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

WHITE COLLAR FACTORY BRINGS BEST DIGITAL CONNECTIVITY TO SILICON ROUNDABOUT SECURING TOP WIRED CERTIFICATION

Today Derwent London and WiredScore, the digital connectivity rating scheme, are announcing that the White Collar Factory EC1 has secured the UK’s first Wired Certified Platinum for Development & Redevelopment rating bringing world-class connectivity to Old Street Roundabout.

White Collar Factory will provide 237,000 sq ft of new office space, with high ceilings, abundant natural light and natural ventilation. It is already attracting a wide range of top quality businesses to the Old Street area with 60 per cent pre-let to Adobe, AKT II, BGL, Capital One and The Office Group. The development is due for completion in Q4 2016.

Wired Certification was launched by the Mayor of London in November. It acts as a trusted mark for buildings independently certified as providing leading-edge digital infrastructure. This gives greater transparency to tenants before signing a lease and provides landlords with the necessary insights to improve their buildings’ connectivity standards.

The Wired Certified Platinum for Development & Redevelopment rating at White Collar Factory is part of a broader initiative from Derwent London, who are pursuing Wired Certification on 18 properties across their portfolio, providing information and transparency about quality connectivity and latest technology infrastructure to their tenants. The Group’s aim is to deliver the best internet connectivity on all its properties.

Philippa Davies, Leasing Surveyor, Derwent London commented:

“With so many tenants working in the creative and digital industries, providing world-class connectivity and infrastructure is vital to enable entrepreneurs to grow their businesses. We

brought fibre into the building to ensure White Collar Factory is equipped with premium connectivity in an area of London often criticised for poor broadband.

“WiredScore’s independent connectivity accreditation allows us to highlight the first class levels of connectivity at White Collar Factory and sets the standard for innovative and progressive landlords who hope to attract top businesses in London’s booming digital economy.”

William Newton, UK director, WiredScore said:

“Technology is playing an increasingly important role in the growth of London’s digital economy. That’s why it’s critical that businesses are offered independent intelligence into the standards of connectivity in prospective office spaces.

“It is great to see the likes of Derwent London understanding and prioritising the digital needs of tenants at White Collar Factory and other buildings in their portfolio. Providing insight into a building’s connectivity from the development stage helps landlords and project managers embed and improve technology infrastructure from the earliest stages of design”.

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Notes to editors

White Collar Factory

The White Collar Factory development comprises a 237,000 sq ft 16-storey tower with 56,000 sq ft of additional office campus, restaurants, and residential surrounding a new public square to be called “Old Street Yard”. It incorporates a number of original “long life: loose fit” architectural features to provide the most suitable space for modern occupiers. The property overlooks Silicon Roundabout and is due for completion in Q4 2016.

Derwent London plc

Derwent London plc owns a portfolio of commercial real estate predominantly in central London valued at £5.0 billion as at 31 December 2015, making it the largest London-focused real estate investment trust (REIT).

Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via development or refurbishment, effective asset management and capital recycling.

We typically acquire central London properties off-market with low capital values and modest rents in improving locations, most of which are either in the West End or the Tech Belt. We capitalise on the unique qualities of each of our properties – taking a fresh approach to the regeneration of every building with a focus on anticipating tenant requirements and an emphasis on design.

Reflecting and supporting our long-term success, the business has a strong balance sheet with modest leverage, a robust income stream and flexible financing.

Landmark schemes in our 6.2 million sq ft portfolio include Angel Building EC1, The Buckley Building EC1, White Collar Factory EC1, 1-2 Stephen Street W1, Horseferry House SW1 and Tea Building E1.

In 2015 Derwent London topped the real estate sector for the sixth year in a row and was placed third overall in the Management Today 2015 awards for 'Britain's Most Admired Companies'. In addition the Group won awards by Architects' Journal, British Council for Offices, Civic Trust and RIBA and achieved EPRA Gold for corporate and sustainability reporting. In May 2016 Turnmill and The Corner House won RIBA London awards.

As part of its wider sustainability programme, in 2013 Derwent London launched a dedicated £250,000 voluntary Community Fund and, in 2016, announced a further commitment of £300,000 for the next three years for Fitzrovia and the Tech Belt.

For further information see www.derwentlondon.com or follow us on Twitter at @derwentlondon

WiredScore

When it comes to making property decisions, knowing how well connected a certain building is – or is not – has become crucial. Surprisingly however, given the connected world in which we now live and work, occupiers have historically experienced a lack of transparency or at best, inconsistent information, about the technological capabilities of office buildings.

WiredScore is addressing this by affording landlords, occupiers and leasing agents complete transparency about levels of digital connectivity in commercial office buildings, with its Wired Certification rating enabling comparison of buildings' technological capabilities like never before. There are two types of certification- Wired Certification for Occupied Buildings and Wired Certification for Developments & Redevelopments. White Collar Factory is the first building in the UK to be rated Wired Certified Platinum for Developments & Redevelopments.

Originally launched by Mayor Bloomberg in New York in 2013, WiredScore UK launched in October 2015 in partnership with the Mayor of London in a bid to raise the profile and quality of digital connectivity in London's commercial buildings.

Since launch, the introduction of Wired Certification for London's commercial buildings has been met with enthusiasm from occupiers, landlords, developers and office leasing agents alike, with over 15m sq ft of commercial buildings and developments already committed to the certification programme. Those actively supporting the scheme include some of property's leading developers, asset managers and occupiers including Derwent London, British Land, Land Securities and Legal & General, whilst collaborative workspace provider WeWork now insists on Wired Certification reports when evaluating all new property acquisitions.

Forward-looking statements

This document contains certain forward-looking statements about the future outlook of Derwent London. By their nature, any statements about future outlook involve risk and uncertainty because they relate to events and depend on circumstances that may or may not occur in the future. Actual results, performance or outcomes may differ materially from any results, performance or outcomes expressed or implied by such forward-looking statements.

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