

Canary Wharf Group Investment Holdings plc

Retail Financing Investor Update

10 December 2024

Canary Wharf Group Investment Holdings plc (“CWGIH”) and its subsidiaries, including Canary Wharf Group plc (the “Group”), announces that Canary Wharf Retail Finance Limited and Canary Wharf Retail Limited, subsidiaries of CWGIH, have entered into a secured financing facility in an aggregate principal amount of £610 million (the “Retail Financing”) with certain funds managed by Apollo Management International LLP, subject to certain customary conditions precedent to fully refinance CWGIH’s £350,000,000 2.625% Senior Secured Notes due 2025 and €300,000,000 1.750% Senior Secured Notes due 2026 at their respective maturities, and pay certain fees and expenses in connection with the refinancing. The Retail Financing will be secured by certain retail, leisure and hospitality related assets (including car-parking and advertising related income) and will mature in 2030.

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This announcement may include projections and other “forward-looking” statements within the meaning of applicable securities laws. Any such projections or statements reflect the current views of the Company about future events and financial performance. The use of any of the words “expect,” “anticipate,” “continue,” “will,” “project,” “should,” “believe,” “plans,” “intends” and similar expressions are intended to identify forward-looking information or statements. Although CWGIH believes that the expectations and assumptions on which such forward-looking statements and information are reasonable, undue reliance should not be placed on the forward-looking statements and information because CWGIH can give no assurance that such statements and information will prove to be correct. Since forward-looking statements and information address future events and conditions, by their very nature they involve inherent risks and uncertainties.

The forward-looking statements and information contained in this announcement are made as of the date hereof and CWGIH undertakes no obligation to update publicly or revise any forward-looking statements or information, whether as a result of new information, future events or otherwise, unless so required by applicable securities laws.