

**F.A.O The Board of Directors
Workspace Group plc
Centro 1, 39 Plender Street, London, NW1 0DT**

3 August 2026

**Workspace Group plc, Annual General Meeting, 23rd July 2026 - Independent Assessors
Report (as defined by the Companies Act 2006)**

Civica Election Services Limited (CES) was appointed by Workspace Group plc on 13th May 2026 as an independent assessor, as defined in the Companies Act 2006.

The Report

CES can confirm that:

- The procedures adopted in connection with the polls at the annual general meeting were adequate.
- The votes cast (including proxy votes) were fairly and accurately reported and counted.
- The validity of members' appointments of proxies was fairly assessed.
- The notice of meeting complied with Section 325 of the Companies Act 2006 and that the notice of meeting contained the statement of rights to appoint a proxy.
- Section 326 (company-sponsored invitations to appoint proxies) was complied with in relation to the meeting.

CES confirms that we meet the independence requirements of Section 344 of the Companies Act 2006 in relation to Workspace Group plc.

Elliot Roberts and Eimear O'Flaherty
CIVICA ELECTION SERVICES

Assessment Evaluation Information

The following steps helped CES in forming the opinions stated in the Independent Assessors' report:

- review of the correspondence sent to Shareholders at the start of the voting period
- liaison with Computershare (the registrars and independent scrutineer) prior to, on the day of, and following, the annual general meeting to audit the proxy voting and vote counting process.
- attendance at the annual general meeting to observe the registration process, announcement of poll procedures and vote count.

Reviewing the Notice of Meeting

The notice of meeting complied with Section 325 (of the Companies Act 2006) and the notice of meeting contained statement of rights to appoint a proxy complying with Section 326.

Distribution of company sponsored invitations to appoint proxies

We can confirm we've had sight of the postal distribution docket, showing invitations to appoint proxies were sent out to all members, and that Section 326 of the Companies Act was complied with.

Liaison with Computershare.

We established contact with Computershare following our appointment and were provided with access to their Issuer Online platform. Via this platform, we were able to monitor the development of the pre-meeting proxy vote position and the vote status of all listed shareholders and were provided with the final pre-meeting voting position.

As part of our role as Independent Assessor, we undertook vote sampling that included the following:

Processing of votes cast across all four vote channels:

- Crest pre-meeting
- web pre-meeting
- hard copy pre-meeting
- votes cast on the day of the meeting

For all checks we undertook, we can confirm that there were no discrepancies with the figures produced by Computershare and that all votes cast were accurately reported and counted.

Attendance at the Annual General Meeting – 23rd July 2026

Elliot Roberts and Eimear O'Flaherty attended the meeting in person to observe proceedings.

We observed the registration of guests, shareholders, proxy holders and Corporate Representatives and can confirm that clear instructions were given, voting forms were issued where appropriate and Corporate Representation letters were correctly checked.

Voting instructions were announced by the Chair and sufficient time was allowed for those voting on the day.

We observed the post polls process of the registrars amalgamating votes cast in advance with those cast on the day. All votes cast were checked for signatures and Corporate Representative appointments cross checked with relevant voting instructions. All attendees cast the correct amount of votes as per their poll card and within the defined entitlement on the share register. Votes were both manually and program calculated and fully reconciled.

We had sight of the registrar's final verified report of voting and can confirm that these agreed with the results posted on the London Stock Exchange.