

For immediate release

Derwent London plc ("Derwent London" / "the Group")
Notice of the 2026 Annual General Meeting ("AGM") and
publication of the 2025 Report & Accounts and the 2025 Responsibility Report

Notice of 2026 AGM and 2025 Report & Accounts

Derwent London announces that copies of the Notice of the 2026 AGM and 2025 Report & Accounts have been made available to shareholders and can be viewed and downloaded on the Group's website www.derwentlondon.com

Copies of these documents, together with the Form of Proxy for the AGM, will be submitted to the National Storage Mechanism (via the Electronic Submission System) shortly.

In accordance with Rule 4.1.15R of the Disclosure and Transparency Rules, the Group has published its 2025 Report & Accounts in Extensible Hypertext Markup Language (XHTML) and key elements of its financial statements have been 'tagged' using Extensible Business Reporting Language (XBRL) markup language. This version of the 2025 Report & Accounts will also be submitted to the National Storage Mechanism and is available on our website.

In accordance with Rule 4.1.3R of the Disclosure and Transparency Rules, the Group published its annual results for the year ended 31 December 2025 on 26 February 2026.

2026 AGM

As set out in the Notice of the 2026 AGM, the Group's 42nd AGM will be held on 15 May 2026 at 9:30 am. The Directors look forward to meeting with shareholders in person.

It would be helpful to the smooth running of the AGM if questions could be submitted to the Company Secretary, David Lawler, at company.secretary@derwentlondon.com, up to one day before the commencement of the AGM.

2025 Responsibility Report

The 2025 Responsibility Report, and associated Data Report workbook, have also been published today and are available to be viewed at www.derwentlondon.com/responsibility/publications

Enquiries:
D A Lawler

Company Secretary

14 April 2026

020 7659 3000

www.derwentlondon.com

Notes to editors

Derwent London plc

Derwent London plc owns a commercial real estate portfolio predominantly in central London valued at £5.1 billion as at 31 December 2025, 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 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 5.3 million sq ft portfolio include 25 Baker Street W1, 1 Soho Place W1, 80 Charlotte Street W1, Brunel Building W2, White Collar Factory EC1, Angel Building EC1 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, with its updated pathway published in 2025. Our science-based carbon targets have been validated by the Science Based Targets initiative (SBTi). In 2013, we launched a voluntary Community Fund which to date has supported 200 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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