

30 September 2015

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

DERWENT LONDON ANNOUNCES COMPLETION OF THE CORNER HOUSE, FITZROVIA W1

Derwent London is pleased to announce that it has completed its 15,500 sq ft residential-led development, The Corner House, at the junction of Charlotte Street and Tottenham Street, Fitzrovia, London W1. The scheme is a six-storey residential building with 11 apartments in total, including two affordable homes, and 1,900 sq ft of office space.



The Corner House is Derwent London's latest stand-alone new-build residential and office development. The building offers contemporary and elegant living spaces, providing a distinctive and positive contribution to the Fitzrovia street-scene.

Historically home to many renowned writers and artists, Fitzrovia is a rapidly evolving area which, today, boasts a range of high-end dining and shopping options. Not unlike its neighbouring Mayfair, Fitzrovia has become an in-demand residential district, which continues to attract world-class galleries, hotels and unique brands.

The Corner House provides stylish living within a boutique building, following Derwent London's design-led philosophy and innovative approach to developments. Derwent London commissioned leading architects, DSDHA, who have created the apartments as unique spaces with a fresh and dynamic design. The building's brickwork is beautifully crafted with generously scaled windows, giving good natural light to the apartments. To further enhance its collaborative approach to design, Derwent London formed a partnership with Heal's at The Corner House, who are curating the interiors for the apartments.

The building is located near to Goodge Street and Tottenham Court Road tube stations and the area will benefit from the arrival of Crossrail in 2018. The building is on target to achieve Level 4 in the Code for Sustainable Homes.

With over 36% of its property portfolio located in Fitzrovia, Derwent London enjoys a strong relationship with the local community. In 2013, the group launched a £250,000 voluntary community investment programme to fund a number of local community projects and has recently announced another £150,000 extension to the fund. The Group has now completed 15 of its 29 affordable housing units in Fitzrovia, with the remaining 14 units due for delivery in 2018.

Simon Silver, Director of Derwent London, commented:

"This building offers contemporary, stylish living spaces and provides a unique and positive contribution to the Fitzrovia street-scape by award-winning architects DSDHA. As with our long-established reputation in office and mixed-used developments, Derwent London is applying its design-led philosophy and experience to its boutique residential properties."

Deborah Saunt, Director of DSDHA Architects, commented:

"The Corner House introduces a new type of contemporary living in the city: its discreet, yet alluring beauty is a consequence of well-considered design, inventive detailing, high-quality hand crafted materials as well as artisan fabrication. The Corner House is a generous building that contributes positively to the city. It is a good neighbour that engages in an active dialogue with its immediate context, from its well-mannered, highly articulated elevations to its crystalline rooftop pavilions that bring delight to Fitzrovia."

www.derwentlondon.com

www.cornerhousew1.com

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Notes to editors

Derwent London plc

Derwent London plc owns a portfolio of commercial real estate predominantly in central London valued at £4.6 billion as at 30 June 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 portfolio of 5.8 million sq ft 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 December 2014 Derwent London topped the real estate sector for the fifth year in a row and was placed ninth overall in the Management Today awards for 'Britain's Most Admired Companies'. Also in 2014 the Group won the Property Week 'Developer of the Year' and the RICS London Commercial Award. In 2015 to date the Group has won awards by Architects' Journal, BCO, Civic Trust and RIBA and achieved EPRA Gold for corporate and sustainability reporting.

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