

## Derwent London plc

### *Innovative Office Space in Central London*

Derwent London plc is the largest London office-focused Real Estate Investment Trust (REIT), with a commercial portfolio valued at **£5.2 billion**, of which 75% is in the West End. We specialise in creating exceptional workplaces by regenerating buildings through redevelopment, refurbishment, and proactive asset management. In addition, we leverage our village-led approach to provide portfolio wide amenity, which includes our DL/Lounges in Fitzrovia and Old Street.

### **Our Strategy**

We focus on **value creation** by:

- acquiring off-market properties in central London at low capital values;
- design-led regeneration that anticipates evolving occupier needs; and
- optimising our portfolio through ongoing strategic asset recycling.

### **Key Assets**

Landmark buildings in our 5.3 million sq ft portfolio include 1 Soho Place W1, 80 Charlotte Street W1, Brunel Building W2, White Collar Factory EC1, Angel Building EC1, 1-2 Stephen Street W1 and Tea Building E1.

We are currently on site at three developments which together total 570,500 sq ft: 25 Baker Street W1, Network W1 and Holden House W1. Over the near term, we expect to commence our next two projects at 50 Baker Street W1 and Greencoat & Gordon House SW1 in early 2026, which total 343,800 sq ft. In addition, we have a further pipeline stretching out over the longer term as well as an ongoing programme of smaller refurbishment projects.

### **Sustainability & Community**

We are committed to **net zero carbon by 2030**, with a series of clear targets including a number of **science-based targets** (SBTi). Our **Community Fund**, launched in 2013, has supported over **180 projects** across central London, fostering inclusive growth and local impact.

### **Financial Strength**

Derwent London maintains a **strong balance sheet, modest leverage**, and **flexible financing**, offering resilience and agility in a dynamic market. Our funding strategy is focused on capital recycling.

### **Recognition**

We are frequently awarded for our **design excellence, innovation**, and **sustainability leadership** across the real estate industry.