

CANARY WHARF FINANCE II PLC
ANNUAL INFORMATION UPDATE

Pursuant to Prospectus Rule 5.2 of the Listing Rules, Canary Wharf Finance II plc (the “Company”) refers below to information that has been published or made available to the public during the twelve months ended 19 June 2009 in accordance with laws and rules dealing with the regulation of securities, issuers of securities and securities markets. The information referred to in this update was up to date at the time of publication and is not necessarily up to date as at the date of this annual information update and the Company does not undertake any obligation to update any such information in the future. Neither this annual information update, nor the information referred to below constitutes, by virtue of this communication, an offer of any securities addressed to any person and should not be relied on by any person.

DATE DOCUMENT

Announcements made via a Regulatory Information Service

29-Apr-09	2008 Annual Financial Report
09-Apr-09	Pricing and Results for offers to sell Notes
02-Apr-09	Invitation for Offers to sell Notes
17-Dec-08	Notification of Posting of Collateral in respect of 25 Bank Street and 33 Canada Square
19-Nov-08	Notification of Amendment of Articles of Association
19-Aug-08	30 June 2008 Half Yearly Financial Report
27-Jun-08	2007 Report and Financial Statements

Documents filed with Companies House

04-Jun-09	Accounts made up to 31/12/2008
24-Feb-09	Annual Return
21-Nov-08	Amended Articles of Association
21-Nov-08	Resolution to alter Articles of Association
30-Jun-08	Accounts made up to 31/12/2007

Documents filed with Financial Services Authority Document Viewing Facility

29-Apr-09	2008 Annual Financial Report
19-Nov-08	Shareholder Resolution approving the amendment to the Articles of Association
20-Aug-08	30 June 2008 Half Yearly Financial Report

27-Jun-08 2007 Report and Financial Statement

Copies of documents published via RNS may be obtained from the Regulatory News Service provided by the London Stock Exchange: (www.londonstockexchange.com) and any related documents are available at the UKLA's Document viewing facility, 25 The North Colonnade, Canary Wharf, London, E14 5HS.

Copies of documents filed at Companies House can be obtained from the Companies House Direct website if you are a registered user: (www.direct.companieshouse.gov.uk) or at Companies House, Crown Way, Cardiff, CF14 3UZ.

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