

NOVA SCOTIA ENERGY BOARD

IN THE MATTER OF: THE PUBLIC UTILITIES ACT

- and -

**IN THE MATTER OF: AN APPLICATION by NOVA SCOTIA POWER INC. for Approval
of Section 62 of the PUA – 2025 Land Exchange – 5225 Hanover
St, Halifax**

INFORMATION REQUESTS

To: **Kathleen Murray**
 Regulatory Counsel
 Nova Scotia Power Inc.
 P O Box 910
 1223 Lower Water St
 Halifax, Nova Scotia B3J 3S8
 By email: Kathleen.Murray@nspower.ca

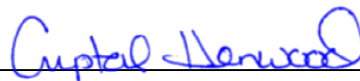
From: Board Staff
 Nova Scotia Energy Board

Responses Due: **Monday, October 20, 2025**

Copies: 1 electronic copy (PDF searchable)

Contact Person: **Miranda Mavhunga**
 Senior Advisor, Finance
 Nova Scotia Energy Board
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 Email: Miranda.Mavhunga@novascotia.ca

Issued at Halifax, Nova Scotia, this 3rd day of October 2025.



Crystal Henwood, Clerk of the Board

Request IR-1:

When was the property purchased or otherwise acquired by the Utility?

- a) What was the intended use for which it was purchased?
- b) Was it ever used for that purpose?
- c) If yes, please explain why it is no longer used or useful for its intended purpose?
- d) Please explain any other past use of the property.

Request IR-2:

Please confirm that the earliest it was determined that the property was no longer required to meet the needs of the utility was during the 2024 Land portfolio review.

- a) If no, please confirm when it was determined that the property was no longer required.
- b) Please provide copies of any entries or otherwise provide an explanation on the findings of the Land Portfolio review in relation to this property.

Request IR-3:

- a) Is it foreseeable that this property would be required by NS Power for future use related to its works in the area?
- b) Please explain how this decision was arrived at.

Request IR-4:

What impact, if any, will the sale of this property have on NS Power ratepayers?

Request IR-5:

Please provide the journal entry which will be booked upon sale, if approved, and explain any discretionary accounting treatment, if applicable.

Request IR-6:

Are cash flow requirements impacting the decision to sell the land now?

Request IR-7:

Was this land used as security for any debt?

Request IR-8:

Will the funds from the sale of this land be used as a source of funding for future projects, or another reason.

Request IR-9:

Please confirm, or clarify otherwise, that the purchase is an arms-length transaction and the purchaser is not an affiliate of NS Power.

Request IR-10:

With respect to the opinion of fair market value:

- a) Was a third-party appraisal obtained for the property? If yes, please provide.
- b) Please provide any other market analysis or opinion of fair market value provided by the realtor and/or other professional.
- c) Was the asking price quoted in the application based on CBRE's opinion of fair market value, or on the appraisal, if applicable?
 - a. If not, how was the asking price determined?
- d) If more than one opinion of the market value was obtained, please provide details on any other opinions of fair market value.
- e) Was the property listed publicly for sale?
 - a. If yes, for how long was it listed.
 - b. If no, please explain why not.
 - c. Was this the only offer received?
 - i. If no, please provide details on any other offers.
 - ii. If no, was this the highest offer received?
 - iii. please explain why this offer was accepted over the others.

Request IR-11:

Is the Agreement of Purchase and Sale included with the application the only Agreement between the parties with respect to the property? If no, please explain.