

PRINCIPAL PROPERTIES

	Value banding £m	Offices (O), Retail/ restaurant (R), Residential (Re), Industrial (I), Leisure (L)	Freehold (F), Leasehold (L)	Approx. net area m ²
West End: Central (66%)				
Fitzrovia/Euston (38%)				
1-2 Stephen Street & 18-30 Tottenham Court Road W1	100+	O/R/L	F	23,700
132-142 Hampstead Road NW1	25-50	O/I	F	20,200
80 Charlotte Street W1	75-100	O	F	18,600
8 Fitzroy Street W1	100+	O	F	13,700
Qube, 90 Whitfield Street W1	100+	O/R/Re	F	10,200
Holden House, 54-68 Oxford Street W1	75-100	O/R	F	8,400
Henry Wood House, 3-7 Langham Place W1	50-75	O/R/L	L	7,400
25 and 29 Berners Street W1	25-50	O	L	7,400
Middlesex House, 34-42 Cleveland Street W1	25-50	O	F	6,000
Network Building, 95-100 Tottenham Court Road W1	25-50	O/R	F	6,000
88-94 Tottenham Court Road W1	0-25	O/R	F	4,900
Charlotte Building, 17 Gresse Street W1	25-50	O	L	4,400
80-85 Tottenham Court Road W1	25-50	O/R	F	4,100
60 Whitfield Street W1	25-50	O	F	3,400
75 Wells Street W1	0-25	O/R	L	3,200
43 and 45-51 Whitfield Street W1	0-25	O	F	2,900
53-65 Whitfield Street W1	0-25	O	F	2,800
120-134 Tottenham Court Road W1 ²	25-50	R/L	F	2,600
7-8, 9 and 10 Rathbone Place W1	0-25	O/R/Re	L	2,100
1-5 Maple Place and 12-16 Fitzroy Street W1	0-25	O	F	1,900
Suffolk House, 1-8 Whitfield Place W1	0-25	O	F	1,400
76-78 Charlotte Street W1	0-25	O	F	1,000
73 Charlotte Street W1	0-25	O	F	1,000
Victoria (13%)				
Horseferry House, Horseferry Road SW1	100+	O	F	15,100
Greencoat and Gordon House, Francis Street SW1	75-100	O	F	11,900
1 Page Street SW1	50-75	O	F	11,800 ³
Premier House, 10 Greycoat Place SW1	25-50	O	F	5,800
Francis House, 11 Francis Street SW1	25-50	O	F	5,300
6-8 Greencoat Place SW1	0-25	O	F	3,100
Baker Street/Marylebone (5%)				
19-35 Baker Street W1	50-75	O/R	L	6,700
88-110 George Street W1	25-50	O/R/Re	L	4,200
30 Gloucester Place W1	0-25	O/Re	L	2,200
16-20 Baker Street and 27-33 Robert Adam Street W1	0-25	O/R/Re	L	2,100
17-39 George Street W1	0-25	O/R/Re	L	2,000
Soho/Covent Garden (4%)				
Bush House, South West Wing, Strand WC2	0-25	O	F	10,000
Tower House, 10 Southampton Street WC2	25-50	O/R/Re	F	4,900
Davidson Building, 5 Southampton Street WC2	25-50	O/R	F	3,900
Jaeger House, 57 Broadwick Street W1	0-25	O/R	F	2,300
Belgravia (3%)				
1-5 Grosvenor Place SW1	75-100	O/R/Re	L	15,600 ⁴
Mayfair (2%)				
25 Savile Row W1	50-75	O/R	F	3,900
Paddington (1%)				
55-65 North Wharf Road W2	25-50	O	L	7,200
Queens, 96-98 Bishop's Bridge Road W2	0-25	Re	F	2,000 ³

	Value banding £m	Offices (O), Retail/ restaurant (R), Residential (Re), Industrial (I), Leisure (L)	Freehold (F), Leasehold (L)	Approx. net area m ²
West End: Borders (10%)				
Islington/Camden (9%)				
Angel Building, 407 St. John Street EC1	100+	O/R	F	24,300
4 & 10 Pentonville Road N1	0-25	O	F	5,100
Balmoral Grove Buildings, N7 and 1-9 Market Road N7	0-25	O/I	F	4,600
Suncourt House, 18-26 Essex Road N1	0-25	O/R	F	2,500
35 & 37 Kentish Town Road NW1	0-25	O	F	2,300
423-425 Caledonian Road N7	0-25	O	F	1,700
Ladbroke Grove (1%)				
Portobello Dock and Kensal House W10	0-25	O/R	F	4,800
136-142 Bramley Road W10	0-25	O	F	2,900
City: Borders (21%)				
Clerkenwell (6%)				
88 Rosebery Avenue EC1	25-50	O	F	9,600
Morelands Buildings, 5-27 Old Street EC1	25-50	O/R	L	8,400
Buckley Building, 49 Clerkenwell Green EC1	25-50	O	F	7,900 ³
Tummill, 63 Clerkenwell Road EC1	0-25	O/R	F	6,500 ³
5-8 Hardwick Street and 161 Rosebery Avenue EC1	0-25	O	F	3,300
151 Rosebery Avenue EC1	0-25	O	F	2,200
3-4 Hardwick Street EC1	0-25	O	F	1,100
Old Street (5%)				
1 Oliver's Yard EC2	75-100	O/R	F	17,300
White Collar Factory, City Road EC1: 70-74 City Road	25-50	O/R	F	11,500
Sophia House, 76 City Road				
Transworld House, 82-100 City Road				
36-37 Featherstone Street				
13-15 Mallow Street				
210 Old Street				
Monmouth House, 58-64 City Road EC1	0-25	O	F	3,900
186 City Road EC1	0-25	O	F	3,600
Holborn (5%)				
Johnson Building, 77 Hatton Garden EC1	75-100	O	F	14,600
40 Chancery Lane WC2	0-25	O	L	9,300 ³
6-7 St. Cross Street EC1	0-25	O	F	3,100
Shoreditch/Whitechapel (5%)				
Tea Building, Shoreditch High Street E1	75-100	O/R/L	F	24,100
9 and 16 Prescott Street E1	0-25	O/Re	F	10,300
Provincial (3%)				
Scotland (3%)				
Strathkelvin Retail Park, Bishopbriggs, Glasgow	50-75	R	F	29,100
Land, Bishopbriggs, Glasgow	25-50	-	F	5,500 acres

¹ Includes North of Oxford Street

² Includes a 324-room hotel

³ Proposed scheme area

⁴ Total floor area

() Percentages weighted by valuation

LIST OF DEFINITIONS

Building Management System (BMS)

A BMS is a computer-based control system installed in buildings that controls and monitors the buildings' mechanical and electrical equipment such as ventilation, lighting and power systems.

Building Research Establishment Environmental Assessment Method (BREEAM)

BREEAM is an environmental impact assessment method for non-domestic buildings. Performance is measured across a series of ratings; Good, Very Good, Excellent and Outstanding.

Capital return

The annual valuation movement arising on the Group's portfolio expressed as a percentage return on the valuation at the beginning of the year adjusted for acquisitions and capital expenditure.

Carbon Reduction Commitment Energy Efficiency Scheme (CRC)

This is the UK Government's mandatory scheme for carbon emissions reporting and allowance purchasing.

Diluted figures

Reported results adjusted to include the effects of potential dilutive shares issuable under the Group's share option schemes and the convertible bond.

Earnings/earnings per share (EPS)

Earnings represent the profit or loss for the year attributable to equity shareholders and are divided by the weighted average number of ordinary shares in issue during the financial year to arrive at earnings per share.

Estimated rental value (ERV)

This is the external valuers' opinion as to the open market rent which, on the date of valuation, could reasonably be expected to be obtained on a new letting or rent review of a property.

European Public Real Estate Association (EPRA)

A not-for-profit association with a membership of Europe's leading property companies, investors and consultants which strives to establish best practices in accounting, reporting and corporate governance and to provide high-quality information to investors. EPRA published its latest Best Practices Recommendations in August 2011 (www.epra.com/media/EPRA_BPR_2011.pdf). This includes guidelines for the calculation of the following performance measures which the Group has adopted. In addition, in accordance with EPRA guidelines, Group specific adjustments have been made to adjusted profit and adjusted earnings per share to arrive at the underlying position (see below).

- Adjusted earnings per share
Recurring earnings from core operational activities.
- Adjusted net asset value per share
NAV adjusted to exclude certain items not expected to crystallise in a long-term investment property business model.
- Triple net asset value per share
EPRA NAV adjusted to include the fair values of (i) financial instruments, (ii) debt and (iii) deferred taxes on revaluations.
- Net initial yield (NIY)
Annualised rental income based on the cash rents passing at the balance sheet date, less non-recoverable property operating expenses, divided by the market value of the property, increased by estimated purchasers' costs.
- "Topped-up" net initial yield
This measure incorporates an adjustment to the EPRA NIY in respect of the expiration of rent free periods (or other unexpired lease incentives such as discounted rent periods and stepped rents).

- Vacancy rate
Estimated rental value (ERV) of immediately available space divided by ERV of the EPRA portfolio.
- Like-for-like rental income growth
The growth in rental income on properties owned throughout the current and previous periods under review. This growth rate includes revenue recognition and lease accounting adjustments but excludes properties held for development in either period, surrender premiums and properties acquired or disposed of in either period.

Fair value movement

An accounting adjustment to change the book value of an asset or liability to its market value.

Ground rent

The rent payable by the Group for its leasehold properties. Under IFRS, these leases are treated as finance leases and the cost allocated between interest payable and property outgoings.

Headroom

This is the amounts left to draw under the Group's loan facilities, i.e. the total loan facilities less amounts already drawn.

Interest cover ratio

Gross property income, excluding surrender premiums, less ground rent divided by interest payable on borrowings less interest receivable and capitalised interest.

Interest rate swap

A financial instrument where two parties agree to exchange an interest rate obligation for a predetermined amount of time. These are generally used by the Group to convert floating-rate debt to fixed rates.

Investment Property Databank Limited (IPD)

IPD is a company that produces independent benchmarks of property returns. The Group measures its performance against both the Central London Offices Index and the All UK Property Index.

Key Performance Indicators (KPIs)

Activities and behaviours, aligned to both business objectives and individual goals, against which the performance of the Group is annually assessed. Performance measured against them is referenced in the Annual Report.

Lease incentives

Any incentive offered to occupiers to enter into a lease. Typically the incentive will be an initial rent free or half rent period, stepped rents, or a cash contribution to fit-out or similar costs.

Loan-to-value ratio (LTV)

The nominal value of borrowed funds divided by the fair value of investment property.

Mark-to-market

The difference between the book value of an asset or liability and its market value.

NAV gearing

Net debt divided by net assets.

Net assets per share or net asset value (NAV)

Equity shareholders' funds divided by the number of ordinary shares in issue at the balance sheet date.

Net debt

Borrowings plus bank overdraft less cash and cash equivalents.

Non-PID

Dividends from profits of the Group's taxable residual business.

Property income distribution (PID)

Dividends from profits of the Group's tax-exempt property rental business under the REIT regulations.

Real Estate Investment Trust (REIT)

The Government established REIT status in the UK in 2007 to remove tax inequalities between different real estate investors and aimed to improve overall investor access to real estate. REITs are companies which are exempt from corporate taxation on profits from property rental income and capital gains on the sale of investment properties.

REITs must distribute 90% of UK rental income in the form of property income dividends (PIDs). This makes the tax implications of investing in REITs equivalent to investing directly in property. REITs are also required to meet certain conditions including the proportion of total profits and assets accounted for by their property rental businesses. They remain liable to corporation tax on non-property investment businesses e.g. management fees and interest receivable.

The UK has had a tax exempt real estate regime since 1 January 2007 and Derwent London has been a REIT since 1 July 2007.

Rent reviews

Rent reviews take place at intervals agreed in the lease (typically every five years) and their purpose is usually to adjust the rent to the current market level at the review date. For upwards only rent reviews, the rent will either remain at the same level or increase (if market rents have increased) at the review date.

Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR)

The regulations place a legal duty on employers to report work-related deaths, major injuries or over-three-day injuries, work related diseases and dangerous occurrences (near miss accidents) to the Health and Safety Executive.

Reversion

The reversion is the amount by which the rental value as estimated by the Group's external valuers is higher than the rent roll of a property or portfolio. The reversion is derived from contractual rental increases, rent reviews, lease renewals and the letting of vacant space.

Scrip dividend

Derwent London offers its shareholders the opportunity to receive dividends in the form of shares instead of cash. This is known as a scrip dividend.

Ska Rating

The Ska Rating is an environmental impact assessment method designed specifically for non-domestic fit out projects. Performance is measured across a series of ratings, Bronze, Silver and Gold.

Total property return

The annual capital appreciation, net of capital expenditure, plus the net annual rental income received, expressed as a percentage of capital employed (property value at the beginning of the year plus capital expenditure).

Total return

The movement in EPRA adjusted net asset value per share between the beginning and the end of each financial year plus the dividend per share paid during the year expressed as a percentage of the EPRA adjusted net asset value per share at the beginning of the year.

Total shareholder return

The growth in the ordinary share price as quoted on the London Stock Exchange plus dividends per share received for the year, expressed as a percentage of the share price at the beginning of the year.

True equivalent yield

The constant capitalisation rate which, if applied to all cash flows from the portfolio, including current rent, reversions to valuers' estimate rental value and such items as voids and expenditures, equates to the valuation having taken into account notional purchasers' costs. Assumes rent is received quarterly in advance.

Underlying portfolio

Properties that have been held for the whole of the year, i.e. excluding any acquisitions or disposals made during the year.

Underlying profit/earnings per share

EPRA profit or earnings per share adjusted for items that are excluded to show the underlying trend. For 2012, these adjustments are for rates credits and the foreign exchange movement.

Underlying valuation increase

The valuation increase on the underlying portfolio.

Waste Resources Action Programme (WRAP)

WRAP is a not-for-profit organisation that assists organisations to become more efficient in the use of natural resources.

Yield shift

A movement in the yield of a property asset, or like-for-like portfolio, over a given period. Yield compression is a commonly-used term for a reduction in yields.

FIVE-YEAR SUMMARY

	2012 £m	2011 £m	2010 £m	2009 £m	2008 £m
Gross property income	124.8	125.5	119.4	123.8	119.0
Net property income	117.0	117.7	113.0	114.8	95.5
EPRA profit before tax	52.5	52.3	55.2	61.8	22.2
Profit/(loss) on disposal of properties and investments	6.9	36.1	0.9	(16.6)	1.2
Profit/(loss) before tax	228.1	233.0	352.8	(34.9)	(606.5)
Net assets	1,918.0	1,714.5	1,494.7	1,163.9	1,215.0
Property portfolio at fair value	2,859.6	2,646.5	2,426.1	1,918.4	2,108.0
Revaluation surplus/(deficit)	175.3	172.1	301.7	(81.1)	(602.1)
Net debt	874.8	864.5	887.8	720.8	865.4
Cash flow ¹	1.9	18.4	(171.6)	139.5	(83.7)
Net cash inflow from operating activities	51.8	47.2	46.5	66.4	38.3
Acquisitions	99.8	91.6	148.0	10.2	31.9
Capital expenditure on properties	78.6	42.6	49.5	94.6	72.9
Disposals	161.0	131.5	8.5	195.5	72.6
EPRA earnings per share (p)	50.36	51.59	52.89	57.14	21.74
Underlying earnings per share (p)	49.77	50.01	51.40	50.79	21.24
Dividend per share					
IFRS (p)	31.86	29.60	27.60	24.50	23.15
Distribution of year earnings (p)	33.70	31.35	29.00	27.00	24.50
Net asset value per share (p)	1,824	1,636	1,432	1,117	1,170
EPRA net asset value per share (p) – undiluted	1,896	1,712	1,484	1,168	1,226
EPRA net asset value per share (p) – diluted	1,886	1,701	1,474	1,161	1,222
EPRA triple net asset value per share (p) – diluted	1,775	1,607	1,425	1,126	1,206
EPRA total return (%)	12.7	17.4	29.3	(2.9)	(30.6)
Gearing					
NAV (%)	45.6	50.4	59.4	61.9	71.2
Loan-to-value ratio (%)	30.0	32.0	35.7	36.4	39.7
Interest cover ratio (%)	351	307	328	330	247

¹ Cashflow is the net cash from operating and investing activities less the dividends paid.

A list of definitions is provided on pages 150 and 151.

FINANCIAL CALENDAR

Issue of first quarter 2013 interim management statement	10 May 2013
Annual General Meeting	17 May 2013
Payment of 2012 final dividend	14 June 2013
Announcement of 2013 interim results	August 2013
Issue of third quarter 2013 interim management statement	November 2013
Payment of 2013 interim dividend	November 2013
Announcement of 2013 results	March 2014

ADVISORS

Auditor

BDO LLP

Principal solicitors

Slaughter and May

Brokers

UBS

JP Morgan Cazenove

Principal clearing bank

HSBC Bank plc

Registrar

Equiniti



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