

**RIBBON FINANCE 2018 PLC**  
**10th Floor, 5 Churchill Place, London E14 5HU**  
**(the Issuer)**

**NOTICE OF REDEMPTION**

**The following is a notice to the holders of the Notes and Certificates (as defined below) issued by the Issuer.**

The Issuer wishes to give notice to the holders of the:

**£153,900,000 Class A Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822779838**

**£48,070,000 Class B Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780091**

**£27,930,000 Class C Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780174**

**£49,020,000 Class D Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780257**

**£81,700,000 Class E Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780331**

**£54,815,000 Class F Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780414**

**£11,875,000 Class G Commercial Mortgage Backed Notes due 2028**  
**ISIN: XS1822780687**  
**(together, the Notes)**

**Class X1 Certificate**

**ISIN: XS1823577660**

**Class X2 Certificate**

**ISIN: XS1823595308**

**(together, the Certificates)**

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

**NOTICE IS HEREBY GIVEN** that the Issuer will redeem all outstanding Notes and Certificates in full on the Interest Payment Date falling on 20 January 2023, pursuant to Condition 8.2 (*Mandatory redemption from Principal Available Funds*).

All capitalised terms, unless otherwise defined herein, shall have the meanings given to them in the master definitions schedule dated 8 June 2018, as amended, restated, supplemented and/or modified from time to time and signed by, *inter alios*, the Issuer and U.S. Bank Trustees Limited as Note Trustee.

Any queries in relation to this notice should be emailed to: [capitalmarkets-uk@cscgfm.com](mailto:capitalmarkets-uk@cscgfm.com).

This announcement may contain inside information and is made by the Issuer under Article 17(1) of Regulation (EU) No 596/2014 (the **Market Abuse Regulations**) and Regulation (EU) 2016/1055 (the **Implementing Technical Standards**) relating thereto along with the Market Abuse Regulations and the Implementing Technical Standards as they form part of domestic law of the United Kingdom by virtue of the European Union (Withdrawal) Act 2018 as amended and as further amended by the Market Abuse (Amendment) (EU Exit) Regulations 2019.

Date: 12 January 2023