

**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

3 September 2024

Viridis (European Loan Conduit No. 38) DAC (the "Issuer")

£83,900,000 Class A Commercial Mortgage Backed Floating Rate Notes due 2029 (the Class A Notes)

£17,900,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2029 (the Class B Notes)

£15,200,000 Class C Commercial Mortgage Backed Floating Rate Notes due 2029 (the Class C Notes)

£20,800,000 Class D Commercial Mortgage Backed Floating Rate Notes due 2029 (the Class D Notes)

£10,200,000 Class E Commercial Mortgage Backed Floating Rate Notes due 2029 (the Class E Notes)

£100,000 Class X Commercial Mortgage Backed Notes due 2029 (the Class X Notes)

(together, the "Notes")

The Notes are admitted to the Global Exchange Market of the Irish Stock Exchange plc trading as Euronext Dublin and to trading on its exchange regulated market.

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 19 July 2021 in respect of the Notes (the "**Offering Circular**").

Reference is made to the Facilities Agreement as amended on 17 July 2024 and the notice to the noteholders dated 18 July 2024 containing details of such amendments.

The Borrower has informed the Loan Security Agent that China Life Insurance (Group) Company ("**China Life**") has not received all necessary internal approvals to participate in the Refinancing Equity Injection (as defined in the Facilities Agreement) as of 31 August 2024.

As a result, pursuant to the terms of the Facilities Agreement, the Loan Security Agent may apply the amount of £10,000,000 in the Cash Trap Account in voluntary prepayment of the Loans.

In accordance with the terms of the Facilities Agreement, the Loan Security Agent applied £10,000,000 towards prepayment of the Loans and amounts connected with such prepayment including towards the principal, interest and Initial Break Costs, on 2nd September 2024.

Notwithstanding such prepayment, a Loan Event of Default will occur pursuant to the terms of the Facilities Agreement if the Borrower has not confirmed in writing to the Loan Agent that China Life has received all necessary internal approvals to participate in the Refinancing Equity Injection by 15 September 2024.

For queries related to the above please contact: msms-investors@mountstreet.com.

Date of notification: 3 September 2024