

CBRE Limited
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The Directors
Workspace Group plc
Canterbury Court,
Kennington Park,
1-3 Brixton Road
London
SW9 6DE
(the "Company")

28 March 2022

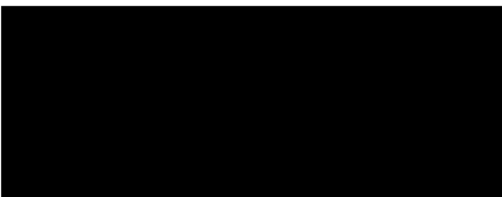
and

J.P. Morgan Securities plc
25 Bank Street
Canary Wharf
London
E14 5JP
(in its capacity as Financial Adviser to the Company)

Dear Sirs

We hereby give our consent to the inclusion of our valuation report dated 1 March 2022 in the scheme document relating to the proposed acquisition of McKay Securities plc by the Company to be posted on or around 29 March 2022 and the references thereto and to our name in the form and context in which they are included.

Yours faithfully



Nick Knight
Executive Director
For and on behalf of CBRE Limited