

11 September 2018

Canary Wharf Finance II plc

company with limited liability incorporated under the laws of England and Wales,
with company number 03929593, and having its registered office at One Canada Square, Canary
Wharf, London, E14 5AB

Notice to the holders of

£239,662,000 Class C2 Floating Rate First Mortgage Debentures due October 2037 (the **Notes**)

NOTICE IS HEREBY GIVEN by CANARY WHARF FINANCE II PLC (the **Issuer**) that:

- (1) the Class C2 Swap Transaction was novated from Barclays Bank plc to HSBC Bank plc (**HSBC**) on 23 June 2017 (the **First Novation**);
- (2) the Class C2 Swap Transaction was subsequently novated from HSBC to STARTS (Ireland) Public Limited Company (**STARTS**) on 11 September 2018 (the **Second Novation**);
- (3) STARTS is now the Class C2 Swap Provider, however HSBC has provided the Issuer and the Trustee with a guarantee in respect of STARTS' obligations under the Class C2 Swap Transaction (the **Guarantee**);
- (4) a number of amendments have been made to the Class C2 Swap Agreement (the **Amendments**);
- (5) a supplemental Issuer Deed of Charge and Assignment has been entered into in connection with the Novation and for the purposes of the Issuer assigning its rights in the Class C2 Swap Agreement and the Guarantee to the Trustee;
- (6) both the First Novation and the Second Novation have taken place in accordance with the terms of the Class C2 Swap Agreement; and
- (7) the Amendments were approved by the Trustee in accordance with Clause 20(B) (*Modification*) of the Trust Deed.

Capitalised terms used, but not defined, in this letter shall have the meanings given thereto in the Seventh Restated Master Definitions Agreement relating to the Class C2 Notes dated 17 June 2014.

Copies of the amended Class C2 Swap Agreement, the Guarantee and the supplemental Issuer Deed of Charge and Assignment are available for inspection during working hours at the offices of the Issuer.

This Notice is given by:

CANARY WHARF FINANCE II PLC

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