any indemnity amounts payable to the Servicer, the Cash Manager, the Account Bank (or, as applicable, the Standby Account Bank) and the Custodian, to the extent not paid pursuant to paragraph (c) above;
- (h) *eighth*, after the Covered Bonds have been fully repaid, any remaining moneys shall be applied in or towards repayment in full of all amounts outstanding under the Intercompany Loan Agreement;
- (i) *ninth*, towards payment of any indemnity amount due to the Partners pursuant to the Guarantor Agreement;
- (j) *tenth*, in or towards payment of the fee due to the Corporate Services Provider;

- (k) *eleventh*, in or towards a credit to the GIC Account (with a corresponding credit to the Yield Supplement Ledger) of an amount up to but not exceeding the amount by which the Yield Supplement Required Amount at such time exceeds the then existing balance on the Yield Supplement Ledger after taking into account (x) all credits to the Yield Supplement Ledger (other than pursuant to this paragraph (k)) and (y) any withdrawals from the Yield Supplement Fund prior to such time; and
- (l) *twelfth*, thereafter any remaining moneys will be applied in or towards payment to the Partners pursuant to the Guarantor Agreement.

## DESCRIPTION OF THE CANADIAN REGISTERED COVERED BOND PROGRAMS REGIME

On December 17, 2012, CMHC published the first version of the CMHC Guide implementing the legislative framework established by Part I.1 of the *National Housing Act* (Canada) (the “**Covered Bond Legislative Framework**”). As of the date of this Offering Memorandum, the most recent version of the CMHC Guide was published on June 23, 2017. On November 13, 2019, CMHC advised that further changes would be made to the CMHC Guide effective January 1, 2020, which amendments include the following: (i) covered bonds must be rated by at least one rating agency (as opposed to the current requirement of at least two rating agencies), (ii) swap counterparties must maintain applicable credit ratings from no less than two rating agencies and (iii) a reduction in the credit ratings thresholds for delivery of registrable mortgage assignments in the Province of Quebec. The CMHC Guide is updated from time to time and may result in amendments to the Transaction Documents, which changes will be made in accordance with the respective terms of those documents. The CMHC Guide elaborates on the role and powers of CMHC as administrator of the Covered Bond Legislative Framework and sets out the conditions and restrictions applicable to registered covered bond issuers and registered covered bond programs.

### Eligible Issuers

The Covered Bond Legislative Framework provides that in order to apply for registration as a registered issuer, a proposed issuer of covered bonds must be a “federal financial institution”, as defined in Section 2 of the *Bank Act*, or a cooperative credit society that is incorporated and regulated by or under an act of the legislature of a province of Canada.

### Eligible Covered Bond Collateral and Coverage Tests

Assets held by a guarantor as collateral for covered bonds issued under a registered program may not include mortgages or other secured residential loans that (i) are insured by CMHC or other Prohibited Insurers, or (ii) have a LTV ratio that exceeds 80%. A guarantor may hold substitute assets consisting of Government of Canada securities and repos of such securities, provided that the value of such substitute assets may not exceed 10% of the total value of the assets of the guarantor held as covered bond collateral. The Covered Bond Legislative Framework, as further described in the CMHC Guide, further restricts assets comprising covered bond collateral by limiting cash held by the guarantor at any time to the amount necessary to meet the guarantor’s payment obligations for the next six months, subject to certain exceptions.

In addition to confirming a Level of Overcollateralization greater than the Guide OC Minimum, the CMHC Guide requires registered issuers to establish a minimum and maximum level of overcollateralization by adopting a minimum and maximum value for the Asset Percentage to be used to perform the Asset Coverage Test and disclose such Asset Percentages in the issuer’s Offering Memorandums and in the Registry. Methodology to be employed for the asset coverage and amortization tests is specified in the CMHC Guide. In performing such tests registered issuers are required to adjust the market values of the residential properties securing the mortgages or other residential loans comprising covered bond collateral to account for subsequent price adjustments.

The CMHC Guide also requires that the guarantor engage in certain risk-monitoring and risk-mitigation practices, including (i) measurement of the present value of the assets comprising covered bond collateral as compared to the outstanding covered bonds (the “**Valuation Calculation**”), and (ii) hedging of its interest rate and currency exchange risks.

### Bankruptcy and Insolvency

The Covered Bond Legislative Framework contains provisions that will limit the application of the laws of Canada and the provinces and territories relating to bankruptcy, insolvency and fraudulent conveyance to the assignments of loans and other assets to be held by a guarantor as covered bond collateral under a registered covered bond program. Such provisions will not be applicable to any covered bonds that are issued under a registered program at a time that the registered issuer has been suspended by CMHC in accordance with the powers afforded to it under the Covered Bond Legislative Framework and the CMHC Guide.

## Qualifications of Counterparties

The CMHC Guide prescribes certain qualifications for each of the counterparties to a registered covered bond program, including that such counterparty (i) possess the necessary experience, qualifications and facilities to perform its obligations under the program, (ii) meet or exceed any minimum standards prescribed by an applicable rating agency, (iii) if regulated, be in regulatory good standing, (iv) be in material compliance with any internal policies and procedures relevant to its role as a counterparty, and (v) be in material compliance with all laws, regulations and rules applicable to that aspect of its business relevant to its role as a counterparty (collectively, the “**Counterparty Qualifications**”). In connection with the Programme, the counterparties are the Swap Providers, the Servicer, the Cash Manager, the Asset Monitor, the Custodian, the Bond Trustee, the Account Bank, the Standby Account Bank, the GIC Provider and the Standby GIC Provider (collectively, the “**Counterparties**”). Each of the Counterparties has represented and warranted in the Transaction Documents that it meets the Counterparty Qualifications.

### Asset Monitor

The role of the asset monitor, as well as the specified procedures to be carried out by the asset monitor, are also detailed in the CMHC Guide. The asset monitor’s responsibilities include confirmation of the arithmetical accuracy of the tests required by the CMHC Guide to be carried out under the registered covered bond program and the preparation and delivery of an annual report detailing the results of the specified procedures undertaken in respect of the covered bond collateral and the program. In addition to the Counterparty Qualifications, the asset monitor must be either (i) a firm engaged in the practice of accounting that is qualified to be an auditor of the registered issuer under the *Bank Act* and Canadian auditing standards, or (ii) otherwise approved by CMHC (the “**Asset Monitor Qualifications**”). The Asset Monitor has represented and warranted in the Transaction Documents that it meets the Asset Monitor Qualifications.

### Custodian

The CMHC Guide requires that a registered issuer appoint a custodian for each of its registered covered bond programs. The custodian’s responsibilities include holding on behalf of the Guarantor applicable powers of attorney granted by the Bank to the Guarantor and details of the Portfolio Assets and Substitute Assets. In addition to the Counterparty Qualifications, the custodian must satisfy certain other qualifications, including that it (i) be a federally or provincially chartered institution authorized to act in a fiduciary capacity with respect to valuable documents, or a chartered bank as described in Schedule I to the *Bank Act*, (ii) be equipped with secure, fireproof storage facilities, with adequate controls on access to assure the safety, confidentiality and security of the documents in accordance with customary standards for such facilities, (iii) use employees who are knowledgeable in the handling of mortgage and security documents and in the duties of a mortgage and security custodian, (iv) have computer systems that can accept electronic versions of asset details and be able to transmit that data as required by the CMHC Guide, and (v) be at arm’s length from (and otherwise independent and not an affiliate of) the registered issuer (collectively, the “**Custodian Qualifications**”). The Custodian has represented and warranted in the Transaction Documents that it meets the Custodian Qualifications.

### Bond Trustee

A registered issuer is required to appoint a bond trustee to represent the views and interests, and to enforce the rights, of the covered bondholders. In addition to the Counterparty Qualifications, a bond trustee must be at arm’s length from (and otherwise independent and not an affiliate of) the registered issuer (the “**Bond Trustee Qualifications**”). The Bond Trustee has represented and warranted in the Transaction Documents that it meets the Bond Trustee Qualifications.

### Ratings

If there are covered bonds outstanding under a registered covered bond program, at least one rating agency must at all times have current ratings assigned to at least one series or tranche of covered bonds outstanding, provided that such ratings need not be for the same series or tranche.

## **Disclosure and Reporting**

The CMHC Guide sets out a number of disclosure and reporting obligations for registered covered bond issuers. Underlying these obligations is the principle that investors should have access to all material information with respect to the registered issuer and the relevant series of covered bonds in order to make an informed investment decision with respect to buying, selling or holding such covered bonds. Registered covered bond issuers will be required to maintain a website where investors can access, among other things, material transaction documents, monthly reports on the covered bond collateral and static covered bond collateral portfolio data that users may download and analyze. The provisions of the CMHC Guide permit registered issuers to restrict access to such website (for example, through the use of a password) in order to comply with securities laws or otherwise. The Issuer's website can be found at <https://lbcfg.ca/> or <https://www.laurentianbank.ca/en/>.

## **Status of the Issuer and the Programme**

The Issuer and the Programme were registered in the Registry in accordance with the Covered Bond Legislative Framework and the CMHC Guide on April 21, 2021.

## BOOK-ENTRY CLEARANCE SYSTEMS

*The information set out below is subject to any change in or reinterpretation of the rules, regulations and procedures of the Clearing Systems currently in effect. The information in this section concerning the Clearing Systems has been obtained from sources that the Issuer and the Guarantor believe to be reliable, but none of the Issuer, the Guarantor, the Bond Trustee nor any Dealer takes any responsibility for the accuracy thereof. Investors wishing to use the facilities of any of the Clearing Systems are advised to confirm the continued applicability of the rules, regulations and procedures of the relevant Clearing System. None of the Issuer, the Guarantor nor any other party to the Agency Agreement will have any responsibility or liability for any aspect of the records relating to, or payments made on account of beneficial ownership interests in the Covered Bonds held through the facilities of any Clearing System or for maintaining, supervising or reviewing any records relating to such beneficial ownership interests.*

### Book-entry Systems

#### CDS

CDS is the exclusive clearing agency for equity trading on the TSX and also clears a substantial volume of “over the counter” trading in equities and bonds. Its parent company, The Canadian Depository for Securities Limited, was incorporated in 1970 and is a private corporation owned by banks, TMX Group Inc. and the Investment Industry Regulatory Organization of Canada. CDS provides a variety of services for financial institutions and investment dealers active in domestic and international capital markets. CDS participants include banks, trust companies and investment dealers. Indirect access to CDS is available to other organizations that clear through or maintain a custodial relationship with a CDS participant. Transfers of ownership and other interests, including cash distributions, in Covered Bonds in CDS may only be processed through CDS participants and will be completed in accordance with existing CDS rules and procedures. CDS is headquartered in Toronto and has offices in Montréal, Vancouver and Calgary to centralize securities clearing functions through a central securities depository.

### Book-entry Ownership of and Payments in respect of Covered Bonds registered with CDS

The Issuer may apply to CDS, in order to have any Tranche of Covered Bonds represented by a Registered Covered Bond accepted in its book-entry settlement system. Upon the issue of any such Registered Covered Bond, CDS or its custodian will credit, on its internal book-entry system, the respective nominal amounts of the individual beneficial interests represented by such Registered Covered Bond to the accounts of persons who have accounts with CDS. Such accounts initially will be designated by or on behalf of the relevant Dealers. Ownership of beneficial interests in such a Registered Covered Bond will be limited to participants of CDS (“**Direct Participants**”) others such as securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“**Indirect Participants**”). Ownership of beneficial interests in a Registered Covered Bond accepted by CDS will be shown on, and the transfer of such ownership will be effected only through, records maintained by CDS or its nominee (with respect to the interests of Direct Participants) and the records of Direct Participants (with respect to interests of Indirect Participants).

Payments in Canadian dollars in respect of a Registered Covered Bond accepted by CDS will be made to the order of CDS or its nominee, as the registered holder of such Covered Bond.

The Issuer expects CDS to credit accounts of Direct Participants on the applicable payment date in accordance with their respective holdings as shown in the records of CDS, unless there is reason to believe that it will not receive payment on such payment date. The Issuer also expects that payments by Participants to beneficial owners of Covered Bonds will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers, and will be the responsibility of such Participant and not the responsibility of CDS, the Bond Trustee, the Issuing and Paying Agent, the Registrar, the Issuer, the Guarantor or the Dealers. Payment of principal, premium, if any, and interest, if any, on Covered Bonds to CDS is the responsibility of the Issuer and after a Covered Bond Guarantee Activation Event the Guaranteed Amounts in respect thereof are obligations of the Guarantor under the Covered Bond Guarantee.

### **Transfers of Covered Bonds Represented by Registered Covered Bonds**

Transfers of any interests in Covered Bonds represented by a Registered Covered Bond within CDS will be effected in accordance with the customary rules and operating procedures of the relevant clearing system. Because CDS can only act on behalf of Direct Participants in the CDS system, who in turn act on behalf of Indirect Participants, the ability of a person having an interest in Covered Bonds represented by a Registered Covered Bond accepted by CDS to pledge such Covered Bonds to persons or entities that do not participate in the CDS system or otherwise to take action in respect of such Covered Bonds may depend upon the ability to exchange such Covered Bonds for Covered Bonds in definitive form. The ability of any holder of Covered Bonds represented by a Registered Covered Bond accepted by CDS to resell, pledge or otherwise transfer such Covered Bonds may be impaired if the proposed transferee of such Covered Bonds is not eligible to hold such Covered Bonds through a direct or indirect participant in such system.

## TAXATION

### Canada

The following summary describes the principal Canadian federal income tax considerations under the *Income Tax Act* (Canada) (the “**Tax Act**”) and Income Tax Regulations (the “**Regulations**”) generally applicable to a holder of Covered Bonds who acquires Covered Bonds as a beneficial owner, including entitlement to all payments thereunder, as a beneficial owner who, at all relevant times for purposes of the Tax Act is or is deemed to be a resident of Canada, deals at arm’s length and is not affiliated with the Issuer and the Guarantor and holds Covered Bonds as capital property (a “**holder**”). Generally, the Covered Bonds will be capital property to a holder provided the holder does not acquire the Covered Bonds in the course of carrying on a business of trading or dealing in securities or as part of an adventure or concern in the nature of trade. Certain holders whose Covered Bonds would not otherwise qualify as capital property may, in certain circumstances, be entitled to have them and all other “Canadian securities”, as defined in the Tax Act, treated as capital property by making the irrevocable election permitted by subsection 39(4) of the Tax Act. This summary is not applicable to a purchaser (i) an interest in which is a “tax shelter investment”, (ii) who is a “financial institution” for purposes of the “mark-to-market” rules, (iii) who enters into a “derivative forward agreement” with respect to the Covered Bonds or (iv) who makes or has made a “functional currency” reporting election, each as defined in the Tax Act. Such purchasers should consult their own tax advisors.

This summary is based upon the current provisions of the Tax Act and the Regulations and the current administrative policies and assessing practices of the Canada Revenue Agency published in writing by it prior to the date hereof. This summary takes into account all specific proposals to amend the Tax Act and Regulations publicly announced by or on behalf of the Minister of Finance (Canada) prior to the date hereof (the “**Tax Proposals**”) and assumes that all Tax Proposals will be enacted in the form proposed. However, no assurances can be given that the Tax Proposals will be enacted as proposed, or at all. This summary does not otherwise take into account or anticipate any changes in law or administrative policy or assessing practice, whether by legislative, regulatory, administrative or judicial action, nor does it take into account any other federal, provincial, territorial or foreign tax considerations which may differ from those discussed herein.

Material Canadian federal income tax considerations applicable to Covered Bonds may be described more particularly when such Covered Bonds are offered in the Final Terms related thereto if they are not otherwise addressed herein. In that event, the following will be superseded to the extent indicated therein.

**This summary is of a general nature only and is not, and is not intended to be, legal or tax advice to any particular holder. This summary is not exhaustive of all federal income tax considerations. Accordingly, prospective purchasers of Covered Bonds should consult their own tax advisors with respect to their particular circumstances.**

### Taxation of Interest and Other Amounts

A holder of a Covered Bond that is a corporation, partnership, unit trust or trust of which a corporation or partnership is a beneficiary will be required to include in computing its income for a taxation year any interest or amount that is considered for the purposes of the Tax Act to be interest on the Covered Bond that accrues or is deemed to accrue to such holder to the end of the year or became receivable or is received by the holder before the end of the year, to the extent that such interest or amount was not included in computing the holder’s income for a preceding taxation year.

A holder of a Covered Bond (other than a holder referred to in the previous paragraph) will be required to include in computing the holder’s income for a taxation year any amount received or receivable (depending upon the method regularly followed by the holder in computing income) by the holder as interest in the year on the Covered Bond, to the extent that such amount was not included in computing the holder’s income for a preceding taxation year.

In addition, if such holder has not otherwise included all interest that accrued on the Covered Bonds in computing the holder’s income at periodic intervals of not more than one year, such holder will be required to include in computing income for a taxation year any interest that accrues to the holder on the Covered Bonds up to the end of any

“anniversary day” (as defined in the Tax Act) in that year to the extent such interest was not otherwise included in the holder’s income for that year or a preceding taxation year.

To the extent that the principal amount of a Covered Bond exceeds the amount for which it is issued, the excess (the “discount”) may be required to be included in computing a holder’s income either (i) in each taxation year in which all or a portion of such amount accrues (in circumstances where the discount is or is deemed to be interest); or (ii) in the taxation year in which the discount is received or receivable by the holder. If the discount is (or is deemed to be) interest to a holder, such holder would be required to include in income annually the portion of such interest (or deemed interest) that accrues to such holder as required by the Tax Act, notwithstanding that the discount will not be received or receivable until repayment. Holders should consult their tax advisors as to the tax treatment of a discount.

### **Dispositions**

On a disposition or deemed disposition of a Covered Bond, including a purchase or redemption by the Issuer prior to maturity or a repayment by the Issuer upon maturity, a holder will generally be required to include in computing its income for the taxation year in which the disposition occurs the amount of interest (including any amount considered to accrue as interest) that has accrued on the Covered Bond to the date of disposition to the extent that such amount has not otherwise been included in computing the holder’s income for the year in which the disposition occurred or a preceding taxation year.

In general, on a disposition or deemed disposition of a Covered Bond, a holder will realize a capital gain (or a capital loss) equal to the amount, if any, by which the proceeds of disposition, net of any amount included in the holder’s income as interest and any reasonable costs of disposition, exceed (or are less than) the adjusted cost base of the Covered Bond to the holder immediately before the disposition or deemed disposition.

Generally, a holder is required to include in computing its income for a taxation year one-half of the amount of any such capital gain (a “taxable capital gain”). Subject to and in accordance with the provisions of the Tax Act, a holder is required to deduct one-half of the amount of any such capital loss (an “allowable capital loss”) realized in a taxation year from taxable capital gains realized by the holder in the year and allowable capital losses in excess of taxable capital gains may be carried back and deducted in any of the three preceding taxation years or carried forward and deducted in any subsequent taxation year against net taxable capital gains realized in such years.

In the event of an Issuer Event of Default and receipt by the Bond Trustee of any Excess Proceeds, holders should consult their own tax advisors as to whether they are required to recognize a capital gain at such time and whether any capital loss otherwise arising will be deferred until a subsequent disposition of the Covered Bonds.

### **Additional Refundable Tax**

A holder that is throughout the year a Canadian controlled private corporation (as defined in the Tax Act) may be liable to pay an additional refundable tax on certain investment income including amounts in respect of interest and taxable capital gains.

### **Eligibility for Investment**

The Covered Bonds, if issued on the date hereof, would be on such date qualified investments under the Tax Act and the Regulations for trusts governed by a registered retirement savings plan (“RRSP”), registered retirement income fund (“RRIF”), registered education savings plan (“RESP”), registered disability savings plan (“RDSP”), deferred profit sharing plan (“DPSP”) (other than trusts governed by a DPSP for which any of the employers is the Issuer, or an employer with which the Issuer does not deal at arm’s length within the meaning of the Tax Act) and a tax-free savings account (a “TFSA”). The Covered Bonds will not be a “prohibited investment” for a TFSA, RDSP, RESP, RRSP or RRIF on the date hereof provided the holder of the TFSA or RDSP, the subscriber of the RESP or the annuitant of the RRSP or RRIF, for purposes of the Tax Act, deals at arm’s length with the Issuer and does not have a “significant interest” in the Issuer. Purchasers of Covered Bonds who intend to hold Covered Bonds in a TFSA, RDSP, RESP, RRSP or RRIF should consult their own tax advisors in this regard.

## SUBSCRIPTION AND SALE AND TRANSFER AND SELLING RESTRICTIONS

Covered Bonds may be sold from time to time by the Issuer to dealer(s) as may be appointed from time to time in accordance with the Dealership Agreement, which appointment may be for a specific issue or on an ongoing basis (the “Dealers”). Covered Bonds may also be sold by the Issuer directly to institutions who are not Dealers. The arrangements under which Covered Bonds may from time to time be agreed to be sold by the Issuer to, and purchased by, the Dealers will be set out in a dealership agreement (as the same may be amended, supplemented or replaced, the “Dealership Agreement”) and made between the Bank, the Guarantor, the Dealers and the Arranger. The Dealership Agreement provides for the form and terms and conditions of the relevant Covered Bonds, the price at which such Covered Bonds will be purchased by the Dealers and the commissions or other agreed deductibles (if any) payable or allowable by the Issuer in respect of such purchase. The Dealership Agreement will make provision for the resignation or termination of appointment of existing Dealers and for the appointment of additional or other Dealers either generally in respect of the Programme or in relation to a particular Tranche of Covered Bonds. The Dealership Agreement will be governed by, and construed in accordance with, the laws of the Province of Ontario and the laws of Canada applicable therein.

### Canada

The Covered Bonds have not been and will not be qualified for sale under the securities laws of any province or territory of Canada.

Each Dealer appointed under the Programme will be required to represent and agree, that it has not offered, sold, distributed or delivered, and that it will not offer, sell, distribute or deliver any Covered Bonds, directly or indirectly, in Canada or to, or for the benefit of any resident thereof in contravention of the securities laws of Canada or any province or territory thereof and also without the consent of the Issuer.

If the applicable Final Terms provide that the Covered Bonds may be offered, sold or distributed in Canada, the issue of the Covered Bonds will be subject to such additional selling restrictions as the Issuer and the relevant Dealer may agree, as specified in the applicable Final Terms. Each Dealer and each further Dealer appointed under the Programme will be required to agree that it will offer, sell and distribute such Covered Bonds only in compliance with such additional Canadian selling restrictions.

Each Dealer appointed under the Programme will be required to agree, not to distribute or deliver this Offering Memorandum, or any other offering material relating to the Covered Bonds, in Canada in contravention of the securities laws of Canada or any province or territory thereof and also without the consent of the Issuer.

### General

No action has been or will be taken in any country or jurisdiction by the Issuer, the Guarantor, the Dealers or the Bond Trustee that would permit a public offering of Covered Bonds, or possession or distribution of any offering material in relation thereto, in such country or jurisdiction where action for that purpose is required. Persons into whose hands the Offering Memorandum or any Final Terms comes are required by the Issuer, the Guarantor, the Dealers and the Bond Trustee to comply with all applicable laws and regulations in each country or jurisdiction in or from which they purchase, offer, sell or deliver Covered Bonds or have in their possession or distribute such offering material, in all cases at their own expense.

The Dealership Agreement provides that the Dealers will not be bound by any of the restrictions relating to any specific jurisdiction (set out above) to the extent that such restrictions will, as a result of change(s) or change(s) in official interpretation, after the date hereof, in applicable laws and regulations, no longer be applicable but without prejudice to the obligations of the Dealers described in the paragraph headed “General” above.

None of the Issuer or the Dealers represents to an investor or prospective investor in Covered Bonds that Covered Bonds may at any time lawfully be sold in compliance with any applicable registration or other requirements in any jurisdiction, or pursuant to any exemption available thereunder, or assumes any responsibility for facilitating such sale.

Selling restrictions may be supplemented or modified with the agreement of the Issuer. Any such supplement or modification will be set out in the applicable Final Terms (in the case of a supplement or modification relevant only to a particular Tranche of Covered Bonds) or (in any other case) in a supplement to this document.

## GENERAL INFORMATION

1. The establishment of the Programme and the issue of Covered Bonds has been authorized by the Issuer. The giving of the Covered Bond Guarantee has been duly authorized by resolution of the Managing GP on behalf of the Guarantor dated April 21, 2021. The Issuer and the Guarantor have obtained or will obtain from time to time all necessary consents, approvals and authorizations in connection with the issue and performance of the Covered Bonds and the Covered Bond Guarantee.
2. Other than as noted under the headings “*Regulatory Compliance Risk Management*” and “*Provisions and Contingent Liabilities*” on pages 65 and 75, respectively of the Bank’s 2020 Annual Report incorporated by reference herein, there are no, nor have there been any governmental, legal or arbitration proceedings involving the Issuer or any of its subsidiaries or the Guarantor (including any such proceedings which are pending or threatened of which the Issuer or Guarantor is aware) which may have, or have had during the 12 months prior to the date of this document, individually or in the aggregate, a significant effect on the financial position or profitability of the Issuer or of the Issuer and its subsidiaries taken as a whole or the Guarantor.
3. There has been no significant change in the financial or trading position of the Issuer and its subsidiaries, including the Guarantor, taken as a whole since October 31, 2020, the last day of the financial period in respect of which the most recent published audited annual consolidated financial statements of the Issuer have been prepared.
4. There has been no material adverse change in the prospects of the Issuer and its subsidiaries, including the Guarantor, taken as a whole since October 31, 2020, the last day of the financial period in respect of which the most recent comparative published audited annual consolidated financial statements of the Issuer have been prepared.
5. The independent auditor of the Issuer is Ernst & Young LLP (“E&Y”) who is independent of the Bank within the meaning of the Rules of Professional Conduct of the *Ordre des comptables professionnels agréés du Québec*. The address for E&Y is set out on the last page hereof.
6. The consolidated financial statements of the Issuer for the years ended October 31, 2020 and 2019 prepared in accordance with IFRS, were audited in accordance with Canadian generally accepted auditing standards by E&Y. E&Y expressed an unmodified opinion thereon in its report dated December 4, 2020.
7. For so long as the Programme remains in effect or any Covered Bonds are outstanding, copies of the following documents may be inspected during normal business hours on any weekday (Saturdays, Sundays and public holidays excepted) at the specified offices of the Issuing and Paying Agent, the Registrar and the Issuer, namely:
  - (i) the Transaction Documents (including, without limitation, the Trust Deed containing the Covered Bond Guarantee);
  - (ii) the Annual Report of the Issuer for the two most recently completed fiscal years, which includes the comparative audited annual consolidated financial statements of the Issuer and the auditor’s reports thereon; the Guarantor is not required to prepare any audited accounts on an annual basis pursuant to applicable Canadian law;
  - (iii) a copy of the Offering Memorandum together with any supplement to the Offering Memorandum or further Offering Memorandum.

This Offering Memorandum together with any Supplement or further Offering Memorandum, all documents incorporated by reference herein or therein, as applicable, and the Transaction Documents will also be available on the Issuer’s website:

[https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html).

Copies of the constating documents of the Issuer are also available for viewing on the Issuer's website at:

[https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html)

and copies of the constating documents of the Guarantor are available for viewing on the Issuer's website at:

[https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html)

Such websites and information do not form part of this Offering Memorandum.

8. The Issuer may make an application for any Registered Covered Bonds to be accepted for trading in book-entry form by CDS. The CUSIP numbers for each Tranche of Registered Bonds, together with the relevant ISIN, will be specified in the applicable Final Terms. If the Covered Bonds are to clear through an additional or alternative clearing system, the appropriate information (including address) will be specified in the applicable Final Terms. The address of CDS is 100 Adelaide Street West, Toronto, Ontario, M5H 1S3.
9. The price and amount of Covered Bonds to be issued under the Programme will be determined by the Issuer and the relevant Dealer at the time of issue in accordance with prevailing market conditions.
10. Settlement arrangements will be agreed between the Issuer, the relevant Dealer and the Issuing and Paying Agent or, as the case may be, the Registrar in relation to each Tranche of Covered Bonds.
11. The Issuer will provide post-issuance information to Holders of the Covered Bonds in the form of Investor Reports, which will be available on the Issuer's website at:

[https://banquelaurentienne.ca/en/about\\_lbc/my\\_investment/coveredbond.html](https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html)

Please note that this website and its contents do not form part of the Offering Memorandum. The Issuer has no intention of providing any other post-issuance information to Holders of the Covered Bonds.

12. The Trust Deed provides that the Bond Trustee may rely on reports or other information from professional advisers or other experts in accordance with the provisions of the Trust Deed. However, the Bond Trustee will have no recourse to the professional advisers in respect of such certificates or reports unless the professional advisers have agreed to have a duty of care for such certificates or reports to the Bond Trustee pursuant to the terms of the relevant document(s) between the Bond Trustee and such persons.
13. In the ordinary course of their business activities, the Dealers and their affiliates may make or hold a broad array of investments and actively trade debt and equity securities (or related derivative securities) and financial instruments (including bank loans) for their own account and for the accounts of their customers. Such investments and securities activities may involve securities and/or instruments of the Issuer or Issuer's affiliates. Certain of the Dealers or their affiliates that have a lending relationship with the Issuer routinely hedge their credit exposure to the Issuer consistent with their customary risk management policies. Typically, such Dealers and their affiliates would hedge such exposure by entering into transactions which consist of either the purchase of credit default swaps or the creation of short positions in securities, including potentially the Covered Bonds issued under the Programme. Any such short positions could adversely affect future trading prices of Covered Bonds issued under the Programme. The Dealers and their affiliates may also make investment recommendations and/or publish or express independent research views in respect of such securities or financial instruments and may hold, or recommend to clients that they acquire, long and/or short positions in such securities and instruments.

## GLOSSARY

“1 Month CORRA” .....	The Canadian Overnight Repo Rate Average, as published by The Bank of Canada or any successor thereto as administrator;
“2020 Annual Information Form” .....	The meaning given to it in “ <i>Documents Incorporated by Reference</i> ” on page 48;
“2020 Annual Report” .....	The meaning given to it in “ <i>Documents Incorporated by Reference</i> ” on page 48;
“30/360” .....	The meaning given in Condition 5.09 on page 78;
“\$”, “C\$”, “CAD” or “Canadian dollars” ...	The lawful currency for the time being of Canada;
“Account Bank” .....	Laurentian Bank of Canada, together with any successor Account Bank appointed under the Bank Account Agreement;
“Account Bank Threshold Ratings” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 173;
“Accrual Period” .....	The meaning given in Condition 5.09 on page 78;
“Accrued Interest” .....	In respect of a Portfolio Asset as at any relevant date the aggregate of all interest accrued but not yet due and payable on the Portfolio Asset from (and including) the Monthly Payment Date immediately preceding the relevant date to (but excluding) the relevant date;
“Actual/365” .....	The meaning given in Condition 5.09 on page 78;
“Actual/Actual (Canadian Compound Method)” .....	The meaning given in Condition 5.09 on page 78;
“Actual/365 (Fixed)” .....	The meaning given in Condition 5.09 on page 78;
“Additional Loan Advance” .....	A further drawing by a Borrower (including, but not limited to, Further Advances and any Line of Credit Drawing) in respect of Loans sold by the Seller to the Guarantor;
“Adjusted Aggregate Asset Amount” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 155;
“Adjusted Required Redemption Amount” .....	The meaning given to it in “ <i>Summary of the Principal Documents</i> ” on page 142;
“Agency Agreement” .....	The agency agreement to be entered into on the Programme Date by and among the Issuer, the Guarantor, the Bond Trustee, the Issuing and Paying Agent and any other Paying Agents named therein, the Registrar and the Transfer Agents and any in relation to all or any Series of the Covered Bonds and any other agreement for the time being in force appointing further or other Paying Agents or another Issuing and Paying Agent in relation to all or any Series of the Covered Bonds, or in connection with their duties, the terms of which have previously been approved in writing by the Bond Trustee, together with any agreement for the time being in force amending or modifying with the prior written approval of the Bond Trustee any of the aforesaid agreements (as amended and/or supplemented and/or restated from time to time);
“Agent” .....	Each of the Paying Agents, the Registrar and the Transfer Agent;
“Alternative Base Rate” .....	The meaning given in Condition 13.02, on page 93;
“Amortization Test” .....	The test as to whether the Amortization Test Aggregate Asset Amount is at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date;

<b>“Amortization Test Aggregate Asset Amount”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 158;
<b>“Amortization Test True Balance”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 158;
<b>“Amortization Yield”</b> .....	The rate defined by the relevant Final Terms;
<b>“Amortized Face Amount”</b> .....	The meaning given in Condition 6.10 on page 84;
<b>“Arranger”</b> .....	Such Arranger(s) as may be appointed from time to time in accordance with the Dealership Agreement;
<b>“Arrears of Interest”</b> .....	As at any date in respect of any Portfolio Asset, interest (other than interest comprising Capitalized Arrears or Accrued Interest) on that Portfolio Asset which is currently due and payable and unpaid on that date;
<b>“Asset Coverage Test”</b> .....	The test as to whether the Adjusted Aggregate Asset Amount is at least equal to the Canadian Dollar Equivalent of the aggregate Principal Amount Outstanding of the Covered Bonds as calculated on the relevant Calculation Date and from time to time;
<b>“Asset Coverage Test Breach Notice”</b> .....	The notice required to be served by the Guarantor if the Asset Coverage Test has not been met on two consecutive Calculation Dates;
<b>“Asset Monitor”</b> .....	Ernst & Young LLP, in its capacity as Asset Monitor under the Asset Monitor Agreement, together with any successor asset monitor appointed from time to time;
<b>“Asset Monitor Agreement”</b> .....	The asset monitor agreement entered into on the Programme Date between the Asset Monitor, the Guarantor, the Cash Manager, the Issuer and the Bond Trustee (as amended, restated and/or supplemented from time to time);
<b>“Asset Monitor Report”</b> .....	The results of the tests conducted by the Asset Monitor in accordance with the Asset Monitor Agreement to be delivered to the Cash Manager, the Issuer and the Bond Trustee;
<b>“Asset Percentage”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 157;
<b>“Asset Percentage Adjusted Loan Balance”</b>	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 156;
<b>“Authorized Underpayment”</b> .....	A Borrower making either no Monthly Payment under a Loan or a payment in an amount less than the Monthly Payment then due on the Loan, in each case, where the Servicer has authorized such underpayment or non-payment;
<b>“Available Principal Receipts”</b> .....	On a relevant Calculation Date, an amount equal to the aggregate of (without double counting): <ul style="list-style-type: none"> <li>(a) the amount of Principal Receipts received during the immediately preceding Calculation Period and credited to the Principal Ledger;</li> <li>(b) any other amount standing to the credit of the Principal Ledger including <ul style="list-style-type: none"> <li>(i) the proceeds of any advances under the Intercompany Loan Agreement (where such proceeds have not been applied to acquire additional Covered Bond Portfolios of Portfolio Assets, refinance an advance under the Intercompany Loan, invest in Substitute Assets, or, in the Guarantor’s discretion, fund the Reserve Fund), (ii) any Cash Capital Contributions (where such contributions have not been applied or designated to be applied directly to the Yield Supplement Fund or, in the Guarantor’s discretion, directly to the Reserve Fund) and (iii) the proceeds from any sale of Portfolio Assets pursuant to the terms of the Guarantor Agreement or the Mortgage Sale Agreement but excluding any amounts received under the Covered Bond Swap Agreement in respect of principal; and</li> </ul> </li> </ul>

	(c) following repayment of any Hard Bullet Covered Bonds by the Issuer and the Guarantor on the Final Maturity Date thereof, any amounts standing to the credit of the Pre-Maturity Liquidity Ledger in respect of such Series of Hard Bullet Covered Bonds (except where the Guarantor has elected to or is required to retain such amounts on the Pre-Maturity Liquidity Ledger);
<b>“Available Revenue Receipts”</b> .....	On a relevant Calculation Date, an amount equal to the aggregate of: <ul style="list-style-type: none"> <li>(a) the amount of Revenue Receipts received during the previous Calculation Period and credited to the Revenue Ledger;</li> <li>(b) other net income of the Guarantor including all amounts of interest received on the Guarantor Accounts, the Substitute Assets and in the previous Calculation Period but excluding amounts received by the Guarantor under the Interest Rate Swap Agreement and in respect of interest received by the Guarantor under the Covered Bond Swap Agreement;</li> <li>(c) prior to the service of a Notice to Pay on the Guarantor amounts standing to the credit of the Reserve Fund in excess of the Reserve Fund Required Amount;</li> <li>(d) amounts standing to the credit of the Yield Supplement Fund in excess of the Yield Supplement Required Amount for the Guarantor Payment Date immediately following such Calculation Date;</li> <li>(e) the amount of any termination payment or premium received from a Swap Provider which is not applied to pay a replacement Swap Provider or to satisfy a termination payment due;</li> <li>(f) any other Revenue Receipts not referred to in paragraphs (a) to (e) (inclusive) above received during the previous Calculation Period and standing to the credit of the Revenue Ledger; and</li> <li>(g) following the service of a Notice to Pay on the Guarantor, amounts standing to the credit of the Reserve Fund;</li> </ul> <p><i>less</i></p> <ul style="list-style-type: none"> <li>(h) Third Party Amounts, which shall be paid on receipt in cleared funds to the Seller;</li> </ul>
<b>“B2B Mortgage Sale Agreement”</b>	The mortgage sale agreement entered into on the Programme Date between the Originator, the Seller, the Guarantor and the Bond Trustee (as amended and/or restated and/or supplemented from time to time);
<b>“Bank”</b> .....	Laurentian Bank of Canada;
<b>“Bank Account Agreement”</b> .....	The bank account agreement entered into on the Programme Date between the Guarantor, the Account Bank, the Cash Manager and the Bond Trustee (as amended and/or restated and/or supplemented from time to time);
<b>“Bank Act”</b> .....	<i>Bank Act</i> (Canada);
<b>“Banking Day”</b> .....	The meaning given in Condition 5.09 on page 77;
<b>“Base Rate Modification”</b> .....	The meaning given in Condition 13.02(c) on page 93;
<b>“Base Rate Modification Certificate”</b> .....	The meaning given in Condition 13.02(c) on page 93;
<b>“Basel Committee”</b> .....	The Basel Committee on Banking Supervision;
<b>“BIA”</b> .....	The meaning given in “ <i>Risk Factors</i> ” on page 42;

“ <b>Bond Trustee</b> ” .....	Computershare Trust Company of Canada, in its capacity as bond trustee under the Trust Deed together with any successor bond trustee appointed from time to time;
“ <b>Borrower</b> ” .....	In relation to a Loan, the person or persons specified as such in the relevant Mortgage together with the person or persons (if any) from time to time assuming an obligation thereunder to repay such Loan or any part of it and in relation to a Multiproduct Mortgage Loan or a Line of Credit Loan, the person or persons specified as such in the relevant Multiproduct Mortgage together with the person or persons (if any) from time to time assuming an obligation under such Multiproduct Mortgage Loan or Line of Credit Loan to repay such Multiproduct Mortgage Loan or Line of Credit Loan or any part of it;
“ <b>Branch of Account</b> ” .....	The meaning given in Condition 18.01 on page 97;
“ <b>Business Day</b> ” .....	The meaning given in Condition 5.09 on page 77;
“ <b>Business Day Convention</b> ” .....	The meaning given in Condition 5.09 on page 77;
“ <b>Bureau Score</b> ” .....	The meaning given in <i>Valuations, Appraisals, Assessments and Credit Strategy</i> at page 121;
“ <b>Calculation Agent</b> ” .....	In relation to all or any Series of the Covered Bonds, the person initially appointed as calculation agent in relation to such Covered Bonds by the Issuer and the Guarantor pursuant to the Agency Agreement or, if applicable, any successor or separately appointed calculation agent in relation to all or any Series of the Covered Bonds;
“ <b>Calculation Amount</b> ” .....	The meaning given in the applicable Final Terms;
“ <b>Calculation Date</b> ” .....	The meaning given in Condition 7.01 on page 86;
“ <b>Calculation Period</b> ” .....	In respect of a Calculation Date for a month, the period from, but excluding, the Calculation Date of the previous month to, and including, the Calculation Date of the current month and, for greater certainty, references to the “ <b>immediately preceding Calculation Period</b> ” or the “ <b>previous Calculation Period</b> ” in respect of a Calculation Date are references to the Calculation Period ending on such Calculation Date, provided that the first Calculation Period begins on, but excludes, the Programme Date;
“ <b>Call Option</b> ” .....	The meaning given in the applicable Final Terms;
“ <b>Call Option Date(s)</b> ” .....	The meaning given in Condition 6.04 on page 83;
“ <b>Call Option Period</b> ” .....	The meaning given in Condition 6.04 on page 83;
“ <b>Canadian Dollar Equivalent</b> ” .....	In relation to a Covered Bond which is denominated in (i) a currency other than Canadian dollars, the Canadian dollar equivalent of such amount ascertained using (x) the relevant Covered Bond Swap Rate relating to such Covered Bond, or (y) for the purposes of the Amortization Test only, if the Covered Bond Swap Agreement relating to such Covered Bond is no longer in force by reason of termination or otherwise, the end of day spot foreign exchange rate determined by the Bank of Canada on the related date of determination, and (ii) Canadian dollars, the applicable amount in Canadian dollars;
“ <b>Capital Account Ledger</b> ” .....	The ledger maintained by the Cash Manager on behalf of the Guarantor in respect of each Partner to record the balance of each Partner’s Capital Contributions from time to time;
“ <b>Capital Balance</b> ” .....	For a Loan at any date, the principal balance of that Loan to which the Servicer applies the relevant interest rate at which interest on that Loan accrues;

<b>“Capital Contribution”</b> .....	In relation to each Partner, the aggregate of the capital contributed by or agreed to be contributed by that Partner to the Guarantor from time to time by way of Cash Capital Contributions and Capital Contributions in Kind as determined on each Calculation Date in accordance with the formula set out in the Guarantor Agreement;
<b>“Capital Contribution Balance”</b> .....	The balance of each Partner’s Capital Contributions as recorded from time to time in the relevant Partner’s Capital Account Ledger;
<b>“Capital Contributions in Kind”</b> .....	A contribution of Loans and their Related Security on a fully-serviced basis to the Guarantor in an amount equal to (a) the aggregate of the fair market value of those Loans as at the relevant Transfer Date, minus (b) any cash payment paid by the Guarantor for such Loans and their Related Security on that Transfer Date;
<b>“Capital Distribution”</b> .....	Any return on a Partner’s Capital Contribution in accordance with the terms of the Guarantor Agreement;
<b>“Capitalized Arrears”</b> .....	For any Loan at any date, interest or other amounts which are overdue in respect of that Loan and which as at that date have been added to the Capital Balance of the Loan in accordance with the Mortgage Conditions or otherwise by arrangement with the relevant Borrower;
<b>“Capitalized Expenses”</b> .....	In relation to a Loan, the amount of any expense, charge, fee, premium or payment (excluding, however, any Arrears of Interest) capitalized and added to the Capital Balance of that Loan in accordance with the relevant Mortgage Conditions;
<b>“Cash Capital Contributions”</b> .....	A Capital Contribution made in cash;
<b>“Cash Management Agreement”</b> .....	The cash management agreement entered into on the Programme Date between the Guarantor, the Bank in its capacity as the Cash Manager and the Bond Trustee (as amended, restated and/or supplemented from time to time);
<b>“Cash Management Deposit Ratings”</b> .....	The threshold rating BBB(low) by DBRS of the unsecured, unsubordinated and unguaranteed debt obligations of the Cash Manager;
<b>“Cash Manager”</b> .....	Laurentian Bank of Canada, in its capacity as cash manager under the Cash Management Agreement together with any successor cash manager appointed pursuant to the Cash Management Agreement from time to time;
<b>“Cash Manager Required Ratings”</b> .....	The threshold rating BBB(low) by DBRS of the unsecured, unsubordinated and unguaranteed debt obligations of the Cash Manager;
<b>“CCAA”</b> .....	The meaning given in <i>“Risk Factors”</i> on page 42;
<b>“CDS”</b> .....	CDS Clearing and Depository Services Inc.;
<b>“Charged Property”</b> .....	The property charged by the Guarantor pursuant to the Security Agreement;
<b>“Clearing Systems”</b> .....	CDS and/or, in relation to any Covered Bonds, any other clearing system as may be specified in the applicable Final Terms;
<b>“Clearstream, Luxembourg”</b> .....	Clearstream Banking SA;
<b>“CMHC”</b> .....	Canada Mortgage and Housing Corporation, a Canadian federal crown corporation, and its successors responsible for administering the Covered Bond Legislative Framework;
<b>“CMHC Guide”</b> .....	The Canadian Registered Covered Bond Programs Guide published by CMHC, as the same may be amended, restated or replaced from time to time;
<b>“Code”</b> .....	The meaning given in Condition 8.01 on page 89;

<b>“Conditions”</b> .....	Terms and conditions of the Covered Bonds as described under <i>“Terms and Conditions of the Covered Bonds”</i> ;
<b>“Contingent Collateral”</b> .....	On any Business Day, in respect of the Covered Bond Swap Agreement or the Interest Rate Swap Agreement and only if permitted under the applicable Swap Agreement, the Loans and Related Security and the Substitute Assets of the Guarantor in an aggregate amount equal to the Contingent Collateral Amount in respect of the related Swap Agreement, provided that (i) in determining the value of (x) the Loans and Related Security, the LTV Adjusted Loan Balance thereof is used and (y) the Substitute Assets, the Trading Value thereof is used, and (ii) such Loans, Related Security and Substitute Assets are excluded from the determination of the Asset Coverage Test and/or the Amortization Test, as applicable;
<b>“Contingent Collateral Amount”</b> .....	On any Business Day, in respect of the Covered Bond Swap Agreement or the Interest Rate Swap Agreement, as applicable, an amount equal to the Guarantor’s “Exposure” under and as defined in the related Swap Agreement, in each case, calculated as if the confirmation thereunder was in effect on such Business Day;
<b>“Contingent Collateral Notice”</b> .....	In respect of the Covered Bond Swap Agreement or the Interest Rate Swap Agreement, as applicable, a notice delivered by the relevant Swap Provider, in its capacity as, and only if it is the, lender under the Intercompany Loan Agreement, to the Guarantor, that, as of the effective date of such notice and in respect of: <ul style="list-style-type: none"> <li>(i) a Contingent Collateral Trigger Event in relation to the Covered Bond Swap Agreement or the Interest Rate Swap Agreement,</li> <li>(ii) a Downgrade Trigger Event, or</li> <li>(iii) an event of default (other than an insolvency event of default) or an additional termination event, in each case, under the relevant Swap Agreement in respect of which Party A is the sole defaulting party or the sole affected party, as applicable,</li> </ul> it elects to decrease the amount of the Demand Loan with a corresponding increase in the amount of the Guarantee Loan, in each case, in an amount equal to the related Contingent Collateral Amount(s), which notice shall continue in effect until (x) the event in (i), (ii) or (iii) above, as applicable, is cured, or (y) the relevant Swap Provider and the Guarantor mutually agree to terminate such notice;
<b>“Contingent Collateral Trigger Event”</b> .....	If applicable under the relevant Swap Agreement, the long-term, unsecured, unsubordinated and unguaranteed debt obligations of the Covered Bond Swap Provider or the Interest Rate Swap Provider, as applicable, or any credit support provider or guarantor from time to time in respect of the Covered Bond Swap Provider or the Interest Rate Swap Provider, as applicable, cease to be rated at least BBB(high) by DBRS or BBB+ by Fitch;
<b>“Contractual Currency”</b> .....	The meaning given in Condition 16 on page 97;
<b>“Corporate Services Agreement”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 177;
<b>“Corporate Services Provider”</b> .....	Computershare Trust Company of Canada, a trust company formed under the laws of Canada, as corporate services provider to the Liquidation GP under the Corporate Services Agreement, together with any successor corporate services provider appointed from time to time;

<b>“Counterparty Qualifications”</b> .....	The meaning given in <i>“Description of the Canadian Registered Covered Bond Programs Regime”</i> on page 197;
<b>“Covered Bond”</b> .....	Each covered bond issued or to be issued pursuant to the Dealership Agreement and which is or is to be constituted under the Trust Deed, which covered bond may be represented by a Registered Covered Bond or a Registered Definitive Covered Bond and includes any replacements or a Covered Bond issued pursuant to Condition 12;
<b>“Covered Bond Guarantee”</b> .....	A direct and, following the occurrence of a Covered Bond Guarantee Activation Event, unconditional and irrevocable guarantee by the Guarantor set forth in the Trust Deed for the payment of Guaranteed Amounts in respect of the Covered Bonds when the same shall become Due for Payment;
<b>“Covered Bond Guarantee Activation Event”</b> .....	The earlier to occur of (i) an Issuer Event of Default, together with the service of an Issuer Acceleration Notice on the Issuer and the service of a Notice to Pay on the Guarantor; and (ii) a Guarantor Event of Default, together with the service of a Guarantor Acceleration Notice on the Issuer and on the Guarantor (and each a <b>“Covered Bond Guarantee Activation Event”</b> as the context requires);
<b>“Covered Bond Legislative Framework”</b> .....	The meaning given in <i>“Description of the Canadian Registered Covered Bond Programs Regime”</i> on page 196;
<b>“Covered Bond Portfolio”</b> .....	The Initial Covered Bond Portfolio and each additional portfolio of Portfolio Assets acquired by the Guarantor;
<b>“Covered Bond Swap Agreement”</b> .....	Before the occurrence of a Covered Bond Guarantee Activation Event, the Issuer Swap Transaction and the Novation Agreement, and on and after the occurrence of a Covered Bond Guarantee Activation Event, the agreement(s) (including any replacement agreements) entered into between the Guarantor and the Covered Bond Swap Provider(s) in the form of an ISDA Master Agreement, including a schedule and credit support annex, if applicable, and confirmation(s) evidencing transaction(s) in relation to each Tranche or Series of Covered Bonds novated by the Issuer to the Guarantor pursuant to the Novation Agreement (as amended and/or restated and/or supplemented from time to time);
<b>“Covered Bond Swap Early Termination Event”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 170;
<b>“Covered Bond Swap Provider”</b> .....	The provider(s) of the Covered Bond Swap under the Covered Bond Swap Agreement applicable to the relevant series of Covered Bond;
<b>“Covered Bond Swap Rate”</b> .....	In relation to a Covered Bond or Tranche or Series of Covered Bonds, the exchange rate specified in the Covered Bond Swap Agreement relating to such Covered Bond or Series of Covered Bonds or, if the Covered Bond Swap Agreement has terminated, the applicable spot rate;
<b>“Cover Pool Collateral”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 154;
<b>“CPR”</b> .....	Constant prepayment rate and is a measurement commonly used for prepayments on mortgage loans relative to a prepayment standard or model. The constant prepayment rate, or “CPR”, model assumes that the outstanding principal balance of the applicable mortgage pool prepays at a constant annual rate. In generating monthly cash flows, this rate is converted to an equivalent constant monthly rate. To assume 10% CPR or any other CPR percentage is to assume that the equivalent constant monthly percentage (i.e. 0.87416% is the approximate equivalent monthly percentage of 10% CPR) of the then outstanding principal balance of the applicable mortgage pool (after giving

effect to all scheduled payments of principal based on the original amortization periods of the mortgage loans as at the applicable cut-off date) is prepaid on the first of each month. Any prepayment model used does not purport to be a historical description of prepayment experience or a prediction of the anticipated rate of prepayment of any pool of mortgage loans;

“Current Balance” .....	In relation to a Loan at any relevant date, means the aggregate principal balance of the Loan at such date (but avoiding double counting) including the following: (i) the Initial Advance; (ii) Capitalized Expenses; (iii) Capitalized Arrears; and (iv) any increase in the principal amount due under that Loan due to any form of Further Advance, in each case relating to such Loan less any prepayment, repayment or payment of the foregoing made on or prior to the determination date;
“Custodial Agreement” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 177;
“Custodian” .....	Computershare Trust Company of Canada, as custodian for the Guarantor under the Custodial Agreement, together with any successor custodian appointed from time to time;
“Cut-off Date” .....	The second Business Day following the Calculation Date preceding a relevant Transfer Date or (in the case of a Product Switch or Further Advance) a Guarantor Payment Date, as the case may be;
“Day Count Fraction” .....	The meaning given in Condition 5.09 on page 78;
“DBRS” .....	DBRS Limited and any successor to its rating business;
“Dealers” .....	Such Dealer(s) as may be appointed from time to time in accordance with the Dealership Agreement, which appointment may be for a specific issue or on an ongoing basis. References in this Offering Memorandum to the relevant Dealer(s) shall, in the case of an issue of Covered Bonds being (or intended to be) subscribed for by more than one Dealer, be to all Dealers agreeing to subscribe for such Covered Bonds;
“Dealership Agreement” .....	The meaning given in “ <i>Subscription and Sale and Transfer and Selling Restrictions</i> ” on page 203;
“December 2014 letter” .....	The meaning given in “ <i>Risk Factors</i> ” on page 42;
“Default Rate” .....	The meaning given to it in Condition 5.06 on page 76;
“Demand Loan” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 130;
“Demand Loan Contingent Amount” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 131;
“Demand Loan Repayment Event” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 131;
“Designated Maturity” .....	In relation to the ISDA Determination, the meaning given in the ISDA Definitions, or, in relation to Screen Rate Determination, the meaning given in Condition 5.09 on page 77;
“Determination Date” .....	The meaning given in the applicable Final Terms;
“Determination Period” .....	The meaning given in Condition 5.09 on page 79;
“Direct Participants” .....	The meaning given in “ <i>Book-Entry Clearance Systems</i> ” on page 199;
“Distribution Compliance Period” .....	The period that ends 40 days after the completion of the distribution of each Tranche of Covered Bonds, as certified by the relevant Dealer (in the case of a non-syndicated issue) or the relevant lead manager (in the case of a syndicated issue);
“Downgrade CBS Trigger Event” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 171;

“Downgrade IRS Trigger Event” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 171;
“Downgrade Trigger Event” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 171;
“Due for Payment” .....	<p>The requirement by the Guarantor to pay any Guaranteed Amounts following the service of a Notice to Pay on the Guarantor,</p> <p>(i) prior to the occurrence of a Guarantor Event of Default, on:</p> <p>(a) the date on which the Scheduled Payment Date in respect of such Guaranteed Amounts is reached, or, if later, the day which is two Business Days following service of a Notice to Pay on the Guarantor in respect of such Guaranteed Amounts or if the applicable Final Terms specify that an Extended Due for Payment Date is applicable to the relevant Series of Covered Bonds, the Interest Payment Date that would have applied if the Final Maturity Date of such Series of Covered Bonds had been the Extended Due for Payment Date (the “<b>Original Due for Payment Date</b>”); and</p> <p>(b) in relation to any Guaranteed Amounts in respect of the Final Redemption Amount payable on the Final Maturity Date for a Series of Covered Bonds only, the Extended Due for Payment Date, but only (i) if in respect of the relevant Series of Covered Bonds the Covered Bond Guarantee is subject to an Extended Due for Payment Date pursuant to the terms of the applicable Final Terms and (ii) to the extent that the Guarantor has been served a Notice to Pay no later than the date falling one Business Day prior to the Extension Determination Date and does not pay Guaranteed Amounts equal to the Final Redemption Amount in respect of such Series of Covered Bonds by the Extension Determination Date because the Guarantor has insufficient moneys available under the Guarantee Priority of Payments to pay such Guaranteed Amounts in full on the earlier of (a) the date which falls two Business Days after service of such Notice to Pay on the Guarantor or, if later, the Final Maturity Date (or, in each case, after the expiry of the grace period set out in Condition 7.01(a)) or (b) the Extension Determination Date,</p> <p>or, if, in either case, such day is not a Business Day, the next following Business Day. For the avoidance of doubt, Due for Payment does not refer to any earlier date upon which payment of any Guaranteed Amounts may become due under the guaranteed obligations, by reason of prepayment, acceleration of maturity, mandatory or optional redemption or otherwise save as provided in paragraph (ii) below; or</p> <p>(ii) following the occurrence of a Guarantor Event of Default, the date on which a Guarantor Acceleration Notice is served on the Issuer and the Guarantor;</p>
“Earliest Maturing Covered Bonds” .....	At any time, the Series of the Covered Bonds (other than any Series which is fully collateralized by amounts standing to the credit of the Guarantor in the Guarantor Accounts) that has or have the earliest Final Maturity Date as specified in the applicable Final Terms (ignoring any acceleration of amounts due under the Covered Bonds prior to the occurrence of a Guarantor Event of Default);
“Early Redemption Amount” .....	The meaning given in the relevant Final Terms;
“Effective Monthly Payment” .....	For each Yield Supplement Reference Loan and the related Calculation Period, the monthly payment of principal and interest which, as at the last Business Day of the Calculation Period, would be payable to amortize the then outstanding principal balance of such Yield Supplement Reference Loan to

	zero based on the mortgage rate and the Effective Remaining Amortization Term of such Yield Supplement Reference Loan;
<b>“Effective Remaining Amortization Term”</b> .....	(i) for each Yield Supplement Reference Loan, the product of (a) the actual number of payment periods in the remaining amortization term of such Yield Supplement Reference Loan calculated as of the last Business Day of the applicable Calculation Period, (b) 12, and (c) either (x) 14/365.25 if the Yield Supplement Reference Loan makes Periodic Payments on a bi-weekly basis, or (y) 7/365.25 if the Yield Supplement Reference Loan makes Periodic Payments on a weekly basis or (z) 1/24 if the Yield Supplement Reference Loan makes Periodic Payments on a semi-monthly basis, and (ii) for each monthly pay Yield Supplement Reference Loan, the remaining amortization term of such Yield Supplement Reference Loan calculated as of the last Business Day of the applicable Calculation Period expressed in months;
<b>“Eligibility Criteria”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 133;
<b>“Enforcement Proceeds”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 144;
<b>“Excess Proceeds”</b> .....	Moneys received (following the occurrence of an Issuer Event of Default and delivery of an Issuer Acceleration Notice) by the Bond Trustee from the Issuer or any administrator, administrative receiver, receiver, liquidator, trustee in sequestration or other similar official appointed in relation to the Issuer;
<b>“Exchange Event”</b> .....	The meaning given in <i>“Form of the Covered Bonds”</i> on page 67;
<b>“Excluded Holder”</b> .....	The meaning given in Condition 18.03 on page 98;
<b>“Excluded Scheduled Interest Amounts”</b> ..	The meaning given in the definition of “Scheduled Interest” below;
<b>“Excluded Scheduled Principal Amounts”</b>	The meaning given in the definition of “Scheduled Principal” below;
<b>“Excluded Swap Termination Amount”</b> ....	In relation to a Swap Agreement, an amount equal to the amount of any termination payment due and payable (a) to the relevant Swap Provider as a result of a Swap Provider Default with respect to such Swap Provider or (b) to the relevant Swap Provider following a Swap Provider Downgrade Event with respect to such Swap Provider;
<b>“Extended Due for Payment Date”</b> .....	In relation to any Series of Covered Bonds, the date, if any, specified as such in the applicable Final Terms to which the payment of all or (as applicable) part of the Final Redemption Amount payable on the Final Maturity Date will be deferred in the event that the Final Redemption Amount is not paid in full on the Extension Determination Date;
<b>“Extension Determination Date”</b> .....	In respect of a Series of Covered Bonds, the date falling two Business Days after the expiry of seven days from (and including) the Final Maturity Date of such Series of Covered Bonds;
<b>“Extraordinary Resolution”</b> .....	Means (a) a resolution passed at a meeting of the Holders of the Covered Bonds duly convened and held in accordance with the terms of the Trust Deed by a majority consisting of not less than three-quarters of the persons voting thereat upon a show of hands or if a poll is duly demanded by a majority consisting of not less than three quarters of the votes cast on such poll; or (b) a resolution in writing signed by or on behalf of the Holders of the Covered Bond holding not less than 50 percent in Principal Amount Outstanding of the Covered Bonds, which resolution in writing may be contained in one document or in several documents in like form each signed by or on behalf of one or more of the Holders of the Covered Bonds;

“ <b>Final Maturity Date</b> ” .....	The Interest Payment Date on which each Series of Covered Bonds will be redeemed at their Principal Amount Outstanding in accordance with the Conditions;
“ <b>Final Redemption Amount</b> ” .....	The meaning given in the relevant Final Terms;
“ <b>Final Terms</b> ” .....	Final Terms of any Tranche of Covered Bonds as described under “ <b>Terms and Conditions of the Covered Bonds</b> ” on page 69;
“ <b>Financial Centre</b> ” .....	The financial centre or centres specified in the applicable Final Terms;
“ <b>First Multiproduct Mortgage Loan</b> ” .....	The first Multiproduct Mortgage Loan made by the Seller or the Originator to a particular Borrower, which is owned by the Guarantor;
“ <b>First Quarter 2021 Report</b> ”	The meaning given in “ <i>Documents Incorporated by Reference</i> ” on page 48;
“ <b>First Transfer Date</b> ” .....	The Transfer Date in respect of the Initial Covered Bond Portfolio, which occurred before the first Issue Date;
“ <b>Fitch</b> ” .....	Fitch Ratings, Inc.;
“ <b>Fixed Amount Payer</b> ” .....	The meaning given in the ISDA Definitions;
“ <b>Fixed Amounts</b> ” .....	The meaning specified in the applicable Final Terms;
“ <b>Fixed Coupon Amount</b> ” .....	The meaning specified in the applicable Final Terms;
“ <b>Fixed Interest Period</b> ” .....	The meaning given in Condition 5.02 on page 73;
“ <b>Fixed Rate Covered Bonds</b> ” .....	Covered Bonds paying a fixed rate of interest on such date or dates as may be agreed between the Issuer and the relevant Dealer(s) and on redemption calculated on the basis of such Day Count Fraction as may be agreed between the Issuer and the relevant Dealer(s);
“ <b>Fixed Rate Loans</b> ” .....	Those Loans to the extent that and for such time that the interest rate payable by the Borrower on all or part of the Outstanding Principal Balance does not vary and is fixed for a certain period of time by the Seller;
“ <b>Fixed Rate Swap Calculation Agent</b> ”	The calculation agent under the fixed rate confirmation under the Interest Rate Swap Agreement;
“ <b>Fixed Swap Rate</b> ” .....	In respect of a Guarantor Payment Date, the “Fixed Swap Rate” specified in the most recent Fixed Swap Rate Notice delivered by the Fixed Rate Swap Calculation Agent to the Guarantor, which rate shall be determined by the Fixed Rate Swap Calculation Agent and agreed to by the Guarantor (or the Cash Manager on its behalf), acting reasonably;
“ <b>Fixed Swap Rate Notice</b> ” .....	mean the most recently delivered fixed swap rate notice delivered by the Fixed Rate Swap Calculation Agent to the Guarantor;
“ <b>Floating Rate Covered Bonds</b> ” .....	Covered Bonds which bear interest at a rate determined (as indicated in the applicable Final Terms): <ul style="list-style-type: none"> <li>(a) on the same basis as the floating rate under a notional schedule and confirmations and credit support annex, if applicable, for each Tranche and/or Series of Covered Bonds in the relevant Specified Currency governed by the Interest Rate Swap Agreement incorporating the ISDA Definitions; or</li> <li>(b) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service;</li> </ul>

<b>“Floating Rate Option”</b> .....	The meaning given in the ISDA Definitions;
<b>“Floating Rate Swap Calculation Agent”</b> ..	The calculation agent under the floating rate confirmation under the Interest Rate Swap Agreement;
<b>“Floating Swap Rate”</b> .....	In respect of a Guarantor Payment Date, the floating rate equal to the sum of (a) the “Floating Swap Spread Rate” for such Guarantor Payment Date and (b) the 1 Month CORRA rate determined pursuant to the floating rate confirmation under the Interest Rate Swap Agreement;
<b>“Floating Swap Spread Rate”</b> .....	In respect of a Guarantor Payment Date, the “Floating Swap Spread Rate” specified in the most recent Floating Swap Spread Rate Notice delivered by the Floating Rate Swap Calculation Agent to the Guarantor, which rate shall be determined by the Floating Rate Swap Calculation Agent and agreed to by the Guarantor (or the Cash Manager on its behalf), acting reasonably;
<b>“Floating Swap Spread Rate Notice”</b> .....	The floating swap spread rate notice most recently delivered by the Floating Rate Swap Calculation Agent;
<b>“Following Business Day Convention”</b> .....	The meaning given in Condition 5.09 on page 78;
<b>“FRN Convention”</b> .....	The meaning given in Condition 5.09 on page 78;
<b>“FSMA”</b> .....	<i>Financial Services and Markets Act 2000</i> , as amended;
<b>“Further Advance”</b> .....	In relation to a Loan, any advance of further money to the relevant Borrower following the making of the Initial Advance, which is secured by the same Mortgage as the Initial Advance, excluding the amount of any retention in respect of the Initial Advance;
<b>“GIC Account”</b> .....	The account in the name of the Guarantor held with the Account Bank and maintained subject to the terms of the Master Definitions and Construction Agreement, the Guaranteed Investment Contract, the Bank Account Agreement and the Security Agreement or such additional or replacement account(s) as may be for the time being in place with the prior consent of the Bond Trustee;
<b>“GIC Provider”</b> .....	Laurentian Bank of Canada, in its capacity as GIC provider under the Guaranteed Investment Contract together with any successor GIC provider appointed from time to time;
<b>“GST”</b> .....	GST means the taxes payable under Part IX of the <i>Excise Tax Act</i> (Canada);
<b>“Guarantee Loan”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 130;
<b>“Guarantee Priority of Payments”</b> .....	The meaning given in Condition 6.01 on page 82;
<b>“Guaranteed Amounts”</b> .....	Prior to the service of a Guarantor Acceleration Notice, with respect to any Original Due for Payment Date or, if applicable, any Extended Due for Payment Date, the sum of Scheduled Interest and Scheduled Principal, in each case, payable on that Original Due for Payment Date or, if applicable, any Extended Due for Payment Date, or after service of a Guarantor Acceleration Notice, an amount equal to the relevant Early Redemption Amount as specified in the Conditions plus all accrued and unpaid interest and all other amounts due and payable in respect of the Covered Bonds, including all Excluded Scheduled Interest Amounts, all Excluded Scheduled Principal Amounts (whenever the same arose) and all amounts payable by the Guarantor under the Trust Deed;
<b>“Guaranteed Investment Contract”</b> or <b>“GIC”</b> .....	The guaranteed investment contract between the Guarantor, the GIC Provider, the Bond Trustee and the Cash Manager dated the Programme Date (as amended and/or restated and/or supplemented from time to time);

<b>“Guarantor”</b> .....	LBC Covered Bond (Legislative) Guarantor Limited Partnership;
<b>“Guarantor Acceleration Notice”</b> .....	The meaning given in Condition 7.02 on page 87;
<b>“Guarantor Accounts”</b> .....	The GIC Account, the Transaction Account (to the extent maintained) and any additional or replacement accounts opened in the name of the Guarantor, including the Standby GIC Account and the Standby Transaction Account;
<b>“Guarantor Agreement”</b> .....	The limited partnership agreement in respect of the Guarantor entered into on the Programme Date between the Managing GP, the Liquidation GP, the Bond Trustee and the Bank as Limited Partner and any other Parties who accede thereto in accordance with its terms (as amended and/or restated and/or supplemented from time to time);
<b>“Guarantor Covered Bond ISDA Master Agreement”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 169;
<b>“Guarantor Event of Default”</b> .....	The meaning given in Condition 7.02 on page 87;
<b>“Guarantor Payment Date”</b> .....	The 17 <sup>th</sup> day of each month or if not a Business Day the next following Business Day;
<b>“Guarantor Payment Period”</b> .....	The period from and including a Guarantor Payment Date to but excluding the next following Guarantor Payment Date;
<b>“Guide OC Minimum”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 153;
<b>“Guideline B-20”</b> .....	The meaning given in <i>“Risk Factors”</i> on page 43;
<b>“Hard Bullet Covered Bonds”</b> .....	The meaning given in <i>“Credit Structure”</i> on page 181;
<b>“Holder of the Covered Bonds”</b> or <b>“Holder”</b> or <b>“Covered Bondholders”</b> .....	The holders for the time being of the Covered Bonds;
<b>“LBC Cash Management Account Reference Rate”</b> .....	A reference interest rate used to determine the interest rate per annum applicable to deposit balances held in cash management accounts as determined by LBC from time to time;
<b>“LBCFG”</b> .....	The meaning given in <i>“Laurentian Bank of Canada”</i> on page 111;
<b>“IFRS”</b> .....	International Financial Reporting Standards as issued by the International Accounting Standards Board;
<b>“Independently Controlled and Governed”</b>	In respect of the Guarantor, <ul style="list-style-type: none"> <li>(i) the general partner (having the power to carry on the business of the Guarantor) of the Guarantor is not (and cannot be) an affiliate of the Issuer and less than ten percent of its voting securities are (or can be) owned, directly or indirectly, by the Issuer or any of its affiliates,</li> <li>(ii) if an administrative agent or other analogous entity has been engaged by the general partner of the Guarantor to fulfil such general partner’s responsibility or role to carry on, oversee, manage or otherwise administer the business, activities and assets of the Guarantor, the agent or entity is not (and cannot be) an affiliate of the Issuer and less than ten percent of its voting securities are (or can be) owned, directly or indirectly, by the Issuer or any of its affiliates,</li> <li>(iii) all members (but one) of the board of directors or other governing body of the general partner of the Guarantor, administrative agent or other entity are not (and cannot be) directors, officers, employees or other representatives of the Issuer or any of its affiliates, do not (and cannot) hold</li> </ul>

greater than ten percent of the voting or equity securities of the Issuer or any of its affiliates and are (and must be) otherwise free from any material relationship with the Issuer or any of its affiliates (hereinafter referred to as “**Independent Members**”), and

(iv) the board of directors or other governing body of the general partner of the Guarantor, administrative agent or other entity is (and must be) composed of at least three members, and the non-Independent Member is not (and shall not be) entitled to vote on any resolution or question to be determined or resolved by the board (or other governing body) and shall attend meetings of the board (or other governing body) at the discretion of the remaining members thereof, provided that such board of directors or other governing body may be composed of only two Independent Members with “observer” status granted to one director, officer, employee or other representative of the Issuer or any of its affiliates;

“ <b>Indexation Methodology</b> ” .....	The meaning given in “ <i>Risk Factors</i> ” on page 27;
“ <b>Indirect Participants</b> ” .....	The meaning given in “ <i>Book-Entry Clearance Systems</i> ” on page 199;
“ <b>Initial Advance</b> ” .....	In respect of any Loan, the original principal amount advanced by the Seller or the Originator, as applicable, to the relevant Borrower;
“ <b>Initial Covered Bond Portfolio</b> ” .....	The portfolio of Loans and their Related Security, particulars of which were delivered on the First Transfer Date pursuant to the terms of the Mortgage Sale Agreement (other than any Loans and their Related Security that were redeemed in full prior to the First Transfer Date) and all right, title, interest and benefit of the Seller in and to such Loans and their Related Security, including any rights of the Seller thereunder;
“ <b>Initial CBS Downgrade Trigger Event</b> ” ...	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 171;
“ <b>Initial IRS Downgrade Trigger Event</b> ” ....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 167;
“ <b>Insolvency Event</b> ” .....	In respect of the Seller, the Servicer or the Cash Manager or any other person, any impending or actual insolvency on the part of such person, as evidenced by, but not limited to: <ul style="list-style-type: none"> <li>(a) the commencement of a dissolution proceeding or a case in bankruptcy involving the relevant entity (and where such proceeding is the result of an involuntary filing, such proceeding is not dismissed within 60 days after the date of such filing); or</li> <li>(b) the appointment of a trustee or other similar court officer over, or the taking of control or possession by such officer, of the business of the relevant entity, in whole or in part, before the commencement of a dissolution proceeding or a case in bankruptcy; or</li> <li>(c) the relevant entity makes a general assignment for the benefit of any of its creditors; or</li> <li>(d) the general failure of, or the inability of, or the written admission of the inability of, the relevant entity to pay its debts as they become due;</li> </ul>
“ <b>Intercompany Loan</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 130;
“ <b>Intercompany Loan Agreement</b> ” .....	The loan agreement dated the Programme Date between the Issuer, the Guarantor and the Cash Manager (as amended and/or restated and/or supplemented from time to time);

<b>“Interest Accrual Period”</b> .....	The relevant period from (and including) the most recent Interest Payment Date (or, if none, the Interest Commencement Date) to (but excluding) the relevant payment date;
<b>“Interest Amount”</b> .....	The amount of interest payable on the Floating Rate Covered Bonds in respect of each Specified Denomination for the relevant Interest Period;
<b>“Interest Basis”</b> .....	The meaning given in the applicable Final Terms;
<b>“Interest Commencement Date”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“Interest Determination Date”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“Interest Payment Date”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“Interest Period”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“Interest Rate Swap Agreement”</b> .....	The agreement (including any replacement agreement) entered into between the Guarantor and the Interest Rate Swap Provider(s) in the form of an ISDA Master Agreement, including a schedule and credit support annex, if applicable, and one or more confirmation(s) in relation to the Covered Bond Portfolio (as amended and/or restated and/or supplemented from time to time);
<b>“Interest Rate Swap Calculation Agent”</b> ..	Collectively, the Fixed Rate Swap Calculation Agent and the Floating Rate Swap Calculation Agent;
<b>“Interest Rate Swap Early Termination Event”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 166;
<b>“Interest Rate Swap Provider”</b> .....	The provider(s) of the Interest Rate Swap under the Interest Rate Swap Agreement;
<b>“Investor Reports”</b> .....	The monthly report made available on the Issuer’s website at <a href="https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html">https://banquelaurentienne.ca/en/about_lbc/my_investment/coveredbond.html</a> detailing information with respect to the Programme, each Series of Covered Bonds and the Covered Bond Portfolio, in each case as required pursuant to Annex H to the CMHC Guide;
<b>“ISDA”</b> .....	International Swaps and Derivatives Association, Inc.;
<b>“ISDA Definitions”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“ISDA Determination”</b> .....	The meaning specified in the applicable Final Terms;
<b>“ISDA Master Agreement”</b> .....	The 2002 Master Agreement, as published by ISDA;
<b>“ISDA Rate”</b> .....	The meaning given in Condition 5.04 on page 75;
<b>“Issue Date”</b> .....	Each date on which the Issuer issues Covered Bonds to purchasers of such Covered Bonds;
<b>“Issue Price”</b> .....	The meaning specified in the applicable Final Terms;
<b>“Issuer”</b> .....	Laurentian Bank of Canada;
<b>“Issuer Acceleration Notice”</b> .....	The meaning given in Condition 7.01 on page 85;
<b>“Issuer Event of Default”</b> .....	The meaning given in Condition 7.01 on page 85;
<b>“Issuer Swap Master Agreement”</b> .....	The 1992 ISDA Master Agreement (including schedule and credit support annex thereto) entered into between the Issuer and the Covered Bond Swap Provider, dated as of April 16, 2001, as amended pursuant to the amending agreements dated May 19, 2004, November 25, 2011, December 17, 2014 and March 1, 2017 (as such agreement may be further amended and/or restated and/or supplemented from time to time);

<b>“Issuer Swap Transaction”</b> .....	An interest rate swap transaction entered into between the Issuer and the Covered Bond Swap Provider in relation to a Tranche or Series of Covered Bonds in the form of a confirmation governed by the Issuer Swap Master Agreement (as such confirmation may be further amended and/or restated and/or supplemented from time to time);
<b>“Issuing and Paying Agent”</b> .....	Laurentian Bank of Canada, in its capacity as issuing and paying agent and any successor as such;
<b>“Latest Valuation”</b> .....	In relation to any Property, the value given to that Property by the most recent valuation addressed to the Seller or the Originator, as applicable, or obtained from an independently maintained risk assessment model, acceptable to reasonable and prudent institutional mortgage lenders in the Seller’s or the Originator’s market or the purchase price of that Property or current property tax assessment, as applicable; provided that, such value shall be adjusted at least quarterly to account for subsequent price adjustments using the Indexation Methodology;
<b>“LBC”</b> .....	Laurentian Bank of Canada;
<b>“Ledger”</b> .....	Each of the Revenue Ledger, the Principal Ledger, the Reserve Ledger, the Yield Supplement Ledger, the Payment Ledger, the Pre-Maturity Liquidity Ledger, the Intercompany Loan Ledger and the Capital Account Ledgers maintained by the Cash Manager in accordance with the terms of the Cash Management Agreement;
<b>“Lending Criteria”</b> .....	The lending criteria of the Seller or the Originator from time to time, or such other criteria as would be acceptable to reasonable and prudent institutional mortgage lenders in the Seller’s or Originator’s market;
<b>“Level of Overcollateralization”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 154;
<b>“Line of Credit”</b> .....	A type of loan product, including a home equity line of credit loan, that typically incorporates features that give the relevant Borrower options to, among other things, make further drawings on the loan account;
<b>“Line of Credit Drawing”</b> .....	Any further drawing of monies made by a Borrower under a Line of Credit Loan other than an Initial Advance;
<b>“Line of Credit Loan”</b> .....	Each Loan consisting of outstanding indebtedness arising under a Line of Credit;
<b>“LGP Trust”</b> .....	The meaning given in <i>“Structure Overview—Ownership Structure of the Liquidation GP”</i> on page 56;
<b>“Limited Partner”</b> .....	Laurentian Bank of Canada, in its capacity as a limited partner of the Guarantor, individually and together with such other person or persons who may from time to time, become limited partner(s) of the Guarantor pursuant to the terms of the Guarantor Agreement;
<b>“Liquidation GP”</b> .....	12815273 Canada Inc., in its capacity as liquidation general partner of the Guarantor, together with any successor liquidation general partner appointed pursuant to the terms of the Guarantor Agreement;
<b>“Loan”</b> .....	Any mortgage loan, including first lien residential mortgage loans and first ranking residential hypothecary loans, on the security of a Mortgage, and including, for greater certainty, a Multiproduct Mortgage Loan, or, if the conditions for the sale of New Portfolio Asset Types set forth in section 5.1(j) of the Mortgage Sale Agreement have been satisfied with respect thereto, a Line of Credit Loan on security of a Mortgage, in each case, referenced by its

	loan identifier number and comprising the aggregate of all principal sums, interest, costs, charges, expenses and other moneys (including all Additional Loan Advances) due or owing with respect to that loan under the relevant Mortgage Conditions by a Borrower from time to time outstanding, or, as the context may require, the Borrower's obligations in respect of the same;
<b>"Loan Files"</b> .....	The file or files relating to each Loan and its Related Security (including files kept in microfiche format or similar electronic data retrieval system or the substance of which is transcribed and held on an electronic data retrieval system) containing, among other things, the original fully executed copy of the document(s) evidencing the Loan and its Related Security, including the relevant loan agreement (together with the promissory note, if any, evidencing such Loan or, if applicable, a guarantor of the Borrower), and, if applicable, evidence of the registration thereof or filing of financing statements under the PPSA, and the mortgage documentation, Mortgage Deed and other Related Security documents in respect thereof and evidence of paper or electronic registration from the applicable land registry office, land titles office or similar place of public record in which the related Mortgage is registered together with a copy of other evidence, if applicable, of any applicable insurance policies in respect thereof to which the Seller or the Guarantor, as the case may be, is entitled to any benefit, a copy of the policy of title insurance or opinion of counsel regarding title, priority of the Mortgage or other usual matters, in each case, if any, and any and all other documents (including all electronic documents) kept on file by or on behalf of the Seller relating to such Loan;
<b>"Loan Representations and Warranties"</b> ...	The loan representations and warranties of the Seller set out in the Mortgage Sale Agreement;
<b>"local banking day"</b> .....	The meaning given in Condition 9.03 on page 91;
<b>"LTV"</b> .....	Loan to value;
<b>"LTV Adjusted Loan Balance"</b> .....	The meaning given in <i>"Summary of the Principal Documents"</i> on page 155;
<b>"Managing GP"</b> .....	LBC Covered Bond (Legislative) GP Inc., in its capacity as managing general partner of the Guarantor together with any successor managing general partner;
<b>"Margin"</b> .....	In respect of a Floating Rate Covered Bond, the percentage rate per annum (if any) specified in the applicable Final Terms;
<b>"Master Definitions and Construction Agreement"</b> .....	The master definitions and construction agreement made between certain parties to the Transaction Documents on the Programme Date, (as the same may be amended and/or restated and/or supplemented from time to time);
<b>"Maximum Redemption Amount"</b> .....	The meaning specified in the applicable Final Terms;
<b>"Minimum and/or Maximum Interest Rate"</b> .....	The meaning specified in the applicable Final Terms;
<b>"Minimum Redemption Amount"</b> .....	The meaning specified in the applicable Final Terms;
<b>"Modified Following Business Day Convention" or "Modified Business Day Convention"</b> .....	The meaning specified in Condition 5.09 on page 78;
<b>"Monthly Aggregate Yield Shortfall"</b> .....	In respect of a Guarantor Payment Date and the related Calculation Period, the amount by which the Yield Supplement Actual Interest in respect of such Calculation Period is less than the Yield Supplement Target Interest for such Guarantor Payment Date;
<b>"Monthly Payment"</b> .....	The amount which the relevant Mortgage Terms require a Borrower to pay on each Monthly Payment Date in respect of that Borrower's Loan;

<b>“Monthly Payment Date”</b> .....	In relation to a Loan, the date in each month on which the relevant Borrower is required to make a payment of interest and, if applicable, principal for that Loan, as required by the applicable Mortgage Conditions;
<b>“Mortgage”</b> .....	In respect of any Loan, each first fixed charge by way of legal mortgage or first-ranking hypothec sold, transferred and assigned by the Seller to the Guarantor pursuant to the Mortgage Sale Agreement or contributed by the Seller to the Guarantor pursuant to the Guarantor Agreement, which secures the repayment of the relevant Loan including the Mortgage Conditions applicable to it and in respect of any Multiproduct Mortgage Loan, the related Multiproduct Mortgage sold, transferred and assigned by the Seller to the Guarantor pursuant to the Mortgage Sale Agreement as part of the Related Security, which secures the repayment of the relevant Multiproduct Mortgage Loan including the Mortgage Conditions applicable to it and “Mortgages” means more than one Mortgage;
<b>“Mortgage Broker”</b> .....	The meaning given in <i>Mortgage Origination and Refinance</i> at page 120;
<b>“Mortgage Conditions”</b> .....	All the terms and conditions applicable to a Loan, including without limitation those set out in the Seller’s relevant mortgage conditions booklet and the Seller’s relevant general conditions, each as varied from time to time by the relevant Loan agreement between the lender under the Loan and the Borrower, as the same may be amended from time to time, and the relevant Mortgage Deed;
<b>“Mortgage Deed”</b> .....	In respect of any Mortgage, the deed creating that Mortgage;
<b>“Mortgage Sale Agreement”</b> .....	The mortgage sale agreement entered into on the Programme Date between the Seller, the Guarantor and the Bond Trustee (as amended and/or restated and/or supplemented from time to time);
<b>“Mortgage Terms”</b> .....	The terms of the applicable Mortgage;
<b>“Multiproduct Account”</b> .....	In respect of a Borrower, pursuant to a Multiproduct Loan Agreement, the Line of Credit Loans and the Multiproduct Mortgage Loans made to such Borrower (each of which is governed by a separate loan agreement), all of which are secured by the same Multiproduct Mortgage;
<b>“Multiproduct Loan”</b> .....	A Multiproduct Mortgage Loan or Line of Credit Loan, as applicable;
<b>“Multiproduct Mortgage”</b> .....	A collateral mortgage or other security interest, which is security for any Multiproduct Mortgage Loan or Line of Credit Loan;
<b>“Multiproduct Mortgage Loan”</b> .....	Each outstanding amortizing term loan due or owing under the relevant Mortgage Conditions by a Borrower on the security of a Multiproduct Mortgage from time to time outstanding, or, as the context may require, the Borrower’s obligations in respect of the same;
<b>“Multiproduct Loan Agreement”</b> .....	With respect to any Borrower, the revolving or non-revolving credit contracts, as the case may be, providing for the establishment of any one or more Line of Credit Loans and Multiproduct Mortgage Loans, together with any amendments, addendums and supplements thereto (each to be governed by a separate agreement);

<b>“Multiproduct Purchaser”</b> .....	Any owner of any Line of Credit Loan or Multiproduct Mortgage Loan outstanding from time to time or any interest therein, including any person holding and/or having the benefit of a Multiproduct Mortgage, other than the Seller (or the Originator) and the Guarantor;
<b>“Negative Carry Factor”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 158;
<b>“New Loan”</b> .....	A Loan, other than a Loan comprised in the Initial Covered Bond Portfolio, which the Seller may assign or transfer to the Guarantor after the First Transfer Date pursuant to the Mortgage Sale Agreement;
<b>“New Portfolio Asset Type”</b> .....	A new type of mortgage loan, home equity line of credit or multi-loan product (including a Line of Credit Loan, but not including a Multiproduct Mortgage Loan) originated or acquired by the Seller, which the Seller intends to transfer to the Guarantor, the terms and conditions of which are materially different (in the opinion of the Seller, acting reasonably) from the Loans. For the avoidance of doubt, a mortgage loan will not constitute a New Portfolio Asset Type if it differs from the Loans due to it having different interest rates and/or interest periods and/or time periods for which it is subject to a fixed rate, capped rate, tracker rate or any other interest rate or the benefit of any discounts, cash-backs and/or rate guarantees or due to it being originated by the Originator;
<b>“New Client Mortgage”</b> .....	The meaning given in <i>Mortgage Origination and Refinance</i> on page 119;
<b>“New Seller”</b> .....	Any affiliate of the Bank that accedes to the relevant Transaction Documents and sells New Loans and their Related Security to the Guarantor in the future;
<b>“Non-Performing Loan”</b> .....	Any Loan in the Covered Bond Portfolio which is more than three months in arrears;
<b>“Non-Performing Loans Notice”</b> .....	A notice from the Cash Manager to the Seller identifying one or more Non-Performing Loans;
<b>“Notice to Pay”</b> .....	The meaning given in Condition 7.01 on page 86;
<b>“Novated Transaction”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 169;
<b>“Novation Agreement”</b> .....	The agreement entered into between the Guarantor, as transferee, the Issuer, as transferor, and a Covered Bond Swap Provider, as the remaining party, upon the issuance of a Tranche or Series of Covered Bonds under which the Issuer agrees to the automatic novation of its position under the Issuer Swap Transaction to the Guarantor upon the occurrence of a Covered Bond Guarantee Activation Event (as such agreement may be amended and/or restated and/or supplemented from time to time);
<b>“OC Valuation”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 154;
<b>“Offering Memorandum”</b> .....	The meaning given on page 1;
<b>“Optional Redemption Amount”</b> .....	The meaning specified in the applicable Final Terms;
<b>“Optional Redemption Date”</b> .....	The meaning specified in the applicable Final Terms;
<b>“Original Due for Payment Date”</b> .....	The meaning given in paragraph (i)(a) of the definition of <i>“Due for Payment”</i> ;
<b>“Originator”</b> .....	B2B Bank, a subsidiary of the Seller, which has originated Loans included in the Portfolio Assets together with any successors or assigns thereof;
<b>“Originator’s Policy”</b> .....	The originating, underwriting, administration (interest rate setting), arrears, and enforcement policy applied from time to time by the Originator in the ordinary course of the Originator’s business to loans and their related security which are beneficially owned solely by the Originator for their repayment, and

	which policy is, as of the date of this Offering Memorandum, the same as the Seller's;
“OSFI” .....	Office of the Superintendent of Financial Institutions;
“Outstanding Principal Amount” .....	The meaning given in Condition 5.09 on page 79;
“Outstanding Principal Balance” .....	In respect of any relevant Loan or Loans, the Current Balance of such Loan or the aggregate Current Balance of such Loans, as the case may be;
“Participant” .....	A Direct and/or Indirect Participant;
“Partners” .....	The Managing GP, the Liquidation GP and the Limited Partner and any other limited partner who may become a limited partner of the Guarantor from time to time, and the successors and assigns thereof;
“Paying Agents” .....	The meaning given in “ <i>Terms and Conditions of the Covered Bonds</i> ” on page 69;
“Payment Day” .....	The meaning given in Condition 9.03 on page 91;
“Payment in Kind” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 132;
“Payment Ledger” .....	The ledger of such name maintained by the Cash Manager pursuant to the Cash Management Agreement to record payments by or on behalf of the Guarantor in accordance with the terms of the Guarantor Agreement;
“Portfolio Asset Offer Notice” .....	A notice from the Guarantor served on the Seller offering to sell Portfolio Assets for an offer price equal to the greater of (a) the fair market value of such Portfolio Assets and (b) (i) if the sale is following a breach of the Pre-Maturity Test or the service of a Notice to Pay on the Guarantor, the Adjusted Required Redemption Amount of the relevant Series of Covered Bonds, otherwise (ii) the True Balance of such Portfolio Assets;
“Portfolio Asset Repurchase Notice” .....	A notice from the Guarantor (or the Cash Manager on its behalf) to the Seller identifying a Portfolio Asset in the Covered Bond Portfolio which does not, as at the relevant Transfer Date, comply with the Loan Representations and Warranties set out in the Mortgage Sale Agreement and which materially and adversely affects the interest of the Guarantor in such Portfolio Asset or the value of such Portfolio Asset, or identifying Portfolio Assets otherwise subject to repurchase by the Seller;
“Portfolio Assets” .....	Loans and their Related Security in the Covered Bond Portfolio;
“Post-Default Collections” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 144;
“Post-Enforcement Priority of Payments” ..	The meaning given in “ <i>Cashflows</i> ” on page 193;
“Post Issuer Event of Default Yield Shortfall Test” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 150;
“Potential Guarantor Event of Default” ....	The meaning given in Condition 13 on page 96;
“Potential Issuer Event of Default” .....	The meaning given in Condition 13 on page 96;
“Pre-Acceleration Principal Priority of Payments” .....	The meaning given in “ <i>Cashflows</i> ” on page 189;
“Pre-Acceleration Revenue Priority of Payments” .....	The meaning given in “ <i>Cashflows</i> ” on page 186;
“Preceding Business Day Convention” .....	The meaning given in Condition 5.09 on page 78;

“Pre-Maturity Liquidity Ledger” .....	The ledger on the GIC Account established to record the credits and debits of moneys available to repay any Series of Hard Bullet Covered Bonds on the Final Maturity Date thereof if the Pre-Maturity Test has been breached;
“Pre-Maturity Liquidity Required Amount” .....	Nil, unless the Pre-Maturity Test has been breached in respect of one or more Series of Hard Bullet Covered Bonds, and then an amount equal to the aggregate for each affected Series (without double counting) of (i) the Required Redemption Amount for such affected Series, (ii) the Required Redemption Amount for all other Series of Hard Bullet Covered Bonds which will mature within 12 months of the date of the calculation, and (iii) the amount required to satisfy paragraphs (a) through (f) of the Guarantee Priority of Payments on the Final Maturity Date of the affected Series of Hard Bullet Covered Bonds and on the Final Maturity Date of all other Series of Hard Bullet Covered Bonds which will mature within 12 months of the date of the calculation;
“Pre-Maturity Minimum Ratings” .....	The meaning given in “ <i>Credit Structure</i> ” on page 181;
“Pre-Maturity Test” .....	The meaning given in “ <i>Credit Structure</i> ” on page 181;
“Pre-Maturity Test Date” .....	The meaning given in “ <i>Credit Structure</i> ” on page 181;
“Prescribed Cash Limitation” .....	The meaning given in “ <i>Summary of Principal Documents</i> ” on page 164;
“Present Value” .....	For any Loan, the value of the outstanding loan balance of such Loan, calculated by discounting the expected future cashflow (on a loan level basis) using current market interest rates for mortgage loans with credit risks similar to those of the Loan (using the same discounting methodology as that used as part of the fair value disclosure in the Issuer’s audited financial statements), or using publicly posted mortgage rates;
“Price Option” .....	The meaning specified in the ISDA Definitions;
“Principal Amount Outstanding” .....	In respect of a Covered Bond the principal amount of that Covered Bond on the relevant Issue Date thereof less all principal amounts received by the relevant holder of the Covered Bonds in respect thereof;
“Principal Ledger” .....	The ledger of such name maintained by the Cash Manager pursuant to the Cash Management Agreement to record the credits and debits of Principal Receipts held by the Cash Manager for and on behalf of the Guarantor and/or in the Guarantor Accounts;
“Principal Receipts” .....	Receipts in respect of Loans which are not Revenue Receipts including the following (to the extent that such amounts are not Revenue Receipts): <ul style="list-style-type: none"> <li>(a) principal repayments under the Loans in the Covered Bond Portfolio (including payments of arrears, Capitalized Expenses and Capitalized Arrears);</li> <li>(b) recoveries of principal from defaulting Borrowers under Loans in the Covered Bond Portfolio being enforced (including the proceeds of sale of the relevant Property);</li> <li>(c) any repayments of principal (including payments of arrears, Capitalized Expenses and Capitalized Arrears) received pursuant to any insurance policy (that is not a mortgage insurance policy provided by a Prohibited Insurer) in connection with a Loan in the Covered Bond Portfolio or the related Property; and</li> <li>(d) the proceeds of the purchase of any Loan in the Covered Bond Portfolio by a Purchaser from the Guarantor (excluding, for the avoidance of doubt,</li> </ul>

	amounts attributable to Accrued Interest and Arrears of Interest thereon as at the relevant purchase date);
<b>“Priorities of Payments”</b> .....	The orders of priority for the allocation and distribution of amounts standing to the credit of the Guarantor in different circumstances;
<b>“Product Switch”</b> .....	A variation to the financial terms or conditions included in the Mortgage Conditions applicable to a Loan other than: <ul style="list-style-type: none"> <li>(a) any variation agreed with a Borrower to control or manage arrears on a Loan;</li> <li>(b) any variation in the maturity date of a Loan;</li> <li>(c) any variation imposed by statute or any variation in the frequency with which the interest payable in respect of the Loan is charged;</li> <li>(d) any variation to the interest rate as a result of the Borrower switching to a different rate;</li> <li>(e) any change to a Borrower under the Loan or the addition of a new Borrower under a Loan; or</li> <li>(f) any change in the repayment method of the Loan;</li> </ul>
<b>“Programme”</b> .....	CAD 2.0 billion Legislative Covered Bond Programme;
<b>“Programme Date”</b> .....	April 21, 2021;
<b>“Programme Resolution”</b> .....	The meaning given in Condition 13 on page 92;
<b>“Prohibited Insurer”</b> .....	CMHC, Canada Guaranty Mortgage Insurance Company, the Genworth Financial Mortgage Insurance Company of Canada, the PMI Mortgage Insurance Company Canada, any other private mortgage insurer recognized by CMHC for purposes of the Covered Bond Legislative Framework or otherwise identified in the <i>Protection of Residential Mortgage or Hypothecary Insurance Act</i> (Canada), or any successor to any of them;
<b>“Property”</b> .....	A freehold, leasehold or commonhold property (or owned immovable property in the Province of Québec) which is subject to a Mortgage;
<b>“Purchaser”</b> .....	Any third party or the Seller to whom the Guarantor offers to sell Portfolio Assets;
<b>“Put Notice”</b> .....	The meaning given in Condition 6.06 on page 83;
<b>“Put Option”</b> .....	The meaning given in the applicable Final Terms;
<b>“Randomly Selected Loans”</b> .....	Loans selected in accordance with the terms of the Guarantor Agreement on a basis that (i) is not designed to favour the selection of any identifiable class or type or quality of Loans over all the other Loans in the Covered Bond Portfolio, except with respect to identifying such Loans as having been acquired by the Guarantor from a particular Seller, if applicable, and (ii) will not (and is not reasonably expected to) adversely affect the interests of the Covered Bondholders;
<b>“Rate of Interest”</b> .....	The meaning given in Condition 5.09 on page 79;
<b>“Rate Option”</b> .....	The meaning given in the ISDA Definitions;
<b>“Rating Agency” or “Rating Agencies”</b> .....	The meaning given in Condition 6.01 on page 82;
<b>“Rating Agency Condition”</b> .....	The meaning given in Condition 20.01 on page 98;
<b>“Record Date”</b> .....	The meaning given in Condition 9.01 on page 90;
<b>“Redemption Amount”</b> .....	The meaning given in Condition 6.09 on page 84;

“Redemption/Payment Basis” .....	The meaning given in the applicable Final Terms;
“Reference Banks” .....	The meaning given in Condition 5.09 on page 80;
“Reference Rate” .....	The meaning given in Condition 5.09 on page 80;
“Register” .....	The register of holders of the Registered Covered Bonds maintained by the Registrar;
“Registered Covered Bonds” .....	Covered Bonds in registered and global form or, as applicable, Registered Definitive Covered Bonds;
“Registered Definitive Covered Bonds” .....	The meaning given in “ <i>Terms and Conditions of the Covered Bonds</i> ” on page 69;
“Registered Title Event” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 136;
“Registrar” or “Registrars” .....	The meaning given in “ <i>Terms and Conditions of the Covered Bonds</i> ” on page 69;
“Registry” .....	The meaning given on the cover page;
“Regulations” .....	The meaning given in “ <i>Taxation</i> ” on page 201;
“Related Loans” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 144;
“Related Security” .....	In relation to a Loan, the security granted by the Borrower for the repayment of that Loan (including, without limitation, the payment and performance of all obligations under the relevant Mortgage), insurance (other than blanket insurance coverage maintained by the Seller or the Originator) and any guarantees and any security relating to such guarantees and all other matters applicable thereto acquired as part of the Covered Bond Portfolio and all proceeds of the foregoing (including proceeds of title insurance and all risks insurance maintained by the Originator or the Seller relating to that Loan); provided that in relation to any such Mortgage, insurance, guarantees and security securing one or more Line of Credit Loans or Multiproduct Mortgage Loans, the Guarantor’s ownership interest in such Mortgage, insurance, guarantees, security and the related Property shall be to the extent of the amount of indebtedness owing under all Loans secured by such Mortgage and owned by the Guarantor, and will not extend to the Seller’s and/or applicable Multiproduct Purchaser’s ownership interest in such Mortgage, insurance, guarantees, security and the related Property to the extent of any amounts of indebtedness owing under any Loans which are owned by such Seller or Multiproduct Purchaser and outstanding under the related Multiproduct Account from time to time, and the respective interests of the Guarantor, the Seller and any Multiproduct Purchaser in such Mortgage, insurance, guarantees, security and the related Property shall be subject, in all respects, to the terms of the Security Sharing Agreement;
“Relevant Account Holder” .....	The meaning given in Condition 1.02 on page 70;
“Relevant Banking Day” .....	The meaning given in Condition 2.07 on page 72;
“Relevant Date” .....	The meaning given in Condition 8.02 on page 89;
“Relevant Jurisdiction” .....	The meaning given in Condition 18.03 on page 98;
“Relevant Screen Page” .....	The meaning given in the applicable Final Terms;
“Relevant Time” .....	The meaning given in the applicable Final Terms;
“Renewal” .....	The meaning given in <i>Mortgage Origination and Refinance</i> on page 119;

<b>“Replacement Agent”</b> .....	The meaning given in Condition 12 on page 91;
<b>“Replacement Servicer”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 145;
<b>“Requesting Party”</b> .....	The meaning given in Condition 20.04 on page 99;
<b>“Required Redemption Amount”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 142;
<b>“Required True Balance Amount”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 161;
<b>“Reserve Fund”</b> .....	The reserve fund that the Guarantor will be required to establish in the GIC Account which may be credited with the proceeds of advances made under the Intercompany Loan and with Cash Capital Contributions (in each case in the Guarantor’s discretion), the proceeds of Available Principal Receipts and the proceeds of Available Revenue Receipts up to an amount equal to the Reserve Fund Required Amount;
<b>“Reserve Fund Required Amount”</b> .....	Nil, unless the Issuer’s ratings by one or more Rating Agencies fall below the Reserve Fund Required Amount Ratings, as applicable, and then an amount equal to the Canadian Dollar Equivalent of scheduled interest due on all outstanding Series of Covered Bonds over the next three months together with an amount equal to three-twelfths of the anticipated aggregate annual amount payable in respect of the items specified in paragraphs (a) to (d) of the Pre-Acceleration Revenue Priority of Payments;
<b>“Reserve Fund Required Amount Ratings”</b>	The threshold ratings of R-1(low) or A(low) by DBRS of the unsecured, unsubordinated and unguaranteed debt of the Issuer (provided that, for greater certainty, only one of such ratings from DBRS is required to be at or above such ratings);
<b>“Reserve Ledger”</b> .....	The ledger on the GIC Account of such name maintained by the Cash Manager pursuant to the Cash Management Agreement, to record the crediting of Revenue Receipts to the Reserve Fund and the debiting of such Reserve Fund in accordance with the terms of the Guarantor Agreement;
<b>“Reset Date”</b> .....	The meaning given in the ISDA Definitions;
<b>“Retained Loans”</b> .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 144;
<b>“Reuters Screen Page”</b> .....	The meaning given in Condition 5.09 on page 80
<b>“Revenue Ledger”</b> .....	The ledger of such name maintained by the Cash Manager pursuant to the Cash Management Agreement to record credits and debits of Revenue Receipts held by the Cash Manager for and on behalf of the Guarantor Accounts;
<b>“Revenue Receipts”</b> .....	Receipts of yield on the Loans including the following (to the extent that such amounts represent yield on the Loans): <ul style="list-style-type: none"> <li>(a) payments of interest (including Accrued Interest and Arrears of Interest as at the relevant Transfer Date of a Loan) and fees due from time to time under the Loans in the Covered Bond Portfolio and other amounts received by the Guarantor in respect of the Loans in the Covered Bond Portfolio other than the Principal Receipts including payments pursuant to any insurance policy (that is not a mortgage insurance policy provided by a Prohibited Insurer) in respect of interest amounts;</li> <li>(b) recoveries of interest from defaulting Borrowers under Loans in the Covered Bond Portfolio being enforced; and</li> <li>(c) recoveries of interest and/or principal from defaulting Borrowers under Loans in the Covered Bond Portfolio in respect of which enforcement procedures have been completed;</li> </ul>

“RMUG” .....	The meaning given in <i>Credit Mortgage Origination and Renewal</i> at page 119;
“RMUP” .....	The meaning given in <i>Credit Effectiveness Review, Audit Process, Quality Control Process</i> at page 123;
“S&P” .....	S&P Global Ratings;
“Scheduled Interest” .....	An amount equal to the amount in respect of interest which would have been due and payable under the Covered Bonds on each Interest Payment Date as specified in Condition 5.03 (but excluding any additional amounts relating to premiums, default interest or interest upon interest (“ <b>Excluded Scheduled Interest Amounts</b> ”) payable by the Issuer following an Issuer Event of Default but including such amounts (whenever the same arose) following service of a Guarantor Acceleration Notice) as if the Covered Bonds had not become due and repayable prior to their Final Maturity Date and, if the Final Terms specified that an Extended Due for Payment Date is applicable to the relevant Covered Bonds, as if the maturity date of the Covered Bonds had been the Extended Due for Payment Date (but taking into account any principal repaid in respect of such Covered Bonds or any Guaranteed Amounts paid in respect of such principal prior to the Extended Due for Payment Date), less any additional amounts the Issuer would be obliged to pay as a result of any gross-up in respect of any withholding or deduction made under the circumstances set out in Condition 8.01;
“Scheduled Payment Date” .....	In relation to payments under the Covered Bond Guarantee, each Interest Payment Date or the Final Maturity Date as if the Covered Bonds had not become due and repayable prior to their Final Maturity Date;
“Scheduled Principal” .....	An amount equal to the amount in respect of principal which would have been due and repayable under the Covered Bonds on each Interest Payment Date or the Final Maturity Date (as the case may be) as specified in the applicable Final Terms (but excluding any additional amounts relating to prepayments, early redemption, broken funding indemnities, penalties, premiums or default interest (“ <b>Excluded Scheduled Principal Amounts</b> ”) payable by the Issuer following an Issuer Event of Default but including such amounts (whenever the same arose) following service of a Guarantor Acceleration Notice) as if the Covered Bonds had not become due and repayable prior to their Final Maturity Date and, if the Final Terms specify that an Extended Due for Payment Date is applicable to the relevant Covered Bonds, as if the maturity date of the Covered Bonds had been the Extended Due for Payment Date;
“Screen Rate Determination” .....	The meaning specified in the applicable Final Terms;
“Secured Creditors” .....	The Bond Trustee (in its own capacity and on behalf of the holders of the Covered Bonds), the holders of the Covered Bonds, the Issuer, the Seller, the Servicer, the Account Bank, the GIC Provider, the Standby Account Bank, the Standby GIC Provider, the Cash Manager, the Swap Providers, the Corporate Services Provider, the Paying Agents and any other person which becomes a Secured Creditor pursuant to the Security Agreement except, pursuant to the terms of the Guarantor Agreement, to the extent and for so long as such person is a Limited Partner;
“Security” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 176;
“Security Agreement” .....	The Security Agreement dated the Programme Date and made between the Guarantor, the Bond Trustee and certain other Secured Creditors (as amended and/or restated and/or supplemented from time to time);
“Security Sharing Agreement” .....	The Security Sharing Agreement dated the Programme Date and made between the Seller, the Guarantor, the Originator, the Bond Trustee and the

	Custodian (as amended and/or restated and/or supplemented from time to time);
“ <b>Seller</b> ” .....	Laurentian Bank of Canada, any New Seller, or other party for whom the Rating Agency Condition has been satisfied, who may from time to time accede to, and sell Loans and their Related Security and New Loans and their Related Security to the Guarantor;
“ <b>Seller Arranged Policy</b> ” .....	Any property insurance policy arranged by the Seller for the purposes of the Borrower insuring the Property for an amount equal to the full rebuilding cost of the Property;
“ <b>Series</b> ” .....	A Tranche of Covered Bonds together with any further Tranche or Tranches of Covered Bonds which are (a) expressed to be consolidated and form a single series and (b) identical in all respects (including as to listing) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices;
“ <b>Series Reserved Matter</b> ” .....	The meaning given in Condition 13 on page 96;
“ <b>Servicer</b> ” .....	Laurentian Bank of Canada, in its capacity as servicer under the Servicing Agreement together with any successor servicer appointed from time to time;
“ <b>Servicer Deposit Threshold Ratings</b> ” .....	The threshold rating BBB(low) by DBRS of the long-term unsecured, unsubordinated and unguaranteed debt obligations of the Servicer;
“ <b>Servicer Event of Default</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 150;
“ <b>Servicer Replacement Threshold Ratings</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 148;
“ <b>Servicer Termination Event</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 150;
“ <b>Servicing Agreement</b> ” .....	The meaning given in “ <i>The Servicer</i> ” on page 124;
“ <b>Specified Currency</b> ” .....	Subject to any applicable legal or regulatory restrictions, Canadian dollars and such other currency or currencies as may be agreed from time to time by the Issuer, the relevant Dealer(s), the Issuing and Paying Agent and the Bond Trustee and specified in the applicable Final Terms;
“ <b>Specified Denomination</b> ” .....	In respect of a Series of Covered Bonds, the denomination or denominations of such Covered Bonds specified in the applicable Final Terms;
“ <b>Specified Interest Payment Date</b> ” .....	The meaning given in the applicable Final Terms;
“ <b>Specified Period</b> ” .....	The meaning given in the applicable Final Terms;
“ <b>Standby Account Bank</b> ” .....	Royal Bank of Canada, in its capacity as Standby Account Bank under the Standby Bank Account Agreement, together with any successor Standby Account Bank;
“ <b>Standby Account Bank Notice</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 174;
“ <b>Standby Account Bank Threshold Rating</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 174;
“ <b>Standby Bank Account Agreement</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 173;
“ <b>Standby GIC Account</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 173;
“ <b>Standby GIC Provider</b> ” .....	Royal Bank of Canada, in its capacity as Standby GIC Provider under the Standby Guaranteed Investment Contract, together with any successor Standby GIC Provider;
“ <b>Standby Guaranteed Investment Contract</b> ” .....	The meaning given in “ <i>Summary of the Principal Documents</i> ” on page 175;

<b>“Standby Transaction Account”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 173;
<b>“Subsequent CBS Downgrade Trigger Event”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 171;
<b>“Subsequent IRS Downgrade Trigger Event”</b> .....	The meaning given in <i>“Summary of the Principal Documents”</i> on page 167;
<b>“Subsidiary”</b> .....	Any Person which is for the time being a subsidiary (within the meaning of the Bank Act or the <i>Canada Business Corporations Act</i> , as applicable);
<b>“Substitute Assets”</b> .....	<p>The classes and types of assets from time to time eligible under the Covered Bond Legislative Framework and the CMHC Guide to collateralise covered bonds which, as of the date of this Offering Memorandum, include the following: (a) securities issued by the Government of Canada, and (b) repos of Government of Canada securities having terms acceptable to CMHC; provided that the total exposure to Substitute Assets shall not exceed 10 percent of the aggregate value of (x) the Portfolio Assets; (y) any Substitute Assets; and (z) all cash held by the Guarantor (subject to the Prescribed Cash Limitation) (and, for greater certainty, amounts on deposit in the Yield Supplement Fund shall not constitute Substitute Assets);</p> <p>in each case, provided that:</p> <ul style="list-style-type: none"> <li>(i) such exposures will have certain minimum long-term and short-term ratings from the Rating Agencies, as specified by such Rating Agencies from time to time; and</li> <li>(ii) the maximum aggregate total exposures in general to classes of assets with certain ratings by the Ratings Agencies will, if specified by the Rating Agencies, be limited to the maximum percentages specified by such Rating Agencies;</li> </ul>
<b>“Superintendent”</b> .....	The meaning given in <i>“Risk Factors”</i> on page 41;
<b>“Swap Agreements”</b> .....	The Covered Bond Swap Agreement together with the Interest Rate Swap Agreement, and each a <b>“Swap Agreement”</b> ;
<b>“Swap Collateral”</b> .....	At any time, any asset (including, without limitation, cash and/or securities) which is paid or transferred by a Swap Provider to the Guarantor (and not transferred back to the Swap Provider) as credit support to support the performance by such Swap Provider of its obligations under the relevant Swap Agreement together with any income or distributions received in respect of such asset and any equivalent of such asset into which such asset is transformed;
<b>“Swap Collateral Excluded Amounts”</b> .....	At any time, the amount of Swap Collateral which may not be applied under the terms of the relevant Swap Agreement at that time in satisfaction of the relevant Swap Provider’s obligations to the Guarantor including Swap Collateral which is to be returned to the relevant Swap Provider from time to time in accordance with the terms of the Swap Agreements and ultimately upon termination of the relevant Swap Agreement;
<b>“Swap Provider Default”</b> .....	The occurrence of an Event of Default or Termination Event (each as defined in each of the Swap Agreements) where the relevant Swap Provider is the Defaulting Party or the sole Affected Party (each as defined in relevant Swap Agreement), as applicable, other than a Swap Provider Downgrade Event;
<b>“Swap Provider Downgrade Event”</b> .....	The occurrence of an Additional Termination Event or an Event of Default (each as defined in the relevant Swap Agreement) following a failure by the Swap Provider to comply with the requirements of the ratings downgrade provisions set out in the relevant Swap Agreement;

“Swap Providers” .....	Covered Bond Swap Provider and Interest Rate Swap Provider, and each a “Swap Provider”;
“Tax Act” .....	The meaning given in “Taxation” on page 201;
“taxes” .....	The meaning given in Condition 18.03 on page 98;
“TDS” .....	The meaning given in <i>Valuations, Appraisals, Assessments and Credit Strategy</i> on page 121;
“Third Party Amounts” .....	Each of: <ul style="list-style-type: none"> <li>(a) payments of insurance premiums, if any, due to the Seller in respect of any Seller Arranged Policy to the extent not paid or payable by the Seller (or to the extent such insurance premiums have been paid by the Seller in respect of any Further Advance which is not purchased by the Seller to reimburse the Seller);</li> <li>(b) amounts under an unpaid direct debit which are repaid by the Seller to the bank making such payment if such bank is unable to recoup that amount itself from its customer’s account;</li> <li>(c) payments by the Borrower of any fees (including early repayment fees) and other charges which are due to the Seller;</li> <li>(d) any amount received from a Borrower for the express purpose of payment being made to a third party for the provision of a service (including giving insurance cover) to any of that Borrower, the Originator, the Seller or the Guarantor;</li> </ul> <p>which amounts may be paid daily from moneys on deposit in the Guarantor Accounts or the proceeds of the sale of Substitute Assets;</p>
“Total Credit Commitment” .....	The combined aggregate amount available to be drawn by the Guarantor under the terms of Intercompany Loan Agreement, subject to increase and decrease in accordance with the terms of the Intercompany Loan Agreement, which amount is CAD 2 billion as of the date of this Offering Memorandum;
“Trading Value” .....	The value determined with reference to one of the methods set forth in (a) through (f) below which can reasonably be considered the most accurate indicator of institutional market value in the circumstances: <ul style="list-style-type: none"> <li>(a) the last selling price;</li> <li>(b) the average of the high and low selling price on the calculation date;</li> <li>(c) the average selling price over a given period of days (not exceeding 30) preceding the calculation date;</li> <li>(d) the close of day bid price on the calculation date (in the case of an asset);</li> <li>(e) the close of day ask price on the calculation date (in the case of a liability);</li> <li>(f) such other value as may be indicated by at least two actionable quotes obtained from appropriate market participants instructed to have regard for the nature of the asset or liability, its liquidity and the current interest rate environment,</li> </ul> <p>plus accrued return where applicable (with currency translations undertaken using or at the average close of day foreign exchange rates posted on the Bank of Canada website for the month in relation to which the calculation is made); provided that, in each case, the methodology selected, the reasons therefor and</p>

the determination of value pursuant to such selected methodology shall be duly documented;

“Tranche” or “Tranches” .....	The meaning given in “ <i>Terms and Conditions of the Covered Bonds</i> ” on page 69;
“Transaction Account” .....	The account (to the extent maintained) designated as such in the name of the Guarantor held with the Account Bank and maintained subject to the terms of the Bank Account Agreement and the Security Agreement or such other account as may for the time being be in place with the prior consent of the Bond Trustee and designated as such;
“Transaction Documents” .....	<ul style="list-style-type: none"><li>(a) Mortgage Sale Agreement;</li><li>(b) B2B Mortgage Sale Agreement;</li><li>(c) Custodial Agreement</li><li>(d) Servicing Agreement</li><li>(e) Asset Monitor Agreement;</li><li>(f) Intercompany Loan Agreement;</li><li>(g) Guarantor Agreement;</li><li>(h) Cash Management Agreement;</li><li>(i) Interest Rate Swap Agreement;</li><li>(j) Covered Bond Swap Agreement (including the Issuer Swap Transaction, the Novation Agreement and the Novated Transaction);</li><li>(k) Guaranteed Investment Contract;</li><li>(l) Standby Guaranteed Investment Contract;</li><li>(m) Bank Account Agreement;</li><li>(n) Standby Bank Account Agreement;</li><li>(o) Corporate Services Agreement;</li><li>(p) Security Agreement (and any documents entered into pursuant to the Security Agreement);</li><li>(q) Trust Deed;</li><li>(r) Agency Agreement;</li><li>(s) Dealership Agreement;</li><li>(t) each set of Final Terms (as applicable in the case of each Tranche of listed Covered Bonds subscribed pursuant to a subscription agreement);</li><li>(u) each subscription agreement (as applicable in the case of each Tranche of listed Covered Bonds subscribed pursuant to a subscription agreement);</li><li>(v) Security Sharing Agreement; and</li><li>(w) Master Definitions and Construction Agreement;</li></ul>
“Transfer Agent” .....	Computershare Trust Company of Canada, in its capacity as Transfer Agent, together with any successor;

<b>“Transfer Date”</b> .....	Each of the First Transfer Date and the date of transfer of any New Loans and their Related Security to the Guarantor in accordance with the Mortgage Sale Agreement;
<b>“True Balance”</b> .....	With respect to any Loan as at any given date, the aggregate (but avoiding double counting) of: <ul style="list-style-type: none"> <li>(a) the original principal amount advanced to the relevant Borrower and any further amount advanced on or before the given date to the relevant Borrower secured or intended to be secured by the related Mortgage; and</li> <li>(b) any interest, disbursement, legal expense, fee, charge, rent, service charge, premium or payment which has been properly capitalized in accordance with the relevant Mortgage Conditions or with the relevant Borrower’s consent and added to the amounts secured or intended to be secured by that Loan; and</li> <li>(c) any other amount (including, for the avoidance of doubt, Accrued Interest and Arrears of Interest) which is due or accrued (whether or not due) and which has not been paid by the relevant Borrower and has not been capitalized in accordance with the relevant Mortgage Conditions or with the relevant Borrower’s consent but which is secured or intended to be secured by that Loan, as at the end of the Business Day immediately preceding that given date;</li> </ul> <p style="margin-left: 40px;"><i>minus</i></p> <ul style="list-style-type: none"> <li>(d) any repayment or payment of any of the foregoing made on or before the end of the Business Day immediately preceding that given date and excluding (i) any retentions made but not released and (ii) any Additional Loan Advances committed to be made but not made by the end of the Business Day immediately preceding that given date;</li> </ul>
<b>“Trust Deed”</b> .....	The meaning given in <i>“Terms and Conditions of the Covered Bonds”</i> on page 69;
<b>“U.S. Securities Act”</b> .....	United States Securities Act of 1933, as amended;
<b>“Valuation Calculation”</b> .....	The meaning given in <i>“Description of the Canadian Registered Covered Bond Programs Regime”</i> on page 196;
<b>“Variable Rate Loans”</b> .....	Those Loans to the extent that and for such period that their Mortgage Terms provide that they are subject to a rate of interest or margin which may vary from time to time in accordance with and subject to their relevant Mortgage Terms and/or by reference to a variable or discretionary reference rate of interest;
<b>“Voluntary Overcollateralization”</b> .....	The meaning given in <i>“Credit Structure”</i> on page 183;
<b>“WURA”</b> .....	The meaning given in <i>“Risk Factors”</i> on page 41;
<b>“Yield Supplement Actual Interest”</b> .....	In respect of a Guarantor Payment Date and the related Calculation Period, an amount calculated equal to the aggregate amount of interest payable under the Yield Supplement Reference Loans on the interest payment dates falling within the Calculation Period prior to such Guarantor Payment Date on the assumption with respect to Variable Rate Loans and Fixed Rate Loans included in the Yield Supplement Reference Loans for such calculation that: <ul style="list-style-type: none"> <li>(a) in respect of Variable Rate Loans only, the basis rates in respect of which the variable rates of interest payable under such Variable Rate Loans are calculated remains unchanged after the time of calculation; (b) all rates with a payment frequency other than monthly are converted to monthly rates as</li> </ul>

determined and pursuant to the definition of “Effective Monthly Payment”; and (c) monthly principal payments are reduced according to the prepayment assumption (CPR) prepared by the Guarantor (or the Servicer on its behalf) and delivered to the Interest Rate Swap Calculation Agent based on its historical experience with the Yield Supplement Reference Loans, which will be reviewed and updated annually by the Guarantor (or the Servicer on its behalf), or as otherwise agreed by the Guarantor and the Interest Rate Swap Calculation Agent;

<b>“Yield Supplement Fund”</b> .....	The yield supplement fund that the Guarantor will be required to establish in the GIC Account which may be credited with the proceeds of advances made under the Intercompany Loan and with Cash Capital Contributions (in each case in the Guarantor’s discretion), and the proceeds of Available Revenue Receipts up to an amount equal to the Yield Supplement Required Amount;
<b>“Yield Supplement Ledger”</b> .....	The ledger on the GIC Account of such name maintained by the Cash Manager pursuant to and in accordance with the Cash Management Agreement, to record the crediting of Revenue Receipts to the Yield Supplement Fund and the debiting of such Yield Supplement Fund in accordance with the terms of the Guarantor Agreement;
<b>“Yield Supplement Reference Loans”</b> .....	The Loans in the Portfolio Assets;
<b>“Yield Supplement Required Amount”</b> ....	In respect of a Guarantor Payment Date, the product of: <ul style="list-style-type: none"> <li>(a) the amount, calculated in respect of such Guarantor Payment Date and disclosed on the Yield Supplement Schedule delivered in respect of such Guarantor Payment Date, equal to the sum of the Monthly Aggregate Yield Shortfalls for the Yield Supplement Specified Monthly Periods as determined for such Guarantor Payment Date; and</li> <li>(b) a fraction, the numerator of which is the outstanding balance of the Guarantee Loan and the denominator is the outstanding balance of the Intercompany Loan, as determined for such Guarantor Payment Date;</li> </ul>
<b>“Yield Supplement Schedule”</b> .....	In respect of a Guarantor Payment Date, a schedule prepared by the Interest Rate Swap Calculation Agent and delivered to the Guarantor and listing the Monthly Aggregate Yield Shortfalls calculated for each of the Yield Supplement Specified Monthly Periods and aggregating such amounts as the Yield Supplement Required Amount, which schedule will be prepared based on the information on the Yield Supplement Reference Loans prepared by the Guarantor (or the Servicer on its behalf) and delivered to the Interest Rate Swap Calculation Agent, which form of schedule will be attached as a form to the confirmations under the Interest Rate Swap Agreement;
<b>“Yield Supplement Specified Monthly Periods”</b> .....	In respect of a Guarantor Payment Date, the applicable number of Calculation Periods from and including the Calculation Period for such Guarantor Payment Date, based on the following: <ul style="list-style-type: none"> <li>(a) if the unsecured, unsubordinated and unguaranteed debt obligations of the Issuer is at or above BB by DBRS, six (6); and</li> <li>(b) if the unsecured, unsubordinated and unguaranteed debt obligations of the Issuer is below BB by DBRS, the number that equals the number of full months remaining from the date of such Guarantor Payment Date to the maturity of the longest term of then outstanding Covered Bonds;</li> </ul>
<b>“Yield Supplement Target Interest”</b> .....	In respect of a Guarantor Payment Date and the related Calculation Period, an amount equal to the aggregate amount of interest payable under the Yield Supplement Reference Loans on the interest payment dates falling within the Calculation Period prior to such Guarantor Payment Date on the assumptions that (a) the Yield Supplement Reference Loans bear interest at the Yield

Supplement Target Rate and (b) the Outstanding Principal Balance of Yield Supplement Reference Loans are as determined for the purposes of the definition of “Yield Supplement Actual Interest” for such Guarantor Payment Date and the related Calculation Period, and, including, for greater clarity, after giving effect to the prepayment speed (CPR) for the Yield Supplement Reference Loans as determined by the Guarantor (or the Servicer on its behalf) and notified to the Interest Rate Swap Calculation Agent;

“Yield Supplement Target Rate” .....

In respect of a Guarantor Payment Date, a rate equal to:

- (a) in respect of Fixed Rate Loans, the Fixed Swap Rate; and
- (b) in respect of Variable Rate Loans, the Floating Swap Rate; and

“Zero Coupon Covered Bonds” .....

Covered Bonds which will be offered and sold at a discount to their nominal amount and which will not bear interest.

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**EXHIBIT A**

**INITIAL COVERED BOND PORTFOLIO  
AS OF FEBRUARY 26, 2021**



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

This report contains information regarding the Initial Cover Bond Portfolio as of the indicated Calculation Date, relating to the Covered Bonds to be issued by Laurentian Bank of Canada ("LBC") under its Legislative Covered Bond Programme. The composition of the Cover Pool will change as Loans (and their Related Security) are added and removed from the Cover Pool from time to time and, accordingly, the characteristics and performance of the Loans (and their Related Security) in the Cover Pool will vary over time.

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THESE COVERED BONDS HAVE NOT BEEN APPROVED OR DISAPPROVED BY CANADIAN MORTGAGE HOUSING CORPORATION ("CMHC") NOR HAS CMHC PASSED UPON THE ACCURACY OR ADEQUACY OF THIS DISCLOSURE DOCUMENT. THESE COVERED BONDS ARE NOT INSURED OR GUARANTEED BY CMHC OR THE GOVERNMENT OF CANADA OR ANY OTHER AGENCY THEREOF.

## Programme Information

### Outstanding Covered Bonds

Series	ISIN	Initial Principal Amount	Currency	Translation Rate	CAD Equivalent	Expected Maturity	Legal Final Maturity	Coupon Rate	Rate Type	Maturity Type
CBL1			CAD	N/A					Fixed	Soft Bullet
<b>Total</b>										

### OSFI Programme Limit

OSFI Covered Bond Ratio: 1 OSFI Covered Bond Ratio Limit: 5.50%

1. Per OSFI's letter dated May 23, 2019, the OSFI Covered Bond Ratio refers to total assets pledged for covered bonds relative to total on-balance sheet assets. Total on-balance sheet assets are as at Feb 28, 2021.

### Weighted average maturity of Outstanding Covered Bonds (months)

### Weighted average remaining term of Loans in Cover Pool (months)

### Series Ratings

CBL1 **DBRS**

## Supplementary Information

### Parties to Covered Bond Programme

Issuer	Laurentian Bank of Canada
Guarantor Entity	LBC Covered Bond (Legislative) Guarantor Limited Partnership
Servicer & Cash Manager	Laurentian Bank of Canada
Swap Provider	Royal Bank of Canada
Covered Bond Trustee & Custodian	Computershare Trust Company of Canada
Asset Monitor	Ernst & Young LLP
Account Bank & GIC Provider	Laurentian Bank of Canada
Standby Account Bank & Standby GIC Provider	Royal Bank of Canada
Paying Agent	Laurentian Bank of Canada

### Laurentian Bank of Canada's Ratings

	<b>DBRS</b>
Senior Debt	A (low)
Subordinated Debt	BBB (low)
Short-Term	R-1 (Low)
Rating Outlook	Stable

### Applicable Ratings of Standby Account Bank & Standby GIC Provider (RBC)

	<b>DBRS</b>
Long Term	AA (high)
Short Term	R-1 (High)



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Description of Ratings Triggers

### A. Party Replacement

If the rating(s) of the Party falls below the level stipulated below, such party is required to be replaced or in the case of the Swap Provider:

- (i) transfer credit support; and
- (ii) replace itself or obtain a guarantee for its obligations.

Role	DBRS	Fitch
Account Bank & GIC Provider (LBC)	A & R-1 (low)	
Standby Account Bank & Standby GIC Provider (RBC)	A & R-1 (low)	
Cash Manager (LBC)	BBB (low)	
Servicer (LBC)	BBB (low)	
Interest Rate Swap Provider (RBC)	BBB & R-2 (middle)	F3 (dcr) & BBB- (dcr) <sup>1</sup>
Covered Bond Swap Provider (RBC)	BBB & R-2 (middle)	F3 (dcr) & BBB- (dcr) <sup>1</sup>
Title Holder on Mortgages for LBC and B2B Bank	BBB (low)	

### B. Specified Rating Related Action

i. The following actions are required if the rating of the Cash Manager falls below the stipulated rating:

- (a) Amounts received by the Servicer are to be deposited directly to the GIC Account and not provided to the Cash Manager **DBRS**  
BBB (low)
- (b) Amounts held by the Cash Manager belonging to the Guarantor are to be deposited to the Transaction Account or the GIC Account, as applicable within 5 business days **DBRS**  
BBB (low)

ii. The following actions are required if the rating of the Servicer falls below the stipulated rating:

- (a) Servicer is required to transfer amounts belonging to the Guarantor to the Cash Manager or the GIC Account, as applicable, within 2 business days **DBRS**  
BBB (low)

iii. The following actions are required if the rating of the Issuer falls below the stipulated rating:

- (a) Establishment of the Reserve Fund **DBRS**  
R-1 (low) & A (low)
- (b) Fund Pre-Maturity Liquidity Required Amount on Hard Bullet Covered Bonds **DBRS**  
A (low)<sup>2</sup>
- (c) Repayment of Demand Loan **DBRS**  
n/a

iv. The Covered Bond Swap will become effective per Covered Bond Swap agreement

v. Each Swap Provider is required to transfer credit support, replace itself or obtain a guarantee of its obligations if the rating of such Swap Provider falls below the specified rating:

	DBRS	Fitch
(a) Interest Rate Swap Provider	R-1 (low) & A	F1 (dcr) & A- (dcr) <sup>1</sup>
(b) Covered Bond Swap Provider	R-1 (low) & A	F1 (dcr) & A- (dcr) <sup>1</sup>

### Events of Default & Triggers

Issuer Event of Default	No
Guarantor LP Event of Default	No

<sup>1</sup> These ratings are in respect of Derivative Counterparty Ratings from Fitch and include the (dcr) reference following Fitch having assigned Derivative Counterparty Ratings to the relevant party.

<sup>2</sup> If the Final Maturity Date is within six months of the Pre-Maturity Test : A (high).



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Asset Coverage Test

### Outstanding Covered Bonds

A = Lesser of (i) LTV Adjusted Loan Balance <sup>1</sup> and	A (i)
(ii) Asset Percentage Adjusted Loan Balance <sup>1</sup>	A(ii):
B = Principal Receipts up to Calculation Date not otherwise applied	Actual Asset Percentage: 86.58%
C = Cash Capital Contributions <sup>3</sup>	Maximum Asset Percentage: 97.00%
D = Substitute Assets	Minimum Asset Percentage: 80.00%
E = Reserve Fund Balance	Regulatory OC Minimum: 103.00%
Y = Contingent Collateral Amount	Level of Overcollateralization <sup>2-3</sup> 115.50%
Z = Negative Carry Factor Calculation	
<b>Adjusted Aggregate Asset Amount</b>	_____
<b>(Total: A + B + C + D + E - Y - Z)</b>	=====

### Asset Coverage Test

- LTV Adjusted Loan Balance and Asset Percentage Adjusted Loan Balance are calculated per the Indexation Methodology based on the most recent property appraisal value.
- Per Section 4.3.8 of the CMHC Guide, (A) the lesser of (i) the total amount of cover pool collateral and (ii) the amount of cover pool collateral required to collateralize the covered bonds outstanding and ensure the Asset Coverage Test is met, divided by (B) the Canadian dollar equivalent of the principal amount of covered bonds outstanding under the registered covered bond program.
- Under the Guarantor Agreement section, the Cash Capital Contributions exclude cash in the Yield Supplement Fund.

## Valuation Calculation

### Trading Value of Covered Bonds

A = LTV Adjusted Loan Present Value <sup>1</sup>	Weighted Average Effective Yield of Performing Eligible Loans:	2.60%
B = Principal Receipts up to Calculation Date not otherwise applied		
C = Cash Capital Contributions <sup>2</sup>		
D = Trading Value of Substitute Assets		
E = Reserve Fund Balance		
F = Trading Value of Swap Collateral		
<b>Present Value Adjusted Aggregate Asset Amount</b>		
<b>(Total: A + B + C + D + E + F)</b>		
<b>Valuation Calculation</b>		

- LTV Adjusted Loan Present Value is calculated per the Indexation Methodology based on the most recent property appraisal value
- Under the Guarantor Agreement section, the Cash Capital Contributions exclude cash in the Yield Supplement Fund.

## Intercompany Loan Balance

Guarantee Loan	
Demand Loan	
<b>Total</b>	=====

## Cover Pool Losses

Period End	Write-off Amounts	Loss Percentage (Annualized)
2/26/2021		0.00%



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Cover Pool Flow of Funds

Cash Inflows	26-Feb-21	31-Jan-21
Principal Receipts	1	1
Proceeds for sale of Loans		
Draw on Intercompany Loan		
Revenue Receipts		
Swap Receipts		
Swap Breakage Fee		
Cash Capital Contribution		
<b>Cash Outflows</b>		
Swap payment		
Intercompany Loan interest		
Intercompany Loan principal	1	1
Purchase of Loans		
<b>Net inflows/(outflows)</b>		

1. Includes Capitalized Interest on Loans. Amounts drawn by Guarantor LP on the Intercompany Loan in respect of Capitalized Interest are included on a net basis in the Intercompany Loan principal.

## Yield Supplement Flow of Funds

Beginning Balance of Yield Supplement Ledger	
Deposit to Yield Supplement Ledger <sup>1</sup>	
Withdraw from Yield Supplement Ledger	
End Balance of the Yield Supplement Ledger	
Yield Supplement Required Amount <sup>2</sup>	

End Balance = Yield Supplement Required Amount. In Compliance (Yes/No)

1. Source of fund for the Yield Supplement Ledger includes: Available Revenue Receipts, Cash Capital Contribution, and Intercompany Loan (Demand Loan).

2. The Interest Swap Calculation Agent is to prepare a Yield Supplement Schedule and calculate the Yield Supplement Required Amount as required by the Interest Rate Swap confirmations.

## Cover Pool Summary Statistics

Current Month Ending Balance	\$337,447,174
Number of Mortgages in Pool	1,189
Average Mortgage Size	\$283,808
Number of Properties	1,040
Number of Borrowers	1,040
Weighted Average Original LTV <sup>1</sup>	70.81%
Weighted Average Current LTV <sup>2</sup>	68.60%
Weighted Average Indexed Current LTV <sup>2,3</sup>	65.02%
Weighted Average Authorized LTV <sup>4</sup>	71.84%
Weighted Average Indexed Authorized LTV <sup>3,4</sup>	68.02%
Weighted Average Mortgage Rate	2.60%
Weighted Average Seasoning (Months)	8.485
Weighted Average Original Term (Months)	57.4342
Weighted Average Remaining Term (Months)	48.9492

1. For multi-product mortgage loans this is calculated based on all loans secured by the same property within the Cover Pool. If there is an additional advance against the property outside of the Cover Pool the value the Weighted Average Original LTV is recalculated at the time the new tranche is sold into the Cover Pool based on the balances of the loans at the time of the new advance.

2. For multi-product mortgage loans this is calculated based on all loans secured by the same property within the Cover Pool.

3. Indexed LTV's are calculated per the Indexation Methodology based on the most recent property appraisal value.

4. For multi-product loans this is calculated based on loans which are drawn or available to be drawn secured by the same property including those components held outside the Cover Pool.



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Cover Pool Delinquency Distribution

<u>Aging Summary</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Current and less than 30 days past due	1,189	100.00%	\$337,447,174	100.00%
30 to 59 days past due	0	0.00%	\$0	0.00%
60 to 89 days past due	0	0.00%	\$0	0.00%
90 or more days past due	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Provincial Distribution

<u>Province</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
British Columbia	48	4.04%	\$20,597,979	6.10%
Prairies	35	2.94%	\$13,924,635	4.13%
Ontario	549	46.17%	\$234,472,092	69.48%
Quebec	557	46.85%	\$68,452,468	20.29%
Atlantic	0	0.00%	\$0	0.00%
Other	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Interest Rate Type Distribution

<u>Interest Rate Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Fixed	1,014	85.28%	\$257,682,600	76.36%
Variable	175	14.72%	\$79,764,573	23.64%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Occupancy Type Distribution

<u>Occupancy Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Owner Occupied	1,161	97.65%	\$328,992,921	97.49%
Non-Owner Occupied	28	2.35%	\$8,454,252	2.51%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Mortgage Asset Type Distribution

<u>Asset Type</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Conventional Mortgage Loans	604	50.80%	\$255,444,480	75.70%
Multiproduct Mortgage Loans	585	49.20%	\$82,002,693	24.30%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Interest Rate Distribution

<u>Interest Rate (%)</u>	<u>Number of Loans</u>	<u>Percentage</u>	<u>Principal Balance</u>	<u>Percentage</u>
Less than 2.000	94	7.91%	\$31,387,846	9.30%
2.000 - 2.999	830	69.81%	\$246,686,704	73.10%
3.000 - 3.999	255	21.45%	\$58,568,555	17.36%
4.000 - 4.999	10	0.84%	\$804,069	0.24%
5.000 - 5.999	0	0.00%	\$0	0.00%
6.000 - 6.999	0	0.00%	\$0	0.00%
7.000 - 7.999	0	0.00%	\$0	0.00%
8.000 or Greater	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Cover Pool Remaining Balance

Remaining Principal Balance (\$)	Number of Loans	Percentage	Principal Balance	Percentage
99,999 and below	293	24.64%	\$15,560,301	4.61%
100,000 - 149,999	120	10.09%	\$14,979,914	4.44%
150,000 - 199,999	116	9.76%	\$20,575,273	6.10%
200,000 - 249,999	88	7.40%	\$19,716,123	5.84%
250,000 - 299,999	90	7.57%	\$24,738,521	7.33%
300,000 - 349,999	84	7.06%	\$27,324,173	8.10%
350,000 - 399,999	74	6.22%	\$27,903,871	8.27%
400,000 - 449,999	72	6.06%	\$30,713,593	9.10%
450,000 - 499,999	62	5.21%	\$29,356,678	8.70%
500,000 - 549,999	51	4.29%	\$26,735,964	7.92%
550,000 - 599,999	36	3.03%	\$20,771,153	6.16%
600,000 - 649,999	17	1.43%	\$10,690,282	3.17%
650,000 - 699,999	33	2.78%	\$22,168,616	6.57%
700,000 - 749,999	10	0.84%	\$7,317,988	2.17%
750,000 - 799,999	14	1.18%	\$10,888,156	3.23%
800,000 - 849,999	7	0.59%	\$5,771,397	1.71%
850,000 - 899,999	7	0.59%	\$6,139,254	1.82%
900,000 - 949,999	2	0.17%	\$1,841,455	0.55%
950,000 - 999,999	5	0.42%	\$4,833,301	1.43%
1,000,000 and above	8	0.67%	\$9,421,160	2.79%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Months to Maturity Distribution

Months to Maturity	Number of Loans	Percentage	Principal Balance	Percentage
5 or Less	0	0.00%	\$0	0.00%
6 - 11	20	1.68%	\$2,112,730	0.63%
12 - 23	132	11.10%	\$17,590,910	5.21%
24 - 35	43	3.62%	\$5,694,427	1.69%
36 - 47	290	24.39%	\$76,731,816	22.74%
48 - 59	702	59.04%	\$235,148,511	69.68%
60 - 71	2	0.17%	\$168,779	0.05%
72 or greater	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

## Cover Pool Property Type Distribution

Property Type	Number of Loans	Percentage	Principal Balance	Percentage
Single Family	980	82.42%	\$283,976,217	84.15%
Apartment (Condominium)	146	12.28%	\$40,052,531	11.87%
Semi-detached	0	0.00%	\$0	0.00%
Duplex	38	3.20%	\$8,439,222	2.50%
Tri-plex	20	1.68%	\$4,135,457	1.23%
Fourplex	5	0.42%	\$843,746	0.25%
Row	0	0.00%	\$0	0.00%
Other	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>



# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Cover Pool Indexed LTV - Authorized Distribution <sup>1</sup>

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	17	1.43%	\$930,730	0.28%
20.01 - 25.00	10	0.84%	\$1,579,222	0.47%
25.01 - 30.00	11	0.93%	\$982,724	0.29%
30.01 - 35.00	22	1.85%	\$2,957,691	0.88%
35.01 - 40.00	21	1.77%	\$3,727,960	1.10%
40.01 - 45.00	49	4.12%	\$9,265,073	2.75%
45.01 - 50.00	53	4.46%	\$13,221,446	3.92%
50.01 - 55.00	60	5.05%	\$15,043,107	4.46%
55.01 - 60.00	83	6.98%	\$24,578,789	7.28%
60.01 - 65.00	115	9.67%	\$31,867,560	9.44%
65.01 - 70.00	135	11.35%	\$42,492,789	12.59%
70.01 - 75.00	286	24.05%	\$79,492,550	23.56%
75.01 - 80.00	325	27.33%	\$110,612,647	32.78%
Greater than 80.00	2	0.17%	\$694,885	0.21%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

1. Indexed Authorized LTV is calculated per the Indexation Methodology based on the most recent property appraisal value

## Cover Pool Indexed LTV - Current Distribution <sup>1</sup>

Indexed LTV (%)	Number of Loans	Percentage	Principal Balance	Percentage
20.00 and below	47	3.95%	\$2,131,342	0.63%
20.01 - 25.00	22	1.85%	\$2,521,515	0.75%
25.01 - 30.00	30	2.52%	\$3,517,160	1.04%
30.01 - 35.00	44	3.70%	\$5,962,861	1.77%
35.01 - 40.00	36	3.03%	\$7,303,678	2.16%
40.01 - 45.00	51	4.29%	\$12,087,461	3.58%
45.01 - 50.00	61	5.13%	\$15,293,626	4.53%
50.01 - 55.00	72	6.06%	\$19,489,347	5.78%
55.01 - 60.00	92	7.74%	\$25,341,214	7.51%
60.01 - 65.00	142	11.94%	\$37,562,168	11.13%
65.01 - 70.00	173	14.55%	\$55,147,138	16.34%
70.01 - 75.00	252	21.19%	\$76,482,735	22.67%
75.01 - 80.00	167	14.05%	\$74,606,930	22.11%
Greater than 80.00	0	0.00%	\$0	0.00%
<b>Total</b>	<b>1,189</b>	<b>100.00%</b>	<b>\$337,447,174</b>	<b>100.00%</b>

1. Indexed Current LTV is calculated per the Indexation Methodology based on the most recent property appraisal value



**Provincial Distribution by Indexed Current LTV and Aging Summary**

**Days Delinquent**

**Current- <30**

LTV	British Columbia	Alberta	Quebec	Ontario	Other	Total
<20.00	\$84,346	-	\$1,737,057	\$309,940	-	\$2,131,342
20.01 - 25.00	\$145,413	\$175,678	\$979,022	\$1,221,403	-	\$2,521,515
25.01 - 30.00	\$493,578	\$96,579	\$1,386,714	\$1,540,289	-	\$3,517,160
30.01 - 35.00	\$276,366	\$395,864	\$2,796,292	\$2,494,339	-	\$5,962,861
35.01 - 40.00	\$313,078	\$251,511	\$2,015,517	\$4,723,572	-	\$7,303,678
40.01 - 45.00	\$194,157	-	\$3,989,359	\$7,903,945	-	\$12,087,461
45.01 - 50.00	\$1,278,970	-	\$5,764,383	\$8,250,273	-	\$15,293,626
50.01 - 55.00	\$661,497	-	\$2,901,326	\$15,926,523	-	\$19,489,347
55.01 - 60.00	\$2,959,376	-	\$5,871,824	\$16,510,014	-	\$25,341,214
60.01 - 65.00	\$1,593,376	\$707,332	\$9,964,220	\$25,297,240	-	\$37,562,168
65.01 - 70.00	\$5,043,474	\$805,414	\$10,285,288	\$39,012,962	-	\$55,147,138
70.01 - 75.00	\$4,149,993	\$4,107,433	\$16,319,971	\$51,905,337	-	\$76,482,735
75.01 - 80.00	\$3,404,355	\$7,384,823	\$4,441,497	\$59,376,255	-	\$74,606,930
>80.00	-	-	-	-	-	-
<b>Total</b>	<b>\$20,597,979</b>	<b>\$13,924,635</b>	<b>\$68,452,468</b>	<b>\$234,472,092</b>	<b>-</b>	<b>\$337,447,174</b>

**Days Delinquent**

**30- <60**

LTV	British Columbia	Alberta	Quebec	Ontario	Other	Total
<20.00	-	-	-	-	-	-
20.01 - 25.00	-	-	-	-	-	-
25.01 - 30.00	-	-	-	-	-	-
30.01 - 35.00	-	-	-	-	-	-
35.01 - 40.00	-	-	-	-	-	-
40.01 - 45.00	-	-	-	-	-	-
45.01 - 50.00	-	-	-	-	-	-
50.01 - 55.00	-	-	-	-	-	-
55.01 - 60.00	-	-	-	-	-	-
60.01 - 65.00	-	-	-	-	-	-
65.01 - 70.00	-	-	-	-	-	-
70.01 - 75.00	-	-	-	-	-	-
75.01 - 80.00	-	-	-	-	-	-
>80.00	-	-	-	-	-	-
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



**LBC Legislative Covered Bond Programme Initial Portfolio Report**

Calculation Date: 2/26/2021

**Days Delinquent**

**60-<90**

LTV	British Columbia	Alberta	Quebec	Ontario	Other	Total
<20.00	-	-	-	-	-	-
20.01 - 25.00	-	-	-	-	-	-
25.01 - 30.00	-	-	-	-	-	-
30.01 - 35.00	-	-	-	-	-	-
35.01 - 40.00	-	-	-	-	-	-
40.01 - 45.00	-	-	-	-	-	-
45.01 - 50.00	-	-	-	-	-	-
50.01 - 55.00	-	-	-	-	-	-
55.01 - 60.00	-	-	-	-	-	-
60.01 - 65.00	-	-	-	-	-	-
65.01 - 70.00	-	-	-	-	-	-
70.01 - 75.00	-	-	-	-	-	-
75.01 - 80.00	-	-	-	-	-	-
>80.00	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

**Days Delinquent**

**90+**

LTV	British Columbia	Alberta	Quebec	Ontario	Other	Total
<20.00	-	-	-	-	-	-
20.01 - 25.00	-	-	-	-	-	-
25.01 - 30.00	-	-	-	-	-	-
30.01 - 35.00	-	-	-	-	-	-
35.01 - 40.00	-	-	-	-	-	-
40.01 - 45.00	-	-	-	-	-	-
45.01 - 50.00	-	-	-	-	-	-
50.01 - 55.00	-	-	-	-	-	-
55.01 - 60.00	-	-	-	-	-	-
60.01 - 65.00	-	-	-	-	-	-
65.01 - 70.00	-	-	-	-	-	-
70.01 - 75.00	-	-	-	-	-	-
75.01 - 80.00	-	-	-	-	-	-
>80.00	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-

<b>Total</b>	<b>\$20,597,979</b>	<b>\$13,924,635</b>	<b>\$68,452,468</b>	<b>\$234,472,092</b>	<b>-</b>	<b>\$337,447,174</b>
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# LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

## Cover Pool Indexed Current LTV<sup>1</sup> by Credit Bureau Score

Indexed LTV (%)	Score Unavailable	<600	600 - 650	651 - 700	701 - 750	751 - 800	>800	Total
20.00 and below	-	-	\$51,908	\$68,573	\$235,901	\$1,030,382	\$744,579	\$2,131,342
20.01 - 25.00	-	-	-	\$98,396	\$363,047	\$990,411	\$1,069,661	\$2,521,515
25.01 - 30.00	-	-	-	\$221,427	\$860,143	\$596,305	\$1,839,286	\$3,517,160
30.01 - 35.00	-	-	\$250,232	\$627,000	\$2,224,842	\$1,092,371	\$1,768,416	\$5,962,861
35.01 - 40.00	-	-	\$208,346	\$527,078	\$1,794,419	\$1,360,265	\$3,413,570	\$7,303,678
40.01 - 45.00	-	-	\$591,964	\$1,027,200	\$1,232,630	\$5,485,794	\$3,749,873	\$12,087,461
45.01 - 50.00	-	-	\$685,913	\$2,319,961	\$4,379,254	\$2,936,371	\$4,972,127	\$15,293,626
50.01 - 55.00	-	-	\$232,905	\$2,814,251	\$2,852,571	\$4,232,565	\$9,357,055	\$19,489,347
55.01 - 60.00	-	-	\$657,591	\$4,625,292	\$5,800,884	\$4,771,952	\$9,485,495	\$25,341,214
60.01 - 65.00	-	-	\$1,438,787	\$6,048,574	\$9,085,371	\$6,657,141	\$14,332,296	\$37,562,168
65.01 - 70.00	-	-	\$1,042,629	\$8,795,594	\$13,548,220	\$13,759,809	\$18,000,885	\$55,147,138
70.01 - 75.00	-	-	\$3,231,414	\$10,668,206	\$19,757,857	\$21,476,242	\$21,349,016	\$76,482,735
75.01 - 80.00	-	-	\$731,241	\$9,672,609	\$14,126,502	\$18,609,893	\$31,466,684	\$74,606,930
80.00 and Above	-	-	-	-	-	-	-	-
<b>Total</b>	-	-	<b>\$9,122,929</b>	<b>\$47,514,162</b>	<b>\$76,261,641</b>	<b>\$82,999,501</b>	<b>\$121,548,941</b>	<b>\$337,447,174</b>

1. Indexed Current LTV is calculated per the Indexation Methodology based on the most recent property appraisal value

## Appendix

### Indexation Methodology

The Teranet-National Bank House Price Index™ (the "House Price Index") is an independent representation of the rate of change of Canadian single-family home prices. The measurements are based on the property records of public land registries, where sale price is available. The Teranet-National Bank House Price Index™ Composite 11 (the "Composite 11 House Price Index") is an independently developed representation of monthly average home price changes in the following eleven Canadian metropolitan areas: Victoria, Vancouver, Calgary, Edmonton, Winnipeg, Hamilton, Toronto, Ottawa, Montréal, Québec and Halifax. These metropolitan areas are combined to form the Composite 11 House Price Index, which is the weighted average of these eleven metropolitan areas.

The Indexation Methodology to be employed by the Guarantor will be based on: (a) with respect to Properties located within the cities of Vancouver, Victoria, Calgary, Edmonton, Winnipeg, Ottawa-Gatineau, Hamilton, Toronto, Montreal, Quebec City and Halifax, data provided by Teranet through the House Price Index; and (b) for Properties located in all other areas of Canada, a property value that is adjusted using the Composite 11 House Price Index™, which is calculated as a weighted average of the data for the eleven metropolitan cities included in the House Price Index. The data derived by the House Price Index is based on a repeat sales method, which measures the change in price of certain residential properties within the related area based on at least two sales of each such property over time. Such price change data is then used to formulate the House Price Index for the related area. Details of the House Price Index and the Composite 11 House Price Index may be found at: [www.housepriceindex.ca](http://www.housepriceindex.ca).

A three-step process is used to determine the Market Value for each Property subject to the Related Security in respect of a Loan. First, a code (the Forward Sortation Area (FSA)) which identifies the location of the Property is compared to corresponding codes maintained by Teranet to confirm whether the property is located within any of the 11 Canadian metropolitan areas covered by the Index. Second, to the extent an FSA match is not found, the name of the city in which such Property is located is used to confirm whether such city matches any of the Canadian metropolitan areas covered by the Index. The Market Value is then determined by adjusting the Latest Valuation for such Property, at least quarterly, by the rate of change for the corresponding Canadian metropolitan area, and where there is no corresponding Canadian metropolitan area, the rate of change indicated in the Index, from the date of the Latest Valuation to the date on which the Latest Valuation is being adjusted for purposes of determining the Market Value for such Property. Where the Latest Valuation in respect of such Property pre-dates the first available date for the relevant rate of change in the Index, the first available date for such rate of change is used to determine the rate of change to apply to adjust the Latest Valuation for purposes of determining the Market Value for such Property. Such adjusted Market Value is the adjusted Original Market Value referred to in the Monthly Investor Report.

The Issuer and the Guarantor LP may from time to time determine to use a different index or indices or a different indexation methodology to adjust the Latest Valuation for subsequent price developments to determine Market Value for example, to obtain rates of changes in home prices for metropolitan or geographic areas not covered by the Index, to use an index or indices that the Issuer and Guarantor LP believe will produce better or more reliable results or that is more cost effective.

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No website referred to herein forms part of the Investor Report, nor have the contents of any such website been approved by or submitted to CMHC or any other governmental, securities or other regulatory authority.

### Risk Factors relating to the Indexation Methodology

The Issuer and the Guarantor LP believe that the following factors, although not exhaustive, could be material for the purpose of assessing risks associated with the use of the Index.



## LBC Legislative Covered Bond Programme Initial Portfolio Report

Calculation Date: 2/26/2021

No recourse for errors in the data in the Index

The Issuer and the Guarantor LP have received written permission from the Index providers to use the Index. The data in the Index is provided on an "as is" basis and without any warranty as to the accuracy, completeness, non-infringement, originality, timeliness or any other characteristic of the data and the Index providers disclaim any and all liability with respect to such data. Neither the Issuer nor the Guarantor LP makes any representation or warranty, express or implied, in relation to the accuracy, completeness or reliability of such information or assumes any liability for any errors or reliance placed on such information. As a result, there will not be any recourse for investors, the Issuer or the Guarantor LP for any errors in the data in the Index relied upon to determine the Market Value in respect of any Property subject to the Related Security in respect of a Loan.

The actual rate of change in the value of a Property may differ from the rate of change used to adjust the Latest Valuation for such Property in determining its Market Value

The Index does not include a representation of changes in average home prices outside of the Canadian metropolitan areas that it covers and was developed as a representation of monthly average home price changes in the Canadian metropolitan areas that it does cover. While the Index uses data from single family properties, including detached, semi-detached, townhouse/row homes and condominium properties, it is being used to determine the Market Value of all Properties included as Related Security for Loans in the Covered Bond Portfolio, which may not correspond in every case to the categories included in the Index. The actual value of a Property subject to the Related Security in respect of each Loan may change at a rate that is greater than or less than the rate of change used to determine the Market Value for such Property. This discrepancy may be magnified when the Index is used to determine the Market Value for a Property outside of the Canadian metropolitan areas covered by the Index given factors that affect housing prices may vary significantly regionally from a national average or where the Index is used to determine Market Value for a Property in a category not covered by the Index and whose value is affected by factors that are different from those that affect the value of properties in the categories used by the Index. In addition, the methodology applied to produce the Index makes certain fundamental assumptions that impose difficulties in selecting or filtering the properties that are used to produce the Index due to a lack of information about the properties, which may result in such properties being excluded and may impact the accuracy of the representation of the rate of change in the Index.

The Index may not always be available in its current form or a different Index may be used to determine Market Value for a Property subject to Related Security in respect of a Loan

The Index providers may make a change to the method used to calculate the Index, the frequency with which the Index is published may change (such that the Index no longer meets the requirements in the Guide), or the Index may cease to be available to the Issuer and the Guarantor LP for determining the Market Value of the Property subject to Related Security in respect of a Loan. In such circumstances, the Issuer and the Guarantor LP may or will need to select one or more new indices for determining Market Value of the Property subject to Related Security in respect of a Loan. The Issuer and the Guarantor LP may also determine at any time to use a different index or indices to adjust the Latest Valuation of the Property subject to Related Security in respect of a Loan for subsequent price developments to determine the Market Value of such Property, for example, to obtain rates of changes in home prices for metropolitan or geographic areas not covered by the Index, to use an index or indices that the Issuer and Guarantor LP believe will produce better or more reliable Market Value results or that is more cost effective. The use of any such new indices to adjust Latest Valuation could result in a significant change in the Market Value of the real property subject to the Related Security in respect of each Loan. See "Housing Price Index Methodology - Indexation Methodology".