

**CANARY WHARF FINANCE II PLC ANNOUNCES PRICING AND RESULTS IN  
RELATION TO AN INVITATION BY CANARY WHARF FINANCE  
(INVESTMENTS) LIMITED FOR OFFERS TO SELL NOTES**

**NOT FOR DISTRIBUTION TO ANY UNITED STATES OR ITALIAN PERSON OR TO ANY PERSON RESIDENT AND/OR LOCATED IN THE UNITED STATES OR ITALY. CAPITALISED TERMS USED IN THIS ANNOUNCEMENT HAVE THE MEANINGS ASCRIBED TO THEM IN THE INVITATION FOR OFFERS DATED 2 APRIL 2009 (THE "INVITATION FOR OFFERS").**

Further to the announcement made by Canary Wharf Finance II plc (the "**Issuer**") on 2 April 2009 the Issuer is pleased to announce that, following the expiration of the Invitation at 4 p.m. on Wednesday 8 April 2009, the Purchaser has accepted for purchase an aggregate principal amount of Notes of £119.8 million equal to: £26.1 million of the Class B3 Notes; £35.3 million of the Class C2 Notes and £58.3 million of the Class D2 Notes. The Purchaser has increased the Class Invitation Amount in respect of the Class D2 Notes to include all Notes validly tendered. The weighted average Offer Price of the Class B3 Notes is £468 per £1,000 in principal amount of Notes. The weighted average Offer Price of the Class C2 Notes is £303 per £1,000 in principal amount of Notes. The weighted average Offer Price of the Class D2 Notes is £216 per £1,000 in principal amount of Notes. All Notes tendered have been accepted in full. The aggregate consideration for the purchase of all Notes purchased pursuant to the Invitation, excluding accrued interest, is £35.5 million.

The Offer Price specified by each holder in its Offer, together with Accrued Interest for the relevant Class of Notes, will be paid to holders whose Notes have been accepted for purchase by the Purchaser. Settlement is expected to occur on Wednesday, 15 April 2009.

<b>Description of the Notes</b>	<b>Outstanding principal amount</b>	<b>ISIN/ Common Code</b>	<b>Aggregate principal amount of Notes purchased</b>	<b>Weighted average Offer Price per £1,000 principal amount</b>
£104,000,000 Class B3 Floating Rate First Mortgage Debentures due 2037	£104 million	XS0295172075/ 029517207	£26.1 million	£468
£275,000,000 Class C2 Floating Rate First Mortgage Debentures due 2037	£275 million	XS0295172406/ 029517240	£35.3 million	£303
£125,000,000 Class D2 Floating Rate First Mortgage Debentures due 2037	£125 million	XS0295172745/ 029517274	£58.3 million	£216

Date: 9 April 2009

**For further information:**

A complete description of the terms and conditions of the Invitation is set out in the Invitation for Offers. Further details about the transaction can be obtained from:

**The Dealer Managers:**

**Morgan Stanley & Co. International plc**

Tel: +44 (0) 20 7677 5040  
Attn: Liability Management  
Email: liabilitymanagementeuropa@morganstanley.com

**Lazard & Co., Limited**

Tel: +44 (0) 20 7187 2549  
Attn: Michael Grayer  
Email: michael.grayer@lazard.com

**The Tender Agent:**

**Deutsche Bank AG, London Branch**

Tel: +44 (0) 20 7547 5000  
Attn: Debt and Equity Restructuring Services  
Email: xchange.offer@db.com

**THIS ANNOUNCEMENT DOES NOT CONSTITUTE AN OFFER TO PURCHASE ANY SECURITIES OR A SOLICITATION OF AN OFFER TO SELL ANY SECURITIES.**