

## WHAT WE DO

Our principal objective is to deliver above average long-term returns to shareholders by providing well-designed and affordable offices in central London.



Previous pages: 4 Hardwick Street EC1



# 1

## ACQUIRE PROPERTIES AND UNLOCK THEIR VALUE

Purchase buildings in central London which can be improved or regenerated. Restructure leases to unlock additional value.

# £130.2m

acquisitions of three properties

 For more information see page 42

# 2

## CREATE WELL-DESIGNED OFFICE SPACE

Transform properties to create adaptable, attractive, contemporary spaces for our tenants and the local community.

# 586,000 SQ FT

currently under development or refurbishment

 For more information see page 49

# 3

## OPTIMISE INCOME

Employ our detailed knowledge of occupiers' needs to let to high-quality tenants from a wide range of businesses.

# 5.4%

increase in gross property income

 For more information see page 44



### A White Collar Factory, Old Street EC1


Work started at this site in January 2014 to create a 293,000 sq ft (27,220m<sup>2</sup>) campus

### B Turnmill EC1

CGI of proposed façade and office entrance

### C The Buckley Building EC1

Reception area of refurbished offices completed in 2013

 For more information about the business model and strategy see page 24