

RIS NOTIFICATION

To: Euronext Dublin
28 Anglesea Street
Dublin 2
Ireland

Attention: Regulatory Information Services

4 October 2024

COMPANY ANNOUNCEMENT

In relation to:

AGORA SECURITIES UK 2021 DAC

3rd Floor Fleming Court,
Fleming's Place,
Dublin 4,
Ireland
(the "Issuer")

£136,300,000 Class A Commercial Mortgage Backed Floating Rate Notes due July 2031
Reg S ISIN: XS2352751395 Rule 144A ISIN: XS2352751551

£300,000 Class X1 Commercial Mortgage Backed Notes due July 2031
Reg S ISIN: XS2352753094 Rule 144A ISIN: XS2352753177

£100,000 Class X2 Commercial Mortgage Backed Notes due July 2031
Reg S ISIN: XS2356202783 Rule 144A ISIN: XS2356202866

£33,000,000 Class B Commercial Mortgage Backed Floating Rate Notes due July 2031
Reg S ISIN: XS2352751635 Rule 144A ISIN: XS2352751981

£31,800,000 Class C Commercial Mortgage Backed Floating Rate Notes due July 2031
Reg S ISIN: XS2352752104 Rule 144A ISIN: XS2352752286

£9,700,000 Class D Commercial Mortgage Backed Floating Rate Notes due July 2031
Reg S ISIN: XS2352752369 Rule 144A ISIN: XS2352752872

(together, the "Notes")

The Notes are admitted to the Official List of Euronext Dublin and to trading on the Global Exchange Market.

Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (market abuse regulation) as implemented by the relevant member state requires disclosure of inside information relating to the Issuer.

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

We refer to the Offering Circular of the Issuer dated 8th July 2021 (the "**Offering Circular**"). Capitalised terms used herein and not specifically defined will have the same meaning as given to that term in the Offering Circular.

Repayment of the Senior Loan

We hereby notify you that the Senior Obligors prepaid in full the Senior Loan on 3 October 2024, in accordance with the terms of the Finance Documents.

The amount of the prepayment will be applied against the Notes in accordance with the Issuer Transaction Documents on the Note Payment Date falling in October 2024.

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

Date of notification: 4 October 2024