

4 October 2021

Derwent London plc (“Derwent London” / “the Group”)
Derwent London launches DL/78 – a new hybrid amenity space in Charlotte Street W1

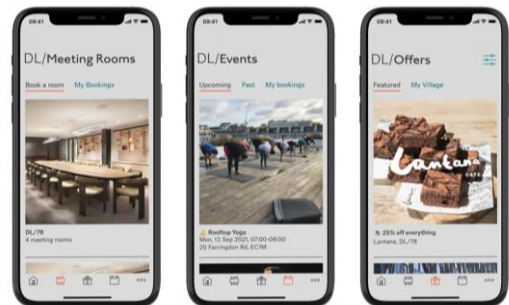
Derwent London is pleased to launch ‘DL/78’, our new hybrid amenity space at Charlotte Street W1. Open to the diverse and creative Derwent London community, DL/78 reflects our design-led approach to creating inspiring space which is both useful and engaging.



Forming part of the office complex at 80 Charlotte Street in Fitzrovia, the new facility is arranged over two floors with a generous, light-filled double-height space, and will provide drop-in working space, meeting rooms, conference facilities, wellness room and a café, operated by Lantana. It is available for use by all of Derwent London’s office occupiers and is a space designed for connection and collaboration. A programme of events will be curated to create an informal environment to work, meet, socialise and be inspired.

Derwent London has also launched its ‘DL’ app which can be used to book space and events and order food and drink.

The offer builds on Derwent London’s brand of delivering design-led adaptable space and forms part of our wider customer-focused strategy.



Emily Prideaux, Director, commented:

“Recent events have reaffirmed the importance of high quality workspace which allows people to come together to collaborate, innovate and create. DL/78, with its wide range of amenities, will be a valuable additional resource for our customers and communities.”

DL/78

The amenity space fit-out was designed in collaboration with MSMR architects. The bold industrial aesthetic sets the tone for collaboration and productivity, while wood finishes, crafted details, bespoke furniture and commissioned artworks provide a comfortable and welcoming environment.

80 Charlotte Street

The scheme is Derwent London’s first all electric net zero carbon building and was completed in June 2020. Originally built as a 1960s post office headquarters, the redevelopment is now one building, designed by Make architects, who have imaginatively combined existing facades with new-build elements, characterised by varying façade treatments, setbacks and terraces. In addition to its 311,000 sq ft offices, the building incorporates social spaces such as a café, roof terraces, a bar and the publicly accessible ‘Poets’ Park’. Over the past year, the incoming occupiers Boston Consulting Group, Lee & Thompson and Arup have been undertaking their fit-outs, with the former two now in occupation.

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Notes to editors

Derwent London plc

Derwent London plc owns 81 buildings in a commercial real estate portfolio predominantly in central London valued at £5.4 billion as at 30 June 2021, making it the largest London-focused real estate investment trust (REIT).

Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via development or refurbishment, effective asset management and capital recycling.

We typically acquire central London properties off-market with low capital values and modest rents in improving locations, most of which are either in the West End or the Tech Belt. We capitalise on the unique qualities of each of our properties – taking a fresh approach to the regeneration of every building with a focus on anticipating tenant requirements and an emphasis on design.

Reflecting and supporting our long-term success, the business has a strong balance sheet with modest leverage, a robust income stream and flexible financing.

As part of our commitment to lead the industry in mitigating climate change, Derwent London has committed to becoming a net zero carbon business by 2030, publishing its pathway to achieving this goal in July 2020. In 2019 the Group became the first UK REIT to sign a Revolving Credit Facility with a 'green' tranche. At the same time, we also launched our Green Finance Framework and signed the Better Buildings Partnership's climate change commitment. The Group is a member of the 'RE100' which recognises Derwent London as an influential company, committed to 100% renewable power by purchasing renewable energy, a key step in becoming a net zero carbon business. Derwent London is one of only a few property companies worldwide to have science-based carbon targets validated by the Science Based Targets initiative (SBTi).

Landmark schemes in our 5.4 million sq ft portfolio include 80 Charlotte Street W1, Brunel Building W2, White Collar Factory EC1, Angel Building EC1, 1-2 Stephen Street W1, Horseferry House SW1 and Tea Building E1.

In January 2021, Derwent London came top of the Property Sector and 10th position overall in Management Today's Britain's Most Admired Companies awards 2020. In the year the Group has won several awards for Brunel Building with the most prominent being the BCO Best Commercial Workplace award. In 2019 the Group won EG Offices Company of the Year, the CoStar West End Deal of the Year for Brunel Building and Westminster Business Council's Best Achievement in Sustainability award. In 2013 the Company launched a voluntary Community Fund and has to date supported well over 100 community projects in the West End and the Tech Belt.

For further information see www.derwentlondon.com or follow us on Twitter at @derwentlondon

Forward-looking statements

This document contains certain forward-looking statements about the future outlook of Derwent London. By their nature, any statements about future outlook involve risk and uncertainty because they relate to events and depend on circumstances that may or may not occur in the future. Actual results, performance or outcomes may differ materially from any results, performance or outcomes expressed or implied by such forward-looking statements.

No representation or warranty is given in relation to any forward-looking statements made by Derwent London, including as to their completeness or accuracy. Derwent London does not undertake to update any forward-looking statements whether as a result of new information, future events or otherwise. Nothing in this announcement should be construed as a profit forecast.