

Canary Wharf Finance II plc

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

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

Quarterly update

30 June 2024

Property and leasing

Recent activity regarding the mortgaged properties

- On 3 July 2024, SSV Capital PLC signed a 5-year lease in respect of a single 1,997 sq ft unit on level 18 in 40 Bank Street. The lease commenced 15 July 2024 with expiry on 14 July 2029.
- On 5 July 2024, Sipral UK Limited signed a 2-year lease in respect of a single 1,331 sq ft unit on level 19 in 40 Bank Street. The lease commenced 10 July 2024 with expiry on 31 July 2026.
- On 7 March 2024, Reach Plc agreed a rent uplift of £3psf on their existing lease in respect of 2 units totalling 55,972 sq ft on level 22 and 23 in One Canada Square.

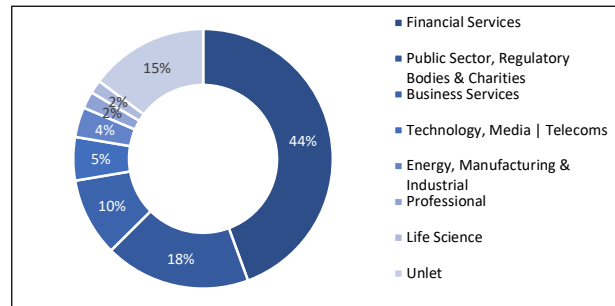
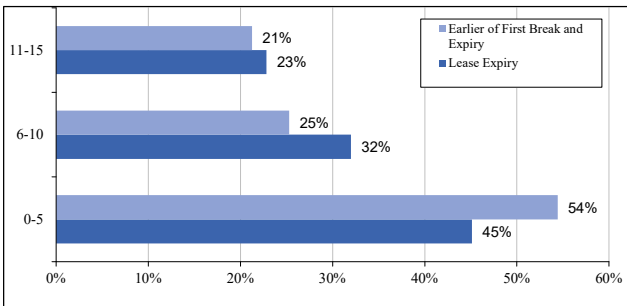
Property Portfolio Summary ⁽¹⁾

Property:	Total property		Occupancy (%)	Actual quarterly rental income (£ million) ⁽³⁾	Estimated annualised after rent free (£ million) ⁽⁴⁾	Market value (£ million) ⁽⁵⁾	Outstanding rent reviews	
	NIA (sq ft) ⁽²⁾	Area let NIA (sq ft)					Area (sq ft)	Passing rent (£ million)
20 Bank Street	546,538	546,538	100	6.6	26.2	376.6	-	-
40 Bank Street	608,679	423,638	70	3.2	33.1	354.0	-	-
20 Cabot Square ⁽⁶⁾	555,779	554,519	100	6.4	24.4	344.5	-	-
One Canada Square	1,197,040	873,749	73	10.8	60.0	740.0	-	-
33 Canada Square	562,745	562,745	100	5.1	20.5	230.0	-	-
Total portfolio	3,470,781	2,961,189	85	32.1	164.2	2,045.1	-	-

Analysis of Office Lease Expiries and Breaks ⁽¹⁾

Office Leases NIA by Sector

The weighted average unexpired lease term of the securitised office portfolio (by sq ft) was 6.9 years. The weighted average lease term reflecting all break options was 6.3 years.



Major Tenants

20 Bank Street	40 Bank Street	20 Cabot Square	One Canada Square	33 Canada Square
<ul style="list-style-type: none"> Morgan Stanley UK Group 	<ul style="list-style-type: none"> Citigroup Herbert Smith hVIVO 	<ul style="list-style-type: none"> The Secretary of State for Communities and Local Government 	<ul style="list-style-type: none"> Moody's Investor Services Fisher Investments Europe The Office Group Reach Plc University College London Brookfield Global Asset Management 	<ul style="list-style-type: none"> Citigroup

(1) All data is as at 30 June 2024 unless otherwise stated.

(2) The whole of each property is securitised.

(3) The rental income figures for the properties below are based on rents billed in Q2 2024.

(4) Estimated annual rental income based on annualised rent at 30 June 2024 after expiry of rent-free periods and includes potential rental income on unlet space, where applicable, using market rate at £55/sq ft.

(5) Properties are valued at 30 June and 31 December each year. Latest valuation as at 30 June 2024.

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

Debt balances and ratios

Debt balances are as at 22 July 2024, the latest IPD, following payments of interest and principal repayments made on that date.

Rating	Class	Debt balance post repayments (£ million)	Interest paid (£ million) ⁽¹⁾	Principal repaid (£ million)	Interest Cover Ratio	Debt Service Cover Ratio ⁽³⁾	Loan Minus Cash to Value
AA	A1	71.6	(1.2)	(2.9)			
AA	A3	208.0	(3.1)				
AA	A7	222.0	(3.0)				
AA	Total	501.6	(7.3)	(2.9)	4.32 x	3.09 x	22.26%
A+	B	102.0	(1.8)	(1.7)			
A+	B3	77.9	(1.1)				
A+	Total	179.9	(2.9)	(1.7)	3.10 x	2.13 x	31.06%
BBB+	C2	239.7	(3.7)				
BBB+	Total	239.7	(3.7)		2.27 x	1.70 x	42.78%
BBB	D2	125.0	(2.2)				
BBB	Total	125.0	(2.2)		1.96 x	1.52 x	48.89%
		1,046.2	(16.1)	(4.6)			

Cash available for debt service

£ million	Q2 2024
Gross rental income	32.1
Interest on collateral accounts and other releases	0.1
	32.2
B3 defeasance	(0.3)
C2 defeasance	(1.6)
Large lease provision ⁽⁴⁾	(3.0)
Senior expenses ⁽²⁾	(0.8)
Cash available for debt service	26.5

Net debt

£ million	at 22 July 2024
Gross debt	1,046.2
Cash reserves	(46.3)
Net debt	999.9

Cash reserves

£ million	Opening balance	Movement	Closing balance
	at 22 April 2024		at 22 July 2024
Void costs ledger	-	-	-
Cash ledger	-	-	-
B3 defeasance ledger	11.2	0.3	11.5
C2 defeasance ledger	23.8	1.6	25.4
Subtotal coverage reserves	35.0	1.9	36.9
Cash collateral	6.4 ⁽⁵⁾	3.0 ⁽⁴⁾	9.4
Total reserves	41.4	4.9	46.3

(1) Interest paid on 22 July 2024 comprises bond interest of £16.8 m and receipts under interest rate swaps of £0.7 m.

(2) Senior expenses principally include the DS6 facility fees and the liquidity facility fee.

(3) The B3 and C2 defeasance amounts are not deducted in calculating the debt service cover ratio. In previous reports, the B3 and C2 defeasance amounts were deducted in calculating the debt service cover ratio.

(4) Large lease provision in respect of Citigroup departure from 33 Canada Square on 30 November 2026. Cash collateral of £3.0m per quarter to be reserved from 22 January IPD until lease expiry.

(5) Closing balance of previous report did not include cash collateral in respect of large lease provision.