

CANARY WHARF FINANCE II PLC

ANNUAL INFORMATION UPDATE

Pursuant to Prospectus Rule 5.2, Canary Wharf Finance II plc (the “Company”) refers below to information that has been published or made available to the public during the previous twelve months 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	
23 April 2012	Accounts made up to 31 December 2011
20 September 2011	Notice to Noteholders
31 August 2011	30 June 2011 Half Yearly Financial Report
12 July 2011	Notice to Noteholders
4 May 2011	Annual Information Update

Documents filed with Companies House

26 April 2012	Accounts made up to 31 December 2011
15 March 2012	Annual Return
7 February 2012	MG01 Particulars of a Mortgage or Charge
22 December 2012	MG01 Particulars of a Mortgage or Charge
1 September 2012	MG01 Particulars of a Mortgage or Charge

Documents filed with Financial Services Authority Document Viewing Facility

24 April 2012	Accounts made up to 31 December 2011
31 August 2011	30 June 2011 Half Yearly Financial Report

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 for public inspection on the National Storage Mechanism (www.hemscott.com/nsm.do).

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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Company Secretary

Dated: 4 May 2012