

RIS NOTIFICATION

To: Euronext Dublin
28 Anglesea Street
Dublin 2
Ireland

Attention: Regulatory Information Services

3 January 2023

SCORPIO (EUROPEAN LOAN CONDUIT NO. 34) DAC
(the "*Issuer*")

£10,400,000 Class RFN Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005602995 Rule 144A ISIN: XS2005604009
£112,300,000 Class A1 Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005604181 Rule 144A ISIN: XS2005604264
£14,500,000 Class A2 Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005604421 Rule 144A ISIN: XS2005604694
£14,500,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005604777 Rule 144A ISIN: XS2005604850
£23,500,000 Class C Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005605071 Rule 144A ISIN: XS2005605154
£35,300,000 Class D Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005605238 Rule 144A ISIN: XS2005605311
£24,500,000 Class E Commercial Mortgage Backed Floating Rate Notes due 2029
Reg S ISIN: XS2005605402 Rule 144A ISIN: XS2005605584
£100,000 Class X Commercial Mortgage Backed Notes due 2029
Reg S ISIN: XS2005605824 Rule 144A ISIN: XS2005606475
(together, the "**Notes**")

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

Directive 2003/6/EC of the European Parliament and of the Council of 28 January 2003 on insider dealing and market manipulation 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 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 have the meaning ascribed to them in the Offering Circular dated 7 June 2019 in respect of the Notes.

Sale of Property

The Issuer hereby confirms the sale of the Property listed below:

Property	Date of Completion	Release Price
Newhall Road	28/12/2022	£585,011.10

As a result of the sale of the above Property, an amount equal to £585,011.10 (being the Release Price) has been applied in mandatory prepayment of the Senior Loan. The Securitised Senior Loan has therefore been prepaid by an amount equal to £482,873.04 and such amount will be applied against the Notes at the Note Payment Date falling in February 2023 in accordance with the applicable Issuer Priority of Payments.

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

Notice is given by:

SCORPIO (EUROPEAN LOAN CONDUIT NO. 34) DAC
3rd Floor Fleming Court
Fleming's Court
Dublin 4
Ireland

Date of notification: 3 January 2023