

**THIRD AMENDED AND RESTATED MASTER DEFINITIONS AND CONSTRUCTION
AGREEMENT**

by and among

NATIONAL BANK OF CANADA

and

NBC COVERED BOND (LEGISLATIVE) GUARANTOR LIMITED PARTNERSHIP

and

COMPUTERSHARE TRUST COMPANY OF CANADA

and

8603413 CANADA INC.

and

NBC COVERED BOND (LEGISLATIVE) GP INC.

and

DELOITTE LLP

dated

December 18, 2025

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**THIRD AMENDED AND RESTATED MASTER DEFINITIONS AND
CONSTRUCTION AGREEMENT**

THIS THIRD AMENDED AND RESTATED MASTER DEFINITIONS AND CONSTRUCTION AGREEMENT (this “**Agreement**”) is made as of the 18th day of December, 2025.

BY AND AMONG

- (1) **NATIONAL BANK OF CANADA**, a bank named in Schedule I to the *Bank Act* (Canada), whose executive office is at 800 Saint-Jacques Street, Montréal, Québec, Canada, H3C 1A3 in its capacities as Issuer, Seller, Servicer, Cash Manager, Interest Rate Swap Provider and Covered Bond Swap Provider;
- (2) **NBC COVERED BOND (LEGISLATIVE) GUARANTOR LIMITED PARTNERSHIP**, a limited partnership formed under the laws of the Province of Ontario whose registered office is at 66 Wellington Street West, Suite 5300, TD Bank Tower, Toronto, Ontario, Canada, M5K 1E6, by its general partner **NBC COVERED BOND (LEGISLATIVE) GP INC.**;
- (3) **COMPUTERSHARE TRUST COMPANY OF CANADA**, a trust company formed under the laws of Canada, whose registered office is at 650 de Maisonneuve Blvd. West, 7th Floor, Montréal, Québec, Canada, H3A 3T2 in its capacities as Bond Trustee and Custodian;
- (4) **NBC COVERED BOND (LEGISLATIVE) GP INC.**, a corporation incorporated under the laws of Canada whose registered office is at 800 Saint-Jacques Street, Montréal, Québec, Canada, H3C 1A3;
- (5) **8603413 CANADA INC.**, a corporation incorporated under the laws of Canada whose registered office is at 66 Wellington Street West, Suite 5300, TD Bank Tower, Toronto, Ontario, Canada, M5K 1E6;
- (6) **DELOITTE LLP**, a limited liability partnership formed under the laws of the Province of Québec, acting through its offices located at La Tour Deloitte, 1190, avenue des Canadiens-de-Montréal, Suite 500, Montréal, Québec, Canada, H3B 0M7; and
- (7) Each other Person who may from time to time become a party to this Agreement.

WHEREAS:

- A. Each of the parties hereto is a party to one or more Transaction Documents (as defined herein) in respect of the Global Covered Bond Programme under which the Bank will issue covered bonds, including as described in the prospectus of the Issuer dated on or about the Programme Date, which may be supplemented or superseded from time to time, issued in connection with the admission of such covered bonds to the Official List of the FCA and to trading on the London Stock Exchange’s main market; and

- B. The parties entered into a master definitions and construction agreement dated October 31, 2013, as amended pursuant to (i) amending agreements dated June 30, 2014, April 7, 2016 and September 12, 2017, (ii) an amended and restated master definitions and construction agreement dated September 27, 2018, (iii) amending agreements to the amended and restated master definitions and construction agreement dated July 9, 2019, September 9, 2020 and September 2, 2021, (iv) a second amended and restated master definitions and construction agreement dated September 2, 2022, (v) amending agreements to the second amended and restated master definitions and construction agreement dated September 8, 2023, September 9, 2024 and September 4, 2025 (collectively, the “**2022 Master Definitions and Construction Agreement**”) to confirm that, except where the context otherwise requires and save where otherwise defined in the relevant Transaction Document, capitalized terms used in the Transaction Documents shall have the meanings set forth in the 2022 Master Definitions and Construction Agreement and shall be construed in accordance with the interpretation provisions set out therein.
- C. In connection with the changes to the CMHC Guide coming into force on January 1, 2026, the parties to the 2022 Master Definitions and Construction Agreement wish to amend and restate the 2022 Master Definitions and Construction Agreement in its entirety by entering into this Agreement.

NOW THEREFORE IT IS HEREBY AGREED that in consideration of the mutual covenants and agreements herein set forth, the parties agree as follows:

1. DEFINITIONS

Except where the context otherwise requires and save where otherwise defined in the relevant Transaction Document, the following terms when used in the Transaction Documents shall have the following meanings:

“**2017 New Guide OC Valuation Implementation Date**” means January 1, 2018;

“**24 hours**” (where referred to in Schedule 5 to the Trust Deed) has the meaning given to it in Schedule 5 to the Trust Deed;

“**30/360**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**360/360**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**30E/360**” or “**Eurobond Basis**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**30E/360 (ISDA)**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**48 hours**” (where referred to in Schedule 5 to the Trust Deed) has the meaning given to it in Schedule 5 to the Trust Deed;

“**Account Bank**” means the bank at which the Guarantor Accounts are maintained from time to time being, as at the Programme Date, National Bank of Canada acting through its main branch

situated at 800 Saint-Jacques Street, Montréal, Québec, Canada, H3C 1A3 and, unless the context otherwise requires, includes the Standby Account Bank, if and when appointed, together with any successor Account Bank appointed in accordance with the terms of the Bank Account Agreement;

“Account Bank Threshold Ratings” means the threshold ratings P-1 (in respect of Moody’s), A or F1 (in respect of Fitch, provided that, for greater certainty, only one of such ratings from Fitch is required to be at or above such ratings), and A or R-1 (low) (in respect of DBRS, provided that, for greater certainty, only one of such ratings from DBRS is required to be at or above such ratings), as applicable, of, in the case of Moody’s, the short term deposit rating, in the case of Fitch, the issuer default rating, and in the case of DBRS, the unsecured, unsubordinated and unguaranteed debt obligations, in each case, of the Account Bank by the Rating Agencies;

“Accrued Interest” means 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/360” has the meaning given to it in Condition 5.09 (*Definitions*);

“Actual/365 (Fixed)” has the meaning given to it in Condition 5.09 (*Definitions*);

“Actual/365 (Sterling)” has the meaning given to it in Condition 5.09 (*Definitions*);

“Actual/Actual” or **“Actual/Actual (ISDA)”** has the meaning given to it in Condition 5.09 (*Definitions*);

“Actual/Actual (ICMA)” has the meaning given to it in Condition 5.09 (*Definitions*);

“Additional Loan Advance” means a further drawing (including, but not limited to, Further Advances) in respect of Loans sold by the Seller to the Guarantor; provided that Additional Loan Advances in respect of a Loan shall not include any new advance created pursuant to a separate loan agreement on the same day as all previous advances under such Loan have been repurchased by the Seller pursuant to the Mortgage Sale Agreement;

“Adjusted Aggregate Asset Amount” has the meaning given to it in Schedule 2 of the Guarantor Agreement;

“Adjusted Required Redemption Amount” has the meaning given to it in Schedule 9 of the Guarantor Agreement;

“Advance” or **“Advances”** have the meaning given to such terms in Section 2 of the Intercompany Loan Agreement;

“Adverse Claim” means a Security Interest, ownership interest, right of set-off or other right or claim of any Person;

“Affiliate” means any Person which is for the time being an affiliate (within the meaning of the *Bank Act* or the *Canada Business Corporations Act*, as applicable);

“Agency Agreement” means the agency agreement entered into on the Programme Date by and among the Issuer, the Guarantor, the Bond Trustee, the Issuing and Paying Agent and the other Paying Agents, the Exchange Agent, 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” means each of the Paying Agents, the Registrar, the Exchange Agent and the Transfer Agent;

“Aggregate Purchase Price” means, for Portfolio Assets sold by the Seller to the Guarantor on a relevant Purchase Date, the amount specified in the related Purchase Notice for such Portfolio Assets which amount shall be equal to the Fair Market Value for such Portfolio Assets as of the Cut-Off Date;

“All-In-One Mortgage Segment” means 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;

“AMF” means the Autorité des marchés financiers;

“Amortization Test” has the meaning given to it in Schedule 3 of the Guarantor Agreement;

“Amortization Test Aggregate Asset Amount” has the meaning given to it Schedule 3 of the Guarantor Agreement;

“Amortization Test True Balance” has the meaning given to it in Schedule 3 of the Guarantor Agreement;

“Amortization Yield” means the rate defined by the relevant Final Terms;

“Amortized Face Amount” means the 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;

“Annual Asset Monitor Report” has the meaning given to it in Section 2.2 of the Asset Monitor Agreement;

“Applicable Privacy Laws” means, with respect to a relevant Person, PIPEDA and any similar Canadian federal or provincial legislation now in force or that may in the future come into force governing the protection of Personal Information that is applicable to such Person;

“Applicable Rate” means one of CORRA Compounded Index, CORRA, the CAD Recommended Rate or the BOC Target Rate, as applicable;

“Appointee” means any legal counsel, manager, agent, delegate, nominee, custodian or other person appointed by the Bond Trustee under the trust presents;

“Arrangers” means BNP Paribas and NBF and any other entity appointed as an arranger for the Programme or in respect of any particular Tranche or Series of Covered Bonds under the Programme but excluding any entity whose appointment has been terminated in accordance with the terms of the Dealership Agreement and notice of such termination has been given to the Issuing and Paying Agent and the Bond Trustee by the Issuer in accordance with the provisions of the Dealership Agreement and references in this Agreement to the **“Arranger”** shall be references to the relevant Arranger or, as the case may be, any of the Arrangers;

“Arrears of Interest” means 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;

“Asset Coverage Test” has the meaning given to it in Schedule 2 of the Guarantor Agreement;

“Asset Coverage Test Breach Notice” means the notice required to be served in accordance with Section 5.1 of the Guarantor Agreement if the Asset Coverage Test has not been met on two consecutive Calculation Dates;

“Asset Monitor” means Deloitte LLP, or such other person as may from time to time be appointed as asset monitor pursuant to the terms of the Asset Monitor Agreement;

“Asset Monitor Agreement” means the asset monitor agreement entered into on the Programme Date by and among the Asset Monitor, the Guarantor, the Cash Manager, the Issuer and the Bond Trustee, as amended on September 12, 2017 and as further amended and restated on December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Asset Monitor Fee” has the meaning given to it in Section 6.1 of the Asset Monitor Agreement;

“Asset Monitor Payment Date” has the meaning given to it in Section 6.1 of the Asset Monitor Agreement;

“Asset Percentage” has the meaning specified in, and shall be determined in accordance with, Schedule 2 to the Guarantor Agreement, and the “Asset Percentage” as determined at any time shall be less than or equal to the maximum asset percentage as disclosed in the current Investor Report at such time;

“Asset Percentage Adjusted True Balance” has the meaning given to it in Schedule 2 of the Guarantor Agreement;

“Asset Value” has the meaning given to it in Schedule 10 to the Guarantor Agreement;

“Associate” has the meaning specified in Section 1 of the *Securities Act* (Ontario) as in effect on the date of this Agreement;

“Auditors” means Deloitte LLP being the auditors for the time being of the Issuer or, as the case may be, the Guarantor or, in the event of their being unable or unwilling promptly to carry out any action requested of them pursuant to the provisions of the Transaction Documents, such other firm of accountants as may be nominated or approved from time to time by the Bond Trustee in accordance with the Transaction Documents;

“Australian Documents” means the documents which may be entered into in respect of an issuance of Australian dollar denominated Exempt Covered Bonds, including a supplemental trust deed between the Issuer, the Guarantor and the Bond Trustee, an Australian deed poll of the Issuer and a supplemental agency agreement made between the Issuer and an Australian issuing and paying agent and registrar in respect of Australian dollar denominated Exempt Covered Bonds, each as amended and/or supplemented and/or restated or replaced from time to time;

“Authorized Signatory” means:

- (a) in relation to the Bank Account Agreement, any authorized signatory referred to in the Transaction Account Mandate or the GIC Account Mandate as applicable;
- (b) in relation to the Standby Bank Account Agreement, any authorized signatory referred to in the Standby Transaction Account Mandate or the Standby GIC Mandate as applicable; and
- (c) in all other cases, an officer of the Issuer, or the Guarantor, or such other person appointed by the Issuer or the Guarantor, as applicable, to act as an authorized signatory, in the case of the Issuer and the Guarantor, as specified in the list of authorized signatories (as amended from time to time) sent to the Bond Trustee pursuant to Clause 15(e) of the Trust Deed;

“Authorized Underpayment” means 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;

“Available Principal Receipts” means, on a relevant Calculation Date, an amount equal to the aggregate of (without double counting):

- (a) the amount of Principal Receipts received during the immediately preceding Calculation Period and credited to the Principal Ledger (but, for the avoidance of doubt, excluding any Principal Receipts received in the Calculation Period commencing on (but excluding) the relevant Calculation Date);
- (b) any other amount standing to the credit of the Principal Ledger including (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, in the Guarantor's discretion, been applied 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 (but, for the avoidance of doubt, excluding in each case any such amounts received in the Calculation Period commencing on (but excluding) the relevant Calculation Date); and

- (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);

“Available Revenue Receipts” means, on a relevant Calculation Date, an amount equal to the aggregate of:

- (a) the amount of Revenue Receipts received during the previous Calculation Period and credited to the Revenue Ledger;
- (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;
- (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;
- (d) the amount of any termination payment or premium received from a Swap Provider which is not applied to pay a replacement Swap Provider;
- (e) any other Revenue Receipts not referred to in paragraphs (a) to (d) (inclusive) above received during the previous Calculation Period and standing to the credit of the Revenue Ledger; and
- (f) following the service of a Notice to Pay on the Guarantor, amounts standing to the credit of the Reserve Fund;

less

- (g) Third Party Amounts, which shall be paid on receipt in cleared funds to the Seller;

“Average Loan Balance” means, in respect of a Guarantor Calculation Period, the average daily aggregate Outstanding Principal Balance of Loans in the Covered Bond Portfolio during such

Guarantor Calculation Period as determined by the Cash Manager and notified to the Calculation Agent in accordance with the Cash Management Agreement;

“**Bank**” means National Bank of Canada;

“**Bank Account Agreement**” means the bank account agreement entered into on the Programme Date by and among the Guarantor, the Account Bank, the Cash Manager and the Bond Trustee (as amended and/or restated and/or supplemented from time to time) and, if applicable, unless the context requires otherwise, the Stand-by Bank Account Agreement;

“**Bank Act**” means the *Bank Act* (Canada);

“**Bank of Canada Business Day**” means a day that Schedule I banks under the *Bank Act* (Canada) are open for business in Toronto, Ontario, Canada, other than a Saturday or a Sunday or a public holiday in Toronto (or such revised regular publication calendar for an Applicable Rate as may be adopted by the Reference Rate Administrator from time to time);

“**Banking Day**” means, in respect of any city and, as the context requires, the relevant parties to any relevant transaction, a day on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) in such city or in the case of relevant parties to a relevant transaction, the city or cities in which such parties have their executive or registered office and the city in which the relevant transaction is to take place;

“**Bearer Covered Bonds**” means Covered Bonds in bearer form;

“**Bearer Definitive Covered Bond**” means a Definitive Covered Bond in bearer form and/or, as the context may require, a Registered Definitive Covered Bond;

“**Bearer Global Covered Bond**” means a Global Covered Bond in bearer form, comprising Temporary Global Covered Bonds and Permanent Global Covered Bonds, substantially in the forms set out in Parts 1 and 2, respectively, of Schedule 2 to the Trust Deed;

“**Benchmarks Regulation**” means, collectively, the EU Benchmarks Regulation and the UK Benchmarks Regulation;

“**Beneficial Owner**” means the ownership interest of each actual purchaser of each Covered Bond;

“**BIA**” means the *Bankruptcy and Insolvency Act* (Canada);

“**block voting instruction**” has the meaning given to it in Schedule 5 to the Trust Deed;

“**BNP Paribas**” means BNP Paribas;

“**BOC Target Rate**” means the Bank of Canada’s target for the overnight rate as set by the Bank of Canada and published on the Bank of Canada’s website;

“**Bond Basis**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**Bond Trustee**” means Computershare Trust Company of Canada, a trust company incorporated under the laws of Canada or such other person or person(s) for the time being acting as the bond trustee under the Trust Deed or as trustee under the Security Agreement, as the context requires;

“**Borrower**” means, 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 an All-In-One Mortgage Segment 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 All-In-One Mortgage Segment or Line of Credit Loan to repay such All-In-One Mortgage Segment or Line of Credit Loan or any part of it;

“**Branch of Account**” has the meaning given to it in Condition 18.01 (*Branch of Account*);

“**Business Day**” means (i) a Banking Day; (ii) in relation to Covered Bonds payable in other than euro, a day (other than a Saturday or Sunday) on which commercial banks and foreign exchange markets are open for general business (including dealings in foreign exchange and foreign currency deposits) and settle payments in the relevant currency in the Financial Centre(s) specified in the Final Terms; or (iii) in relation to Covered Bonds payable in euro, a day (other than a Saturday or Sunday) which is a TARGET2 Business Day and on which commercial banks and foreign exchange markets are open for general business (including dealings in foreign exchange and foreign currency deposits) in the Financial Centre(s) specified in the Final Terms;

“**Business Day Convention**” has the meaning specified in Condition 5.09 (*Definitions*);

“**CAD Recommended Rate**” means the rate (inclusive of any spreads or adjustments) recommended as the replacement for CORRA by a committee officially endorsed or convened by the Bank of Canada for the purpose of recommending a replacement for CORRA (which rate may be produced by the Bank of Canada or another administrator) and as provided by the administrator of that rate or, if that rate is not provided by the administrator thereof (or a successor administrator), published by an authorized distributor;

“**Calculation Agent**” means, 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;

“**Calculation Amount**” has the meaning given to it in the applicable Final Terms;

“**Calculation Date**” means the last Canadian Business Day of each month;

“**Calculation Period**” means, 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 “**immediately preceding Calculation Period**” or the “**previous Calculation Period**” 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;

“Call Option” has the meaning given to it in the applicable Final Terms;

“Call or Redemption Option Date(s)” has the meaning given to it in Condition 6.04;

“Call or Redemption Option Period” has the meaning given to it in Condition 6.04;

“Canadian Business Day” has the meaning given to it in Condition 5.09 (*Definitions*);

“Canadian Dollar Equivalent” means, 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;

“Canadian GAAP” means Canadian generally accepted accounting principles;

“Canadian GAAS” means Canadian generally accepted auditing standards;

“Capital Account Ledger” means the ledger maintained by the Managing GP (or the Cash Manager on its behalf) in respect of each Partner to record the balance of each Partner’s Capital Contributions from time to time;

“Capital Balance” means, 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;

“Capital Contribution” means, 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;

“Capital Contribution Balance” means the balance of each Partner’s Capital Contributions as recorded from time to time in the relevant Partner’s Capital Account Ledger;

“Capital Contributions in Kind” means a contribution by a Partner to the Guarantor other than a Cash Capital Contribution, including contributions of Substitute Assets (up to the prescribed limit), and/or Loans and their Related Security on a fully-serviced basis to the Guarantor (which shall constitute a Capital Contribution 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);

“Capital Distribution” means any return on a Partner’s Capital Contribution in accordance with the terms of the Guarantor Agreement;

“Capital Requirements Directive” means Directive 2006/48/EC of the European Parliament and the Council dated 14 June 2006 relating to the taking up and pursuit of the business of credit

institutions (recast) (implementing the Basel II framework) (as the same may be varied, amended or re-enacted from time to time);

“Capitalized Arrears” means, 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;

“Capitalized Expenses” means, 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;

“Cash Capital Contributions” means a Capital Contribution made in cash;

“Cash Flow Model Calculation Date” has the meaning given to it in Schedule 2 of the Guarantor Agreement, with the first Cash Flow Model Calculation Date being the first Cash Flow Model Calculation Date following the Programme Date;

“Cash Management Agreement” means the cash management agreement entered into on the Programme Date, by and among the Guarantor, the Bank in its capacity as the Cash Manager and the Bond Trustee, as amended on December 17, 2014, September 12, 2017 and December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Cash Management Deposit Ratings” means the threshold ratings P-1 (in respect of Moody’s), F1 or A (in respect of Fitch, provided that, for greater certainty, only one of such ratings from Fitch is required to be at or above such ratings), and BBB(low) (in respect of DBRS), as applicable, of, in the case of Moody’s, the short term deposit rating, in the case of Fitch, the issuer default rating, and in the case of DBRS, the unsecured, unsubordinated and unguaranteed debt obligations, in each case, of the Cash Manager by the Rating Agencies;

“Cash Management Services” means the services provided by the Cash Manager set out in the Cash Management Agreement and the Schedules annexed thereto and forming part of the Cash Management Agreement;

“Cash Manager” means National 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;

“Cash Manager Required Ratings” means the threshold ratings P-2(cr) (in respect of Moody’s), F2 (in respect of Fitch), and BBB(low) (in respect of DBRS), as applicable, of, in the case of Moody’s, the short term counterparty risk assessment, in the case of Fitch, the issuer default rating, and in the case of DBRS, the unsecured, unsubordinated and unguaranteed debt obligations, in each case, of the Cash Manager by the Rating Agencies;

“Cash Manager Termination Events” has the meaning given to it in Section 14.1 of the Cash Management Agreement;

“CBCA” means the *Canada Business Corporations Act* (Canada);

“**CCAA**” means the *Companies’ Creditors Arrangement Act* (Canada);

“**CDS**” means CDS Clearing and Depository Services Inc.;

“**CGCB**” means a Temporary Global Covered Bond or a Permanent Global Covered Bond, in either case in respect of which the applicable Final Terms specify that it is not a new global covered bond;

“**Certificate of Title**” means a solicitor’s or licensed conveyancer’s report or certificate of title obtained by or on behalf of the Seller in respect of each Property substantially in the form of the pro-forma set out in the Standard Documentation;

“**Charged Property**” means the property charged by the Guarantor pursuant to the Security Agreement;

“**Clearing Systems**” means (i) in relation to an NGCB, DTC, Euroclear and/or Clearstream, Luxembourg or (ii) other than in relation to a NGCB, CDS, DTC, Euroclear and/or Clearstream, Luxembourg;

“**Clearstream, Luxembourg**” means Clearstream Banking, SA;

“**CMHC**” means Canada Mortgage and Housing Corporation, a Canadian federal Crown corporation and its successors responsible for administering the Covered Bond Legislative Framework;

“**CMHC Guide**” means the Canadian Registered Covered Bond Programs Guide published by CMHC, as the same may be amended, supplemented, restated or replaced from time to time;

“**Collateral**” means all the Guarantor’s right, title and interest in and to all of the moveable property, personal property and undertaking of the Guarantor now owned or hereafter acquired, wherever situate;

“**Collateral Mortgage**” means a mortgage or hypothecary instrument that secures more than one loan, indebtedness or liability, including those that secure “all indebtedness”. Each Loan secured by a collateral mortgage shall be treated as a separate and distinct loan;

“**Collections**” means with respect to any Loan, (a) all funds received after the relevant date in payment of any amounts due under or in respect of such Loan (including, without limitation, all scheduled payments, prepayments, Liquidation Proceeds, finance charges, interest, principal prepayment bonuses, indemnities or penalties and all other charges and all arrears of such amounts), or applied to amounts due under or in respect of such Loan, (b) all cash collections of the Outstanding Principal Balance of such Loan received after the relevant time and all other proceeds of such Loan, (c) all proceeds of insurance policies, if applicable, with respect to the relevant Property to the extent not required by the terms of the relevant policy or the Mortgage Terms to be applied to repair damages for which they compensate, and (d) all such other amounts received in connection with or relation to the relevant Loan, excluding for greater certainty with respect to the Seller, the Purchase Price received in respect of such Loan pursuant to the terms of the Mortgage Sale Agreement;

“Common Depositary” means the common depositary for Euroclear and Clearstream, Luxembourg;

“Common Safekeeper” means a common safekeeper for Euroclear and/or Clearstream, Luxembourg;

“Common Service Provider” means a person nominated by Euroclear and/or Clearstream, Luxembourg to perform the role of a common service provider;

“Conditions” means, in relation to the Covered Bonds of any Series, the terms and conditions endorsed on or incorporated by reference into or annexed to the Covered Bond or Covered Bonds constituting such Series, such terms and conditions being in or substantially in the form set out in Schedule 1 (or, in the case of N Covered Bonds, in the form set out in Part 2 of Schedule 6) to the Trust Deed or in such other form, having regard to the terms of the Covered Bonds of the relevant Series, as may be agreed between the Issuer, the Bond Trustee and the relevant Dealer(s) or the Covered Bondholder, as the case may be, applicable to the Covered Bonds of the relevant Series, in each case as from time to time modified in accordance with the provisions of the Trust Deed;

“Contingent Collateral” means, on any Business Day, in respect of the Covered Bond Swap Agreement or the Interest Rate 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 True 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;

“Contingent Collateral Amount” means, on any Business Day, in respect of the Covered Bond Swap Agreement or the Interest Rate Swap Agreement, 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;

“Contingent Collateral Notice” has the meaning given to it in Section 3.6 of the Intercompany Loan Agreement;

“Contingent Collateral Ratings” means the threshold ratings BBB(high) (in respect of DBRS) or BBB+ (in respect of Fitch) or Baa1 (in respect of Moody’s), as applicable, of the long-term, unsecured, unsubordinated and unguaranteed debt obligations (or, in the case of Fitch, the long-term issuer default rating) 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, by the Rating Agencies;

“Contingent Collateral Trigger Event” means the long term, unsecured, unsubordinated and unguaranteed debt obligations (or, in the case of Fitch, the long-term issuer default rating) 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 thereof, as applicable, by a Rating Agency fall below the Contingent Collateral Ratings;

“Contractual Currency” means the currency in which the Covered Bonds are denominated or, if different, payable, as specified in the Final Terms;

“Controlled Assets” has the meaning given to it in Section 3.01 of the Security Agreement;

“Controlled Securities Account” has the meaning given to it in Section 2.06 of the Security Agreement;

“Corporate Services Agreement” means the corporate services agreement entered into on the Programme Date by and among the Corporate Services Provider, the Liquidation GP, the Bank and the Guarantor;

“Corporate Services Provider” means 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;

“CORRA” means the Canadian overnight repo rate average, as published by the Bank of Canada, as the administrator of CORRA (or any successor Reference Rate Administrator), on the website of the Bank of Canada or any successor website;

“CORRA Compounded Index” means the measure of the cumulative impact of CORRA compounding over time administered and published by the Bank of Canada (or any successor Reference Rate Administrator);

“Couponholders” means the several persons who are for the time being holders of the Coupons and includes, where applicable, the holders of the Talons;

“Coupons” means interest coupons appertaining to Bearer Definitive Covered Bonds (other than Zero Coupon Covered Bonds), such coupons being:

- (a) if appertaining to a Fixed Rate Covered Bond, in the form or substantially in the form set out in Part 5A of Schedule 2 to the Trust Deed or in such other form, having regard to the terms of issue of the Covered Bonds of the relevant Series, as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s);
- (b) if appertaining to a Floating Rate Covered Bond in the form or substantially in the form set out in Part 5B of Schedule 2 to the Trust Deed or in such other form, having regard to the terms of issue of the Covered Bonds of the relevant Series, as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s); or
- (c) if appertaining to a Definitive Covered Bond which is neither a Fixed Rate Covered Bond nor a Floating Rate Covered Bond, in such form as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s),

and includes, where applicable, the Talon(s) appertaining thereto and any replacements for Coupons and Talons issued pursuant to Condition 12 (*Replacement of Covered Bonds*);

“Cover Pool Collateral” has the meaning given to it in Schedule 11 to the Guarantor Agreement;

“Covered Bond” means 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 (including, for greater certainty, N Covered Bonds), which covered bond may be represented by a Global Covered Bond or any Definitive Covered Bond and includes any replacements or a Covered Bond issued pursuant to Condition 12 (*Replacement of Covered Bonds*) or the relevant Condition applicable to any N Covered Bond, as applicable;

“Covered Bond Guarantee” has the meaning given to it in Clause 7 of the Trust Deed;

“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 on the Guarantor (and each a **“Covered Bond Guarantee Activation Event”** as the context requires);

“Covered Bond Legislative Framework” means the legislative framework established by Part I.1 of the *National Housing Act* (Canada);

“Covered Bond Portfolio” means the Initial Covered Bond Portfolio and each additional portfolio of Portfolio Assets acquired by the Guarantor;

“Covered Bond Swap Activation Event Date” has, in relation to a Covered Bond or Tranche or Series of Covered Bonds, the meaning given to it in the confirmation for the related Covered Bond Swap Transaction;

“Covered Bond Swap Agreement” means 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 (identified on page 1 thereof as a “Covered Bonds 2002 Master Agreement” in respect of a particular series of Covered Bonds), including a schedule and confirmations and credit support annex, if applicable, in relation to each Tranche or Series of Covered Bonds;

“Covered Bond Swap Early Termination Event” means a Termination Event or Event of Default (as defined in the Covered Bond Swap Agreement, or the relevant Covered Bond Swap Agreement, as the case may be);

“Covered Bond Swap Effective Date” has, in relation to a Covered Bond or Tranche or Series of Covered Bonds, the meaning given to “Effective Date” in the confirmation for the related Covered Bond Swap Transaction;

“Covered Bond Swap Provider” means the provider(s) of the applicable Covered Bond Swap Transaction(s);

“Covered Bond Swap Rate” means 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 Tranche or Series of Covered Bonds or, if the Covered Bond Swap Agreement has terminated, the applicable spot rate;

“Covered Bond Swap Transaction” means the covered bond swap transaction evidenced by the confirmation under the applicable Covered Bond Swap Agreement;

“Covered Bondholders” means the several persons who are for the time being holders of outstanding Covered Bonds save that, in respect of the Covered Bonds of any Series, for so long as such Covered Bonds or any part thereof are represented by a Global Covered Bond deposited with a common depositary for Euroclear and Clearstream, Luxembourg, each person who is for the time being shown in the records of Euroclear and Clearstream, Luxembourg (other than Clearstream, Luxembourg, if Clearstream, Luxembourg shall be an accountholder of Euroclear and Euroclear, if Euroclear shall be an accountholder of Clearstream, Luxembourg) as the holder of a particular principal amount of the Covered Bonds of such Series shall be deemed to be the holder of such principal amount of such Covered Bonds (and the holder of the relevant Global Covered Bond shall be deemed not to be the holder) for all purposes of the trust presents other than with respect to the payment of principal or interest on such principal amount of such Covered Bonds, the rights to which shall be vested, as against the Issuer, the Guarantor and the Bond Trustee, solely in such common depositary and for which purpose such common depositary shall be deemed to be the holder of such principal amount of such Covered Bonds in accordance with and subject to its terms and the provisions of the trust presents and the expressions **“Covered Bondholder”**, **“Holder”** and **“holder of the Covered Bonds”** and related expressions shall be construed accordingly;

“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:

- (a) the Initial Advance;
- (b) Capitalized Expenses;
- (c) Capitalized Arrears; and
- (d) 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” means the custodial agreement entered into on the Programme Date by and among the Custodian, the Guarantor, the Issuer and the Bond Trustee, as amended on September 12, 2017, September 9, 2020 and December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Custodial Services” has the meaning given to it in Section 3.1 of the Custodial Agreement;

“**Custodian**” means Computershare Trust Company of Canada, a trust company incorporated under the laws of Canada, as custodian for the Guarantor under the Custodial Agreement, together with any successor custodian appointed from time to time;

“**Cut-Off Date**” means, for a Purchase Date, such date as agreed between the Seller and the Guarantor, or, in the case of a Product Switch or Further Advance, the related Guarantor Payment Date;

“**Daily Compounded CORRA**” means, for a Guarantor Observation Period, the rate calculated using the following method, with the resulting percentage rounded, if necessary, to the fifth decimal place, with 0.000005% being rounded upwards and (-) 0.000005% being rounded downwards:

$$\text{Daily Compounded CORRA} = \left(\frac{\text{CORRA Compounded Index}_{\text{end}}}{\text{CORRA Compounded Index}_{\text{start}}} - 1 \right) \times \left(\frac{365}{d} \right)$$

where:

“**CORRA Compounded Index_{start}**” is equal to the CORRA Compounded Index value on the date that is two Bank of Canada Business Days preceding the first date of the relevant Guarantor Calculation Period;

“**CORRA Compounded Index_{end}**” is equal to the CORRA Compounded Index value on the date that is one Bank of Canada Business Day preceding the last day of such Guarantor Calculation Period; and

“**d**” is the number of calendar days in the relevant Guarantor Observation Period.

“**Day Count Fraction**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**DBRS**” means DBRS Limited and includes any successor to its rating business;

“**Dealers**” means BNP Paribas, NBF, National Bank of Canada Financial Inc. and any other Dealers which the Issuer and the Guarantor may appoint in accordance with the terms of the Dealership Agreement but excluding any entity whose appointment has been terminated in accordance with the terms of the Dealership Agreement and notice of such termination has been given to the Issuing and Paying Agent and the Bond Trustee by the Issuer in accordance with the provisions of the Dealership Agreement and references to a “relevant Dealer” or the “relevant Dealer(s)” mean, in relation to any Tranche or Series of Covered Bonds, the Dealer or Dealers with whom the Issuer has agreed the issue of the Covered Bonds of such Tranche or Series and “**Dealer**” means any one of them;

“**Dealership Agreement**” means the sixth amended and restated dealership agreement entered into as of September 4, 2025, and made between NBC, the Dealers and the Arrangers that sets out the arrangements under which Covered Bonds may from time to time be agreed to be sold by the Issuer to, and purchased by, Dealers (as amended and/or restated and/or supplemented from time to time);

“Declaration” means a declaration of limited partnership made under the LP Act and, where the context requires, the registration thereof if and as required under the *Business Names Act* (Ontario), and includes a Declaration that has been amended;

“Deemed Advance” means an Advance pursuant to Section 5.3 of the Intercompany Loan Agreement;

“Deemed Advance Preconditions” has the meaning given to it in Section 5.3 of the Intercompany Loan Agreement;

“Deemed Interest Period” has the meaning given to it in Section 2.6 of the Mortgage Sale Agreement;

“Default Rate” has the meaning given to it in Condition 5.06;

“Definitive Covered Bond” means a Bearer Definitive Covered Bond and/or a Registered Definitive Covered Bond (including, for greater certainty, N Covered Bonds), as the context may require;

“Definitive Regulation S Covered Bond” means a Registered Definitive Covered Bond sold to non-U.S. persons outside the United States in reliance on Regulation S;

“Definitive Rule 144A Covered Bond” means a Registered Definitive Covered Bond sold to QIBs pursuant to Rule 144A;

“Demand Loan” has the meaning given to it in Section 3.2 of the Intercompany Loan Agreement;

“Demand Loan Contingent Amount” means an amount 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 per cent. of the amount of the Guarantee Loan then outstanding (as determined by an Asset Coverage Test run 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;

“Demand Loan Repayment Event” has the meaning given to it in Section 7.2 of the Intercompany Loan Agreement;

“Departing Managing GP” has the meaning given to it in Section 11.4 of the Guarantor Agreement;

“Designated Maturity” means, 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 (*Definitions*);

“Determination Date” has the meaning given to it 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);

“Direct Debiting” has the meaning given to it in Section 5.1 of Servicing Agreement;

“Directors” means the Board of Directors for the time being of the Issuer;

“Direct Participants” means the participants that deposit securities with DTC;

“Distribution Compliance Period” means 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 Trigger Event” means, for a Covered Bond Swap Agreement or an Interest Rate Swap Agreement, an “Initial Rating Event” or a “Subsequent Rating Event”, in each case as defined therein;

“Drawdown Date” has the meaning given to it in Section 2 of the Intercompany Loan Agreement;

“DTC” means the Depository Trust Company;

“DTC Covered Bonds” means Covered Bonds accepted into DTC’s book-entry settlement system;

“Due for Payment” means the requirement by the Guarantor to pay any Guaranteed Amounts following the service of a Notice to Pay on the Guarantor,

- (a) prior to the occurrence of a Guarantor Event of Default, on:
 - (i) 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 **“Original Due for Payment Date”**); and
 - (ii) 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,

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

- (b) 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;

“Earliest Maturing Covered Bonds” means, 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” has the meaning given to it in the relevant Final Terms;

“Eligibility Criteria” means the eligibility criteria listed in Schedule 1 of the Mortgage Sale Agreement;

“Eligible Loan” means a Loan which at the time of determination satisfies each of the Eligibility Criteria;

“Eligible Loan Details” means, for any Loan, the items listed in Section 2.2(c)(iii)(A) of the Mortgage Sale Agreement;

“Enforcement Procedures” means the procedures for the enforcement of Mortgages from time to time in accordance with the relevant Seller’s Policy;

“Equity Interest” means (i) in the case of a corporation, any shares of its capital stock, (ii) in the case of a limited liability company, any membership interest therein, (iii) in the case of a partnership, any partnership interest (whether general or limited) therein, (iv) in the case of any other business entity, any participation or other interest in the equity or profits thereof, (v) any warrant, option or other right to acquire any Equity Interest described in this definition, or (vi) any security entitlement in respect of any Equity Interest described in the definition;

“EU” means the European Union;

“EU Benckmarks Regulation” means Regulation (EU) 2016/1011, as amended;

“EURIBOR” means Euro-zone inter-bank offered rate;

“Eurobond Basis” has the meaning given in Condition 5.09 (*Definitions*);

“Euroclear” means Euroclear Bank SA/NV;

“Eurodollar 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:

- (a) 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;
- (b) 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
- (c) 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;

“European Economic Area” or **“EEA”** means the Member States of the European Union together with Iceland, Norway and Liechtenstein;

“Euro-zone” means the region comprised of those member states of the European Union participating in the European Monetary Union from time to time;

“EUWA” means the European Union (Withdrawal) Act 2018, as amended;

“Excess Proceeds” has the meaning given to it in Section 11.2 of the Trust Deed;

“Exchange Act” means the *U.S. Securities Exchange Act of 1934*, as amended;

“Exchange Agent” means collectively The Bank of New York Mellon and The Bank of New York Mellon, London Branch, in their capacity as exchange agent (which expression shall include any successor exchange agent);

“Exchange Date” has the meaning specified in the relevant Final Terms and/or the Permanent Global Covered Bond, as applicable;

“Exchange Event” means: (i) in the case of Covered Bonds registered in the name of a nominee for a common depositary for Euroclear or Clearstream, Luxembourg, the Issuer has been notified

that both Euroclear and Clearstream, Luxembourg have been closed for business for a continuous period of 14 days (other than by reason of holiday, statutory or otherwise) or have announced an intention permanently to cease business or have in fact done so and no successor clearing system is available; (ii) in the case of Covered Bonds registered in the name of a nominee for DTC, either DTC has notified the Issuer that it is unwilling or unable to continue to act as depository for the Covered Bonds and no alternative clearing system is available or DTC has ceased to constitute a clearing agency registered under the Exchange Act; or (iii) the Issuer has or will become subject to adverse tax consequences which would not be suffered were the Bearer Covered Bonds represented by the Permanent Global Covered Bond in definitive form, as the same may be amended, replaced or revised in the Permanent Global Covered Bond;

“Excluded Holder” means a Holder of a Covered Bond of this Series or Coupon 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 this Series or Coupon as a non-resident of such Relevant Jurisdiction;

“Excluded Scheduled Interest Amounts” has the meaning given to it in the definition of “Scheduled Interest”;

“Excluded Scheduled Principal Amounts” has the meaning given to it in the definition of “Scheduled Principal”;

“Excluded Swap Termination Amount” means, 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;

“Exempt Covered Bonds” means Covered Bonds for which no prospectus is required to be published under the UK Prospectus Regulation;

“Extended Due for Payment Date” has the meaning given to it in Condition 6.01 (*Redemption at Maturity*);

“Extension Determination Date” has the meaning given to it in Condition 6.01 (*Redemption at Maturity*);

“Extraordinary Resolution” has the meaning set out in paragraph 20 of Schedule 5 to the Trust Deed;

“Fair Market Value” means in respect of a Loan and its Related Security the fair market value at the relevant time, being the price expressed in terms of money or monies’ worth, a willing, prudent and informed buyer would pay in an open and unrestricted market to a willing, prudent and informed seller, each acting at arms’ length, where neither party is under any compulsion to enter into the transaction, as part of the acquisition of all of the Loans and their Related Security being purchased or sold at the relevant time;

“FCA” means Financial Conduct Authority in its capacity as competent authority under the *Financial Services and Markets Act 2000*, and all references to “UK Listing Authority” are replaced with references to the FCA;

“Final Exchange Amount” means the aggregate amount payable by the Guarantor in respect of the relevant Series of Covered Bonds on the relevant Original Due for Payment Date, the relevant Extended Due for Payment Date or the relevant Redemption Date, as applicable;

“Final Maturity Date” means the Interest Payment Date on which each Series of Covered Bonds will be redeemed at their Principal Amount Outstanding in accordance with the Conditions;

“Final Purchase Date” means the final date on which a purchase and sale of Loans and their Related Security is completed pursuant to the terms of the Mortgage Sale Agreement;

“Final Redemption Amount” has the meaning given to it in the relevant Final Terms;

“Final Terms” means the final terms relating to each Tranche (or, in the case of a Series of N Covered Bonds, such Series) of Covered Bonds giving details of that Tranche (which with respect to Covered Bonds to be admitted to the Official List and admitted to trading on the London Stock Exchange, will be delivered to the FCA and the London Stock Exchange on or before the date of issue of the applicable Tranche of Covered Bonds) and in the case of any Series of N Covered Bonds means the Conditions applicable thereto and, in relation to any particular Tranche (or, in the case of a Series of N Covered Bonds, such Series) of Covered Bonds, “applicable Final terms” means the Final Terms applicable to that Tranche (or Series, as the case may be) and, unless the context requires otherwise, any reference to Final Terms or applicable Final Terms shall include a reference to Pricing Supplement and applicable Pricing Supplement, respectively, and to Stand-Alone Prospectus and applicable Stand-Alone Prospectus, respectively;

“Financial Centre” means the financial centre or centres specified in the applicable Final Terms;

“Financing Statements” means all financing statements, financing change statements, assignments and other documents necessary or desirable under any applicable PPSA to fully perfect, preserve, maintain, and protect the interest of the Guarantor in the Purchased Assets under the Mortgage Sale Agreement;

“First Issue Date” means the date on which the Issuer issues a Series of Covered Bonds for the first time pursuant to the Programme;

“First Transfer Date” means the Transfer Date (which shall be on or before the First Issue Date) on which the Initial Covered Bond Portfolio is sold by the Original Seller to the Guarantor pursuant to the Mortgage Sale Agreement;

“Fiscal Year” means a fiscal year of the Partnership, currently being the calendar year;

“Fitch” means Fitch Ratings, Inc. and includes any successor to its rating business;

“Fitch Demand Loan Repayment Ratings” means the threshold short-term issuer default rating F2 or the threshold long-term issuer default rating BBB+, in each case by Fitch in respect of the Issuer;

“Fixed Amount Payer” has the meaning given to it in the ISDA Definitions;

“Fixed Amounts” has the meaning specified in the applicable Final Terms;

“Fixed Coupon Amount” has the meaning specified in the applicable Final Terms;

“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;

“Fixed Rate Covered Bonds” means 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) (as indicated in the applicable Final Terms or Pricing Supplement, as the case may be);

“Fixed Rate Loans” means 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;

“Floating Rate” has the meaning given to it in the ISDA Definitions;

“Floating Rate Covered Bonds” means Covered Bonds which bear interest at a rate determined (as indicated in the applicable Final Terms or Pricing Supplement, as the case may be):

- (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
- (b) on the basis of a reference rate appearing on the agreed screen page of a commercial quotation service;

“Floating Rate Option” has the meaning given to it in the ISDA Definitions;

“Following Business Day Convention” has the meaning specified in Condition 5.09 (*Definitions*);

“FRN Convention” or **“Eurodollar Convention”** (as defined pursuant to **“Business Day Convention”**) has the meaning specified in Condition 5.09 (*Definitions*);

“FSMA” means *Financial Services and Markets Act 2000*, as amended and **“FSMA 2000”** has the same meaning;

“Further Advance” means, 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;

“General Partners” means the Managing GP and the Liquidation GP;

“GIC Account” means the account in the name of the Guarantor (branch number [REDACTED], account number [REDACTED]) held with the Account Bank and maintained subject to the terms of this Agreement, the Guaranteed Investment Contract, the Bank Account Agreement and the Security Agreement and includes such additional or replacement account(s) as may be put in place for the Guarantor with the prior consent of the Bond Trustee and designated as such (including the Standby GIC Account);

“GIC Account Mandate” means the bank account mandate between the Guarantor and the Account Bank relating to the operation of the GIC Account;

“GIC Balance” means, on any day the amount standing to the credit of the GIC Account as at the opening of business on such day;

“GIC Provider” means National 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;

“GIC Rate” means the variable rate of interest accruing on the balance standing to the credit of the GIC Account being a variable rate at a minimum of [REDACTED]% above Daily Compounded CORRA as determined by the GIC Provider for the applicable Guarantor Observation Period, or such greater percentage or amount as the Guarantor (or the Cash Manager on its behalf) and the GIC Provider may agree from time to time. For greater certainty, any change in the GIC Rate agreed to by the Guarantor (or the Cash Manager on its behalf) and the GIC Provider in accordance with the foregoing shall not constitute an amendment to, or a modification or variation of, the Guaranteed Investment Contract;

“Global Covered Bond” means a Bearer Global Covered Bond and/or Registered Global Covered Bond, as the context may require;

“Governmental Authority” means the government of Canada or any other nation, or of any political subdivision thereof, whether provincial, territorial, state, municipal or local, and any agency, authority, instrumentality, regulatory body, court, central bank or other entity exercising executive, legislative, judicial, taxing, regulatory or administrative powers or functions of or pertaining to government, including any supra-national bodies, the Superintendent or other comparable authority or agency;

“GST” means goods and services tax payable under Part IX of the *Excise Tax Act* (Canada) or pursuant to any similar value added tax legislation applicable that is stated to be harmonized with the foregoing, including for greater certainty, any harmonized sales tax payable;

“Guarantee” means the Covered Bond Guarantee;

“Guarantee Fee” means the amount payable by the Issuer to the Guarantor on or before each Guarantor Payment Date pursuant to the terms of the Trust Deed, which amount shall be determined by applying the Guarantee Fee Rate to the aggregate Outstanding Principal Amount of Covered Bonds on each Calculation Date, multiplying the result of that calculation by the actual number of days in the Guarantor Calculation Period immediately preceding such Calculation Date divided by 365 days and rounding the resultant figure to the nearest cent (half a cent being rounded upwards);

“Guarantee Fee Rate” means ■■■■%;

“Guarantee Loan” has the meaning given to it in Section 3.2 of the Intercompany Loan Agreement;

“Guarantee Priority of Payments” has the meaning given to it in Section 6.4 of the Guarantor Agreement;

“Guaranteed Amounts” means 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;

“Guaranteed Investment Contract” or **“GIC”** means the guaranteed investment contract entered into as of the Programme Date, as amended on September 9, 2024, and made between the Guarantor, the GIC Provider, the Bond Trustee and the Cash Manager (as amended and/or restated and/or supplemented from time to time) and, if applicable, unless the context requires otherwise, shall include the Standby Guaranteed Investment Contract;

“Guarantor” means NBC Covered Bond (Legislative) Guarantor Limited Partnership;

“Guarantor Acceleration Notice” has the meaning given to it in Condition 7.02 (*Guarantor Events of Default*);

“Guarantor Accounts” means the GIC Account, the Transaction Account (to the extent maintained) and any additional or replacement accounts opened in the name of the Guarantor, including, if applicable, the Standby GIC Account and the Standby Transaction Account and each individually a **“Guarantor Account”**;

“Guarantor Agreement” means the limited partnership agreement in respect of the Guarantor entered into on the Programme Date by and among 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 on December 17, 2014, April 7, 2016 and September 12, 2017, and as further amended and restated on December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Guarantor Auditor” means such firm of chartered accountants of recognized standing as may at any time be appointed by the Managing GP to act as Guarantor Auditor of the Partnership in accordance with the terms of the Guarantor Agreement;

“Guarantor Calculation Period” means each period from, but excluding, the last Canadian Business Day of each month to, and including, the last Canadian Business Day of the next succeeding month, provided that (i) the first Guarantor Calculation Period begins on, and includes, the Programme Date and ends on the last Canadian Business Day of the month in which the First Transfer Date occurs and (ii) the final Guarantor Calculation Period shall end on, but exclude, the Termination Date;

“Guarantor Event of Default” has the meaning given to it in Condition 7.02 (*Guarantor Events of Default*);

“Guarantor Expenses” means the costs and expenses of the Guarantor incurred in connection with or relating to the performance of its obligations under the Transaction Documents, including, without limitation, fees and expenses of third parties and service providers payable by the Guarantor in accordance with the Priorities of Payments;

“Guarantor Obligation Shortfall Test” has the meaning given to it in Section 4.3 of the Servicing Agreement;

“Guarantor Observation Date” means, in respect of a Guarantor Calculation Period, the last Bank of Canada Business Day in the related Guarantor Observation Period;

“Guarantor Observation Period” means, in respect of a Guarantor Calculation Period, the period from, and including, the date that is two Bank of Canada Business Days preceding the first date in such Guarantor Calculation Period to, but including, the date that is two Bank of Canada Business Days preceding the last day of such Guarantor Calculation Period;

“Guarantor Payment Date” means the 17th day of each month or if not a Canadian Business Day the next following Canadian Business Day provided that the first Guarantor Payment Date shall occur in the month following the month in which the First Transfer Date occurs;

“Guarantor Payment Period” means the period from and including a Guarantor Payment Date to but excluding the next following Guarantor Payment Date;

“Guarantor Purchased Loans” has the meaning given to it in the Security Sharing Agreement;

“Guarantor Variable Rate” means the variable or discretionary reference rate(s) of interest or margin(s) set from time to time by or on behalf of the Guarantor for those Variable Rate Loans in the Covered Bond Portfolio (to the extent that the Guarantor has the authority to determine such rates and margins in accordance with the Mortgage Terms) which rate(s) and margin(s) will generally be determined from time to time by the Servicer in accordance with Article 4 of the Servicing Agreement, except in the limited circumstances set out therein;

“Guide OC Minimum” means 103% prior to January 1, 2026, and 105% effective January 1, 2026, or such other percentage defined as the “Regulatory OC Minimum” in the CMHC Guide;

“Hard Bullet Covered Bonds” means certain Series of Covered Bonds which 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;

“HELOC” means a home equity line of credit;

“holders of the Covered Bonds” has the meaning given to it in the definition of “Covered Bondholders” above;

“IAS” means International Accounting Standards;

“IBOR” means Interbank offered rate;

“IFRS” means International Financial Reporting Standards;

“Income Tax Act” means the *Income Tax Act* (Canada) and the regulations thereunder, as amended from time to time;

“Indemnified Amounts” has the meaning given to it in Section 6.1 of the Mortgage Sale Agreement;

“Indemnified Party” has the meaning given to it in Section 6.1 of the Mortgage Sale Agreement;

“Independently Controlled and Governed” means in respect of the Guarantor, (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, (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, (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 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;

“Index Cessation Effective Date” means, in respect of an Index Cessation Event, the first date on which the Applicable Rate is no longer provided. If the Applicable Rate ceases to be provided on

the same day that it is required to determine the applicable component of the GIC Rate for a Guarantor Observation Date, but it was provided at the time at which it is to be observed (or, if no such time is specified, at the time at which it is ordinarily published), then the Index Cessation Effective Date will be the next day on which the rate would ordinarily have been published;

“Index Cessation Event” means:

- (a) a public statement or publication of information by or on behalf of the Reference Rate Administrator or provider of the Applicable Rate announcing that it has ceased or will cease to provide the Applicable Rate permanently or indefinitely, provided that, at the time of the statement or publication, there is no successor Reference Rate Administrator or provider of the Applicable Rate that will continue to provide the Applicable Rate; or
- (b) a public statement or publication of information by the regulatory supervisor for the Reference Rate Administrator or provider of the Applicable Rate, the Bank of Canada, an insolvency official with jurisdiction over the Reference Rate Administrator or provider of the Applicable Rate, a resolution authority with jurisdiction over the Reference Rate Administrator or provider of the Applicable Rate or a court or an entity with similar insolvency or resolution authority over the Reference Rate Administrator or provider of the Applicable Rate, which states that the Reference Rate Administrator or provider of the Applicable Rate has ceased or will cease to provide the Applicable Rate permanently or indefinitely, provided that, at the time of the statement or publication, there is no successor Reference Rate Administrator or provider of the Applicable Rate that will continue to provide the Applicable Rate;

“Indexation Methodology” means, the indexation methodology determined by the Guarantor 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, as of the date of this Agreement is the Teranet-NBC House Price Index (HPI) subindices, where available, and, where not available, the Teranet-NBC National Composite 11 House Price Index, as more particularly described in the Prospectus, whether directly or by reference, and which methodology may be updated from time to time upon notice to CMHC;

“Indirect Participants” means those participants to which access to DTC is also available and which clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly;

“Initial Advance” means, in respect of any Loan, the original principal amount advanced by the Seller to the relevant Borrower;

“Initial Advance Commitment” has the meaning given to it in the third recital of the Intercompany Loan Agreement;

“Initial Covered Bond Portfolio” means the portfolio of Loans and their Related Security, particulars of which will be delivered on the First Transfer Date pursuant to the terms of the Mortgage Sale Agreement (other than any Loans and their Related Security that have been

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;

“Initial Purchase Price” means the amount to be paid by the Guarantor to the Seller in consideration of the sale by the Seller of the Initial Covered Bond Portfolio to the Guarantor;

“Insolvency Event” means, 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:

- (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
- (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
- (c) the relevant entity makes a general assignment for the benefit of any of its creditors; or
- (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;

“Instalment Amount” has the meaning given to it in Condition 1.07 (*Bearer Covered Bonds*);

“Instalment Covered Bonds” means Covered Bonds which will be redeemed in the Instalment Amounts and on the Instalment Dates specified in the applicable Final Terms;

“Instalment Dates” has the meaning given to it in the applicable Final Terms;

“Intellectual Property” includes all security interests, goodwill, choses in action and other contractual benefits and all trade marks, trade mark registrations and pending trade mark applications, patents and pending patent applications and copyrights and other intellectual property;

“Intercompany Loan” has the meaning given to it in Section 2 of the Intercompany Loan Agreement;

“Intercompany Loan Agreement” means the loan agreement entered into on the Programme Date by and among the Bank, as Issuer and as Cash Manager, and the Guarantor, as amended on April 7, 2016 and December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Intercompany Loan Interest Amount” has the meaning given to it in Section 6.2 of the Intercompany Loan Agreement;

“Intercompany Loan Ledger” means the ledger of such name maintained by the Cash Manager pursuant to and in accordance with the terms of the Cash Management Agreement;

“Interest Accrual Period” means (a) any given Interest Period or (b) in the event the Covered Bonds become due and payable on a date other than an Interest Payment Date, the period beginning on and including the last Interest Payment Date and ending on but excluding the date on which the interest and principal on the Covered Bonds are due to be paid;

“Interest Amount” means the amount of interest payable on the Floating Rate Covered Bonds in respect of each Specified Denomination for the relevant Interest Period (as indicated in the applicable Final Terms or Pricing Supplement, as the case may be);

“Interest Basis” has the meaning given to it in the applicable Final Terms;

“Interest Commencement Date” has the meaning given to it in Condition 5.09 (Definitions);

“Interest Determination Date” has the meaning given to it in Condition 5.09 (Definitions);

“Interest Payment Date” has the meaning given to it in Condition 5.09 (Definitions);

“Interest Period” has the meaning given to it in Condition 5.09 (Definitions);

“Interest Period End Date” has the meaning given to it in Condition 5.09 (Definitions);

“Interest Rate Swap Activation Event Date” has, in relation to the Interest Rate Swap Agreement, the meaning given to it in the confirmation for the Interest Rate Swap Transaction;

“Interest Rate Swap Agreement” means 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 (identified on page 1 thereof as the **“Interest Rate 2002 Master Agreement”**), including a schedule, credit support annex and confirmation (the **“Interest Rate Swap Transaction”**) in relation to the Covered Bond Portfolio (as amended and/or restated and/or supplemented from time to time);

“Interest Rate Swap Early Termination Event” means a Termination Event or an Event of Default (each as defined in the Interest Rate Swap Agreement, or the relevant Interest Rate Swap Agreement, as applicable);

“Interest Rate Swap Effective Date” has, in relation to the Interest Rate Swap Agreement, the meaning given to “Effective Date” in the confirmation of the Interest Rate Swap Transaction;

“Interest Rate Swap Provider” means the provider(s) of the Interest Rate Swap Transaction;

“Interest Rate Swap Transaction” means the interest rate swap transaction evidenced by the confirmation under the Interest Rate Swap Agreement;

“Inverse Floating Rate Covered Bonds” means a Covered Bond that has an interest rate equal to a fixed rate minus a rate based upon a reference rate such as LIBOR;

“Investor Reports” means the monthly report, substantially in the form of Schedule 3 to the Cash Management Agreement, made available on the Issuer’s website at <https://www.nbc.ca/about-us/investors/capital-debt/legislative-covered-bonds.html#> 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;

“ISA” means International Standards on Auditing;

“ISDA” means International Swaps and Derivatives Association, Inc.;

“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 ISDA);

“ISDA Determination” has the meaning specified in the applicable Final Terms;

“ISDA Master Agreement” means the 2002 ISDA Master Agreement, as published by ISDA;

“ISDA Rate” has the meaning given to it in Condition 5.04 (*ISDA Rate Covered Bonds*);

“Issue Date” means each date on which the Issuer issues Covered Bonds to purchasers of such Covered Bonds and in accordance with the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) being, in the case of any Definitive Covered Bond represented initially by a Global Covered Bond, the same date as the date of issue of the Global Covered Bond which initially represented such Covered Bond;

“Issue Price” has the meaning specified in the applicable Final Terms;

“Issuer” means National Bank of Canada;

“Issuer Acceleration Notice” has the meaning given to it in Condition 7.01 (*Issuer Events of Default*);

“Issuer Event of Default” has the meaning given to it in Condition 7.01 (*Issuer Events of Default*);

“Issuer ICSD Agreement” means the Issuer ICSD Agreement between the Issuer, Euroclear and Clearstream, Luxembourg;

“Issuing and Paying Agent” means The Bank of New York Mellon, London Branch, in its capacity as issuing and paying agent or, if applicable, any successor issuing and paying agent in relation to all or any Tranche or Series of the Covered Bonds;

“Latest Valuation” means, in relation to any Property, the value given to that Property by the most recent valuation addressed to the Seller or, as applicable, an Originator or obtained from an independently maintained risk assessment model, acceptable to reasonable and prudent institutional mortgage lenders in the Seller’s or Originator’s market or the purchase price of that Property or current property tax assessment, as applicable; provided that, commencing July 1,

2014, such value shall be adjusted at least quarterly to account for subsequent price adjustments using the Indexation Methodology;

“**Ledger**” means each of the Revenue Ledger, the Principal Ledger, the Reserve 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;

“**Legended Covered Bonds**” means Registered Covered Bonds (whether in definitive form or represented by a Registered Global Covered Bond) sold in private transactions to QIBs in accordance with the requirements of Rule 144A;

“**Lending Criteria**” means the lending criteria of the Seller or an 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;

“**Letter Agreement**” means the engagement letter in respect of the appointment of the independent directors of the Liquidation GP, entered into on October 25, 2013 by and among the Bank, the Guarantor and Computershare Trust Company of Canada;

“**Level of Overcollateralization**” has the meaning given to it in Schedule 11 of the Guarantor Agreement;

“**Liability**” means any loss, damage, cost, charge, claim, demand, expense, judgment, decree, action, proceeding or other liability whatsoever (including, without limitation in respect of taxes, duties, levies, imposts and other charges) and including any GST or similar tax charged or chargeable in respect thereof and legal fees and expenses on a full indemnity basis;

“**LIBOR**” means London inter-bank offered rate;

“**Limited Partner**” means National Bank of Canada, in its capacity as a limited partner of the Guarantor, individually and together with such other persons who may from time to time, become limited partner(s) of the Guarantor pursuant to the terms of the Guarantor Agreement;

“**Line of Credit Agreement**” means, with respect to any Borrower, the revolving credit contracts providing for the establishment of a home equity line of credit, together with any amendments, addendums and supplements thereto (including to provide for one or more All-In-One Mortgage Segments, each to be governed by a separate agreement);

“**Line of Credit**” means a type of Loan product that typically incorporates features that give the relevant Borrower options to, among other things, make further drawings on the Loan account;

“**Line of Credit Drawing**” means any further drawing of monies made by a Borrower under a Line of Credit other than an Initial Advance;

“**Line of Credit Loan**” means each outstanding home equity line of credit indebtedness created pursuant to a Line of Credit Agreement and any other indebtedness due or owing under the relevant Mortgage Conditions by a Borrower, which is not an All-In-One Mortgage Segment, 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;

"Liquidation GP" means 8603413 Canada Inc., in its capacity as liquidation general partner of the Guarantor together with any of its successors and any successor liquidation general partner appointed pursuant to the terms of the Guarantor Agreement;

"Liquidation Proceeds" means, with respect to any Loan and its Related Security, the moneys collected in respect thereof from, (i) insurance proceeds or payments under credit or mortgage insurance policies or guarantees to which the Seller or the Guarantor, as the case may be, is entitled, (ii) proceeds from the sale of such Loan or its Related Security or received from any Person directly or indirectly liable for the payment of such Loan, (iii) any amount received in respect of such Loan resulting from expropriation proceedings relating to the Property subject thereto, in each case, net of (x) to the extent paid by the expropriating authority for such purposes, the sum of any amounts expended by the Original Seller or the Guarantor, as the case may be, in connection with recovering such proceeds or amounts including, without limitation, legal fees and disbursements, appraisal costs, survey costs, taxes, commissions, utilities, repairs, and other consultant costs, and (y) any amounts required to be remitted to the Borrower on such Loan by law or pursuant to the terms of such Loan; and (iv) the realization upon any deficiency judgment obtained against the Borrower or any guarantor or indemnitor;

"Listing Rules" means:

- (a) in the case of Covered Bonds which are, or are to be, listed on the London Stock Exchange, the Part 6 rules (including the listing rules made by the FCA (or such other body to which its functions have been transferred in accordance with FSMA) and the London Stock Exchange's Admission and Disclosure Standards; and
- (b) in the case of Covered Bonds which are, or are to be, listed on a Stock Exchange other than the London Stock Exchange (as specified in the Final Terms), the listing rules and regulations for the time being in force for that Stock Exchange;

"Loan" means any mortgage loan, including first lien residential mortgage loans and first ranking residential hypothecary loans and including, for greater certainty, an All-In-One Mortgage Segment, referenced by its mortgage 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 mortgage loan under the relevant Mortgage Conditions by a Borrower on the security of a Mortgage from time to time outstanding, or, as the context may require, the Borrower's obligations in respect of the same;

"Loan Files" or **"Loan and Related Security Files"** means 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 guarantee 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 or 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;

“Loan Representations and Warranties” means the loan representations and warranties of the Seller set out in the Mortgage Sale Agreement;

“London Stock Exchange” means London Stock Exchange plc;

“LP Act” means the *Limited Partnerships Act* (Ontario) as the same may be amended from time to time;

“LTV Adjusted True Balance” has the meaning given to it in Schedule 2 of the Guarantor Agreement;

“Managing GP” means NBC Covered Bond (Legislative) GP Inc., in its capacity as managing general partner of the Guarantor, any successor managing general partner of the Guarantor appointed in accordance with the terms of the Guarantor Agreement, including without limitation the Liquidation GP if and while appointed as Managing GP in accordance with Article 11 of the Guarantor Agreement (*Removal and Resignation of the Managing General Partner and the Liquidation General Partner*), and any successor or assign of any of them as the context requires;

“Managing GP Default Event” has the meaning given to such term in Section 11.2 of the Guarantor Agreement;

“Mandate” or **“Mandates”** means the Transaction Account Mandate and/or the GIC Account Mandate and/or the mandates relating to any other Guarantor Accounts, as the case may be;

“Margin” means in respect of a Floating Rate Covered Bond, the percentage rate per annum (if any) specified in the applicable Final Terms;

“Master Definitions and Construction Agreement” means this Agreement (as amended and/or restated and/or supplemented from time to time);

“Material Adverse Event” means, with respect to any Person, an effect that is materially adverse to the ability of such Person to perform its obligations under the relevant Transaction Document(s);

“Maximum Redemption Amount” has the meaning specified in the applicable Final Terms;

“Minimum and/or Maximum Interest Rate” has the meaning specified in the applicable Final Terms;

“Minimum Redemption Amount” has the meaning specified in the applicable Final Terms;

“Modified Following Business Day Convention” or **“Modified Business Day Convention”** has the meaning specified in Condition 5.09 (*Definitions*);

“Monthly Payment” means the amount which the relevant Mortgage Terms require a Borrower to pay on each Monthly Payment Date in respect of that Borrower’s Loan;

“Monthly Payment Date” means 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;

“Moody’s” means Moody’s Investors Service, Inc. and includes any successor to its rating business;

“Mortgage” means, 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 All-In-One Mortgage Segment, 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 All-In-One Mortgage Segment, including the Mortgage Conditions applicable to it and **“Mortgages”** means more than one Mortgage;

“Mortgage Conditions” means all the terms and conditions applicable to a Loan, including without limitation those set out in the Seller’s or the Originator’s relevant mortgage conditions booklet and the Seller’s or the Originator’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;

“Mortgage Deed” means, in respect of any Mortgage, the deed creating that Mortgage;

“Mortgaged Property” means residential property located in Canada that is subject to a Mortgage;

“Mortgage Sale Agreement” means the mortgage sale agreement entered into on the Programme Date by and among the Seller, the Guarantor and the Bond Trustee, as amended on September 12, 2017 and September 9, 2020, and as further amended and restated on December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Mortgage Terms” means the terms of the applicable Mortgage;

“Multiproduct Account” means, in respect of a Borrower, the Line of Credit Loans extended to such Borrower pursuant to a Line of Credit Agreement and the All-In-One Mortgage Segments made to such Borrower, all of which are secured by the same Multiproduct Mortgage;

“Multiproduct Mortgage” means a collateral mortgage or other security interest, which is security for any All-In-One Mortgage Segment or Line of Credit Loan;

“Multiproduct Purchaser” means any owner of any Line of Credit Loan or All-In-One Mortgage Segment 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 applicable Originator) and the Guarantor;

“N Covered Bond” means a Covered Bond in definitive form made out in the name of a specified Covered Bondholder issued, or as the case may require, to be issued by the Issuer in accordance with the provisions of any agreement between the Issuer and the Covered Bondholder, the Agency Agreement and the Trust Deed, in the form of a German Namensschuldverschreibung, substantially in the form set out in Part 1 of Schedule 6 to the Trust Deed with such modifications (if any) as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Covered Bondholder, and having the N Covered Bond Conditions, the form of N Covered Bond Assignment Agreement and the form of notification of the inclusion of N Covered Bonds in the restricted assets (in the form attached as Part 5 of Schedule 6 to the Trust Deed) annexed thereto;

“N Covered Bond Assignment Agreement” means the assignment agreement attached to each N Covered Bond, substantially in the form set out in Part 4 of Schedule 6 to the Trust Deed;

“N Covered Bond Conditions” means the terms and conditions of each N Covered Bond attached thereto substantially in the form of Part 2 of Schedule 6 to the Trust Deed;

“N Covered Bondholder” means the registered holder of a N Covered Bond;

“NBC” means National Bank of Canada;

“NBF” means National Bank Financial Inc.;

“Negative Carry Factor” has the meaning given to it in Schedule 2 of the Guarantor Agreement;

“Negotiable Collateral” means the Guarantor’s Collateral consisting of chattel paper, instruments, securities, investment property or negotiable documents of title;

“Net Income” or **“Net Loss”** means, respectively, the net income or net loss of the Partnership as determined in accordance with Canadian GAAP;

“New Company” has the meaning given to it in Clause 21.3 of the Trust Deed;

“New Loan” means Loans, other than the Loans 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 and **“New Loans”** means more than one New Loan;

“New Managing GP” has the meaning given to it in Section 11.4 of the Guarantor Agreement;

“New Portfolio Asset Type” means a new type of mortgage loan (but not including an All-In-One Mortgage Segment) or multi-loan product 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 a new Originator;

“New Secured Creditor” means any Person which becomes a Secured Creditor pursuant to and in accordance with the Security Agreement;

“New Seller” means any affiliate of the Bank that accedes to the relevant Transaction Documents and sells Loans or New Loans and their respective Related Security to the Guarantor in the future;

“NGCB” means new global Covered Bond;

“Nominated Persons” or **“Nominated Person”** has the meaning given to it in Section 3.4 of the Asset Monitor Agreement;

“Non-Compliance Notice” has the meaning given to it in Section 2.6 of the Asset Monitor Agreement;

“Non-Performing Loan” means any Loan in the Covered Bond Portfolio which is more than three months in arrears;

“Non-Performing Loans Notice” means a notice from the Cash Manager to the Seller identifying one or more Non-Performing Loans;

“Non-resident” means a non-resident of Canada as such term is defined in the *Income Tax Act*;

“Non-resident Holder” means (i) a person who, at all relevant times, is not resident and is not deemed to be resident in Canada, deals at arm’s length with the Issuer and who does not use or hold and is not deemed to use or hold Covered Bonds in or in the course of carrying on a business in Canada and is not an insurer carrying on an insurance business in Canada and elsewhere; and (ii) any Canadian resident (or deemed Canadian resident) to whom the holder disposes of the Covered Bonds;

“Notice to Pay” means, in respect of the Guarantor, a notice duly given to it accordance with Condition 7.01 of Schedule 1 to the Trust Deed and in the form or substantially in the form set out in Schedule 4 to the Trust Deed;

“NSS” means the new safekeeping structure for registered global securities which are intended to constitute eligible collateral for Eurosystem monetary policy and intra day credit operations;

“Obligations” has the meaning given to it in Section 2.02 of the Security Agreement;

“OC Valuation” has the meaning given to it in Schedule 11 of the Guarantor Agreement;

“Official List” means the official list of the FCA in accordance with Part 6 of the FSMA;

“Optional Redemption Amount” has the meaning specified in the applicable Final Terms;

“Optional Redemption Date” has the meaning specified in the applicable Final Terms;

“Optional Repurchase Notice” has the meaning given to it in Section 2.4 of the Mortgage Sale Agreement;

“Optional Repurchase Price” has the meaning given to it in Section 2.4 of the Mortgage Sale Agreement;

“Original Due for Payment Date” has the meaning given to it paragraph (i)(a) of the definition of “Due for Payment”;

“Original Seller” means the Bank;

“Originator” means certain subsidiaries of the Seller which have originated, on behalf of the Seller, Loans, including Loans which may be sold by the Seller to the Guarantor pursuant to the Mortgage Sale Agreement;

“Originator’s Policy” means 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;

“Originator’s Underwriting Policy” means the underwriting 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;

“OSFI” means the Office of the Superintendent of Financial Institutions;

“Outstanding” or **“outstanding”** means, in relation to the Covered Bonds of all or any Series, all the Covered Bonds of such Series issued other than:

- (a) those Covered Bonds which have been redeemed pursuant to the trust presents;
- (b) those Covered Bonds in respect of which the date (including, where applicable, any deferred date) for redemption in accordance with the Conditions has occurred and the redemption moneys (including all interest payable thereon) have been duly paid to the Bond Trustee or to the Issuing and Paying Agent in the manner provided in the Agency Agreement (and where appropriate notice to that effect has been given to the relative Holders of the Covered Bonds in accordance with Condition 14 (*Notices*)) and remain available for payment against presentation of the relevant Covered Bonds and/or Receipts and/or Coupons;
- (c) those Covered Bonds which have been purchased and cancelled in accordance with Condition 6.08 (*Cancellation of Redeemed and Purchased Covered Bonds*);
- (d) those Covered Bonds which have become void or in respect of which claims have become prescribed, in each case under Condition 10 (*Prescription*);

- (e) those mutilated or defaced Covered Bonds which have been surrendered and cancelled and in respect of which replacements have been issued pursuant to Condition 12 (*Replacement of Covered Bonds*);
- (f) (for the purpose only of ascertaining the Principal Amount Outstanding of the Covered Bonds outstanding and without prejudice to the status for any other purpose of the relevant Covered Bonds) those Covered Bonds which are alleged to have been lost, stolen or destroyed and in respect of which replacements have been issued pursuant to Condition 12 (*Replacement of Covered Bonds*); and
- (g) any Global Covered Bond to the extent that it shall have been exchanged for Definitive Covered Bonds or another Global Covered Bond pursuant to its provisions, the provisions of the trust presents and the Agency Agreement; and

PROVIDED THAT for each of the following purposes, namely:

- (h) the right to attend and vote at any meeting of the holders of the Covered Bonds of any Series;
- (i) the determination of how many and which Covered Bonds of any Series are for the time being outstanding for the purposes of Clauses 10.1 and 10.2 of the Trust Deed, Condition 7 (Events of Default) and 13 (Meetings of Holders of the Covered Bonds, Modification and Waiver) and paragraphs 2, 5, 6 and 9 of Schedule 5 to the Trust Deed;
- (j) any discretion, power or authority (whether contained in the trust presents or vested by operation of law) which the Bond Trustee is required, expressly or impliedly, to exercise in or by reference to the interests of the holders of the Covered Bonds of any Series; and
- (k) the determination by the Bond Trustee whether any event, circumstance, matter or thing is, in its opinion, materially prejudicial to the interests of the holders of the Covered Bonds of any Series,

those Covered Bonds of the relevant Series (if any) which are for the time being held by or on behalf of the Issuer or the Guarantor, in each case as beneficial owner, shall (unless and until ceasing to be so held) be deemed not to remain outstanding;

“Outstanding Principal Amount” has the meaning given to it in Condition 5.09 (*Definitions*);

“Outstanding Principal Balance” means 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” means a Direct and/or Indirect Participant;

“Partly Paid Covered Bonds” means Covered Bonds issued where the Issue Price is payable in more than one instalment;

“Partner” means each of the Managing GP, the Liquidation GP and the Limited Partner and any other limited partner or general partner who may become a limited partner of the Guarantor from time to time, and the successors and assigns thereof, and **“Partners”** means any two or more of them;

“Partnership” means the NBC Covered Bond (Legislative) Guarantor Limited Partnership;

“Paying Agents” means, in relation to all or any Tranche or Series of the Covered Bonds, the several institutions (including, where the context permits, the Issuing and Paying Agent) at their respective specified offices initially appointed as paying agents in relation to such Covered Bonds by the Issuer and the Guarantor pursuant to the Agency Agreement and/or, if applicable, 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 at their respective specified offices in relation to all or any Tranche or Series of the Covered Bonds;

“Payment Day” means (a) in the case of any currency other than euro, a day on which commercial banks are open for general business (including dealings in foreign exchange and foreign currency deposits) and foreign exchange markets settle payments in the Financial Centre(s) specified in the Final Terms or (b) in the case of payment in euro, a day which is a TARGET Business Day and on which commercial banks and foreign exchange markets are open for general business (including dealings in foreign exchange and foreign currency deposits) in the Financial Centre(s) specified in the Final Terms;

“Payment Holiday” means the period of time that a Borrower under a Loan refrains from making payments of interest and principal on his Loan as expressly permitted by the terms of the Borrower’s Loan;

“Payment in Kind” has the meaning given to it in Section 11.1(b)(ii) of the Intercompany Loan Agreement;

“Payment in Kind Date” has the meaning given to it in Section 11.1(c) of the Intercompany Loan Agreement;

“Payment in Kind Notice” has the meaning given to it in Section 11.1(c) of the Intercompany Loan Agreement;

“Payment Ledger” means 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;

“Perfected” means in respect of any relevant Purchased Loan and its Related Security, delivery of notice to the Borrower of the sale, assignment and transfer of such Loan and its Related Security and a direction to make all future repayments of the Loan to the Standby Account Bank for the account of the Guarantor by the Seller or the applicable Originator, or, as necessary, by the Guarantor (or the Servicer on behalf of the Guarantor) on behalf of the Seller or the applicable Originator (under applicable powers of attorney granted to the Guarantor) to the Guarantor of such Loan and its Related Security and registration of the transfer of legal title to the Mortgages in the appropriate land registry office, land titles office or similar office of public registration for the

location where the relevant real property is located and “**Perfect**” and “**Perfection**” shall have corresponding meanings;

“**Permanent Global Covered Bond**” means a global covered bond in the form or substantially in the form set out in Part 2 of Schedule 2 to the Trust Deed with such modifications (if any) as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s), together with the copy of the applicable Final Terms or Pricing Supplement, as the case may be, annexed thereto, comprising some or all of the Covered Bonds of the same Series, issued by the Issuer pursuant to the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) relating to the Programme, the Agency Agreement and the trust presents in exchange for the whole or part of any Temporary Global Covered Bond issued in respect of such Covered Bonds;

“**Permitted Security Interests**” means (i) any Security Interest for taxes, assessments or governmental charges or levies which relate to obligations not yet due and delinquent, (ii) easements, servitudes, encroachments and other minor imperfections of title which do not, individually or in the aggregate, detract from the value of or impair the use or marketability of any real property, and (iii) undetermined or inchoate Security Interests arising or potentially arising under statutory provisions which have not at the relevant time been filed or registered in accordance with applicable laws or of which written notice has not been given in accordance with applicable laws;

“**Person**” or “**person**” means a reference to any individual, partnership, limited partnership, joint venture, syndicate, sole proprietorship, company or corporation with or without share capital, limited liability company, unlimited liability company, unincorporated association, trust, trustee, executor, administrator or other legal personal representative, government or governmental authority or entity, however designated or constituted;

“**Personal Information**” means information that is protected by any Applicable Privacy Laws;

“**PIPEDA**” means the *Personal Information Protection and Electronic Documents Act* (Canada);

“**Pledged Securities**” means Investment Property and Equity Interests in other Persons that do not constitute Investment Property, now or hereafter acquired or owned by on or behalf of the Guarantor or in which the Guarantor now or hereafter has an interest;

“**Portfolio Asset Offer Notice**” has the meaning given to it in Section 8.1 of the Mortgage Sale Agreement;

“**Portfolio Asset Offer Repurchase Notice**” has the meaning given to it in Section 8.2 of the Mortgage Sale Agreement;

“**Portfolio Asset Repurchase Notice**” means a notice from the Guarantor (or the Cash Manager on its behalf) to the Seller identifying a Loan or its Related Security 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 any Purchased Portfolio Asset or the value of the affected Purchased Portfolio Asset, or identifying Portfolio Assets otherwise subject to repurchase by the Seller;

“Portfolio Assets” means Loans and their Related Security;

“Post-Enforcement Priority of Payments” has the meaning given to it in Section 4.07 of the Security Agreement;

“Post Issuer Event of Default Yield Shortfall Test” has the meaning given to it in Section 4.4 of the Servicing Agreement;

“Potential Guarantor Event of Default” has the meaning given to it in Condition 13 (*Meetings of Holders of the Covered Bonds, Modification and Waiver*);

“Potential Issuer Event of Default” has the meaning given to it in Condition 13 (*Meetings of Holders of the Covered Bonds, Modification and Waiver*);

“PPSA” has the meaning given to it in Section 1.03 of the Security Agreement;

“Pre-Acceleration Principal Priority of Payments” has the meaning given to it in Section 6.1 of the Guarantor Agreement;

“Pre-Acceleration Revenue Priority of Payments” has the meaning given to it in Section 6.1 of the Guarantor Agreement;

“Pre-Maturity Liquidity Eligible Assets” means each Substitute Asset having: (i) a maturity date occurring before the Final Maturity Date of the relevant Series of Hard Bullet Covered Bonds; and (ii) for which the Rating Agency Condition has been satisfied;

“Pre-Maturity Liquidity Ledger” means 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 and which is maintained by the Cash Manager pursuant to and in accordance with the Cash Management Agreement;

“Pre-Maturity Liquidity Required Amount” means 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 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” has the meaning given to it in Schedule 4 of the Guarantor Agreement;

“Pre-Maturity Test” has the meaning given to it in Schedule 4 of the Guarantor Agreement;

“Pre-Maturity Test Date” has the meaning given to it in Schedule 4 of the Guarantor Agreement;

“Pre-Maturity Test Interval” has the meaning given to it in Schedule 4 of the Guarantor Agreement;

“Preceding Business Day Convention” has the meaning given to it in Condition 5.09 (*Definitions*);

“Prescribed Cash Limitation” has the meaning given to it in Section 9.8 of the Guarantor Agreement;

“Present Value” means for any Loan the value of the outstanding loan balance of such Loan, calculated by discounting the expected future cash flow (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” has the meaning specified in the ISDA Definitions;

“Pricing Supplement” means the pricing supplement issued in relation to a Series or Tranche of Exempt Covered Bonds in, or substantially in, the form of Part III to Schedule 6 of the Dealership Agreement or in such other form as may be agreed to by the Issuer, the Guarantor and the Relevant Dealer(s);

“Principal Amount Outstanding” means, 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” means the ledger of such name maintained by the Cash Manager pursuant to and in accordance with 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” means receipts in respect of Loans which are not Revenue Receipts including the following (to the extent that such amounts are not Revenue Receipts):

- (a) principal repayments under the Loans in the Covered Bond Portfolio (including payments of arrears, Capitalized Expenses and Capitalized Arrears);
- (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);
- (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 respect of a Property in connection with a Loan in the Covered Bond Portfolio; and
- (d) the proceeds of the purchase of any Loan in the Covered Bond Portfolio by a Purchaser from the Guarantor, including any amount received by the Guarantor as

consideration for a repurchase of a Portfolio Asset by the Seller (excluding in either case, for the avoidance of doubt, amounts attributable to Accrued Interest and Arrears of Interest thereon as at the relevant purchase date);

“Priorities of Payments” means the orders of priority for the allocation and distribution of amounts standing to the credit of the Guarantor in different circumstances being the Pre-Acceleration Revenue Priority of Payments, the Pre-Acceleration Principal Priority of Payments and the Guarantee Priority of Payments (see Article 6 of the Guarantor Agreement) and the Post-Enforcement Priority of Payments (see Section 4.07 of the Security Agreement) and **“Priority of Payment”** means any one of the foregoing;

“proceedings” (where used in the Trust Deed) has the meaning given to it in Clause 10 of the Trust Deed;

“Product Switch” means a variation to the financial terms or conditions included in the Mortgage Conditions applicable to a Loan other than:

- (a) any variation agreed with a Borrower to control or manage arrears on a Loan;
- (b) any variation in the maturity date of a Loan;
- (c) any variation imposed by statute or any variation in the frequency with which the interest payable in respect of the Loan is charged;
- (d) any variation to the interest rate as a result of the Borrowers switching to a different rate;
- (e) any change to a Borrower under the Loan or the addition of a new Borrower under a Loan; or
- (f) any change in the repayment method of the Loan;

“Programme” means the Bank’s Global Covered Bond Programme as established by, or otherwise contemplated in, the Trust Deed and the Prospectus;

“Programme Date” means October 31, 2013;

“Programme Limit” has the meaning given to it in the Trust Deed;

“Programme Resolution” has the meaning given to it in Condition 13 (*Meetings of Covered Bondholders, Modification, Waiver and Substitution*);

“Prohibited Insurer” means 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 *Protection of Residential Mortgage or Hypothecary Insurance Act* (Canada), or any successor to any of them;

“Property” means a freehold, leasehold or commonhold property (or owned immovable property in the Province of Québec) which is subject to a Mortgage;

“Prospectus” means the Prospectus prepared in connection with the Programme as revised, supplemented or amended from time to time by the Issuer and the Guarantor including any documents which are from time to time incorporated in the Prospectus by reference except that in relation to each Tranche of Covered Bonds only, the applicable Final Terms or Pricing Supplement, as the case may be, shall be deemed to be included in the Prospectus;

“Prospectus Regulation” means Regulation (EU) 2017/1129, as amended and all references to “Prospectus Directive”, being Directive 2003/71/EC, are replaced with references to the Prospectus Regulation;

“Purchase Date” has the meaning given to it in Section 2.2 of the Mortgage Sale Agreement and unless the context requires otherwise includes each such date;

“Purchase Documents” means the Mortgage Sale Agreement, each Seller Assignment and Seller Power of Attorney, and all other certificates, instruments, Financing Statements, reports, notices, agreements and documents executed or delivered under or in connection with the Mortgage Sale Agreement in respect of a sale of Loans and their Related Security by the Seller to the Guarantor;

“Purchase Notice” has the meaning given to it in Section 2.2(b) of the Mortgage Sale Agreement;

“Purchased Assets” has the meaning given to it in Section 2.2 of the Mortgage Sale Agreement;

“Purchased Loan or Purchased Portfolio Asset” means, at any time, any Loan purchased (or purported to be purchased) by the Guarantor pursuant to the terms of the Mortgage Sale Agreement provided such Loan has not been repurchased by the Seller pursuant to the Mortgage Sale Agreement or sold by the Guarantor to any other Person, together with (i) all obligations of the Borrowers thereunder, and (ii) all monies paid or payable thereunder after the applicable Cut-Off Date (whether scheduled payments, Liquidation Proceeds, prepayments, finance charges, interest, fees, prepayment penalties or bonuses or other charges with respect thereto);

“Purchaser” means any third party or the Seller to whom the Guarantor offers to sell Portfolio Assets, except in the Mortgage Sale Agreement and Purchase Documents where such reference is to the Guarantor;

“Put Notice” has the meaning given to it in Condition 6.06 (*Put Option*);

“Put Option” has the meaning given to it in the applicable Final Terms;

“QIB” means a “qualified institutional buyer” within the meaning of Rule 144A;

“Randomly Selected Loans” means Loans and, if applicable, their Related Security, in the Covered Bond Portfolio, 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 and their Related Security over all the Loans and their Related Security in the Covered Bond Portfolio, except with respect to identifying such Loans and their Related Security 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;

“Rate of Interest” has the meaning given to it in Condition 5.09 (*Definitions*);

“Rate Option” has the meaning given to it in the ISDA Definitions;

“Rating Agency” means any one of Moody’s, Fitch and DBRS, to the extent that at the relevant time they provide ratings in respect of the then outstanding Covered Bonds, or their successors and **“Rating Agencies”** means more than one Rating Agency;

“Rating Agency Condition” has the meaning given to it in Condition 20 (*Rating Agency Condition*);

“ratings” includes, in respect of any Person, a rating or assessment (a) by a Rating Agency in respect of (i) such Person’s senior long-term or short-term rating of the unsecured, unsubordinated and unguaranteed debt obligations, (ii) short-term deposit rating, or (iii) issuer default rating, or (b) by a Rating Agency of the counterparty risk rating of such Person, including the critical obligations rating (in the case of DBRS), the derivative counterparty rating if one is assigned (in the case of Fitch) or the counterparty risk assessment (in the case of Moody’s), and in the event such relevant Rating Agency replaces such rating or assessment with a successor rating or assessment that uses a substantially similar methodology for assessing counterparty risk, such successor rating or assessment, in each case as the context requires or permits;

“Ratings Trigger” means the Account Bank Threshold Ratings, the Cash Manager Required Ratings, the Cash Management Deposit Ratings, the Fitch Demand Loan Repayment Ratings, the Pre-Maturity Minimum Ratings, the Reserve Fund Required Amount Ratings, the Servicer Deposit Threshold Ratings, the Servicer Replacement Threshold Ratings, the Contingent Collateral Ratings and the Swap Agreement Ratings;

“Reasonable and Prudent Mortgage Lenders” means reasonable and prudent institutional mortgage lenders in the Seller’s market or the applicable Originator’s market;

“Recalculation Procedures” has the meaning given to it in Section 2.3 of the Asset Monitor Agreement;

“Recalculation Report” has the meaning given to it in Section 2.4 of the Asset Monitor Agreement;

“Receipt Ratio” has the meaning given to it in the confirmation for any relevant Interest Rate Swap Transaction;

“Receiptholders” means the several persons who are for the time being the holders of the Receipts;

“Receipts” means payment receipts attached on issue to Bearer Definitive Covered Bonds redeemable in instalments for the payment of an instalment of principal, such receipts being in the form or substantially in the form set out in Part IV of Schedule 2 to the Trust Deed or in such other

form as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s) and includes any replacements for Receipts issued pursuant to Condition 12 (*Replacement of Covered Bonds*);

“**Record**” means the register of the Partners maintained pursuant to Section 9.2 of the Guarantor Agreement;

“**Record Date**” has the meaning given to it in Condition 9.09 (*Payments - Registered Covered Bonds*);

“**Redemption Amount**” has the meaning given to it in Condition 6.09 (*Further Provisions applicable to Redemption Amount and Instalment Amount*);

“**Redemption/Payment Basis**” has the meaning given to it in the applicable Final Terms;

“**Reference Banks**” has the meaning given to it in Condition 5.09 (*Definitions*);

“**Reference Rate Administrator**” means the Bank of Canada or any successor administrator for CORRA and/or the CORRA Compounded Index or the administrator (or its successor) of another Applicable Rate, as applicable;

“**Register**” means the register of holders of the Registered Covered Bonds maintained by the Registrar;

“**Registered Covered Bonds**” means Covered Bonds in registered form;

“**Registered Definitive Covered Bonds**” means the Registered Covered Bonds in definitive form (including, for greater certainty, N Covered Bonds) issued or, as the case may require, to be issued by the Issuer in accordance with the provisions of the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s), the Agency Agreement and the Trust Deed either on issue or in exchange for a Registered Global Covered Bond or part thereof (all as indicated in the applicable Final Terms or Pricing Supplement, as the case may be), such Registered Covered Bonds in definitive form being substantially in the form set out in Part 3 of Schedule 3 to the Trust Deed (or, in the case of N Covered Bonds, Schedule 6 to the Trust Deed) with such modifications (if any) as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s) (or N Covered Bondholder, as the case may be) and having the Conditions endorsed thereon or, if permitted by the relevant Stock Exchange, incorporating the Conditions by reference as indicated in the applicable Final Terms or Pricing Supplement, as the case may be, and (except in the case of a Zero Coupon Covered Bond) having Coupons and, where appropriate, Receipts and/or Talons attached thereto on issue;

“**Registered Global Covered Bonds**” means the Regulation S Global Covered Bonds together with the Rule 144A Global Covered Bonds, substantially in the forms set out in Parts 1 and 2, respectively, of Schedule 3 to the Trust Deed;

“**Registrable Transfer**” means each transfer, assignment or conveyance in appropriate form that is required in respect of the assignment of the relevant Purchased Loan, including the related Mortgage, to the relevant Purchaser or as the relevant Purchaser directs, containing all necessary

information (including mortgage registration number and a legal description of the Property subject to the Mortgage that complies with local law) and executed as necessary (including witnessed and under seal, if necessary) and accompanied by all required affidavits and certificates, for registration in the land registry or land titles office for the location where the real property subject thereto is situate or filing under the PPSA, as the case may be;

“**Registrar**” or “**Registrars**” has the meaning given to it in the *Conditions*;

“**Registry**” means the registry established by CMHC pursuant to Section 21.51 of Part I.1 of the *National Housing Act* (Canada);

“**Regulation S**” means Regulation S under the Securities Act;

“**Regulation S Covered Bonds**” means any Covered Bonds which are offered or sold outside the United States in reliance on Regulation S;

“**Regulation S Global Covered Bonds**” has the meaning given to it in Condition 2.08 (*Transfer of Registered Covered Bonds*);

“**Registered Title Event**” means the occurrence of an event specified in any of Section 7.1(a) (i) to (vi) of the Mortgage Sale Agreement;

“**Related Loans**” has the meaning given to it in the Security Sharing Agreement;

“**Related Security**” means, in relation to a Loan, the security for the repayment of that Loan including the relevant Mortgage, insurance (other than blanket insurance coverage maintained by a Seller or an Originator), 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; provided that in relation to any such Mortgage, insurance, guarantees and security securing one or more Line of Credit Loans or All-In-One Mortgage Segments, 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;

“**Release of Security**” has the meaning given to it in the Security Sharing Agreement;

“**Relevant Account Holder**” has the meaning given to it in Condition 1.02 (*Form and Denomination*);

“**Relevant Banking Day**” has the meaning given to it in Condition 2.07 (*Transfer of Registered Covered Bonds*);

“Relevant Date” has the meaning given to it in Condition 8.02 (*Taxation*);

“Relevant Interest Period” has the meaning given to it in Section 4.3 of the Servicing Agreement;

“Relevant Jurisdiction” has the meaning given to it in Condition 18.03 (*Branch of Account*);

“Relevant Screen Page” has the meaning given to it in the applicable Final Terms;

“Relevant Time” has the meaning given to it in the applicable Final Terms;

“Replacement Agent” has the meaning given to it in Condition 12 (*Replacement of Covered Bonds*);

“Repurchase Amount” means with respect to any Portfolio Asset, an amount equal to the amount paid by the Guarantor to the Seller in respect of its purchase of such Portfolio Asset on the relevant Purchase Date being the Fair Market Value of the applicable Portfolio Asset on the relevant Cut-Off Date preceding the relevant Purchase Date plus any expenses incurred by the Guarantor in respect of such transaction and the relevant Portfolio Asset, less any amounts received by or on behalf of the Guarantor in respect of principal on such Portfolio Asset, and adjusted for any amortized premium or discount realized by the Guarantor, as applicable;

“Requesting Party” has the meaning given to it in Condition 20 (*Rating Agency Condition*);

“Required Redemption Amount” has the meaning given to it in Schedule 9 of the Guarantor Agreement;

“Required True Balance Amount” has the meaning given to it in Schedule 9 of the Guarantor Agreement;

“Reserve Fund” means 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, which amount may be maintained in cash or, effective January 1, 2026, cash and Substitute Assets. For purposes of assessing the Reserve Fund, Substitute Assets included in the Reserve Fund must be valued using either: (a) the close of day bid price on the calculation date, or (b) the close of day ask price on the calculation date, plus any accrued interest or other accrued amounts, if applicable;

“Reserve Fund Required Amount” means Nil, unless the applicable ratings of the Issuer from one or more Rating Agencies fall below the Reserve Fund Required Amount Ratings, as applicable, and then an amount in cash, and, effective January 1, 2026, cash and Substitute Assets, 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;

“Reserve Fund Required Amount Ratings” means the threshold ratings P-1(cr) (in respect of Moody’s), R-1 (low) and A(low) (in respect of DBRS; for greater certainty, the ratings from DBRS are only required to be at or above one of such ratings), and F1 or A (in respect of Fitch, provided that, for greater certainty, only one of such ratings from Fitch is required to be at or above such ratings), as applicable, of, in the case of Moody’s, the short term counterparty risk assessment, in the case of Fitch, the issuer default rating, and in the case of DBRS, the unsecured, unsubordinated and unguaranteed debt obligations, in each case, of the Issuer by the Rating Agencies;

“Reserve Ledger” means 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 Principal Receipts and Revenue Receipts to the Reserve Fund and the debiting of such Reserve Fund in accordance with the terms of the Guarantor Agreement, with amounts in the Reserve Fund held in cash and, effective January 1, 2026, cash and Substitute Assets;

“Reset Date” has the meaning given to it in the ISDA Definitions;

“Restricted Asset” has the meaning given to it in Section 2.07 of the Security Agreement;

“Retention Account” has the meaning given to it in Section 4.10 of the Security Agreement;

“Reuters Screen Page” has the meaning given to it in Condition 5.09 (*Definitions*);

“Revenue Ledger” means the ledger of such name maintained by the Cash Manager pursuant to and in accordance with 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;

“Revenue Receipts” means receipts of yield on the Loans including the following (to the extent that such amounts represent yield on the Loans):

- (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;
- (b) recoveries of interest from defaulting Borrowers under Loans in the Covered Bond Portfolio being enforced; and
- (c) recoveries of interest from defaulting Borrowers under Loans in the Covered Bond Portfolio in respect of which enforcement procedures have been completed;

“Revolving Commitment” has the meaning given to it in the fourth recital in the Intercompany Loan Agreement;

“Rule 144A” means Rule 144A under the Securities Act;

“Rule 144A Global Covered Bond” has the meaning given to it in Condition 2.08 (*Transfer of Registered Covered Bonds*);

“Sale Proceeds” means the cash proceeds realized from the sale of Loans and their Related Security by the Guarantor;

“Sarbanes-Oxley Act” means the U.S. *Sarbanes-Oxley Act of 2002*;

“SARON” means Swiss Average Rate Overnight;

“Scheduled Interest” means 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 (**“Excluded Scheduled Interest Amounts”**) 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 (*Taxation*);

“Scheduled Payment Date” means, 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” means 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 (**“Excluded Scheduled Principal Amounts”**) 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;

“SEC” means U.S. Securities and Exchange Commission;

“Secured Creditors” means the Bond Trustee (in its own capacity and on behalf of the holders of the Covered Bonds), the holders of the Covered Bonds, the Receiptholders, the Couponholders, 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;

“Securities Account Control Agreement” has the meaning given to it in Section 2.06 of the Security Agreement;

“Securities Act” means the U.S. *Securities Act of 1933*, as amended;

“Security” has the meaning given to it in Section 2.02 of the Security Agreement;

“Security Agreement” means the general security agreement entered into on the Programme Date by among the Guarantor, the Bond Trustee and certain other Secured Creditors (as amended and/or restated and/or supplemented from time to time);

“Security Documents” means any documents entered into pursuant to the Security Agreement;

“Security Interest” means any mortgage, charge, pledge, hypothec, security interest, assignment, lien (statutory or otherwise), privilege, easement, servitude and any other encumbrance of any nature or any other arrangement or condition which, in substance, secures payment or performance of an obligation;

“Security Sharing Agreement” means the security sharing agreement entered into on the Programme Date by and among the Seller, the Guarantor, the Bond Trustee and the Custodian, as amended on December 18, 2025 (as further amended and/or restated and/or supplemented from time to time);

“Selected Portfolio Assets” means Loans and their Related Security to be sold by the Guarantor pursuant to the terms of the Guarantor Agreement and having in the aggregate the Required True Balance Amount;

“Seller” means National 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 or New Loans and their Related Security to the Guarantor;

“Seller Arranged Policy” means 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;

“Seller Assignment” means, for any Purchase Date and all Loans to be purchased on such date (regardless of where the related Mortgaged Properties are situated), an assignment of such Loans and Related Security with respect thereto executed and delivered by the Seller to the Guarantor in substantially the form of Schedule 2.2(g)(1) to the Mortgage Sale Agreement;

“Seller Power of Attorney” means the power of attorney provided by the Seller pursuant to the Mortgage Sale Agreement;

“Seller Retained Loans” has the meaning given to it in the Security Sharing Agreement;

“Seller’s Account” means such account as the Seller may specify to the Guarantor from time to time;

“Seller’s Policy” means the originating, underwriting, administration (interest rate setting), arrears, and enforcement policy applied from time to time by the Seller in the ordinary course of the Seller’s business to loans and their related security which are beneficially owned solely by the Seller for their repayment;

“Seller’s Underwriting Policy” means the underwriting policy applied from time to time by the Seller in the ordinary course of the Seller’s business to loans and their related security which are beneficially owned solely by the Seller;

“Seller’s Variable Rate” means with respect to any Loan the relevant variable or discretionary rate(s) of interest referred to in the Mortgage Terms as determined from time to time by the Original Seller;

“Series” means (a) with respect to N Covered Bonds, each N Covered Bond made out in the name of a specific Covered Bondholder, and (b) in any other case, a Tranche of Covered Bonds together with any further Tranche or Tranches of Covered Bonds which are (i) expressed to be consolidated and form a single series and (ii) identical in all respects (including as to listing) except for their respective Issue Dates, Interest Commencement Dates and/or Issue Prices and the expressions **“Covered Bonds of the relevant Series”**, **“holders of Covered Bonds of the relevant Series”**, **“Series of Covered Bonds”** and related expressions shall be construed accordingly;

“Series Reserved Matter” has the meaning given to in Schedule 5 to the Trust Deed;

“Servicer” means National Bank of Canada, in its capacity as servicer under the Servicing Agreement together with any successor servicer appointed from time to time;

“Servicer Deposit Threshold Ratings” means the threshold ratings P-1(cr) (in respect of Moody’s), BBB(low) (in respect of DBRS) and F1 or A (in respect of Fitch, provided that, for greater certainty, only one of such ratings from Fitch is required to be at or above such ratings), as applicable, of, in the case of Moody’s, the short term counterparty risk assessment, in the case of Fitch, the issuer default rating, and in the case of DBRS, the unsecured, unsubordinated and unguaranteed debt obligations, in each case, of the Servicer;

“Servicer Event of Default” has the meaning given to it in Section 17.1 of the Servicing Agreement;

“Servicer Privacy Policies” has the meaning given in Article 14.1 of the Servicing Agreement;

“Servicer Replacement Threshold Ratings” means the threshold ratings Baa3 or F2 (in respect of Moody’s or Fitch, respectively) and BBB(low) (in respect of DBRS) as applicable, of the unsecured, unsubordinated and unguaranteed debt obligations (or, in the case of Fitch, the issuer default rating) of the Servicer by the Rating Agencies;

“Servicer Termination Event” has the meaning given to it in Section 17.1 of the Servicing Agreement;

“Services” has the meaning given to it in Section 3.1 of the Servicing Agreement;

“Servicing Agreement” means the servicing agreement entered into on the Programme Date by and among the Bank, as Seller, Servicer and Cash Manager, the Guarantor and the Bond Trustee (as amended and/or restated and/or supplemented from time to time);

“Shared Security” has the meaning given to it in the Security Sharing Agreement;

“Shortfall” has the meaning given to it under Clause 8.1 of the Trust Deed;

“Specified Currency” means, subject to any applicable legal or regulatory restrictions, euro, Sterling, U.S. dollars, 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;

“Specified Denomination” means, in respect of a Series of Covered Bonds, the denomination or denominations of such Covered Bonds specified in the applicable Final Terms;

“Specified Interest Payment Date” has the meaning given to it in the applicable Final Terms;

“Specified Period” has the meaning given to it in the applicable Final Terms;

“Specified Procedures” has the meaning given to it in Section 2.2(a) of the Asset Monitor Agreement;

“Spread Determination Date” means the date that is fifteen Canadian Business Days prior to each Cash Flow Model Calculation Date;

“Standard Documentation” means the standard documentation used in accordance with the Seller’s Policy or the Originator’s Policy by the Seller from time to time for Loans in the Initial Covered Bond Portfolio, copies of which have been made available to the Purchaser, with such changes as the Seller may from time to time introduce;

“Standardised Approach” means Annex VI (Standardised Approach) to the Capital Requirements Directive (or, after any amendment, variation, enactment or implementation of such Directive, the corresponding Annex);

“Standby Account Bank” means the person appointed by the Guarantor or the Cash Manager (on its behalf) to hold the Standby GIC Account and the Standby Transaction Account pursuant to the terms of the Standby Bank Account Agreement, at such time and for so long as such person is appointed Standby Account Bank or such other person for the time being acting as standby account bank in accordance with the Standby Bank Account Agreement;

“Standby Account Bank Notice” means a written notice to the Standby Account Bank served in accordance with the provisions of the Bank Account Agreement and stating that the appointment of the Standby Account Bank under the Standby Bank Account Agreement is to become operative;

“Standby Bank Account Agreement” means the agreement to be entered into on the Programme Date by and among 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) as and when required in accordance with the terms of the Cash Management Agreement;

“Standby GIC Account” means the account to be opened in the name of the Guarantor and maintained with the Standby Account Bank in accordance with and subject to the terms of the Cash Management Agreement, the Standby Guaranteed Investment Contract, the Standby Bank Account Agreement and the Security Agreement or such additional or replacement account as may be in place in accordance with the terms of the foregoing agreements and designated as such;

“Standby GIC Account Mandate” means the bank account mandate between the Guarantor and the Standby Account Bank relating to the operation of the Standby GIC Account;

“Standby GIC Provider” means the person appointed by the Guarantor or the Cash Manager (on its behalf) as such pursuant to the terms the Standby Guaranteed Investment Contract, at such time and for so long as such person is appointed Standby GIC Provider or such other person for the time being acting as standby GIC provider in accordance with the Standby Guaranteed Investment Contract;

“Standby GIC Provider Notice” means a written notice to the Standby GIC Provider served in accordance with the provisions of the Cash Management Agreement stating that the appointment of the Standby Account Bank under the Standby Bank Account Agreement is to become operative;

“Standby Guaranteed Investment Contract” means the agreement entered into as of the Programme Date, as amended by a first amending agreement dated September 12, 2017, by a second amending agreement dated September 9, 2024 and by a third amending agreement dated September 4, 2025, and made 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) as and when required in accordance with the terms of the Cash Management Agreement;

“Standby Transaction Account” means the account to be opened in the name of the Guarantor and maintained with the Standby Account Bank in accordance with and subject to the terms of the Cash Management Agreement, the Standby Guaranteed Investment Contract, the Standby Bank Account Agreement and the Security Agreement or such additional or replacement account as may be for the time being be in place in accordance with the terms of the foregoing agreements and designated as such;

“Standby Transaction Account Mandate” means the bank account mandate between the Guarantor and the Standby Account Bank relating to the operation of the Standby Transaction Account;

“Stock Exchange” means the London Stock Exchange or any other or further stock exchange(s) on which any Covered Bonds may from time to time be listed or admitted to trading and references to the **“relevant Stock Exchange”** shall, in relation to any Covered Bonds, be references to the Stock Exchange on which such Covered Bonds are, from time to time, or are intended to be, listed or admitted to trading;

“**Subsidiary**” means any Person which is for the time being a subsidiary (within the meaning of the *Bank Act* or the *Canada Business Corporations Act*, as applicable);

“**Substitute Assets**” means 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 include the following: (a) securities issued by the Government of Canada and (b) repurchase agreements of Government of Canada securities having terms acceptable to CMHC; provided that the total exposure to Substitute Assets shall not exceed 10 per cent of the aggregate value of (x) the Portfolio Assets; (y) any Substitute Assets; and (z) all cash balances held by the Guarantor (subject to the Prescribed Cash Limitation);

in each case, provided that:

- (a) 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;
- (b) 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; and
- (c) in respect of investments of Available Revenue Receipts in such classes and types of assets, the Interest Rate Swap Provider has given its consent to investments in such classes and types of assets;

“**Substitute Asset Details**” means, for any Substitute Asset, the asset type, coupon amount, interest payment dates, maturity date, principal amount and CUSIP, as applicable;

“**Substitute Cash Manager**” has the meaning given to it in Section 9.1(b) of the Cash Management Agreement;

“**Superintendent**” means the Superintendent of Financial Institutions appointed pursuant to the *Office of Superintendent of Financial Institutions Act* (Canada);

“**Swap Agreements**” means the Covered Bond Swap Agreement together with the Interest Swap Agreement, and each a “**Swap Agreement**”;

“**Swap Agreement Ratings**” means the “Minimum Ratings” and “Subsequent Ratings” by the Rating Agencies, as applicable, as such terms are defined in the Covered Bond Swap Agreement and the Interest Rate Swap Agreement;

“**Swap Collateral**” means, 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; for greater certainty, Contingent Collateral shall at all times be excluded from Swap Collateral;

“Swap Collateral Available Amounts” means, at any time, the amount of Swap Collateral which under the terms of the relevant Swap Agreement may be applied at that time in satisfaction of the relevant Swap Provider’s obligations to the Guarantor to the extent that such obligations relate to payments to be made in connection with the Pre-Acceleration Revenue Priority of Payments, the Pre-Acceleration Principal Priority of Payments or the Guarantee Priority of Payments;

“Swap Collateral Excluded Amounts” means, 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;

“Swap Provider Calculation Date” means the day in each month or quarter of each year, as the case may be, specified in the Covered Bond Swap Agreement, or if applicable, the relevant Covered Bond Swap Agreement;

“Swap Provider Calculation Period” means each period from and including a Swap Provider Payment Date to, but excluding, the next following applicable Swap Provider Payment Date, except that (a) the initial Swap Provider Calculation Period will commence on, and include, the Effective Date and (b) the final Swap Provider Calculation Period will end on, but exclude, the Termination Date;

“Swap Provider Default” means 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;

“Swap Provider Downgrade Event” means 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 Provider Payment Date” means the day in each month or year, as the case may be, specified in the Covered Bond Swap Agreement, or if applicable, the relevant Covered Bond Swap Agreement;

“Swap Providers” means the Covered Bond Swap Provider and Interest Rate Swap Provider, and each a **“Swap Provider”**;

“T2” means the Real time gross settlement system operated by Eurosystem which was launched in March 2023 or any successor thereto;

“T2 Business Day” has the meaning given to it in Condition 5.09 (*Definitions*);

“Talonholders” means the several persons who are for the time being holders of the Talons;

“Talon” or **“Talons”** means the talon or talons (if any) appertaining to, and exchangeable in accordance with the provisions therein contained for further Coupons appertaining to, the

Definitive Covered Bonds (other than Zero Coupon Covered Bonds), such talons being in the form or substantially in the form set out in Part VI of Schedule 2 to the Trust Deed or in such other form as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s) and includes any replacements for Talons issued pursuant to Condition 12 (*Replacement of Covered Bonds*);

“**Taxable Income**” or “**Taxable Loss**” means, respectively, in respect of any Fiscal Year, the amount of income or loss for tax purposes of the Partnership for such period determined in accordance with the Guarantor Agreement and the provisions of the *Income Tax Act*;

“**taxes**” means all present and future taxes, levies, imposts, duties (other than stamp duty), fees, deductions, withholdings or charges of any nature whatsoever and wheresoever imposed, including, without limitation, income tax, corporation tax, GST or other tax in respect of added value and any franchise, transfer, sales, gross receipts, use, business, occupation, excise, personal property, real property or other tax imposed by any national, local or supranational taxing or fiscal authority or agency together with all interest, penalties, fines, additions to tax or other additional amounts and “**Tax**”, “**Taxes**” and “**Taxation**” shall be construed accordingly;

“**TEFRA**” means the U.S. *Tax Equity and Fiscal Responsibility Act of 1982*;

“**TEFRA C Rules**” means U.S. Treasury Regulation §1.163-5(c)(2)(i)(C) (or any successor U.S. Treasury regulation section, including without limitation, successor regulations issued in accordance with IRS Notice 2012-20 or otherwise in connection with the United States Hiring Incentives to Restore Employment Act of 2010);

“**TEFRA D Rules**” means U.S. Treasury Regulation §1.163-5(c)(2)(i)(D) (or any successor U.S. Treasury regulation section, including without limitation, successor regulations issued in accordance with IRS Notice 2012-20 or otherwise in connection with the United States Hiring Incentives to Restore Employment Act of 2010);

“**Temporary Global Covered Bond**” means a temporary global covered bond in the form or substantially in the form set out in Part I of Schedule 2 to the Trust Deed together with the copy of the applicable Final Terms or Pricing Supplement, as the case may be, annexed thereto with such modifications (if any) as may be agreed between the Issuer, the Issuing and Paying Agent, the Bond Trustee and the relevant Dealer(s), comprising some or all of the Covered Bonds of the same Series, issued by the Issuer pursuant to the Dealership Agreement or any other agreement between the Issuer and the relevant Dealer(s) relating to the Programme, the Agency Agreement and the trust presents;

“**Termination Date**” means the maturity date of the last Series of Covered Bonds;

“**Third Party Amounts**” means each of:

- (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);

- (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;
- (c) payments by the Borrower of any fees (including early repayment fees) and other charges which are due to the Seller;
- (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 or the Seller or the Guarantor;

which amounts may be paid daily from monies on deposit in the Guarantor Accounts or the proceeds of the sale of Substitute Assets;

"Toronto time" or **"Toronto Time"** means Eastern Standard Time;

"Total Credit Commitment" has the meaning given to it in the second recital to the Intercompany Loan Agreement, as such amount may be amended pursuant to the terms of the Intercompany Loan Agreement;

"Trading Value" means, except as provided under the definition of "Trading Value of Substitute Assets" with respect to Substitute Assets outside of the Reserve Fund, 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:

- (a) the last selling price;
- (b) the average of the high and low selling price on the calculation date;
- (c) the average selling price over a given period of days (not exceeding 30) preceding the calculation date;
- (d) the close of day bid price on the calculation date (in the case of an asset);
- (e) the close of day ask price on the calculation date (in the case of a liability); or
- (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

plus accrued return where applicable (with currency translations undertaken using the average 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 the determination of value pursuant to such selected methodology shall be duly documented;

"Trading Value of Substitute Assets" has the meaning given to it in Schedule 10 to the Guarantor Agreement;

“Tranche” or **“Tranches”** means all Covered Bonds which are identical in all respects (including as to listing), and shall, where the context so requires, be deemed to refer to a Series of N Covered Bonds, provided that for greater certainty, N Covered Bonds are only issuable in Series;

“Transaction Account” means 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 Account Mandate” means the bank account mandate between the Guarantor and the Account Bank relating to the operation of the Transaction Account;

“Transaction Documents” means, collectively:

- (a) Mortgage Sale Agreement;
- (b) Custodial Agreement;
- (c) Servicing Agreement;
- (d) Asset Monitor Agreement;
- (e) Intercompany Loan Agreement;
- (f) Guarantor Agreement;
- (g) Cash Management Agreement;
- (h) Interest Rate Swap Agreement;
- (i) Covered Bond Swap Agreement;
- (j) Guaranteed Investment Contract;
- (k) Standby Guaranteed Investment Contract;
- (l) Bank Account Agreement;
- (m) Standby Bank Account Agreement;
- (n) Corporate Services Agreement;
- (o) Security Agreement (and any documents entered into pursuant to the Security Agreement);
- (p) Trust Deed;
- (q) Agency Agreement;

- (r) Dealership Agreement;
- (s) each set of Final Terms (as applicable in the case of each (i) Tranche of listed Covered Bonds subscribed pursuant to a subscription agreement and (ii) Series of N Covered Bonds);
- (t) each subscription agreement (as applicable in the case of each Tranche of listed Covered Bonds subscribed pursuant to a subscription agreement);
- (u) Security Sharing Agreement;
- (v) Australia Documents; and
- (w) Master Definitions and Construction Agreement;

“Transfer” includes, in reference to any interest in the Partnership, (i) any transfer of such interest, directly or indirectly, by operation of law, by court order, by judicial process, or by foreclosure, levy or attachment, (ii) any sale, assignment, gift, donation, redemption, conversion or other disposition of such interest, directly or indirectly, pursuant to an agreement, arrangement, instrument or understanding by which legal title to or beneficial ownership of such securities passes from one Person to another Person or to the same Person in a different legal capacity, whether or not for value, and (iii) the granting, directly or indirectly, of any mortgage, charge, pledge, encumbrance or grant of security interest, and in each case any agreement to effect any of the foregoing; and the words **“Transferred”**, **“Transferring”** and similar words have corresponding meanings;

“Transfer Agent” means collectively The Bank of New York Mellon (Luxembourg) S.A., The Bank of New York Mellon, London Branch and The Bank of New York Mellon as Transfer Agent together with any successor;

“Transfer Certificate” has the meaning given to it in Section 1.01 of the Agency Agreement;

“Transfer Date” means 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;

“True Balance” means, with respect to any Loan as at any given date, the aggregate (but avoiding double counting) of:

- (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
- (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

- (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 Canadian Business Day immediately preceding that given date;
- (d) *minus*
- (e) any repayment or payment of any of the foregoing made on or before the end of the Canadian 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 Canadian Business Day immediately preceding that given date;

“Trust Corporation” means a trust company incorporated under the laws of Canada;

“Trust Deed” means the fourth amended and restated trust deed, dated September 8, 2023, as amended on September 9, 2024, September 4, 2025 and December 18, 2025, made by and among the Issuer, the Guarantor and the Bond Trustee under which Covered Bonds will, on issue, be constituted and which sets out the terms and conditions on which the Bond Trustee has agreed to act as bond trustee and includes any trust deed or other document executed by the Issuer, the Guarantor and the Bond Trustee in accordance with the provisions of the Trust Deed and expressed to be supplemental to the Trust Deed (as amended and/or restated and/or supplemented from time to time);

“trust presents” means the Trust Deed and the Schedules and any trust deed supplemental to the Trust Deed and the Schedules (if any) thereto and the Covered Bonds, the Receipts, the Coupons, the Talons, the Conditions and the Final Terms or Pricing Supplement, as the case may be, all as from time to time modified in accordance with the provisions therein contained;

“UK Act” means the *Income Tax Act 2007* (UK);

“UK Benchmarks Regulation” means the EU Benchmarks Regulation, as it forms part of domestic law by virtue of the EUWA;

“Valuation Calculation” has the meaning given to it in Schedule 10 of the Guarantor Agreement;

“Variable Rate Loans” means 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;

“voting certificate” has the meaning given to it in Schedule 5 to the Trust Deed;

“WURA” means the *Winding-up and Restructuring Act* (Canada); and

“Zero Coupon Covered Bonds” means Covered Bonds which will be offered and sold at a discount to their nominal amount and which will not bear interest.

2. INTERPRETATION AND CONSTRUCTION

2.1 Any reference in this Master Definitions and Construction Agreement, or in any Transaction Document or any document to which this Master Definitions and Construction Agreement is expressed to be incorporated or as to which this Master Definitions and Construction Agreement is expressed to apply (unless expressly stated otherwise in such Transaction Document or other document), to:

the **“assets”** of any person shall be construed as a reference to the whole or any part of its business, undertakings, property, intellectual property, shares, securities, debts, accounts, revenues (including any right to receive revenues), goodwill, shareholdings and uncalled capital including premium whether now or hereafter acquired and any other assets whatsoever;

an **“authorization”** includes an authorization, consent, approval, resolution, licence, exemption, filing or registration;

“disposal” shall be construed as any sale, lease, transfer, conveyance, assignment, assignation, licence, sub-licence or other disposal and **“dispose”** shall be construed accordingly;

a **“guarantee”** means any guarantee, bond, indemnity, letter of credit, third party security or other legally binding assurance against financial loss granted by one person in respect of any indebtedness of another person, or any agreement to assume any indebtedness of any other person or to supply funds or to invest in any manner whatsoever in such other person by reason of, or otherwise in relation to, indebtedness of such other person;

“indebtedness” shall be construed so as to include any obligation (whether incurred as principal or as surety or guarantor) for the payment or repayment of money, whether present or future, actual or contingent;

a **“month”** is a reference to a period starting on one day in a calendar month and ending on the numerically corresponding day in the next calendar month save that, where any such period would otherwise end on a day which is not a Business Day, it shall end on the next Business Day, unless that day falls in the calendar month succeeding that in which it would otherwise have ended, in which case it shall end on the preceding Business Day provided that, if a period starts on the last Business Day in a calendar month or if there is no numerically corresponding day in the month in which that period ends, that period shall end on the last Business Day in that later month (and references to **“months”** shall be construed accordingly);

a **“regulation”** includes any regulation, rule, official directive, request or guideline (whether or not having the force of law) of any governmental, inter-governmental or supranational body, agency, department or regulatory, self regulatory or other authority or organization;

any reference to “**repay**”, “**redeem**” and “**pay**” shall each include both of the others and cognate expressions shall be construed accordingly;

a “**wholly-owned subsidiary**” of a company or corporation shall be construed as a reference to any company or corporation which has no other shareholders except that other company or corporation and that other company’s or corporation’s wholly-owned subsidiaries or persons acting on behalf of that other company or corporation or its wholly-owned subsidiaries; and

the “**winding-up**”, “**dissolution**” or “**administration**” of a company or corporation shall be construed so as to include any equivalent or analogous proceedings under the law of the jurisdiction in which such company or corporation is incorporated or any jurisdiction in which such company or corporation carries on business including the seeking of liquidation, winding-up, bankruptcy, reorganization, dissolution, administration, arrangement, adjustment, protection or relief of debtors.

- 2.2 “\$”, “C\$”, “CAD” or “**Canadian dollars**” denotes the lawful currency for the time being of Canada.
- 2.3 “€” or “**euro**” denotes the single currency introduced at the start of the third stage of European Economic Monetary Union pursuant to the Treaty of Rome of 25th March, 1957, as amended by, inter alia, the Single European Act of 1986 and the Treaty of European Union of 7th February, 1992 and the Treaty of Amsterdam of 2nd October, 1997 establishing the European Community, as further amended from time to time.
- 2.4 “£”, “**Sterling**” or “**United Kingdom Pound**” denotes the lawful currency for the time being of the United Kingdom
- 2.5 “U.S.\$”, “**U.S. dollars**”, “USD” or “**United States Dollars**” denotes the lawful currency for the time being of the United States of America.
- 2.6 “¥”, “**Yen**” and “**Japanese Yen**” means the lawful currency for the time being of Japan.
- 2.7 In this Master Definitions and Construction Agreement and in any of the Transaction Documents in which this Master Definitions and Construction Agreement is expressed to be incorporated or to which this Master Definitions and Construction Agreement is expressed to apply:
 - (a) words denoting the singular number only shall include the plural and *vice versa*;
 - (b) words denoting one gender only shall include the other genders;
 - (c) words “including” and “includes” mean “including (or includes) without limitation”;
 - (d) in the computation of periods of time from a specified date to a later specified date, unless otherwise expressly stated, the word “from” means “from and including” and the words “to” and “until” each mean “to but excluding” and if the last day of

any such period is not a Business Day, such period will end on the next Business Day;

- (e) when calculating the period of time “within” which or “following” which any act or event is required or permitted to be done, notice given or steps taken, the date which is the reference date in calculating such period is excluded from the calculation and if the last day of any period is not a Business Day, such period will end on the next Business Day unless otherwise expressly stated;
- (f) references to any statutory provision shall be deemed also to refer to any statutory modification or re-enactment thereof or any statutory instrument, order or regulation made thereunder or under any such re-enactment;
- (g) references to any agreement or other document (including any of the Transaction Documents) shall be deemed also to refer to such agreement or document as amended, varied, restated, supplemented or novated from time to time;
- (h) the inclusion of a table of contents, the division into Articles, Sections, clause, paragraph and schedules and the insertion of headings are for convenient reference only and are not to affect or be used in the construction or interpretation;
- (i) reference to a statute shall be construed as a reference to such statute as the same may have been, or may from time to time be, amended or re-enacted to the extent such amendment or re-enactment is substantially to the same effect as such statute on the date hereof;
- (j) reference to a time of day shall be construed as a reference to Toronto time unless the context requires otherwise;
- (k) references to any person shall include references to his heirs, executors, personal administrators, successors, assigns and transferees, as applicable, and any person deriving title under or through him; and
- (l) words denoting persons only shall include firms and corporations and vice versa.

2.8 For the purposes of the Transaction Documents, including notice provisions, as applicable, the registered office of the Managing GP is changed as of June 3, 2024 to 800 Saint-Jacques Street, Montréal, Québec, Canada, H3C 1A3.

3. AMENDMENTS

3.1 Subject to Section 8.02 of the Security Agreement (Amendment to Transaction Documents), any amendments or waivers of the provisions of this Master Definitions and Construction Agreement will be made only with the prior written consent of each party to this Master Definitions and Construction Agreement. Subject to Section 3.2 below and to the following sentence, each proposed amendment or waiver of this Agreement that is considered by the Guarantor to be a material amendment or waiver shall be subject to satisfaction of the Rating Agency Condition. For certainty, 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 this Agreement, or (b) the consequences of breaching a Ratings Trigger, or changing the applicable rating type, provided for in this Agreement that makes such consequences less onerous, shall, with respect to each affected Rating Agency only, be deemed to be a material amendment and shall be subject to confirmation of the satisfaction of the Rating Agency Condition from each affected Rating Agency. The Guarantor (or the Cash Manager on its behalf) shall deliver notice to the Rating Agencies of any amendment or waiver which does not require satisfaction of the Rating Agency Condition provided that failure to deliver such notice shall not constitute a breach of the obligations of the Guarantor under this Agreement.

- 3.2 Any amendment to the definition of “Latest Valuation” contained herein or any related amendment to this Agreement or the other Transaction Documents for purposes of addressing changes to the CMHC Guide referenced in the proviso to such definition shall be deemed not to be a material amendment and may be made by the parties thereto without the requirement for satisfaction of the Rating Agency Condition from any Rating Agency or consent or approval of the Bond Trustee or the holders of the Covered Bonds; provided that, to the extent that DBRS is a Rating Agency, the Partnership shall provide DBRS with 10 Canadian Business Days’ prior notice of any such amendment.
- 3.3 The Issuer shall provide notice to CMHC of a material change to this Agreement and any other Transaction Document contemporaneously with the earlier of (i) notice of such material change to a Rating Agency, (ii) notice of such material change being provided to or otherwise made available to Covered Bondholders and (iii) five Business Days following the effective date of such material change. Any such notice shall include details of the material change.

4. GOVERNING LAW

This Master Definitions and Construction Agreement shall be governed by, and construed in accordance with, the laws of the Province of Ontario and the federal laws of Canada applicable therein, without regard to conflict of law principles.

5. SUBMISSION TO JURISDICTION

Each of the parties hereto irrevocably attorns and submits to the non-exclusive jurisdiction of the courts of the Province of Ontario in any action or proceeding arising out of or relating to this Agreement, and hereby irrevocably agrees that all claims in respect of such action or proceeding may be heard and determined by such courts. Each party to this Agreement hereby irrevocably waives, to the fullest extent it may possibly do so, any defence or claim that the courts of the Province of Ontario are an inconvenient forum for the maintenance or hearing of such action or proceeding.

6. LIABILITY OF LIMITED PARTNERS

NBC Covered Bond (Legislative) Guarantor Limited Partnership is a limited partnership formed under the *Limited Partnerships Act* (Ontario), a limited partner of which is, except as expressly

required by law, only liable for any of its liabilities or any of its losses to the extent of the amount that the limited partner has contributed or agreed to contribute to its capital.

7. LANGUAGE

The parties confirm their express wish that this Agreement, each of the Transaction Documents and all related documents be drafted in the English language. *Les parties confirment leur volonté expresse que la présente convention, chacun des Documents transactionnels et tous les documents s'y rattachant soient rédigés en langue anglaise.*

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IN WITNESS WHEREOF the parties have caused this Agreement to be executed the day and year first before written above.

NATIONAL BANK OF CANADA

Per: (Signed)
 Name: Jean-Philippe Drolet
 Title: Authorized Signatory

**NBC COVERED BOND (LEGISLATIVE)
GUARANTOR LIMITED PARTNERSHIP**
by its managing general partner, **NBC
COVERED BOND (LEGISLATIVE) GP
INC.**

Per: (Signed)
 Name: Jean-Sébastien Gagné
 Title: Authorized Signatory

**COMPUTERSHARE TRUST COMPANY
OF CANADA**

Per: (Signed)
 Name: Marko Kevic
 Title: Authorized Signatory

Per: (Signed)
 Name: Ana Kamami
 Title: Authorized Signatory

8603413 CANADA INC.

Per: (Signed)
 Name: Charles-Éric Gauthier
 Title: Authorized Signatory

**NBC COVERED BOND (LEGISLATIVE)
GP INC.**

Per: _____ *(Signed)*

Name: Jean-Sébastien Gagné

Title: Authorized Signatory

DELOITTE LLP

Per: _____ *(Signed)*

Name: Carl Magnan

Title: Partner