

CANARY WHARF FINANCE II PLC

ANNUAL INFORMATION UPDATE

Pursuant to Prospectus Rule 5.2, Canary Wharf Finance II plc (the “Company”) refers below to information that has been published or made available to the public during the previous twelve months in accordance with laws and rules dealing with the regulation of securities, issuers of securities and securities markets. The information referred to in this update was up to date at the time of publication and is not necessarily up to date as at the date of this annual information update and the Company does not undertake any obligation to update any such information in the future. Neither this annual information update, nor the information referred to below constitutes, by virtue of this communication, an offer of any securities addressed to any person and should not be relied on by any person.

DATE DOCUMENT

Announcements made via a Regulatory Information Service

21 April 2011	2010 Annual Financial Report
17 November 2010	Notice to the holders of the Notes
26 August 2010	30 June 2010 Half Yearly Financial Report
5 May 2010	Annual Information Update

Documents filed with Companies House

26 April 2011	Accounts made up to 31 December 2010
21 February 2011	Annual Return
24 November 2010	Particulars of a Mortgage or Charge
25 October 2010	Particulars of a Mortgage or Charge
11 June 2010	Particulars of a Mortgage or Charge
13 May 2010	Accounts made up to 31 December 2009
11 May 2010	Appointment of Director – Peter Harned
7 May 2010	Termination of Director – Brian Niles

Documents filed with Financial Services Authority Document Viewing Facility

21 April 2011	2010 Annual Financial Report
26 August 2010	30 June 2010 Half Yearly Financial Report

Copies of documents published via RNS may be obtained from the Regulatory News Service provided by the London Stock Exchange: (www.londonstockexchange.com) and

any related documents are available for public inspection on the National Storage Mechanism (www.hemscott.com/nsm.do).

Copies of documents filed at Companies House can be obtained from the Companies House Direct website if you are a registered user: (www.direct.companieshouse.gov.uk) or at Companies House, Crown Way, Cardiff, CF14 3UZ.

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