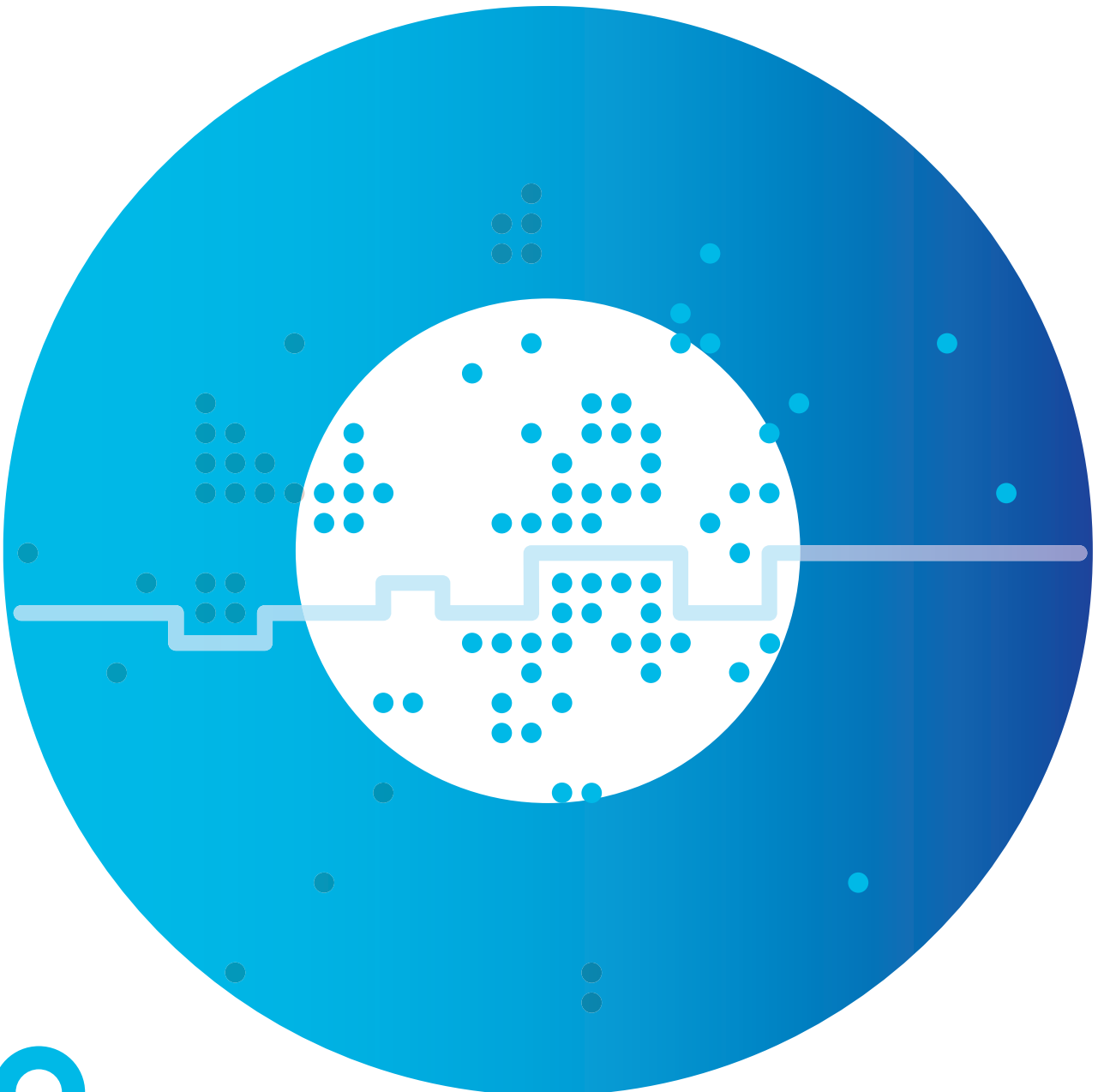


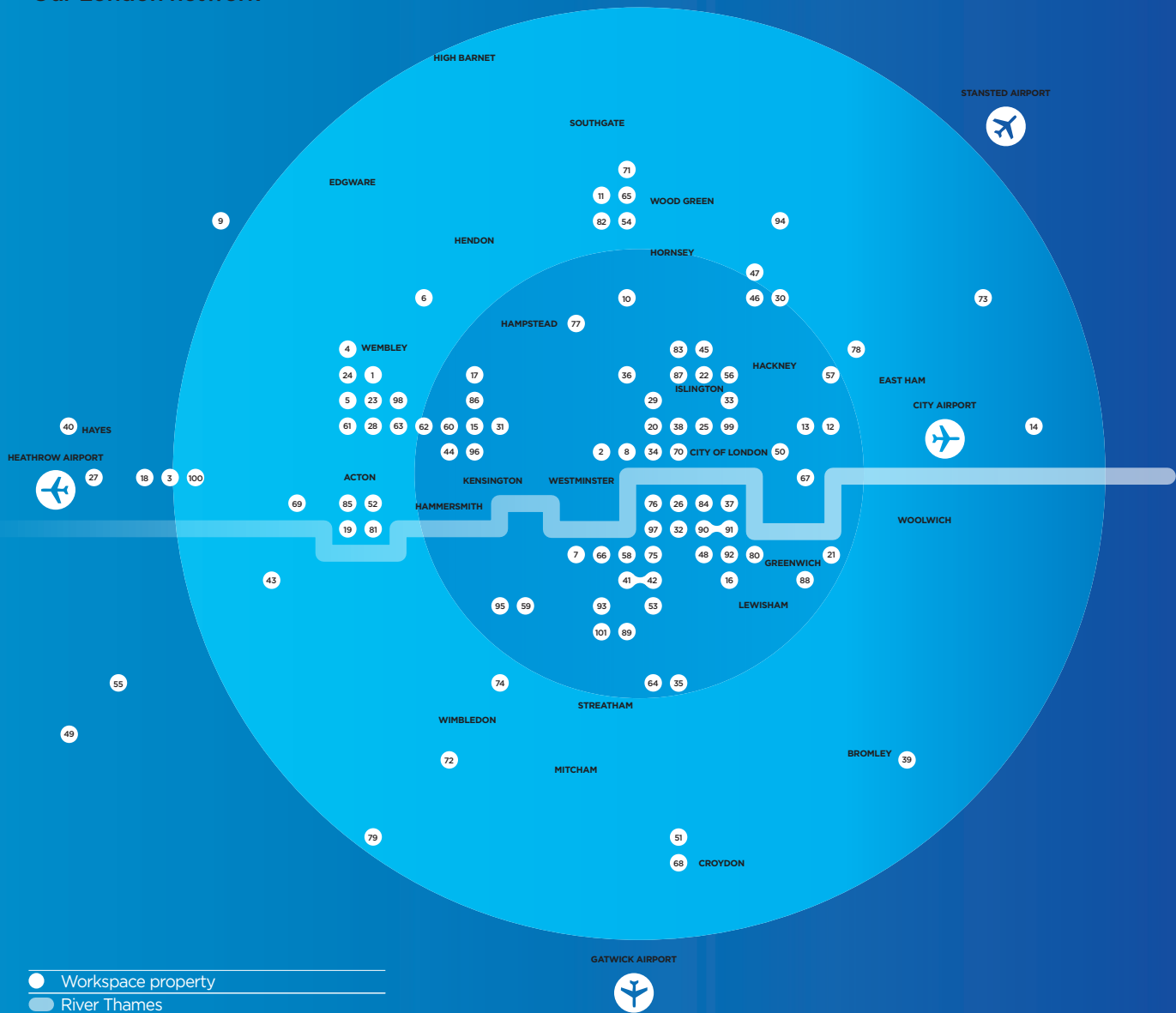
WORKSPACE UNDERSTANDS WORK SPACE

PROPERTY PORTFOLIO 2012



WORKSPACE®

Our London network



Why London:

London is the prime driver of UK economic growth and a global hub for business and culture.

It has the densest and most active population of new and growing businesses in the UK.

It has the highest rate of business start-ups anywhere in the UK.

Wholly owned portfolio:

92

Total number of properties

5.0m

Total lettable floor area (sq. ft.)

BlackRock Workspace Property Trust portfolio:

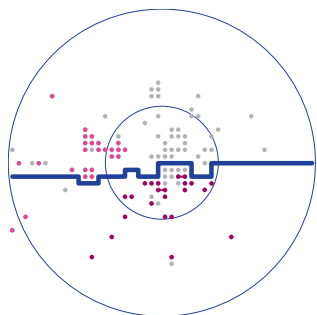
11

Total number of properties

0.4m

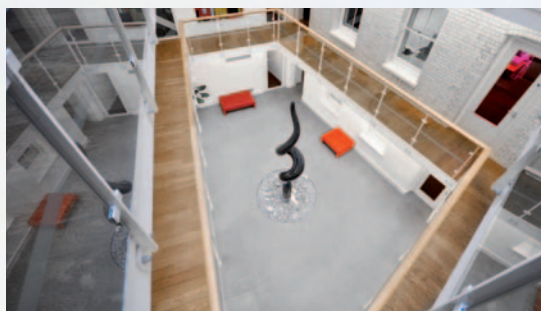
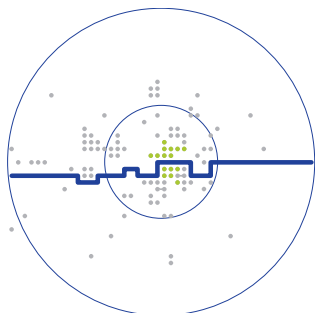
Total lettable floor area (sq. ft.)

South & West London



Property Name	Postcode	Category	Property uses	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
South						
Avro & Hewlett House Havelock Terrace	SW8 4AS	Like for like	Business Space	58,281	530	624
Canterbury Industrial Park	SE15 1NP	Like for like	Industrial	18,893	177	172
Creekside (Faircharm Trading Estate)	SE8 3DX	Like for like	Industrial	105,614	442	627
Hamilton Road	SE27 9SF	Like for like	Industrial	23,531	149	210
Homesdale Business Centre	BR1 2QZ	Like for like	Business Space	13,768	103	177
Kennington Park - Like for like	SW9 6DE	Like for like	Business Space	278,353	3,640	4,288
Kennington Park - Refurbishment	SW9 6DE		Business Space	82,362	616	1,186
Lombard Business Centre	CRO 3JP	Like for like	Business Space	67,243	487	623
Mahatma Ghandi	SE24 0JF	Like for like	Industrial	16,750	152	180
Michael Manley	SW8 4TU	Like for like	Industrial	5,800	73	76
Morie Street	SW18 1SL	Like for like	Business Space	21,696	285	285
Parkhall Business Centre	SE21 8EN	Like for like	Business Space	116,608	748	901
Pensbury Industrial Estate	SW8 4TL	Like for like	Industrial	19,971	236	278
Rainbow Industrial Estate	SW20 0JK	Like for like	Industrial	1,000	288	414
Riverside	SW18 4UQ	Like for like	Business Space	99,501	950	961
Sundial Court	KT5 9RN	Like for like	Business Space	26,107	250	274
T Marchant	SE16 3DH	Like for like	Industrial	51,721	354	302
Thurston Road Industrial Estate	SE13 7SH		Awaiting return of commercial space	0	0	561
Tower Bridge Business Complex - Held for redevelopment/sale	SE16 4DG		Industrial	134,277	581	617
Tower Bridge Business Complex - Like for like	SE16 4DG	Like for like	Business Space	281,340	1,857	2,394
Tower Bridge F Block	SE16 4DG		Industrial	141,881	176	652
Wandsworth Business Village	SW18 4JQ		Awaiting return of commercial space	0	0	1,210
Zennor Road	SW12 OPS	Like for like	Industrial	66,054	460	501
				1,630,751	12,555	17,514
West						
Acton Business Centre	NW10 6TD	Like for like	Industrial	50,361	542	620
Arches Business Centre	UB2 4AU	Like for like	Business Space	40,725	285	311
Artesian Close Industrial Estate	NW10 8RW	Like for like	Industrial	15,814	160	191
Artesian Land	NW10 8JP	Like for like	Industrial	4,500	20	0
Barratt Way Industrial Estate - Harrow	HA3 5TJ	Like for like	Industrial	48,507	264	397
Canalot Studios	W10 5BN		Business Space	37,487	329	980
Chiswick Studios	W4 5PY	Like for like	Business Space	14,253	182	167
2 Cullen Way	NW10 6JZ	Like for like	Industrial	1,562	17	15
10 Cullen Way	NW10 7JF	Like for like	Industrial	10,304	18	59
Enterprise, Hayes	UB3 1DD		Business Space	89,433	172	352
Grand Union Centre	W10 5AS		Business Space	52,700	485	612
Ladbroke Hall	W10 6AZ	Like for like	Business Space	15,219	222	257
Littleton House	TW15 1UU	Like for like	Business Space	41,716	270	308
Long Island House	W3 ORG	Like for like	Business Space	29,983	240	247
Maple Industrial Estate	TW13 7AW	Like for like	Industrial	18,210	249	241
Pall Mall Deposit	W10 6BL	Like for like	Business Space	49,391	903	936
Park Royal Business Centre	NW10 7LQ	Like for like	Business Space	30,347	281	349
Park Royal House	NW10 7JH	Like for like	Business Space	0	0	89
28-30 Park Royal Road	NW10 7LF	Like for like	Business Space	27,762	148	258
Q West*	TW8 OGP	Like for like	Business Space	40,445	226	388
The Barley Mow Centre	W4 4PH	Like for like	Business Space	75,567	1,386	1,475
The Light Box	W4 5PY	Like for like	Business Space	71,161	889	1,079
The Shaftesbury Centre	W10 6BN	Like for like	Business Space	12,604	182	229
Westbourne Studios*	W10 5JJ	Like for like	Business Space	56,491	1,485	1,798
Westwood Business Centre	NW10 6NB	Like for like	Industrial	47,416	351	396
				881,958	9,304	11,753

Central London

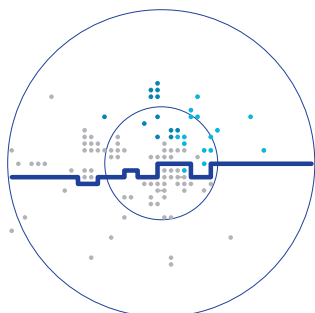


Main image: Enterprise House, SE1 9PG
Inset: Quality Court, WC2A 1HR
Right: The Ivories, N1 2HY



Property Name	Postcode	Category	Property uses	Lettable floor area sq. ft.	Net Rent Roll of occupied units £000s	ERV £000s
Central						
Archer Street	W1D 7AZ	Like for like	Business Space	14,981	548	669
Baldwins Gardens - Hatton Square	EC1N 7RJ	Like for like	Business Space	43,377	794	894
Clerkenwell Workshops	EC1R 0AT	Like for like	Business Space	53,127	2,152	2,521
E1 Business Centre	E1 6TD	Like for like	Business Space	40,343	587	702
Enterprise Estate, Upper Ground & Hatfields	SE1 9PG	Like for like	Business Space	73,154	2,011	2,095
Exmouth House*	EC1R 0JH	Like for like	Business Space	54,121	1,168	1,585
Great Guildford Street	SE1 0HS		Business Space	92,972	1,026	1,595
Greville Street	EC1N 8SB	Like for like	Business Space	10,961	333	497
Holywell Centre	EC2A 4PS	Like for like	Business Space	21,794	378	397
Linton House	SE1 0LH	Like for like	Business Space	34,173	649	740
Quality Court	WC2A 1HR	Like for like	Business Space	16,984	669	1,020
Southbank House	SE1 7SJ	Like for like	Business Space	62,327	1,274	1,581
The Leathermarket	SE1 3ER	Like for like	Business Space	125,279	2,564	3,236
Westminster Business Square	SE11 5JH		Business Space	62,891	799	909
Whitechapel Technology Centre	E1 1DU		Business Space	34,467	421	856
				740,951	15,374	19,297

North and East London



Property Name	Postcode	Category	Property uses	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
North						
Atlas Business Centre	NW2 7HJ	Like for like	Industrial	152,150	935	1,145
Belgravia Workshops	N19 4NF	Like for like	Business space	32,324	289	331
Bounds Green Industrial Estate	N11 2UL	Like for like	Industrial	123,417	624	830
Highbury Grove/Aberdeen Centre	N5 2EA		Awaiting return of commercial space	0	0	1,550
Leroy House	N1 3QP	Like for like	Business space	46,926	707	807
Mallard Place*	N22 6TS	Like for like	Industrial	10,150	83	83
Parma House	N22 6XF	Like for like	Business space	35,034	286	362
Quicksilver Place*	N22 6XH	Like for like	Industrial	27,810	135	167
Spectrum House	NW5 1LP	Like for like	Business space	46,488	561	564
The Chocolate Factory	N22 6XJ	Like for like	Business space	119,027	822	1,115
The Ivories	N1 2HY	Like for like	Business space	24,805	395	374
The Wenlock	N1 7EU	Like for like	Business space	27,947	569	630
				646,078	5,406	7,958

East

Stratford Office Village	E15 4EA	Like for like	Business space	52,055	786	877
Bow Enterprise Park	E3 3QY		Industrial	77,417	556	604
Bow Exchange	E3 3QP	Like for like	Business space	37,086	273	323
Buzzard Creek Industrial Estate*	IG11 0EL	Like for like	Industrial	45,000	280	310
Cremer Business Centre	E2 8HD	Like for like	Business space	41,364	474	540
Fairways	E10 7QT	Like for like	Industrial	47,091	273	367
Greenheath Business Centre*	E2 6JL		Business space	45,831	88	292
Highway Business Park	E1 9HR	Like for like	Industrial	19,969	274	273
Leyton Business Centre	E10 7QP		Industrial	119,476	406	585
Leyton Studios*	E10 7QE	Like for like	Industrial	18,962	100	121
Mare Street Studios	E8 3QE	Like for like	Business space	39,443	401	442
Marshgate Centre	E15 2NH	Like for like	Industrial	92,674	433	488
Poplar Business Park*	E14 9RL	Like for like	Industrial	74,777	1,178	1,273
Redbridge Enterprise Centre	IG11 1TY	Like for like	Industrial	20,064	168	235
Uplands	E17 5QN	Like for like	Industrial	280,497	1,348	1,604
				1,011,706	7,038	8,335

Outside London

Property Name	Postcode	Category	Property uses	Lettable floor area sq. ft. [†]	Net Rent Roll of occupied units £000s	ERV £000s
Outside London						
Clyde House, Maidenhead*	SL6 8BR	Like for like	Business space	29,654	192	253
Harlow Enterprise Centre, Harlow	CM20 2HS	Like for like	Industrial	51,851	328	315
				81,505	520	569
Wholly owned portfolio as at 31 March 2012				4,992,949	50,197	65,426

BlackRock Workspace Joint Venture

Property Name	Postcode	Property uses	Lettable floor area sq. ft. [†]	Net Rent Roll of occupied units £000s	ERV £000s
BlackRock Workspace Property Trust					
Chandelier Building	NW10 6RB	Business space	46,174	411	1,064
Charles House	UB2 4BD	Industrial	72,097	999	498
Europa Building	NW10 6ND	Business space	26,477	257	413
Horton Road	UB7 8JD	Industrial	41,402	210	202
Kingsmill Business Park*	KT1 3AP	Business space	40,151	345	374
Lloyds Avenue	EC3N 3AX	Business space	34,764	680	894
Progress Park	CR0 4XD	Industrial	31,002	213	282
Rudolf Place	SW8 1RP	Business space	14,708	184	297
Toplin House	SW9 6BB	Business space	40,485	485	486
Union Court	SW4 6JP	Business space	67,344	625	738
Windmill Place	UB2 4NJ	Business space	25,779	266	292
BlackRock Workspace Property Trust joint venture totals as at 31 March 2012			440,383	4,676	5,540

* Denotes property held as long leasehold, all other properties held as freehold

† Excludes storage area

Property statistics as at 31 March 2012



WORKSPACE[®]

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