

13 February 2024

TAURUS 2019-4 FIN DAC

(the **Issuer**)

The following is a notice to the holders of the Notes (as defined below).

The Issuer wishes to give notice to the holders (the **Noteholders**) of the:

€102,030,000 Class A Commercial Mortgage Backed Floating Rate Notes due 2031 (ISIN: XS2087450859)

€26,010,000 Class B Commercial Mortgage Backed Floating Rate Notes due 2031 (ISIN: XS2087452475)

€26,010,000 Class C Commercial Mortgage Backed Floating Rate Notes due 2031 (ISIN: XS2087453440)

€26,010,000 Class D Commercial Mortgage Backed Floating Rate Notes due 2031 (ISIN: XS2087453796)

€14,000,000 Class E Commercial Mortgage Backed Floating Rate Notes due 2031 (ISIN: XS2087453879)

€100,000 Class X Commercial Mortgage Backed Fixed Rate Notes due 2031 (ISIN: XS2087451824)

(together, the **Notes**)

each issued by the Issuer, constituted by a Note Trust Deed between the Issuer and U.S. Bank Trustees Limited as Note Trustee.

The Notes are admitted to trading on the Global Exchange Market of the Irish Stock Exchange plc, trading as Euronext Dublin.

NOTICE IS HEREBY GIVEN to the Noteholders, that:

- a)** in relation to the Senior Loan backing the Notes, the Kiinteistö Oy Tampereen Vuolteenkatu 2 property was disposed of on 12 February 2024 as a Permitted Property Disposal.
- b)** Pursuant to Clause 7.6 of the Senior Facility Agreement, the Loan will be prepaid in an amount equal to €30,687,912.20 on the Interest Payment Date following such disposal and an equivalent amount of principal outstanding in relation to the Notes will be prepaid on 19 February 2024.

Capitalised terms used in this notice will have the meanings given to them in the offering circular dated 16 December 2019 (the **Offering Circular**).

The Issuer Security Trustee and the Note Trustee have not been involved in the formulation of this notice and are not responsible for its content. The Note Trustee has no objection to this notice being sent to all Noteholders and would encourage all Noteholders to refer to their professional and financial advisers in connection with any questions regarding the content or effect of this Notice.

For further information, please contact: ukcmbs@cbre.com

NOTHING IN THIS NOTICE CONSTITUTES AN OFFER TO SELL OR ISSUE OR THE SOLICITATION OF AN OFFER TO BUY OR SUBSCRIBE FOR SECURITIES IN THE UNITED STATES OR ANY OTHER JURISDICTION.