

OUR BUSINESS MODEL

DRIVEN BY

Vision

We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city, while aiming to deliver above average long-term returns for all our stakeholders.

Values

- We build long-term relationships with all our stakeholders
- We lead by design, crafting a brand of amenity-rich, well-designed, flexible and efficient buildings
- We act with integrity and foster an open and progressive corporate culture

Strong governance and risk management

See pages 112 and 127

IMPACTED BY

Environment

The London office market and its wider context

See pages 32 to 35

Assets and resources

Properties

See page 10

Financial resources

See page 98

People and relationships

See page 59

The views of our stakeholders

Understanding their key issues through effective engagement

See pages 8 and 130

