

## CLEANSING NOTICE

**THIS NOTICE IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION.** If you are in any doubt as to the action you should take, you are recommended to seek your own financial, legal or other advice immediately from your stockbroker, bank, manager, solicitor, accountant or other independent financial adviser authorised under the Financial Services and Markets Act 2000 (if you are in the United Kingdom) or from an appropriately authorised independent financial adviser (if you are resident outside the United Kingdom).

**THIS NOTICE CONTAINS IMPORTANT INFORMATION THAT IS OF INTEREST TO THE REGISTERED AND BENEFICIAL OWNERS OF THE NOTES.** If applicable, all depositories, custodians and other intermediaries receiving this notice are required to expedite transmission hereof to beneficial owners of the Notes in a timely manner. If beneficial owners of the Notes are in any doubt as to the matters referred to in this notice, they should consult their stockbroker, lawyer, accountant or other professional adviser without delay.

If you have recently sold or otherwise transferred your entire holding(s) of Notes referred to below, you should immediately forward this Notice to the purchaser or transferee or to the stockbroker, bank or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

### **TAURUS 2021-2 SP DAC**

**(incorporated as a designated activity company limited by shares in Ireland with registered number 688067)  
(the "Issuer")**

### **NOTICE TO THE HOLDERS OF**

€71,700,000 Class A Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306986279)

€9,400,000 Class B Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306987590)

€8,000,000 Class C Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306987756)

€20,500,000 Class D Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306987830)

€23,292,000 Class E Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306987913)

€100,000 Class X Commercial Mortgage Backed Notes due 2031 (ISIN: XS2306988994)

of the Issuer presently outstanding

(the "Noteholders" and the "Notes", respectively)

**The following notice has been prepared by and issued at the request of the Sponsor. The Issuer has not independently verified the information contained in this notice. Accordingly, the Issuer hereby gives notice of the following.**

**NOTICE IS HEREBY GIVEN** to Noteholders of the publication by the Sponsor of the cleansing presentation (the "**Cleansing Presentation**") provided to certain Noteholders.

Capitalised terms used and not defined herein shall have the meaning ascribed to them in the offering circular dated 8 March 2021 in relation to the offering and listing of the Notes.

The Sponsor and certain Noteholders had entered into discussions regarding the amendment/ extension of the maturity date of the Senior Facilities Agreement and certain other amendments and waivers to the Senior Facilities Agreement and Mezzanine Facility Agreement and consequential or related amendments to the Master Definitions Schedule, the Servicing Agreement, the Cash Management Agreement and the Note Trust Deed (including the Conditions) for the Notes. The parties entered into non-disclosure agreements pursuant to which certain information was disclosed to certain Noteholders, as well as material non-public information contained in the Cleansing Presentation.

The Cleansing Presentation is annexed to this notice. The Cleansing Presentation has also been delivered to the Clearing Systems and Euronext Dublin for distribution to the Noteholders.

For further information, please contact the Servicer at:

[UKCMBS@cbre.com](mailto:UKCMBS@cbre.com)

This notice is given by:  
**Taurus 2021-2 SP DAC**  
3<sup>rd</sup> Floor, Fleming Court  
Fleming's Place  
Dublin 4  
D04 N4X9  
Ireland

28 August 2024

**Annex**  
**Cleansing Presentation**

# FURTHER INFORMATION

---

	San Fernando	Omega	Inneo	JC6	M44	JC4	Valportillo
<b>WALT</b>	3.5	16.4	8.8	5.5	3.7	3.7	4.2
<b>GRI</b>	9.4	5.3	2.2	3.5	2.4	1.6	0.3
<b>NOI</b>	7.8	5.3	2.2	3.5	2.3	1.6	0.2

End Period	Dec-24	Dec-25	Dec-26	Dec-27
Year	Year 1	Year 2	Year 3	Year 4
Occupancy EOP	84%	87%	90%	93%
GRI Net of Rent Free	22.4m	23.0m	25.0m	27.4m
Void Costs	(2.1m)	(1.8m)	(1.4m)	(1.0m)
NOI	20.3m	21.2m	23.6m	26.3m
Capex	(1.1m)	(1.1m)	(1.1m)	(1.1m)
LCs	(0.0m)	(0.1m)	(0.0m)	(0.0m)
Tis	(0.6m)	(1.4m)	(1.1m)	(0.6m)
AM fee	(1.0m)	(1.1m)	(1.2m)	(1.3m)
NCF	17.6m	17.6m	20.2m	23.2m