

YEAR IN REVIEW

2015 was a significant year for Derwent London: it was a record year for lettings, we acquired two substantial opportunities in the Tech Belt, we progressed our developments, we supported local communities, we strengthened our finances and our business and developments won a number of awards. Some of the year's highlights are shown below.

Turnmill EC1



The Copyright Building W1



Angel Square EC1



Q1

Completed Turnmill EC1

In January we handed over 58,200 sq ft offices to Publicis Groupe at Turnmill, 63 Clerkenwell Road EC1. We have since let the 12,300 sq ft ground floor to two restaurants: Albion and Jason Atherton. Since completion the property has won a number of awards.



Conversion of £175m 2.75% convertible 2016

After we called for early redemption in January 2015, convertible bond holders opted to convert the 2016 convertible bonds leading to the issue of 7.9m new shares, thereby significantly reducing our LTV ratio.



Property swap for 20 Farringdon Road EC1

In February we acquired this prominent and substantial building in Clerkenwell opposite the future Farringdon Crossrail station. In return we sold two assets and formed a joint venture on a third. Total transaction size £207m.



Started our next major scheme

In February we started site clearance for The Copyright Building, 30 Berners Street W1. The development comprises 87,150 sq ft offices and 20,000 sq ft retail, and is due for completion in H2 2017.



Q2

Letting success at Angel Square EC1

In March the leases on the majority of the building acquired in November 2014 expired. We quickly re-let 57,600 sq ft to Expedia, who already occupy our Angel Building opposite, and 40,700 sq ft to The Office Group.



Supporting our communities

This is the third year of Derwent London's Fitzrovia Community Fund where we have increased our commitment to £400,000 and extended its time span to 2018.

Completion of Tottenham Court Walk W1

We completed redeveloping the Tottenham Court Road retail frontage with the introduction of a broad range of retail and restaurant users.



£400,000

Committed to our Fitzrovia community fund

523,800 SQ FT

Significant letting success in 2015

MAJOR ADDITIONS

20 Farringdon Road EC1

The White Chapel Building E1

DEVELOPMENT COMPLETIONS

Turnmill EC1

Tottenham Court Walk W1

40 Chancery Lane WC2

73 Charlotte Street W1

DEVELOPMENTS ON-SITE

White Collar Factory EC1

The Copyright Building W1

80 Charlotte Street W1

1 Oxford Street W1

White Collar Factory EC1



Q3

Progressing the pipeline

In July we completed the development of 40 Chancery Lane WC2, pre-let to Publicis. In the same month we agreed terms whereby we can re-acquire the site of 1 Oxford Street W1 for a 275,000 sq ft office, retail and theatre development over the entrance to Tottenham Court Road Crossrail station.



Successful refinancing

In July we replaced a £90m secured facility with a £75m unsecured facility. Unsecured debt now represents over two thirds of total debt, which has increased our financial flexibility.



First lettings at White Collar Factory

In July the Group announced its first lettings at White Collar Factory EC1. The property is now 38% let to occupiers Adobe, AKT II (structural engineers), BGL Group (financial services) and The Office Group.



Maintaining high reporting standards

In September we were awarded EPRA gold for both our 2014 Annual Report and Sustainability Report for the third consecutive year.



Davidson Building WC2



Q4

Selling assets to re-invest in better opportunities

We sold the Davidson Building, Covent Garden WC2 and Portobello Dock W10 for £100m at a 30.9% premium to December 2014 book values.



Receiving recognition

In December 2015 we were voted third best company overall in the Management Today Awards and, for the sixth successive year, first in our sector.

Crystallising value

In December Wedge House SE1 was sold for £33.0m. This follows the receipt of planning for 110,000 sq ft hotel and offices earlier in the year.



Acquisition of major Whitechapel opportunity

We acquired a substantial property in December for £139.3m. We were able to commence a nine month refurbishment immediately.



£277m

Sales in 2015

£246m

Acquisitions in 2015

Link to business model



Acquire properties and unlock their value



Create well-designed space



Optimise income



Recycle capital



Maintain strong and flexible financing