

ABOUT US

Derwent London owns and manages a £5.9bn office-led central London portfolio (30 Jun 2022). This makes us the largest London focused Real Estate Investment Trust (REIT).

We typically acquire properties off low capital values and modest rents in improving locations. We capitalise on their unique qualities, taking a fresh approach to the regeneration of every building through asset management and refurbishment/redevelopment.

YTD (to Q3 2022)

- £9.0m of new lettings on 141,000 sq ft, +12.7% above Dec 2021 ERV including Adobe, Brainlabs, Dept Agency, Marshmallow and VCCP
 - £1.9m of Q3 lettings, 27.6% above ERV, with a further £1.1m under offer
- Francis House SW1 refurbishment (38,300 sq ft) completed and handed over to Edelman
- EPRA vacancy rate 6.9% at 30 Sep 2022, concentrated in recently completed space (30 Jun 2022: 6.5%)
- For the September quarter day, rent collected to date stands at 98%
- £139.0m of disposals in Q3 taking YTD activity to £204.9m including:
 - Bush House WC2 for £83.9m, 41% above Dec 2021 book value
 - 2 & 4 Soho Place W1 long leasehold interest for £39.7m
- Two West End net zero carbon developments underway:
 - 25 Baker Street W1 (298,000 sq ft) - sub and super structure works progressing well
 - Network W1 (137,000 sq ft) - works commenced on-site in Jun 2022
- Three exciting super-sites - see below
- EPRA LTV of 21.7%, down from 23.7% at 30 Jun 2022
 - Net debt decreased by £156.2m in Q3 to £1.2bn
- Undrawn facilities and cash of £626m, up from £452m in Jun 2022
- 100% of debt at fixed rates with average maturity of 6.4 years
 - First debt maturity (£83m at 3.99%) in Oct 2024
- Interest cover of 4.2 times, unchanged on Jun 2022

H1 2022 SUMMARY

EPRA NTA per share	4,023p: +1.6% (3,959p Dec 2021)
Net rental income	£93.9m: +4.2% (£90.1m H1 2021)
EPRA EPS	53.13p: -1.7% (54.04p H1 2021)
Interim dividend per share	24.0p: +4.3% (23.0p Jun 2021)
Valuation	+1.7% underlying MSCI* +0.8%
Total property return	+3.3% MSCI* +2.5%
True equivalent yield	4.46% (4.50% Jun 2021)

* MSCI Central London Offices Quarterly Index

MANAGEMENT

Paul Williams, Chief Executive

Damian Wisniewski, Chief Financial Officer

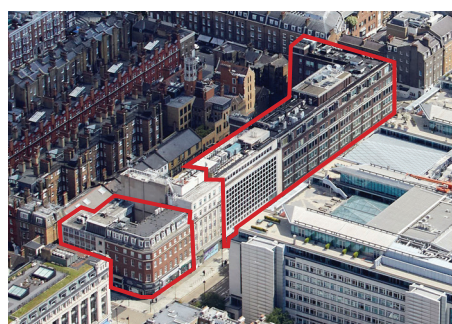
Nigel George, Director

Emily Prideaux, Director

Robert Duncan, Investor Relations

OUR THREE 'SUPER-SITES'

50 BAKER STREET W1 JV



- Three buildings totalling 122,200 sq ft
- Acquired for £64.0m (50%) in Q4 2021
- Net initial yield of 4.0%
- 50:50 joint venture with Lazari Investments
- Close relationship with The Portman Estate, owner of the fourth building
- Proposed c.240,000 sq ft (100%)
- Timing: medium-term

230 BLACKFRIARS ROAD SE1



- 60,300 sq ft multi-let office building, a residential block and a car park
- Acquired for £58.3m in Q2 2022
- Net initial yield of 3.5%
- 100-year leasehold interest with ground rent fixed at £5k pa
- Major Southbank redevelopment opportunity (0.8 acres)
- Proposed 200,000+ sq ft
- Timing: long-term

OLD STREET QUARTER EC1



- Exchanged a conditional contract to acquire former Moorfields Eye Hospital site - existing buildings c.400,000 sq ft
- Acquisition expected to complete in 2027 following vacant possession (£239m)
- 2.5 acre major regeneration opportunity
- Close to existing Tech Belt holdings
- Planning application to redevelop entire site to be submitted in 2023
- Proposed 750,000+ sq ft
- Timing: long-term

MAJOR DEVELOPMENTS PIPELINE

Property	Area sq ft	Capex to complete £m ¹	Comment
On-site major projects			
25 Baker Street W1 (completion H1 2025)	298,000	241	218,000 sq ft offices, 52,000 sq ft residential and 28,000 sq ft retail (10% pre-sold overall)
Network W1 (completion H2 2025)	137,000	105	132,000 sq ft offices and 5,000 sq ft retail
	435,000	346	
Next phase			
Holden House W1 (consented)	150,000	-	Earliest possession 2025
50 Baker Street W1 JV (under appraisal)	240,000	-	100% share (50:50 JV)

¹ As at 30 Jun 2022

H1 2022 MAJOR COMPLETIONS

Soho Place W1



- 285,000 sq ft of offices, retail and theatre above Tottenham Court Road station
- 88% let/sold (£17.7m pa contracted income)
- Total ERV £20.9m (Office ERV £92.50 psf)

The Featherstone Building EC1



- 125,000 sq ft scheme adjacent to White Collar Factory
- Offices with 2,000 sq ft of retail
- 22% let at £2.2m pa, 10% above Dec 2021 ERV
- Total ERV £8.8m net (Office ERV £72.50 psf)

RECENT COMMENCEMENTS

25 Baker Street W1



- 298,000 sq ft mixed-use scheme (10% pre-sold)
- Commenced Oct 2021 with completion H1 2025
- Total ERV £18.4m net (Office ERV £90.00 psf)
- Capex to complete £241m (Jun 2022)

Network W1



- 137,000 sq ft office-led scheme
- Commenced Jun 2022 with completion H2 2025
- Total ERV £11.9m net (Office ERV £87.50 psf)
- Capex to complete £105m (Jun 2022)