

OUR PORTFOLIO

Our portfolio comprises 6.2 million sq ft of properties valued at £5.0 billion. 98% of our properties are located in central London, grouped in 15 'villages,' each with its own individual identity. 66% can be found in the West End and 32% in the City Borders. The balance relates to properties and land held in Scotland on the northern outskirts of Glasgow.

100

Buildings

c.725

Tenants

39%

Portfolio weighting
in Tech Belt

£5.0bn

Valuation of
the portfolio

£137.1m

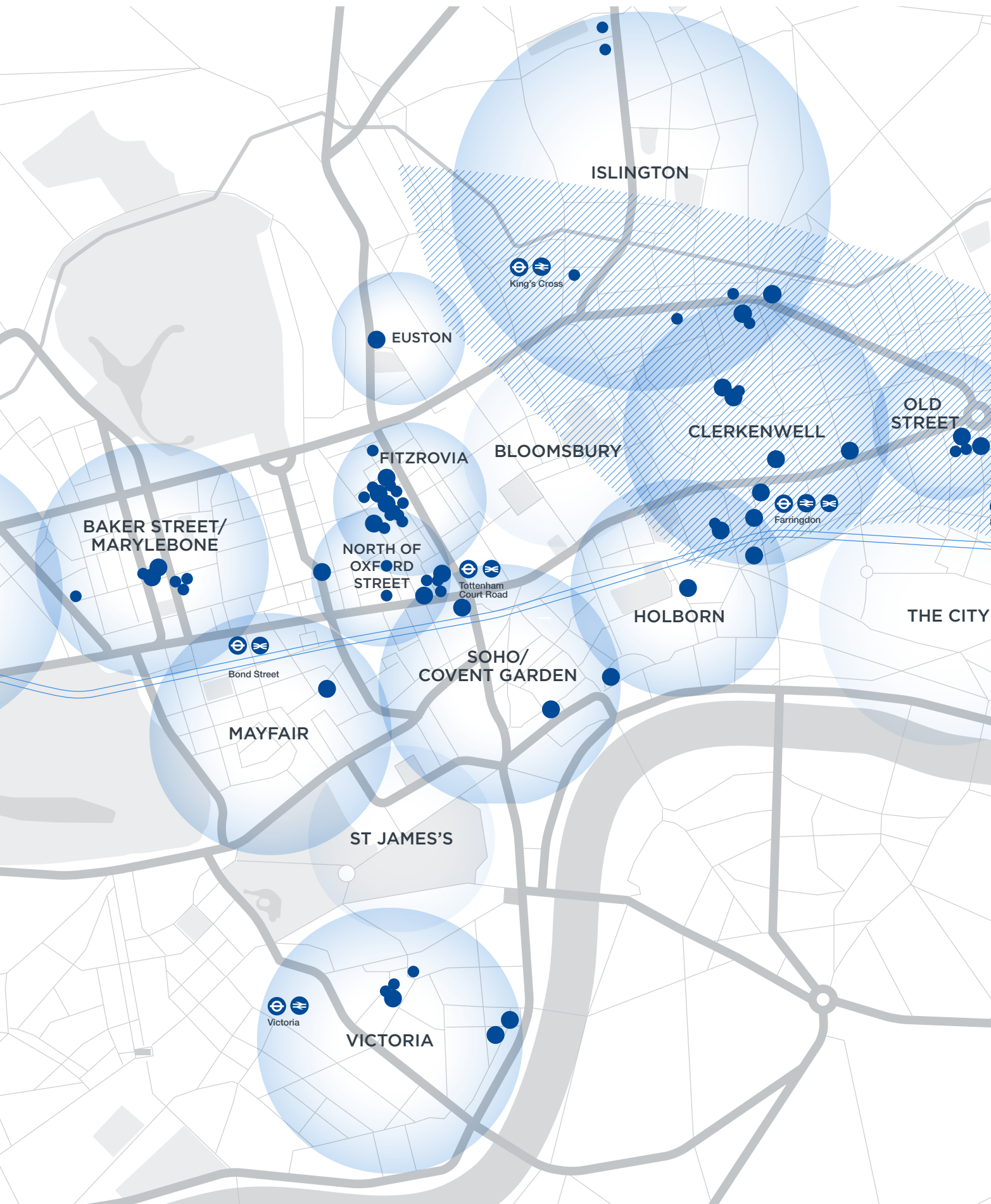
Contracted net
rental income

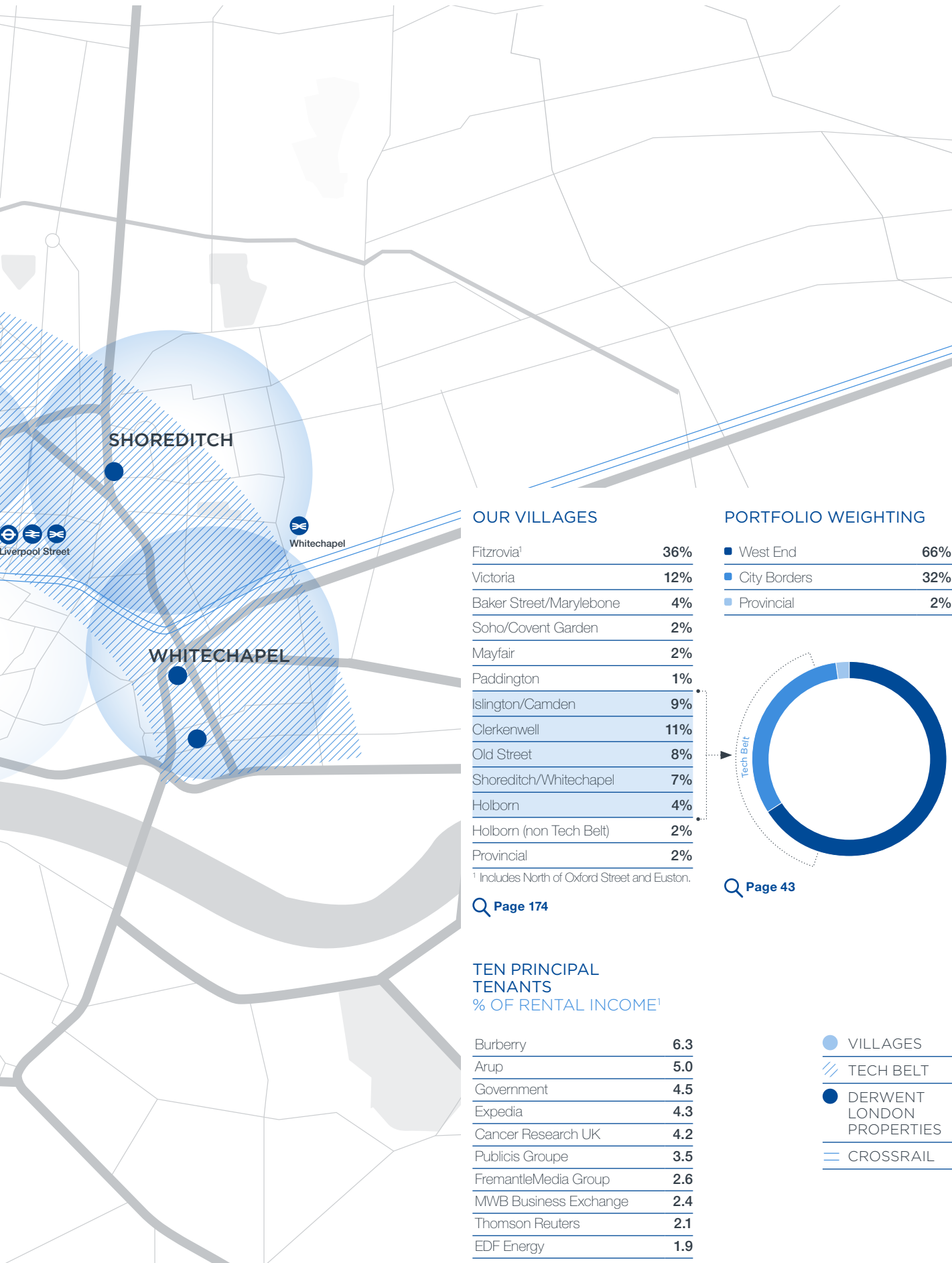
£278.1m

Estimated
rental value¹

¹ After total additional costs of £569m.







SHOREDITCH

WHITECHAPEL

Liverpool Street

Whitechapel

OUR VILLAGES

Fitzrovia ¹	36%
Victoria	12%
Baker Street/Marylebone	4%
Soho/Covent Garden	2%
Mayfair	2%
Paddington	1%
Islington/Camden	9%
Clerkenwell	11%
Old Street	8%
Shoreditch/Whitechapel	7%
Holborn	4%
Holborn (non Tech Belt)	2%
Provincial	2%

¹ Includes North of Oxford Street and Euston.

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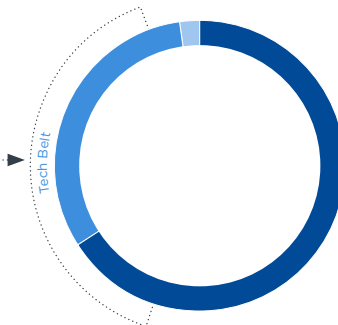
TEN PRINCIPAL TENANTS % OF RENTAL INCOME¹

Burberry	6.3
Arup	5.0
Government	4.5
Expedia	4.3
Cancer Research UK	4.2
Publicis Groupe	3.5
FremantleMedia Group	2.6
MWB Business Exchange	2.4
Thomson Reuters	2.1
EDF Energy	1.9

¹ Based upon contracted net rental income of £137.1m.

PORTFOLIO WEIGHTING

West End	66%
City Borders	32%
Provincial	2%

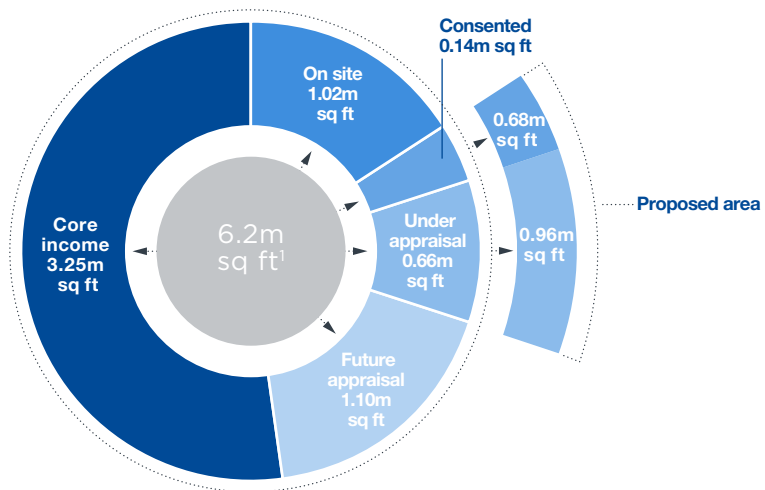


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- VILLAGES
- ▨ TECH BELT
- DERWENT LONDON PROPERTIES
- CROSSRAIL

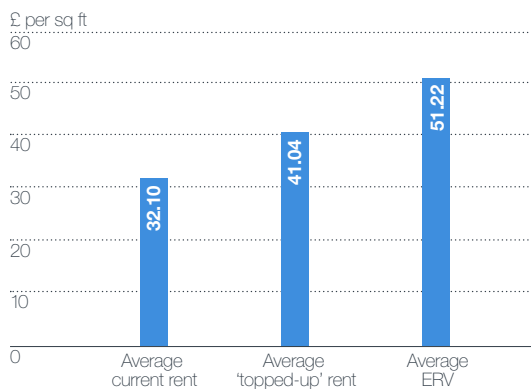
Portfolio composition

By area

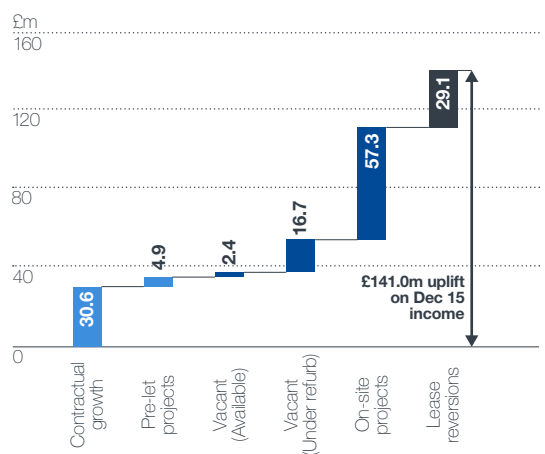


¹ Comprises 5.2m sq ft of existing buildings plus 1.0m sq ft of on-site developments.

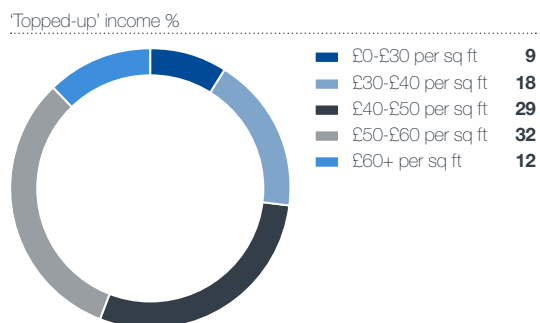
Central London office rent profile



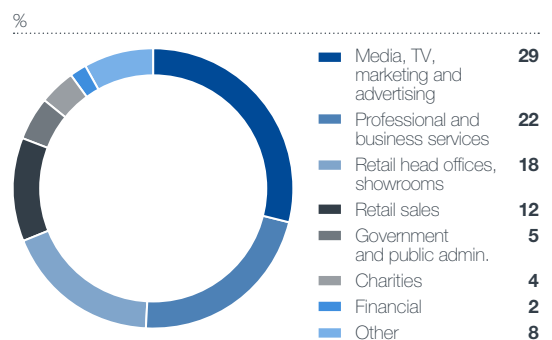
Build-up of reversion rental uplift



Central London office rent banding



Profile of tenants' business sectors¹



¹ Expressed as a percentage of annualised rental income of the whole portfolio.



OPEN HERE TO SEE
LONDON PORTFOLIO