

Osler, Hoskin & Harcourt LLP
Box 50, 1 First Canadian Place
Toronto, Ontario, Canada M5X 1B8
416.362.2111 MAIN
416.862.6666 FACSIMILE

OSLER

Toronto

August 9, 2024

Montréal

TO: Ontario Securities Commission, as Principal Regulator

Calgary

AND: British Columbia Securities Commission

Ottawa

Alberta Securities Commission

Financial and Consumer Affairs Authority of Saskatchewan

Vancouver

The Manitoba Securities Commission

Autorité des marchés financiers

New York

Financial and Consumer Services Commission, New Brunswick

Nova Scotia Securities Commission

Office of the Superintendent of Securities, Prince Edward Island

Office of the Superintendent of Securities Service, Newfoundland and Labrador

Dear Sirs/Mesdames:

Prime Dividend Corp. (the “Issuer”)

We refer you to the prospectus supplement of the Issuer dated August 9, 2024 (the “**Prospectus Supplement**”) to the short form base shelf prospectus dated August 7, 2024. In the Prospectus Supplement, reference is made to the name of this firm under the heading “Interest of Experts” and to the opinions of this firm under the headings “Eligibility for Investment” and “Canadian Federal Income Tax Considerations”. We hereby consent to being named in the Prospectus Supplement and to the use of our opinions.

We also confirm that we have read the Prospectus Supplement and that we have no reason to believe that there are any misrepresentations (as defined in Canadian securities legislation) in the information contained in it that are: (i) derived from our opinions referred to above, or (ii) within our knowledge as a result of the services we have performed in connection with such opinions.

Yours very truly,

“Osler, Hoskin & Harcourt LLP”