

# *Canary Wharf Finance II plc*

*Issued June 2000/June 2001/February 2002/October 2002/May 2005/April 2007*

*Class A1 6.455% Fixed Rate First Mortgage Debentures due 2033*

*Class A3 5.952% Fixed Rate First Mortgage Debentures due 2037*

*Class A7 Floating Rate First Mortgage Debentures due 2037*

*Class B 6.800% Fixed Rate First Mortgage Debentures due 2033*

*Class B3 Floating Rate First Mortgage Debentures due 2037*

*Class C2 Floating Rate First Mortgage Debentures due 2037*

*Class D2 Floating Rate First Mortgage Debentures due 2037*

## **QUARTERLY UPDATE**

*Canary Wharf Group updates information on the securitisation quarterly.*

*The enclosed statistics are as at 31/3/19*

## **HIGHLIGHTS**

*Properties 95.7% let at 31 March 2019.*

*Valuations as at 31 December 2018 were £3,276.5 M*

*LMCTV Ratio 44.1%*

**Recent activity regarding the mortgaged properties**

- On 26<sup>th</sup> February 2019, First Data exercised their break option in respect of 7,106sq ft on part floor 29, One Canada Square. The lease will terminate on 1<sup>st</sup> September 2019.
- On 1<sup>st</sup> March 2019, a reversionary lease was concluded with Regus in respect of 28,435 sq ft on floor 37, One Canada Square. The lease is for a 7 year term commencing on 9<sup>th</sup> January 2023. In connection with the grant of the reversionary lease, Regus surrendered its lease of 14,445 sq ft on floor 29 on 1 March 2019 in advance of the contractual expiry on 30 June 2020.
- Elsewhere on the estate, an agreement for lease was concluded with Smartest Energy for 11,195 sq ft on part floor 1, 7 Westferry Circus. The lease is for a 10 year term. Subsequent to the period end, a further lease was concluded with Revolut for 24,106 sq ft on floor 2, 7 Westferry Circus for a 5 year term.

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The rental income figures for the properties below are based on rents billed for Q1 2019.

### Property Portfolio Summary

Address	Whole Building NIA	Area Securitised NIA	Area Securitised Let NIA	Actual Quarterly Rental Income	Estimated Annualised after rent free <sup>(1)(3)</sup>	Market Value <sup>(2)</sup>
33 Canada Square	562,700 sq ft	562,700 sq ft	562,700 sq ft	£5.1 m	£20.3 m	£408.0
One Canada Square	1,236,200 sq ft	1,220,700 sq ft	1,044,678 sq ft	£7.5 m	£50.4 m	£885.0
20 Bank Street	546,500 sq ft	546,500 sq ft	546,500 sq ft	£6.6 m	£26.2 m	£522.0
40 Bank Street	607,400 sq ft	607,400 sq ft	607,400 sq ft	£5.5 m	£25.5 m	£451.0
10 Cabot Sq/5 North Colonnade	639,000 sq ft	639,000 sq ft	639,000 sq ft	£6.2 m	£24.3 m	£539.0
20 Cabot Sq/10 South Colonnade	562,000 sq ft	562,000 sq ft	562,000 sq ft	£5.1 m	£20.5 m	£471.5
<b>Subtotal</b>	<b>4,153,800 sq ft</b>	<b>4,138,300 sq ft</b>	<b>3,962,278 sq ft</b>	<b>£35.9 m</b>	<b>£167.3 m</b>	<b>£3,276.5</b>

Notes:

- (1) Area let as at 31<sup>st</sup> March 2019.
- (2) MV based on valuation of the properties at 31<sup>st</sup> March 2019.
- (3) Rent receivable after expiry of rent-free periods and including potential rental income on unlet space, where applicable.
- (4) Estimated annual rental income based on annualised rent as at 31<sup>st</sup> March 2019 after expiry of rent-free periods and including potential rental income on unlet space, where applicable.
- (5) The office rent on 10 Cabot Sq and 20 Cabot Sq is subject to annual RPI increases over the remaining term until the expiry of the lease in June 2032.

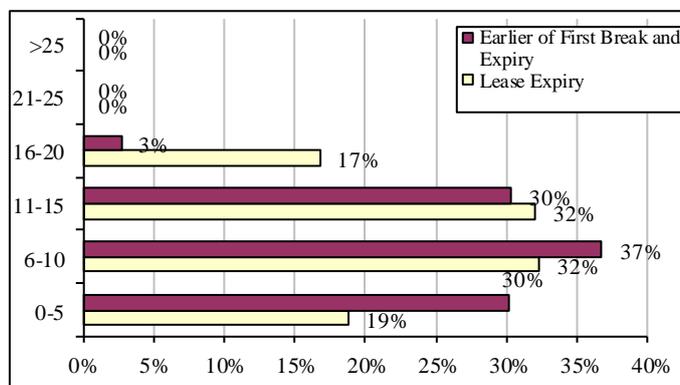
### Occupancy

At 31<sup>st</sup> March 2019 the securitised property portfolio was 95.7% let.

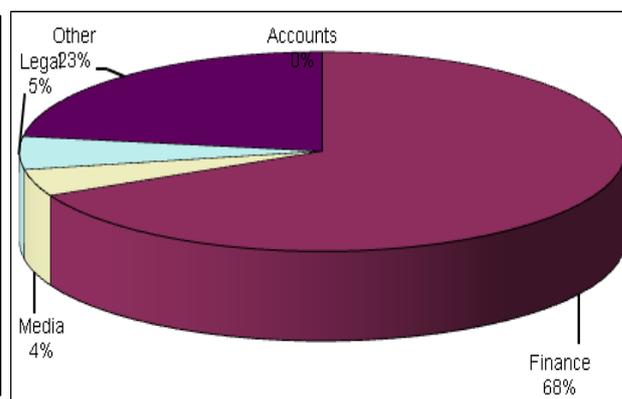
### Rent Reviews

	Area	Passing Rent
Outstanding Rent Reviews	211,305 sq ft	£9,340,985

### Analysis of Office Lease Expiries and Breaks (Note 1)



### Concentration of Leases by Area



- (1) The weighted average unexpired lease term of the securitised office portfolio (by sq ft) was 10.3 years. The weighted average lease term reflecting all break options was 8.2 years.

### Major Tenants:

#### 33 Canada Square

Citigroup

#### One Canada Square

Bank of New York Mellon  
The Office Group  
Moody's Investor Services  
BBVA  
European Banking Authority  
First Abu Dhabi Bank

#### 20 Bank Street

Morgan Stanley UK Group

#### 40 Bank Street

Skadden Arps  
Allen & Overy  
BGC International  
Shell International Limited  
Australia and New Zealand Bank

#### 5 North Colonnade

Barclays Bank Plc

#### 10 South Colonnade

The Secretary of State for Communities and Local Government

## Canary Wharf Finance II plc

### Financial Considerations

	Q1 2019 Actuals
Gross Rental	£35.9 m
Interest on collateral accounts and other releases	£0.0 m
Gross Rental	£35.9 m
B3 Defeasance	(£0.3 m)
C2 Defeasance	(£0.4 m)
Senior Expenses <sup>(1)</sup>	(£1.0m)
	£34.2 m
Gross Debt	£1,458.2 m
Cash Reserves	(£13.2 m)
Net Debt	£1,445.0 m

### Quarter 1 2019 Actuals

The Interest Cover and Debt Service Cover ratios have been calculated on the basis of total interest costs, including payments to interest swap providers for the quarter.

Class	Amount post repayments <sup>(2)</sup>	Interest <sup>(3)</sup>	Principal <sup>(4)</sup>	Reserve Release	Interest Cover Ratio	Debt Service Cover Ratio	LMCTV
<b>AAA</b>							
- A1	£255.4 m	(£4.2 m)	(£5.6 m)				
- A3	£400.0 m	(£6.0 m)					
- A7	£222.0 m	(£3.0 m)					
	£877.4 m	(£13.2 m)			2.65 x	1.82 x	26.4%
<b>AA</b>							
- B	£138.2 m	(£2.4 m)	(£1.7 m)				
- B3	£77.9 m	(£1.1 m)					
	£216.1 m	(£3.5 m)			2.10 x	1.43 x	33.0%
<b>A</b>							
- C2	£239.7 m	(£3.8 m)			2.10 x	1.43 x	40.3%
<b>BBB</b>							
- D2	£125.0 m	(£2.2 m)			1.55 x	1.14 x	44.1%
	<b>£1,458.2 m</b>	<b>(£22.6 m)</b>	<b>(£7.3 m)</b>				

Reserve	Opening Balance <sup>(5)</sup>	Period Movement	Closing Balance <sup>(5)</sup>
Void Costs Ledger			
Cash Ledger	£0.0 m	£0.0 m	£0.0 m
B3 Defeasance Ledger	£4.7 m	£0.3 m	£5.0 m
C2 Defeasance Ledger	£6.4 m	£0.4 m	£6.9 m
Subtotal Coverage Reserves	£11.1 m	£0.7 m	£11.9 m
Cash Collateral	£1.0 m	£0.3 m	£1.3 m
Total Reserves	£12.2 m	£1.0 m	£13.2 m

#### Notes:

- Senior Expenses principally include the DS6 facility fees and the liquidity facility fee.
- Total outstanding debt at 22<sup>nd</sup> April 2019 interest payable date.
- Interest paid on 22<sup>nd</sup> April 2019 comprises bond interest of £15.95m and payments under interest rate swaps of £6.6m.
- Amortisation paid on 22<sup>nd</sup> April 2019.
- Opening balance is as at 22<sup>nd</sup> January 2019, closing balance is at 22<sup>nd</sup> April 2019.
- Opening balance on Cash Collateral account corrected to reflect additions to the account in earlier periods in respect of lease surrenders.