

**20 June 2011**

**Derwent London plc (“Derwent London” / “the Group”)**

**DERWENT LONDON’S AWARDING-WINNING BUILDINGS  
PROVE ATTRACTIVE TO TENANTS**

Derwent London is pleased to announce it has signed up two new office tenants at the recently completed Angel Building EC1 and the Fitzroy+Maple building W1 which have both won a RIBA London Award 2011. The Angel Building also won the BCO London and South East Refurbished/Recycled Workplace Award 2011.

Sage (UK) Limited, an operating company of The Sage Group plc, has taken 12,500 sq ft (1,160m<sup>2</sup>) on part of the third floor at the Angel Building, to accommodate the London offices of Sage Pay, the payment service provider. The tenant has taken a 10-year lease with a break at 5.5 years and will pay a rent of £42 per sq ft (£450 per m<sup>2</sup>). Sage Pay joins Cancer Research UK, NG Bailey and Jamie’s Italian. With additional space also under offer, the Angel Building is now approaching full occupancy. DTZ, CB Richard Ellis, Pilcher Hershman and H2SO acted for Derwent London and Vail Williams represented Sage. The architects were Allford Hall Monaghan Morris.

At 1 Maple Place, Keyhaven Capital Partners Limited, an independent London-based private equity investment firm, has taken the entire building of 11,500 sq ft (1,070m<sup>2</sup>), at a rent of £41 per sq ft (£440 per m<sup>2</sup>) on a 10-year lease with no breaks. Ashwell Rogers and Pilcher Hershman acted for Derwent London and Simon Korn represented Keyhaven. The 12 Fitzroy Street element of the scheme is currently under offer. The architects were Duggan Morris.

Celine Thompson, Head of Leasing at Derwent London, commented:

*“We are delighted to welcome Sage to the Angel Building and Keyhaven to Maple Place. This continues Derwent London’s strong letting performance in 2011. Both buildings have attracted substantial occupier interest, illustrating the value of investing in award-winning design and architecture”.*

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**Notes to editors**

**Derwent London plc**

Derwent London plc is the largest central London focused REIT with an investment portfolio of £2.4bn as at 31 December 2010. The Group is one of London's most innovative office specialist property regenerators and investors and is well known for its established design-led philosophy and creative management approach to development.

Derwent London's core strategy is to acquire and own a portfolio of central London property that has reversionary rents and significant opportunities to enhance and extract value through refurbishment, regeneration and redevelopment. The Group owns and manages an investment portfolio of 5.4 million sq ft (500,000m<sup>2</sup>), as at 31 December 2010, of which 95% is located in central London, with a specific focus on the West End and the areas bordering the City of London. Landmark schemes by Derwent London include Angel Building EC1, Arup Phases II & III W1, Qube W1, Horseferry House SW1, Johnson Building EC1, Davidson Building WC2 and Tea Building E1.

Derwent London came first in the property sector in the 2010 awards for 'Britain's Most Admired Companies'. The Angel Building and Maple & Fitzroy both won a RIBA London award in 2011 and the Angel Building also won the BCO Refurbished/Recycled Workplace Award 2011.