

To: International Stock Exchange Limited

Date: 30 December 2024

**LONDON OFFICE 2021 DAC**

**(a designated activity company limited by shares incorporated under the laws of Ireland having its registered office at 3<sup>rd</sup> Floor, Fleming Court, Fleming's Place, Dublin 4, Ireland and registered with company number 675764)  
(the "Issuer")**

**£31,207,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2026  
(the "Class B Notes")**

**£100,000 Class XB Commercial Mortgage Backed Fixed Rate Notes due 2026  
(the "Class XB Notes" and, together with the Class B Notes, the "Notes").**

The Notes are admitted to trading on The International Stock Exchange (the "**Exchange**").

We refer to the master definitions and construction schedule dated 16 December 2021 (the "**Master Definitions and Construction Schedule**"). Capitalised terms used herein and not specifically defined will have the same meaning as given to that term in the Master Definitions and Construction Schedule.

**NOTICE IS HEREBY GIVEN** of the following:

1. On 12 December 2024, the Issuer gave notice pursuant to a RIS announcement, that the Special Servicer had prepared an Asset Status Report with respect to the Securitised Senior Loan and the Property. A summary of the Asset Status Report was scheduled to that notice.
2. Pursuant to that summary of the Asset Status Report, the Special Servicer (acting in accordance with the Servicing Standard), having considered all options open to the Special Servicer, was of the view that the Loan Sale to JPM (each as defined in the summary of the Asset Status Report) would achieve the maximum return for Debt Holders.
3. On 27 December 2024, the Issuer, in accordance with the Special Servicer's recommendation in the Asset Status Report, completed the Loan Sale to JPM.
4. As part of the Loan Sale, the security granted by the Issuer in respect of the Securitised Senior Loan and each of the Senior Finance Documents to which the Issuer is a party which were subject to the Issuer Security created under the Issuer Deed of Charge has been released.
5. The Issuer intends to apply the consideration received into the Issuer Transaction Account in respect of the Loan Sale in accordance with the relevant Issuer Priorities of Payments on the next Payment Date, being 22 January 2025.

This notice is given by

**LONDON OFFICE 2021 DAC**

as Issuer

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