

**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**  
(ISIN: XS0112279616)

**and**

**£400,000,000 Class A3 5.952 per cent. First Mortgage Debentures due October 2037**  
(ISIN: XS0130681512)

of the Issuer presently outstanding (together the "Notes")

20 December 2023

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

*Release of 10 Cabot Square*

At the request of the Issuer and CW Lending II Limited (in its capacity as the Borrower under the Intercompany Loan Agreement) and on the basis that such transaction will bring about an economic result similar to any transaction carried out in accordance with clause 17.20(a)(ii) (*Substitution, release and addition of new Mortgaged Property*) of the Intercompany Loan Agreement, 10 Cabot Square, London, which used to be a Mortgaged Property in respect of the securitisation, (the "**Released Property**") has been released. The Released Property has been refinanced on the date of this notice and the Release Prepayment Amount out of such refinancing will be used to fund the Redemption (as defined below).

*Partial Redemption of Class A1 Notes and Class A3 Notes*

Pursuant to Condition 5 (*Redemption, Purchase and Cancellation*) of the Trust Deed, the Issuer will redeem:

- (a) £71,500,000 in aggregate principal amount of the Class A1 Notes; and
- (b) £192,000,000 in aggregate principal amount of the Class A3 Notes,

on the Interest Payment Date falling on 22 January 2024 (the "**Redemption Date**") at a price equal to the Release Prepayment Amount, together with all accrued interest to, but excluding, the Redemption Date (the "**Redemption**").

The Redemption will be in addition to the Amortisation Amount required to be paid in respect of the Class A1 Notes and the Class A3 Notes on the Redemption Date. As required by Condition 5 (*Redemption, Purchase and Cancellation*) of the Trust Deed, confirmation has been obtained from the Rating Agencies that the current ratings assigned by them in respect of the Notes (as defined in the Trust Deed) will not be adversely affected by the Redemption. This notice shall constitute the notice to the Noteholders required to be provided under Condition 5(c) (*Optional redemption*) of the Trust Deed in connection with the Redemption.

*Amortisation Amounts*

As a result of the Redemption, the Amortisation Amounts of the Class A1 Notes payable on each Interest Payment Date falling after the Redemption Date up to 22 October 2033 will be reduced to the amounts set out at the schedule to this Notice and the Amortisation Amounts of the Class A3 Notes payable on each Interest Payment Date falling after the Redemption Date up to 22 October 2037 will be reduced to the amounts set out at the schedule to this Notice.

Capitalised terms not otherwise defined in this notice shall have the meanings given to them in the Seventh Restated Master Definitions Agreement entered into between, amongst others, the Issuer and the Trustee on 20 June 2014.

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: Sean.Crosby@canarywharf.com

**Schedule  
Part I**  
*Amortisation Schedule in respect of Class A1 Notes as attached to the Conditions*

Interest Payment Date	Period	Class A1 Note Amortisation Amount
22 Jan 24	75	5,603,580.00
22 Apr 24	76	2,908,258.02
22 Jul 24	77	2,908,258.02
22 Oct 24	78	2,908,258.02
22 Jan 25	79	2,908,258.02
22 Apr 25	80	2,908,258.02
22 Jul 25	81	2,908,258.02
22 Oct 25	82	2,908,258.02
22 Jan 26	83	2,908,258.02
22 Apr 26	84	2,908,258.02
22 Jul 26	85	1,519,709.85
22 Oct 26	86	1,519,709.85
22 Jan 27	87	1,519,709.85
22 Apr 27	88	1,519,709.85
22 Jul 27	89	1,771,943.85
22 Oct 27	90	1,771,943.85
22 Jan 28	91	1,771,943.85
22 Apr 28	92	1,771,943.85
22 Jul 28	93	2,024,177.85
22 Oct 28	94	2,024,177.85
22 Jan 29	95	2,024,177.85
22 Apr 29	96	2,024,177.85
22 Jul 29	97	2,024,177.85
22 Oct 29	98	2,024,177.85
22 Jan 30	99	2,024,177.85
22 Apr 30	100	23,888,238.07
22 Jul 30	101	[ ]
22 Oct 30	102	[ ]
22 Jan 31	103	[ ]
22 Apr 31	104	[ ]
22 Jul 31	105	[ ]
22 Oct 31	106	[ ]
22 Jan 32	107	[ ]
22 Apr 32	108	[ ]
22 Jul 32	109	[ ]
22 Oct 32	110	[ ]
22 Jan 33	111	[ ]
22 Apr 33	112	[ ]
22 Jul 33	113	[ ]
22 Oct 33	114	[ ]

**Part II**  
***Amortisation Schedule in respect of Class A3 Notes as attached to the Conditions***

Interest Payment Date	Period	Class A3 Note Amortisation Amount
22 Jan 24	75	-
22 Apr 24	76	-
22 Jul 24	77	-
22 Oct 24	78	-
22 Jan 25	79	-
22 Apr 25	80	-
22 Jul 25	81	-
22 Oct 25	82	-
22 Jan 26	83	-
22 Apr 26	84	-
22 Jul 26	85	-
22 Oct 26	86	-
22 Jan 27	87	-
22 Apr 27	88	-
22 Jul 27	89	-
22 Oct 27	90	-
22 Jan 28	91	-
22 Apr 28	92	-
22 Jul 28	93	-
22 Oct 28	94	-
22 Jan 29	95	-
22 Apr 29	96	-
22 Jul 29	97	-
22 Oct 29	98	-
22 Jan 30	99	-
22 Apr 30	100	-
22 Jul 30	101	-
22 Oct 30	102	-
22 Jan 31	103	-
22 Apr 31	104	-
22 Jul 31	105	-
22 Oct 31	106	-
22 Jan 32	107	16,000,192.00
22 Apr 32	108	16,000,192.00
22 Jul 32	109	16,000,192.00
22 Oct 32	110	16,000,192.00
22 Jan 33	111	16,000,192.00
22 Apr 33	112	16,000,192.00
22 Jul 33	113	16,000,192.00
22 Oct 33	114	16,000,192.00
22 Jan 34	115	16,000,192.00
22 Apr 34	116	16,000,192.00
22 Jul 34	117	16,000,192.00
22 Oct 34	118	16,000,192.00
22 Jan 35	119	15,997,696.00
22 Apr 35	120	[ ]
22 Jul 35	121	[ ]
22 Oct 35	122	[ ]
22 Jan 36	123	[ ]
22 Apr 36	124	[ ]
22 Jul 36	125	[ ]
22 Oct 36	126	[ ]
22 Jan 37	127	[ ]
22 Apr 37	128	[ ]
22 Jul 37	129	[ ]
22 Oct 37	130	[ ]

**Part III**  
**Scheduled Payments and Reductions as set out in the Intercompany Loan Agreement**

I	II	III	IV	V	VI	VII	VIII
	Class A1 Tranche	Class A3 Tranche	Class A7 Tranche	Class B3 Tranche	Class B Tranche	Class C2 Tranche	Class D2 Tranche
Interest Payment Date	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount
22-Jul-00	-	-	-	-	-	-	-
22-Oct-00	-	-	-	-	-	-	-
22-Jan-01	-	-	-	-	-	-	-
22-Apr-01	-	-	-	-	-	-	-
22-Jul-01	(475,000,000.00)	-	-	-	-	-	-
22-Oct-01	-	-	-	-	-	-	-
22-Jan-02	-	(200,000,000.00)	-	-	(150,000,000.00)	-	-
22-Apr-02	(500,000,000.00)	-	-	-	-	-	-
22-Jul-02	-	-	-	-	-	-	-
22-Oct-02	-	-	-	-	-	-	-
22-Jan-03	-	-	-	-	-	-	-
22-Apr-03	-	-	-	-	-	-	-
22-Jul-03	-	-	-	-	-	-	-
22-Oct-03	-	-	-	-	-	-	-
22-Jan-04	-	-	-	-	-	-	-
22-Apr-04	-	-	-	-	-	-	-
22-Jul-04	-	-	-	-	-	-	-
22-Oct-04	-	-	-	-	-	-	-
22-Jan-05	-	-	-	-	-	-	-
22-Apr-05	-	-	-	-	-	-	-
22-Jul-05	-	-	-	-	1,727,720.00	-	-
22-Oct-05	-	-	-	-	1,727,720.00	-	-
22-Jan-06	-	-	-	-	1,727,720.00	-	-
22-Apr-06	-	-	-	-	1,727,720.00	-	-
22-Jul-06	-	-	-	-	1,727,720.00	-	-
22-Oct-06	-	-	-	-	1,727,720.00	-	-
22-Jan-07	-	-	-	-	1,727,720.00	-	-
22-Apr-07	-	-	-	-	1,727,720.00	-	-
22-Jul-07	-	-	-	-	1,727,720.00	-	-
22-Oct-07	-	-	-	-	1,727,720.00	-	-
22-Jan-08	-	-	-	-	1,727,720.00	-	-
22-Apr-08	-	-	-	-	1,727,720.00	-	-
22-Jul-08	-	-	-	-	1,727,720.00	-	-
22-Oct-08	-	-	-	-	1,727,720.00	-	-
22-Jan-09	-	-	-	-	1,727,720.00	-	-
22-Apr-09	-	-	-	-	1,727,720.00	-	-
22-Jul-09	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Oct-09	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jan-10	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Apr-10	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jul-10	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Oct-10	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jan-11	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Apr-11	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jul-11	12,655,440.00	-	-	-	1,727,720.00	-	-

I	II	III	IV	V	VI	VII	VIII
	Class A1 Tranche	Class A3 Tranche	Class A7 Tranche	Class B3 Tranche	Class B Tranche	Class C2 Tranche	Class D2 Tranche
Interest Payment Date	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount
22-Oct-11	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jan-12	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Apr-12	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jul-12	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Oct-12	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jan-13	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Apr-13	12,655,440.00	-	-	-	1,727,720.00	-	-
22-Jul-13	14,555,700.00	-	-	-	1,727,720.00	-	-
22-Oct-13	14,555,700.00	-	-	-	1,727,720.00	-	-
22-Jan-14	14,555,700.00	-	-	-	1,727,720.00	-	-
22-Apr-14	14,555,700.00	-	-	-	1,727,720.00	-	-
22-Jul-14	592,455,700.00	-	-	-	1,727,720.00	-	-
22-Oct-14	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-15	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-15	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-15	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-15	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-16	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-16	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-16	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-16	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-17	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-17	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-17	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-17	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-18	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-18	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-18	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-18	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-19	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-19	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-19	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-19	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-20	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-20	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-20	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-20	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-21	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-21	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-21	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-21	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-22	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-22	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-22	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-22	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-23	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-23	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-23	5,603,580.00	-	-	-	1,727,720.00	-	-

I	II	III	IV	V	VI	VII	VIII
	Class A1 Tranche	Class A3 Tranche	Class A7 Tranche	Class B3 Tranche	Class B Tranche	Class C2 Tranche	Class D2 Tranche
Interest Payment Date	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount	Scheduled Term Principal Amount
22-Oct-23	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-24	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-24	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-24	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-24	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-25	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-25	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-25	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Oct-25	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jan-26	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Apr-26	5,603,580.00	-	-	-	1,727,720.00	-	-
22-Jul-26	2,928,150.00	-	-	-	1,727,720.00	-	-
22-Oct-26	2,928,150.00	-	-	-	1,727,720.00	-	-
22-Jan-27	2,928,150.00	-	-	-	1,727,720.00	-	-
22-Apr-27	2,928,150.00	-	-	-	1,727,720.00	-	-
22-Jul-27	3,414,150.00	-	-	-	1,727,720.00	-	-
22-Oct-27	3,414,150.00	-	-	-	1,727,720.00	-	-
22-Jan-28	3,414,150.00	-	-	-	1,727,720.00	-	-
22-Apr-28	3,414,150.00	-	-	-	1,727,720.00	-	-
22-Jul-28	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Oct-28	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Jan-29	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Apr-29	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Jul-29	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Oct-29	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Jan-30	3,900,150.00	-	-	-	1,727,720.00	-	-
22-Apr-30	45,795,950.00	-	-	-	63,955,720.00	-	-
22-Jul-30	-	-	-	-	-	-	-
22-Oct-30	-	-	-	-	-	-	-
22-Jan-31	-	-	-	-	-	-	-
22-Apr-31	-	-	-	-	-	-	-
22-Jul-31	-	-	-	-	-	-	-
22-Oct-31	-	-	-	-	-	-	-
22-Jan-32	-	30,769,600.00	-	-	-	-	-
22-Apr-32	-	30,769,600.00	-	-	-	-	-
22-Jul-32	-	30,769,600.00	-	-	-	-	-
22-Oct-32	-	30,769,600.00	-	-	-	-	-
22-Jan-33	-	30,769,600.00	-	-	-	-	-
22-Apr-33	-	30,769,600.00	-	-	-	-	-
22-Jul-33	-	30,769,600.00	-	-	-	-	-
22-Oct-33	-	30,769,600.00	-	-	-	-	-
22-Jan-34	-	30,769,600.00	-	-	-	-	-
22-Apr-34	-	30,769,600.00	-	-	-	-	-
22-Jul-34	-	30,769,600.00	-	-	-	-	-
22-Oct-34	-	30,769,600.00	-	-	-	-	-
22-Jan-35	-	30,764,800.00	222,000,000.00	77,899,000.00	-	239,662,000.00	125,000,000.00
<b>Totals</b>	<b>240,000,000.00</b>	<b>200,000,000.00</b>	<b>222,000,000.00</b>	<b>77,899,000.00</b>	<b>85,000,000.00</b>	<b>239,662,000.00</b>	<b>125,000,000.00</b>