Property information:

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Name</td>
<td>ScotiaPort</td>
</tr>
<tr>
<td>Location</td>
<td>Colchester County, Nova Scotia</td>
</tr>
<tr>
<td>Latitude</td>
<td>45 23' 45&quot; N</td>
</tr>
<tr>
<td>Longitude</td>
<td>63 18' 39&quot; W</td>
</tr>
<tr>
<td>Ownership</td>
<td>ScotiaPort Inc</td>
</tr>
<tr>
<td>Site Size</td>
<td>500 acres (options for expansion)</td>
</tr>
<tr>
<td>Rail Frontage</td>
<td>8,200 ft. (2,500 metres)</td>
</tr>
</tbody>
</table>

Site Name: ScotiaPort

Location: Colchester County, Nova Scotia

**Site Data**

- **Latitude**: 45°23’45"N
- **Longitude**: 63°18’39"W
- **Ownership**: ScotiaPort Inc
- **Site Size**: 500 acres (options for expansion)
- **Rail Frontage**: 8,200 ft. (2,500 metres)

**Accessibility**

- **715 miles to Montreal**
- **1,050 miles to Toronto**
- **60 miles to Halifax**

Contact: Alexandre Besnard
alexandre.besnard@cn.ca

Certification review by JLL is certified accurate as of March 2021
This location has been designated a CN Certified Rail Ready Site. Through our 3rd party partner, JLL, this site has been evaluated and is now available for development. Our trusted, dedicated team has the resources and expertise in supply chain logistics and facility development, and we’re ready to help you get to your final operational success and beyond.

CN Rail Connectivity:
Subdivision: Springhill milepost 4
Frontage: 8,200 ft. (2,500 metres) on CN mainline
Operations: Suitable for hook and haul operations

Specific Property information
Zoning classification: Rural General (RG); developer in negotiation to expand zoning
Electric: Nova Scotia Power
Natural Gas: None in area
Water: Well service, pipeline source 0.5 km
Wastewater: Septic service, pipeline service 0.5 km
Telecommunications: Bell and Eastlink
Highways: Hwys 102 and 104 (adjacent)
site access via Crowes Mills Road

Regulatory Assessments:
Environmental: No issues identified
Heritage: No issues identified
First Nations: No issues identified
Conservation Authorities: On-site creeks - minimal impact to site

Suggested Fit for Use:
Ideal for rail-centric carloads including agribusiness, wood and paper products, transloading

By selecting a CN Rail Ready Site, you can:
• Reduce development and project build time
• Reduce investment risk by ensuring access to rail
• Increase speed to market for your products
• Lower costs due to mitigated risk