

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 30 September 2023

HIGHLIGHTS

Properties 89.19% let at 30 September 2023

Valuations as of 30 June 2023 were £2,725m

LMCTV Ratio 47.5%

Recent activity regarding the mortgaged properties

- On 10 July 2023, Tramontana Asset Management Ltd signed a lease expansion in respect of 1,592 sq ft on L10 in One Canada Square. This unit was occupied by UAE who surrendered their lease. This new lease with Tramontana Asset Management Ltd commenced on 10 July 2023 with expiry on 23 August 2026
- On 11 August 2023, Welhunt (UK) Limited signed a 3-year lease in respect of a single 3,788 sq ft unit on level 10 in One Canada Square. The lease commenced 14 August 2023 with expiry on 13 August 2026.
- On 25 August 2023, hVIVO Services Ltd signed a 10-year lease in respect of two units totalling 39,049 sq ft on L24 and 25 in 40 Bank Street. The lease is commencing 31 December 2023 with expiry on 30 December 2033.
- On 25 September 2023, Pozitive Energy Ltd signed a 5-year lease in respect of a single 4,546 sq ft unit on level 10 in One Canada Square. The lease commenced 25 September 2023 with expiry on 24 September 2028.

Rental Income

The rental income figures for the properties below are based on rents billed for Q3 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	£275.0 m
One Canada Square	1,197,063 sq ft	1,197,063 sq ft	936,992 sq ft	£9.4m	£59.3 m	£815.0 m
20 Bank Street	546,538 sq ft	546,538 sq ft	546,538 sq ft	£7.9 m	£26.2 m	£410.0 m
40 Bank Street	608,787 sq ft	608,787 sq ft	421,755 sq ft	£5.2 m	£32.8 m	£369.0 m
10 Cabot Sq/5 North Colonnade ⁽⁴⁾	643,654 sq ft	643,654 sq ft	643,654 sq ft	£6.9 m	£26.4 m	£460.0 m
20 Cabot Sq/10 South Colonnade ⁽⁴⁾	555,779 sq ft	555,779 sq ft	555,779 sq ft	£6.3 m	£23.3 m	£396.0 m
Subtotal	4,114,566 sq ft	4,114,566 sq ft	3,667,463 sq ft	£40.8 m	£188.6 m	£2,725.0 m

(1) Area let at 30 September 2023.

(2) 30 June 2023 property valuations.

(3) Estimated annual rental income based on annualised rent at 30 September 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.

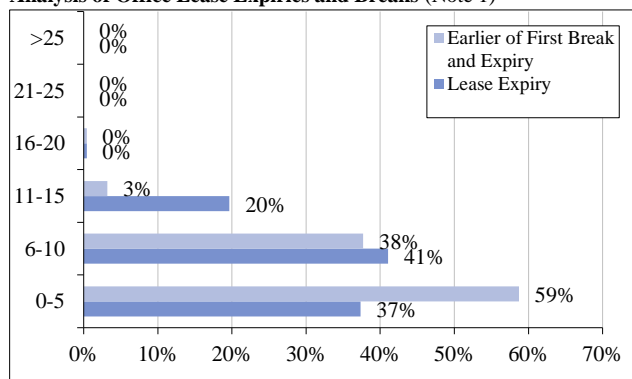
Occupancy

At 30 September 2023 the securitised property portfolio was 89.19% let.

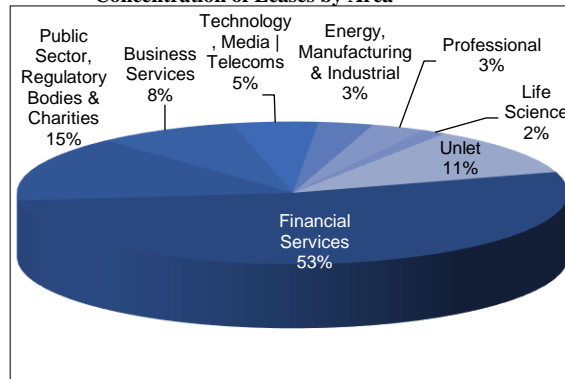
Rent Reviews

	Area	Passing Rent
Outstanding Rent Reviews	55,972 sq. ft	£2,490,754

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 7.7 years. The weighted average lease term reflecting all break options was 5.6 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
hVIVO

5 North Colonnade

Barclays Bank Plc

10 South Colonnade

The Secretary of State for Communities
and Local Government

Financial Considerations

	Q3 2023 Actuals
Gross Rental	£40.8 m
Interest on collateral accounts and other releases	£0.1 m
Gross Rental	£40.9 m
B3 Defeasance	(£0.3 m)
C2 Defeasance	(£1.4 m)
Senior Expenses ⁽¹⁾	(£0.8 m)
	£38.4 m
Gross Debt	£1,326.2 m
Cash Reserves	(£31.6 m)
Net Debt	£1,294.6 m

Quarter 3 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	£776.5 m	(£11.5 m)	(£5.6 m)		3.48 x	2.24 x	27.3%
- A1	£154.5 m	(£2.6 m)	(£5.6 m)				
- A3	£400.0 m	(£6.0 m)					
- A7	£222.0 m	(£3.0 m)					
A+	£185.0 m	(£2.9 m)	(£1.7 m)		2.77 x	1.76 x	34.1%
- B	£107.1 m	(£1.9 m)	(£1.7 m)				
- B3	£77.9 m	(£1.1 m)					
BBB+	£239.7 m	(£3.7 m)			2.2 x	1.50 x	42.9%
- C2	£239.7 m	(£3.7 m)					
BBB	£125.0 m	(£2.2 m)			1.96x	1.38 x	47.5%
- D2	£125.0 m	(£2.2 m)					
	£1,326.2 m ⁽²⁾	(£20.4 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	£10.6 m	£0.3 m	£10.9 m
C2 Defeasance Ledger	£19.1 m	£1.4 m	£20.5 m
Subtotal Coverage Reserves	£29.7 m	£1.7 m	£31.4 m
Cash Collateral	£0.3 m	(£0.0 m)	£0.3 m
Total Reserves	£30.0 m	£1.7 m	£31.7 m

- (1) Senior Expenses principally include the DS6 facility fees and the liquidity facility fee.
- (2) Total outstanding debt at 24 October 2023 interest payable date.
- (3) Interest paid on 24 October 2023 comprises bond interest of £21m and receipts under interest rate swaps of £0.6m.
- (4) Amortisation paid on 24 October 2023.
- (5) Opening balance is at 24 July 2023, closing balance is at 24 October 2023.