



Broadgate signs Herbert Smith Freehills Kramer at 1 Appold Street

Leading global law firm will take 268,000 sq ft of space

Deal takes the building to 60% pre-let ahead of Q1 2029 delivery

10 February 2026

Broadgate, a vibrant office-led campus in the heart of the City of London, is a joint venture between British Land and GIC ("the JV"). The JV has signed a 21 year lease agreement with leading global law firm Herbert Smith Freehills Kramer for 268,000 sq ft of office space at 1 Appold Street, Broadgate (HSF Kramer will have their own entrance known as 8 Exchange Square), with options to take a minimum of 238,000 sq ft or lease up to 360,000 sq ft.

The deal means the building is already 60% (by ERV) pre-let at a minimum and 100% pre-let on the office space if the option space is taken.

This letting reflects the continued strength of demand for prime, amenity rich workspace at Broadgate, where the campus is benefiting from strong occupational fundamentals and a tightening supply of high-quality space. Broadgate is virtually full, and this latest milestone letting sets new rental tones and reinforces the campus's position as one of the City's most in-demand locations.

Skanska has been appointed as contractor on the redevelopment, under a contract which delivers a high-level of cost certainty. This scheme is expected to complete in Q1 2029, and will comprise 360,000 sq ft of best-in-class next-generation workspace with market-leading sustainability credentials, terraces overlooking the award-winning Exchange Square and 48,000 sq ft of leisure space, which is under offer to a high-quality gym and health club operator. It will benefit from the campus's exceptional amenities and direct connections to Liverpool Street station, one of London's best-served transport hubs.

Kelly Cleveland, Head of Real Estate and Investment at British Land, said: "There is an increasingly diverse mix of global businesses choosing Broadgate for its connectivity and amenities, sustainability standards and public spaces.

"Herbert Smith Freehills Kramer's decision to relocate across Exchange Square highlights how the quality of the public realm and amenity continues to shape occupier choice across the campus. Their commitment to retaining their London head office here continues our longstanding relationship, and reinforces the strong demand we're seeing for exceptional workspace in the best locations, which helps people and businesses thrive."

Tracy Stroh, Head of Europe Real Estate at GIC, commented: "This agreement with Herbert Smith Freehills Kramer reflects the strong demand for high-grade office space at Broadgate. We look forward to welcoming HSF Kramer to their new head office and to



continuing our more than decade long partnership with British Land as we further develop the Broadgate Campus."

Jeremy Walden, Executive Partner, UK and EMEA, at Herbert Smith Freehills Kramer said: "This exciting news marks a significant milestone in the strategic vision of our global business. We are delighted to be continuing our long-term relationship with the Broadgate joint venture. Its commitment to community, innovation and sustainability is fully aligned with our own values and ambitions. We are partnering to deliver a new, state-of-the-art environment that is designed around the needs of our people and clients and perfectly positioned to deliver the next phase of our London success."

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About British Land

British Land is a UK commercial property company focused on real estate sectors with the strongest operational fundamentals: London campuses, retail parks, and London urban logistics. We own or manage a portfolio valued at £15.2bn (British Land share: £9.8bn) as at 30 September 2025.

Our purpose is to create and manage Places People Prefer - outstanding places that deliver positive outcomes for all our stakeholders on a long term, sustainable basis. We do this by leveraging our best in class platform and proven expertise in development, repositioning and active asset management.

We have both a responsibility and an opportunity to manage our business in an environmentally and socially responsible manner. Our approach to sustainability is focused on three pillars: Greener Spaces, Thriving Places and Responsible Choices.

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About GIC

GIC is a leading global investment firm established in 1981 to secure Singapore's financial future. As the manager of Singapore's foreign reserves, we take a long-term, disciplined approach to investing. Our asset allocation strategy spans three asset groups – Equities, Fixed Income, and Real Assets. These include investments in developed and emerging market equities, nominal and inflation-linked bonds, private equity, real estate, alternatives,



and infrastructure. We are headquartered in Singapore, with a global presence including a talent force of over 2,300 people in 11 key financial cities and investments in over 40 countries. We seek to add meaningful value to our investments and be an investor of choice by leveraging our long-term approach, multi-asset capabilities, and global connectivity.

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