

ABOUT US

Derwent London owns and manages a £5.4bn portfolio (30 Jun 2020) of commercial real estate located predominantly in central London. This makes us the largest London focused real estate investment trust.

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

YTD 2020 (to 5 NOV)

- £16m of leases extended since June with another £5m under offer
- £4.6m of new lettings year to date on 101,000 sq ft: +9.2% above Dec 2019 ERV after excluding short term lettings or -1.2% overall
- EPRA vacancy rate remains low at 1.3%, from 0.8% at the start of the year
- Office rent collection for the September quarter day now at 89% compared to 83% when last reported on 13 October 2020
- Total portfolio rent collection for the same period increased to 86% from 80% (Offices 89%)
- Published our Net Zero Carbon Pathway to 2030
- Detailed design underway at our next major development, 19-35 Baker Street W1, comprising 293,000 sq ft, for a start on site H2 2021
- Pre-planning stage for Network Building, Fitzrovia W1, that could provide at least 100,000 sq ft of commercial space
- Soho Place W1 and The Featherstone Building EC1, totalling 410,000 sq ft, under construction for completion H1 2022 with 61% pre-let or forward sold
- New 5-year £100m unsecured revolving credit facility signed with Wells Fargo
- Net debt of £1,005.9m against £981.6m in Dec 2019
- Interest cover 4.3 times, from 4.6 times in Dec 2019
- LTV ratio 17.3% (16.9% in Dec 2019)
- Undrawn facilities and cash of £495m (£511m in Dec 2019)

H1 2020 SUMMARY

EPRA NTA per share	3,900p: -1.4% (3,957p Dec 2019)
EPRA earnings	£54.7m (£57.3m H1 2019)
EPRA EPS	48.90p: -4.8% (51.34p H1 2019)
Interim dividend per share	22.0p: +4.8% (21.0p 2019)
Valuation	-0.9% underlying MSCI IPD* -2.3%
True equivalent yield	4.77% (4.77% Dec 2019)

* MSCI IPD Central London Offices Capital Growth Quarterly Index

MANAGEMENT

Paul Williams, Chief Executive

Damian Wisniewski, Chief Financial Officer

Simon Silver, Director

Nigel George, Director

David Silverman, Director

Quentin Freeman, Investor Relations

DE-RISKING OUR PROJECTS

Soho Place W1



- 285,000 sq ft office, retail and theatre scheme:
 - 102,600 sq ft offices pre-let to G-Research at £9.7m pa for 15 years (no breaks) and 83,100 sq ft offices pre-let to Apollo for 15 years (no breaks) at a confidential rent
 - At 2 & 4 Soho Place, 40,000 sq ft theatre pre-let to Nimax and 18,400 sq ft office leasehold forward sold for £40.5m
- Completes H1 2022

80 Charlotte Street W1



- 377,000 sq ft office, retail and residential all-electric scheme that completed in June 2020:
 - Our first net zero carbon development
 - Air Source Heat Pumps on the roof provide heating and cooling and 80 sq m of solar thermal panels located on the roof will heat the domestic hot water
 - Offices of 322,000 sq ft - 100% let at £25.1m

MAJOR DEVELOPMENTS PIPELINE

Property	Area sq ft	Capex to complete £m ¹	Comment
On-site projects completing H1 2022			
Soho Place W1	285,000	203 ³	209,000 sq ft offices, 36,000 sq ft retail and 40,000 sq ft theatre - 87% pre-let/pre-sold
The Featherstone Building EC1	125,000	51	110,000 sq ft offices, 13,000 sq ft workspaces and 2,000 sq ft retail
	410,000	254	
Forthcoming projects completing 2025			
19-35 Baker Street W1	293,000 ²		Consented. 206,000 sq ft offices, 52,000 sq ft residential and 35,000 sq ft retail
Planning			
Holden House W1	150,000		Consented. Office/retail scheme
Network Building W1	c.100,000		Pre-planning. Current floorspace 64,000 sq ft

¹ As at 30 Jun 2020 ² Total area - Derwent London 55% share, The Portman Estate 45%. A new conditional option agreed in May 2019 to demerge the JV

³ Includes remaining site acquisition cost and profit share to Crossrail

H1 2022 COMPLETIONS

Soho Place W1



- 285,000 sq ft of offices, retail and theatre above Tottenham Court Road station (includes the Elizabeth line)
- 249,200 sq ft pre-let/pre-sold (£17.0m pa net income)
- Capex to complete £203m¹, including site acquisition
- Total ERV of £20.9m (Office ERV £92.50 psf)

The Featherstone Building EC1



- 125,000 sq ft scheme adjacent to White Collar Factory
- Offices and workspaces with 2,000 sq ft of retail
- Replaces two tired properties totalling 69,000 sq ft
- Capex to complete £51m¹
- Total ERV of £8.1m (Office ERV £70 psf)

FUTURE PROJECTS

19-35 Baker Street W1



- 293,000 sq ft consented scheme (143,000 sq ft existing)
- Commencing in H2 2021 with completion in 2025

Network Building W1



- Potential to increase floorspace from 64,000 sq ft to c.100,000 sq ft with possible start in 2022