

Canary Wharf Finance II plc

Issued June 2000/June 2001/February 2002/October 2002/May 2005/April 2007

Class A1 6.455% Fixed Rate First Mortgage Debentures due 2033

Class A3 5.952% Fixed Rate First Mortgage Debentures due 2037

Class A7 Floating Rate First Mortgage Debentures due 2037

Class B 6.800% Fixed Rate First Mortgage Debentures due 2033

Class B3 Floating Rate First Mortgage Debentures due 2037

Class C2 Floating Rate First Mortgage Debentures due 2037

Class D2 Floating Rate First Mortgage Debentures due 2037

QUARTERLY UPDATE

Canary Wharf Group updates information on the securitisation quarterly

The enclosed statistics are as at 31 March 2023

HIGHLIGHTS

Properties 88.00% let at 31 March 2023

Valuations as of 31 December 2022 were £2,887m

LMCTV Ratio 45.5%

Recent activity regarding the mortgaged properties

- On 17 March 2023, CW Travel signed a new lease in respect of 10,574 sq ft on L3 in 40 Bank Street. The lease is commencing on 17 March 2023 with expiry on 31 December 2029.
- On 23 March 2023, State Grid renewed a lease in respect of 1,504 sq ft on L3 in 40 Bank Street. The lease is commencing on 27 March 2023 with expiry on 26 March 2026.
- On 6 April 2023, HCA signed a new lease in respect of 19,074 sq ft on L1 in 40 Bank Street. The lease is commencing on 6 April 2023 with expiry on 5 April 2038.

Rental Income

The rental income figures for the properties below are based on rents billed for Q1 2023.

Property Portfolio Summary

| Address | Whole Building NIA | Area Securitised NIA | Area Let NIA ⁽¹⁾ | Actual Quarterly Rental Income | Estimated Annualised after rent free ⁽³⁾ | Market Value ⁽²⁾ |
|---|------------------------|------------------------|-----------------------------|--------------------------------|---|-----------------------------|
| 33 Canada Square | 562,745 sq ft | 562,745 sq ft | 562,745 sq ft | £5.1 m | £20.5 m | £295.0 m |
| One Canada Square | 1,197,069 sq ft | 1,197,069 sq ft | 929,418 sq ft | £7.2 m | £58.9 m | £860.0 m |
| 20 Bank Street | 546,538 sq ft | 546,538 sq ft | 546,538 sq ft | £6.6 m | £26.2 m | £435.0 m |
| 40 Bank Street | 607,190 sq ft | 607,190 sq ft | 381,161 sq ft | £2.9 m | £31.7 m | £377.0 m |
| 10 Cabot Sq/5 North Colonnade ⁽⁴⁾ | 643,284 sq ft | 643,284 sq ft | 643,284 sq ft | £7.1 m | £26.7 m | £500.0 m |
| 20 Cabot Sq/10 South Colonnade ⁽⁴⁾ | 555,779 sq ft | 555,779 sq ft | 555,779 sq ft | £5.8 m | £23.4 m | £420.0 m |
| Subtotal | 4,112,605 sq ft | 4,112,605 sq ft | 3,618,925 sq ft | £34.7 m | £187.4 m | £2,887.0 m |

(1) Area let at 31 March 2023.

(2) 31 December 2022 property valuations.

(3) Estimated annual rental income based on annualised rent at 31 March 2023 after expiry of rent-free periods and includes potential rental income on unlet space, where applicable, using market rate at £55/sq ft.

(4) The office rent on 10 Cabot Square and 20 Cabot Square is subject to annual RPI increases over the remaining term until the expiry of the leases in June 2032.

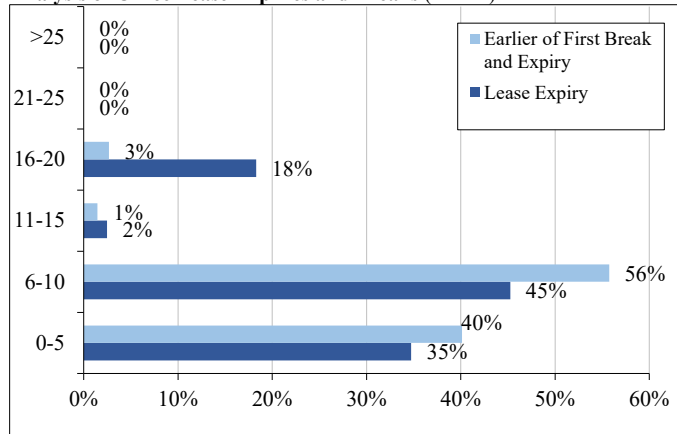
Occupancy

At 31 March 2023 the securitised property portfolio was 88.00% let.

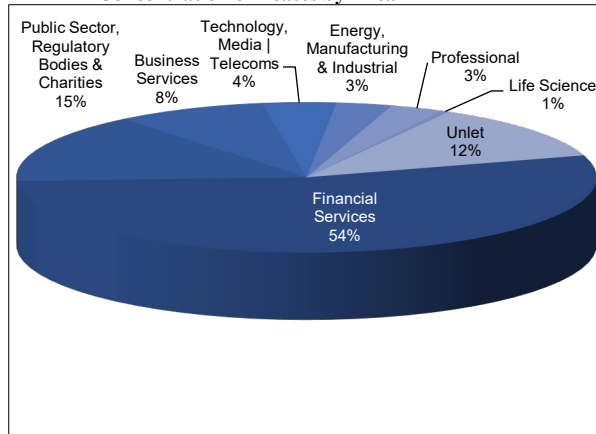
Rent Reviews

No outstanding rent reviews.

Analysis of Office Lease Expiries and Breaks (Note 1)



Concentration of Leases by Area



(1) The weighted average unexpired lease term of the securitised office portfolio (by sq ft) was 8.2 years. The weighted average lease term reflecting all break options was 6.1 years.

Major Tenants

33 Canada Square

Citigroup

One Canada Square

Moody's Investor Services
Fisher Investments Europe Limited
The Office Group
Reach Plc
University College London
Brookfield Global Asset Management Limited
MDU Services

20 Bank Street

Morgan Stanley UK Group

40 Bank Street

Citigroup
Herbert Smith

5 North Colonnade

Barclays Bank Plc

10 South Colonnade

The Secretary of State for Communities and Local Government

Financial Considerations

| | Q1 2023 Actuals |
|--|-----------------|
| Gross Rental | £34.7 m |
| Interest on collateral accounts and other releases | £0.1 m |
| Gross Rental | £34.8 m |
| B3 Defeasance | (£0.3 m) |
| C2 Defeasance | (£1.3 m) |
| Senior Expenses ⁽¹⁾ | (£0.8 m) |
| | £32.4 m |
| Gross Debt | £1,340.9 m |
| Cash Reserves | (£28.5 m) |
| Net Debt | £1,312.4 m |

Quarter 1 2023 Actuals

The Interest Cover and Debt Service Cover ratios have been calculated based on total interest costs, including payments to interest swap providers for the quarter.

| Class | Amount post repayments | Interest | Principal | Reserve Release | Interest Cover Ratio | Debt Service Cover Ratio | LMCTV |
|-------------|----------------------------------|---------------------------------|--------------------------------|-----------------|----------------------|--------------------------|-------|
| AA | £787.7m | (£11.8 m) | (£5.6 m) | | 2.88 x | 1.86 x | 26.3% |
| - A1 | £165.7 m | (£2.8 m) | (£5.6 m) | | | | |
| - A3 | £400.0 m | (£6.0 m) | | | | | |
| - A7 | £222.0 m | (£3.0 m) | | | | | |
| A+ | £188.5 m | (£3.0 m) | (£1.7 m) | | 2.30 x | 1.47 x | 32.8% |
| - B | £110.6 m | (£1.9 m) | (£1.7 m) | | | | |
| - B3 | £77.9 m | (£1.1 m) | | | | | |
| BBB+ | £239.7 m | (£3.7 m) | | | 1.84 x | 1.26 x | 41.1% |
| - C2 | £239.7 m | (£3.7 m) | | | | | |
| BBB | £125.0 m | (£2.2 m) | | | 1.64x | 1.16 x | 45.5% |
| - D2 | £125.0 m | (£2.2 m) | | | | | |
| | £1,340.9 m ⁽²⁾ | (£20.7 m) ⁽³⁾ | (£7.3 m) ⁽⁴⁾ | | | | |

| Reserve | Opening Balance ⁽⁵⁾ | Period Movement | Closing Balance ⁽⁵⁾ |
|----------------------------|--------------------------------|-----------------|--------------------------------|
| Void Costs Ledger | £0.0 m | £0.0 m | £0.0 m |
| Cash Ledger | £0.0 m | £0.0 m | £0.0 m |
| B3 Defeasance Ledger | £9.9 m | £0.4 m | £10.3 m |
| C2 Defeasance Ledger | £16.5 m | £1.3 m | £17.8 m |
| Subtotal Coverage Reserves | £26.4 m | £1.7 m | £28.1 m |
| Cash Collateral | £0.5 m | (£0.1 m) | £0.4 m |
| Total Reserves | £26.9 m | £1.6 m | £28.5 m |

(1) Senior Expenses principally include the DS6 facility fees and the liquidity facility fee.

(2) Total outstanding debt at 24 April 2023 interest payable date.

(3) Interest paid on 24 April 2023 comprises bond interest of £19.2m and payments under interest rate swaps of £1.5m.

(4) Amortisation paid on 24 April 2023.

(5) Opening balance is at 23 January 2023, closing balance is at 24 April 2023.