
Derwent London plc ("Derwent London" / "the Group")

Extension of £450m Revolving Credit Facility

Derwent London is pleased to announce that it has extended its principal £450 million unsecured revolving credit facility ("RCF"), which was due to mature in October 2026.

The facility extension has been signed with the Group's existing core relationship banks, Barclays, HSBC and NatWest, and reflects the continued strong support from these longstanding bank relationships.

It has been structured as an initial four-year term with two one-year extension options. This provides continued access to flexible debt and extends our weighted average duration of facilities. The margin remains in line with the previous terms, reflecting Derwent London's strong credit rating.

The new £450 million facility will be used for general corporate purposes and will provide future funding for the Group's development pipeline and sustainability-led initiatives.

The Group has also elected to cancel the two £32.5 million revolving credit tranches that formed part of the bilateral facilities arranged with Barclays in December 2024 and HSBC in February 2025. The two £82.5 million term loan components of these facilities remain in place.

This transaction follows the £250 million unsecured 7-year bonds issued in June 2025.

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Notes to editors

Derwent London plc

Derwent London plc owns a commercial real estate portfolio predominantly in central London valued at £5.0 billion as at 31 December 2024, making it the largest London office-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 redevelopment 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 City Borders. 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

every building with a focus on anticipating tenant requirements and an emphasis on design, delivering and supporting our long-term success, the business has a strong balance sheet with modest leverage, a robust income stream and flexible financing.

We are frequently recognised in industry awards for the quality, design and innovation of our projects. Landmark buildings in our 5.4 million sq ft portfolio include 1 Soho Place W1, 80 Charlotte Street W1, Brunel Building W2, White Collar Factory EC1, Angel Building EC1, 1-2 Stephen Street W1 and Tea Building E1.

As part of our commitment to lead the industry in mitigating climate change, Derwent London has committed to becoming a net zero carbon business by 2030, publishing its pathway to achieving this goal in July 2020. Our science-based carbon targets validated by the Science Based Targets initiative (SBTi). In 2013 the Company launched a voluntary Community Fund which has to date supported 180 community projects in central London.

The Company is a public limited company, which is listed on the London Stock Exchange and incorporated and domiciled in the UK. The address of its registered office is 25 Savile Row, London, W1S 2ER.

For further information see www.derwentlondon.com or follow us on [LinkedIn](#)

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