

**CANARY WHARF FINANCE II PLC
25 BANK STREET AND 33 CANADA SQUARE
– POSTING OF COLLATERAL**

The properties leased by Lehman Brothers Limited (in administration) (“Lehman”) at 25 Bank Street and by Citigroup Centre 1 Limited (“Citigroup”) at 33 Canada Square (together the “Properties”) are included within the Canary Wharf Finance II plc (“CWF II”) securitisation through which approximately £2.55 billion of secured bonds have been issued. The Property at 25 Bank Street is the subject of the HQ2 Facility Agreement provided by AIG Financial Products Corp (with a guarantee from American International Group, Inc. (“AIG”). The amount available under this facility is intended to cover shortfalls under the lease for a period of up to four consecutive years from the date of the first drawdown. The Property at 33 Canada Square is the subject of the DS6 Facility Agreement provided by Gibraltar Holdings Limited with the benefit of a DS6 GIC Agreement and DS6 Swap Agreement provided by Banque AIG (with a guarantee from AIG). The amount available under the DS6 facility can be used to fund any shortfalls arising on account of a rental payment default until the expiry date under the lease. Each facility is more particularly detailed in the prospectus dated 19 April 2007 issued by CWF II.

Following the fall in the credit rating of AIG, pursuant to rating agency driven contractual obligations under the HQ2 Facility Agreement and (as applicable) the DS6 GIC Agreement and DS6 Swap Agreement (together “the Agreements”), each of AIG Financial Products Corp and Banque AIG has posted cash collateral in their bank accounts held currently with Bank of New York Mellon, London branch and have granted security over the deposits in such bank accounts as collateral for their obligations under the Agreements (as applicable). Subject to mark-to-market adjustments, £223.99 million has currently been posted in respect of the HQ2 Facility Agreement and £276.34 million in aggregate in respect of the DS6 GIC Agreement and DS6 Swap Agreement.

Notes to Editors:

Lehman currently leases approximately 1.023 million sq ft in 25 Bank Street on a tenancy which is due to expire in July 2033. Lehman has recently reached agreement to sub-lease circa. 350,000 sq ft in 25 Bank Street to Nomura International plc for approximately two years. Of the remaining space, approximately 90,000 sq ft is sub-let until 2013 with a further 48,000 sq ft sub-let for varying periods.

Citigroup currently leases approximately 562,700 sq ft in 33 Canada Square on a lease which is due to expire in November 2026.

Enquires:

Date: 17 December 2008

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