

Canary Wharf Finance II plc (the “Company”)

Ordinary shares of £1.00

For immediate release

28 January 2016

HIGH COURT DECISION

We are disappointed by the High Court’s decision today which relates to the Group’s redemption in July 2014 of Class A1 Notes following the sale of 10 Upper Bank Street.

The Group has previously made full provision for the premium which the High Court has now decided is payable. The full amount of this premium was reflected in the 2013-2014 full year Songbird Estates plc and Canary Wharf Group plc accounts.

We will be applying for permission to appeal the decision.

Should you have any queries concerning the information contained in this notice please contact:

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