

THIS NOTICE CONTAINS IMPORTANT INFORMATION THAT IS OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE SUBJECT SECURITIES. IF APPLICABLE, ALL DEPOSITORIES, CUSTODIANS AND OTHER INTERMEDIARIES RECEIVING THIS NOTICE ARE REQUESTED TO EXPEDITE THE RE-TRANSMITTAL TO BENEFICIAL OWNERS OF THE SECURITIES IN A TIMELY MANNER. IF NOTEHOLDERS ARE IN ANY DOUBT AS TO THE ACTION THEY SHOULD TAKE, IF ANY, 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, TAX AND LEGAL ADVISERS AS THEY DEEM NECESSARY, IMMEDIATELY.

THIS ANNOUNCEMENT MAY CONTAIN INSIDE INFORMATION FOR THE PURPOSES OF ARTICLE 7 OF THE MARKET ABUSE REGULATION (EU) 596/2014 AND THE MARKET ABUSE (AMENDMENT) (EU EXIT) REGULATIONS 2019

RIS NOTIFICATION

To: Euronext Dublin
28 Anglesea Street
Dublin 2
Ireland

Attention: Regulatory Information Services

4 October 2024

ELIZABETH FINANCE 2018 DAC (the "Issuer")

£50,680,000 Class A Commercial Mortgage Backed Notes due 2028
(ISIN: XS1857321183 / Common Code: 185732118)

£10,970,000 Class B Commercial Mortgage Backed Notes due 2028
(ISIN: XS1857321423 / Common Code: 185732142)

£10,200,000 Class C Commercial Mortgage Backed Notes due 2028
(ISIN: XS1857321779 / Common Code: 185732177)

£14,670,000 Class D Commercial Mortgage Backed Notes due 2028
(ISIN: XS1857322074 / Common Code: 185732207)

£4,187,000 Class E Commercial Mortgage Backed Notes due 2028
(ISIN: XS1857322314 / Common Code: 185732231)

(the "Notes")

and

Class X1 Certificate
(ISIN: XS1857328196 / Common Code: 185732819)

Class X2 Certificate
(ISIN: XS1857333949 / Common Code: 185733394)

(the "Certificates")

The Notes are admitted to trading on the Global Exchange Market of the Irish Stock Exchange plc trading as Euronext Dublin.

Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (“**MAR**”) together with the Implementing Directive 2003/12/EC as implemented by the relevant member state requires disclosure of inside information relating to the Issuer. This announcement is released by the Issuer and may contain inside information for the purposes of Article 7 of MAR and the Market Abuse (Amendment) (EU Exit) Regulations 2019, encompassing information relating to the Notes described above. For the purposes of MAR, this announcement is made by the Directors of the Issuer.

This notice is solely directed to the holders of the Notes and should not be relied upon or used by any other person.

Defined terms used and not defined herein having the meaning ascribed to them in the Offering Circular dated 17 August 2018 in respect of the Notes (the "**Offering Circular**").

Exchange of contracts for the sale of the Maroon Properties

Reference is made to the Maroon Loans made to HRGT Crosslands Holdco (UK) Limited, HRGT The Rushes Holdco (UK) Limited and HRGT Vancouver Holdco (UK) Limited, as well as the Maroon Properties which secure the Maroon Loans.

Further to the notice by the Issuer dated 1 October 2024, the Special Servicer can confirm that contracts have been exchanged for the sale of the Maroon Properties for a purchase price of £33,200,000 (thirty three million two hundred thousand pounds sterling). Further details will be provided in due course when a date for completion has been set.

The completion date is dependent on the time it takes any freehold owners of the shopping centres to provide their consent to the sale.

Should Noteholders have any queries relating to the above, please contact msms-investors@mountstreet.com.

Notice is given by:

ELIZABETH FINANCE 2018 DAC

Date of notification: 4 October 2024