

PEMBROKE PROPERTY FINANCE 2 DESIGNATED ACTIVITY COMPANY

(THE "ISSUER")

NOTICE OF CALCULATION

EUR160,918,000 Class A Mortgage Backed Notes due June 2040 XS2422850771

EUR35,248,000 Class B Mortgage Backed Notes due June 2040 XS2422850854

EUR36,015,000 Class C Mortgage Backed Notes due June 2040 XS2422850938

EUR20,689,000 Class D Mortgage Backed Notes due June 2040 XS2422851233

EUR16,091,000 Class E Mortgage Backed Notes due June 2040 XS2422851407

EUR19,923,000 Class F Mortgage Backed Notes due June 2040 XS2422851829

EUR26,479,000 Class Z Mortgage Backed Notes due June 2040 XS2422852553

(the "**Notes**")

The Notes are admitted to the official list of Euronext Dublin and 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 having the meaning ascribed to them in the Offering Circular dated 16 February 2022 in respect of the Notes (the "**Offering Circular**").

27 November 2023

In advance of the Notes Payment Date of the Issuer on 1 December 2023 the Note Principal Payment, Principal Amount Outstanding and Notional Principal Amount Outstanding for the Notes Calculation Date 24 November 2023 are as follows:

Notes Calculation Date	24/11/2023
Notes Payment Date	01/12/2023

*(All amounts presented are in EUR and determined on
Notes Calculation Date)*

Class of Note	Principal Amount Outstanding (pre Notes Payment Date)	Note Principal Payment	Principal Amount Outstanding (post Notes Payment Date)	Negative Balance on Principal Deficiency Ledger	Notional Principal Amount Outstanding (post Notes Payment Date)
A	98,488,657	(15,651,889)	82,836,768	-	82,836,768
B	35,248,000	-	35,248,000	-	35,248,000
C	36,015,000	-	36,015,000	-	36,015,000
D	20,689,000	-	20,689,000	-	20,689,000
E	16,091,000	-	16,091,000	-	16,091,000
F	19,923,000	-	19,923,000	-	19,923,000
Z	26,479,000	-	26,479,000	-	26,479,000
Total	252,933,657	(15,651,889)	237,281,768	-	237,281,768

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