

RNS Announcement

Canary Wharf Finance II plc

25 September 2026

NOTICE TO NOTEHOLDERS

CANARY WHARF FINANCE II PLC

**(incorporated in England and Wales with limited liability
under Registered Number 3929593)
(the "Issuer")**

Dated 25 September 2026

To the Noteholders of the:

**Class A1 6.455% Fixed Rate First Mortgage Debentures due 2033
(ISIN: XS0112279616)**

**Class A3 5.952% Fixed Rate First Mortgage Debentures due 2037
(ISIN: XS0130681512)**

**Class A7 Floating Rate First Mortgage Debentures due 2037
(ISIN: XS0295171341)**

**Class B 6.800% Fixed Rate First Mortgage Debentures due 2033
(ISIN: XS0112281190)**

**Class B3 Floating Rate First Mortgage Debentures due 2037
(ISIN: XS0295172075)**

**Class C2 Floating Rate First Mortgage Debentures due 2037
(ISIN: XS0295172406)**

**Class D2 Floating Rate First Mortgage Debentures due 2037
(ISIN: XS0295172745)**

(together, the "**Notes**")

Capitalised terms used but not otherwise defined herein shall have the meanings ascribed to them in the seventh restated master definitions agreement between, inter alios, the Issuer and the Trustee dated 17 June 2014 (as the same may be amended, supplemented or restated from time to time, the "**MDA**").

The Issuer hereby notifies Noteholders that on 24 September 2026, the Borrower, in accordance with the terms of the Loan Agreement, requested the release of monies standing to the credit of the Coverage Account and credited to the Class B3 Defeasance Ledger and the Class C2 Defeasance Ledger (the "**Defeasance Release**") and such monies have now been released to the Borrower. The released monies will be applied towards capital expenditure works to enhance One Canada Square and 20 Bank Street designed to preserve the long term value of the secured assets.

The rating agencies currently rating the Notes provided confirmations that the Defeasance Release would not, in and of itself, have an adverse impact on the current credit ratings of the Notes..

Should you have any queries concerning the information contained in this notice please contact: Justin Turner, Company Secretary, Canary Wharf Finance II plc, One Canada Square, London E14 5AB. Email: ir@cwg.com.