

CANARY WHARF FINANCE II PLC
(incorporated in England and Wales with limited liability
under Registered Number 3929593)
(the "Issuer")

NOTICE
to the holders of the
£1,215,000,000 Class A1 6.455 per cent. First Mortgage Debentures due October
2033
(XS0112279616) (the "Class A1 Notes")
and
£400,000,000 Class A3 5.952 per cent. First Mortgage Debentures due October
2037
(XS0130681512)
and
£222,000,000 Class A7 Floating Rate First Mortgage Debentures due October
2037
(ISIN: XS0295171341)
and
£104,000,000 Class B3 Floating Rate First Mortgage Debentures due October
2037
(ISIN: XS0295172075)
and
£235,000,000 Class B 6.800 per cent. First Mortgage Debentures due October
2033
(XS0112281190)
and
£275,000,000 Class C2 Floating Rate First Mortgage Debentures due October 2037
(ISIN: XS0295172406)
and
£125,000,000 CLASS D2 Floating Rate First Mortgage Debentures due October
2037
(ISIN: XS0295172745)
of the Issuer presently outstanding (together the "Notes")

26 June 2020

Defined Terms

Capitalised terms which are used in this letter, and which are not otherwise defined in this letter, have the meanings set out in the seventh restated master definitions agreement dated 17 June 2014 or (to the extent not defined therein) the Eighth Supplemental Intercompany Loan Agreement dated 17 June 2014 (as amended from time to time) (the "**ICLA**").

Background

The current outbreak of a novel coronavirus, which has been declared a global pandemic by the World Health Organisation, ("**Covid-19 Outbreak**"), has triggered significant disruption both to daily life and to the operation of many businesses. Specifically the Government's requirement

that, where possible, people should work from home, has affected the ability of third party professional advisers (including auditors) to provide certain services which in turn has resulted in some logistical difficulties for the Obligors (who rely on such third party professional advisers to comply with certain obligations under the ICLA).

NOTICE IS HEREBY GIVEN to the holders of the Notes that:

As a result of the disruption to normal activities as noted above, the Trustee has approved, pursuant to Condition 11(h) of the Notes and Clause 20(B) of the Original Trust Deed, that the Obligors will have, solely where any delay is a result of, or in connection with, (directly or indirectly) the Covid-19 Outbreak, until no later than 30 November 2020 to deliver audited accounts as required under Clause 17.2(a) (*Financial information*) of the ICLA. The Obligors will nevertheless deliver the accounts as they are prepared.

Should you have any queries concerning the information contained in this notice please contact:

Canary Wharf Finance II plc
One Canada Square
London
E14 5AB
Email: john.garwood@canarywharf.com

This information is provided by RNS, the news service of the London Stock Exchange. RNS is approved by the Financial Conduct Authority to act as a Primary Information Provider in the United Kingdom. Terms and conditions relating to the use and distribution of this information may apply. For further information, please contact rns@lseg.com or visit www.rns.com.

END