

THIS NOTICE IS IMPORTANT AND REQUIRES THE IMMEDIATE ATTENTION OF THE REGISTERED AND BENEFICIAL OWNERS OF THE NOTES (AS DEFINED BELOW). ALL DEPOSITARIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO PASS THIS NOTICE TO THE BENEFICIAL OWNERS IN A TIMELY MANNER. IF NOTEHOLDERS ARE IN ANY DOUBT AS TO THE ACTION THEY SHOULD TAKE, THEY SHOULD CONSULT THEIR OWN INDEPENDENT PROFESSIONAL ADVISERS AUTHORISED UNDER THE FINANCIAL SERVICES AND MARKETS ACT 2000 (IF THEY ARE IN THE UNITED KINGDOM) OR ANOTHER APPROPRIATELY AUTHORISED INDEPENDENT FINANCIAL ADVISER AND TAKE SUCH OTHER ADVICE FROM THEIR OWN PROFESSIONAL ADVISERS AS THEY DEEM NECESSARY, IMMEDIATELY.

IMPORTANT NOTICE TO NOTEHOLDERS

OF

DECO 11 - UK CONDUIT 3 PLC (the Issuer)

(a public limited company incorporated under the laws of England and Wales)

£220,000,000 Class A-1 A Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279810468

ISIN (for Rule 144A Global Notes) - US243579AA70

£74,500,000 Class A-1 B Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279812597

ISIN (for Rule 144A Global Notes) - US243579AB53

£45,500,000 Class A-2 Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279814452

ISIN (for Rule 144A Global Notes) - US243579AC37

£27,000,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279815426

ISIN (for Rule 144A Global Notes) - US243579AD10

£37,000,000 Class C Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279816580

ISIN (for Rule 144A Global Notes) - US243579AE92

£29,000,000 Class D Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279817398

ISIN (for Rule 144A Global Notes) - US243579AF67

£6,000,000 Class E Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279817711

ISIN (for Rule 144A Global Notes) - US243579AG41

£5,387,935 Class F Commercial Mortgage Backed Floating Rate Notes due 2020

ISIN (for Regulation S Global Notes) - XS0279818289

ISIN (for Rule 144A Global Notes) - US243579AH24

(the Noteholders and the Notes, respectively)

REFERENCE is made to:

1. the trust deed constituting the Notes dated 20 December 2006 (the "Trust Deed"); and

2. the Administrative Receiver's notice to Noteholders dated 18 January 2024.

Capitalised terms not defined herein shall have the meanings given to them in the Trust Deed.

The Note Trustee hereby gives notice to Noteholders that it intends to make a final distribution of the monies and receipts received by Administrative Receivers less any costs and expenses of the Issuer Secured Creditors in respect of the Transaction and available for distribution (the "Proceeds") to the Issuer Secured Creditors and Noteholders in the next 5-6 weeks (the "Final Distribution").

No further Proceeds will be distributed by the Note Trustee after the Final Distribution. The Note Trustee understands that arrangements will be made for the liquidation of the Issuer after the Final Distribution and the Note Trustee does not expect any such liquidator to make any further distributions to Noteholders.

The Note Trustee will give Noteholders at least 7 Business Days' notice of the date fixed for the Final Distribution once it is finalised.

The above communication is made without prejudice to any and all of the Note Trustee's rights under the Notes and the Transaction Documents, all of which are expressly reserved.

The Note Trustee provides the information above for the information of Noteholder but makes no representation as to the accuracy or completeness thereof and cannot accept any liability for any loss caused by any inaccuracy therein. The Note Trustee expresses no opinion as to the action Noteholder should take in relation to the above. The Note Trustee makes no recommendations and gives no investment advice herein or as to the Notes generally. Noteholder should take and rely on their own legal, financial or other professional advice and may not rely on advice provided to the Note Trustee, statements as to the legal position included in notices relating to the Notes issued by the Note Trustee or otherwise or the views of the Note Trustee expressed herein or otherwise.

Deutsche Trustee Company Limited

22 May 2024