



## Independent Limited Assurance Report of KPMG LLP to Workspace Group PLC

KPMG LLP (“KPMG” or “we”) were engaged by **Workspace Group PLC** (“Workspace”) to provide limited assurance over the Selected Information described below for the 12 month period ended 28 February 2023.

### Our conclusion

Based on the work we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe that the Selected Information has not been properly prepared, in all material respects, in accordance with the Reporting Criteria.

This conclusion is to be read in the context of the remainder of this report, in particular the inherent limitations explained below and this report’s intended use.

### Selected Information

The scope of our work includes only the information included within the Workspace Group Green Finance Allocation Report 2023 (“the Report”) for the 12 month period ended 28 February 2023 marked with the symbol [Δ] (“the Selected Information”) (and also listed in Appendix 1).

Workspace’s Green Finance Framework requires Workspace to prepare an annual allocation report setting out the allocation of the net proceeds from the £300m green bond issued on 4 March 2021 (‘the Green Bond’) to Eligible Green Projects (‘EGPs’). The Report has been prepared to meet these requirements.

We have not performed any work, and do not express any conclusion, over any other information that may be included in the Report or displayed on Workspace’s website for the current period or for previous periods unless otherwise indicated.

### Reporting Criteria

The Reporting Criteria we used to form our judgements are Workspace’s Green Finance Framework as set out at [Workspace-green-finance-framework-vFinal\\_2.pdf](#) (“the Reporting Criteria”). As set out in the Reporting Criteria the value of the EGPs allocated is determined by reference to the external valuation of the assets (as at 30 September 2022 for this period); this means that the amount allocated could, in future, vary in line with fluctuations in the value of the EGPs due to market factors that may not be specifically linked to the allocation of the net proceeds of the Green Bond. The Selected Information needs to be read together with the Reporting Criteria.

### Inherent limitations

The nature of non-financial information; the absence of a significant body of established practice on which to draw; and the methods and precision used to determine non-financial information, allow for different, but acceptable evaluation and measurement techniques and can result in materially different measurements, affecting comparability between entities and over time.

The Reporting Criteria has been developed to assist Workspace in determining the allocation of the net proceeds from the Green Bond. As a result, the Selected Information may not be suitable for another purpose.

Our work does not provide any assurance that the EGPs to which the Green Bond proceeds were allocated were only undertaken as a consequence of issuing the Green Bond, nor that Workspace did not, in the same period, also use other cash flows to invest in activities that they would not be permitted to use the Green Bond proceeds for.

Workspace have set out the basis for determining whether assets qualify as EGPs (as set out in the Reporting Criteria) and our work does not provide any assurance over this basis for determination. Our work does not provide any assurance over the correlation between use of the net proceeds of the Green Debt and the environmental impacts of the EGPs.

### Directors’ responsibilities

The Directors of Workspace are responsible for:

- designing, operating and maintaining internal controls relevant to the preparation and presentation of the Selected Information that is free from material misstatement, whether due to fraud or error;
- selecting and/or developing objective Reporting Criteria;
- measuring and reporting the Selected Information in accordance with the Reporting Criteria;
- the contents and statements contained within the Report and the Reporting Criteria;
- prevention and detection of fraud and for identifying and ensuring that Workspace complies with laws and regulations applicable to its activities; and
- implementing procedures designed to ensure that personnel involved with the preparation and presentation of the Report are properly trained, systems are properly updated and that any changes in reporting relevant to the use of proceeds from the Green Bond encompass all significant business units.

### Our responsibilities

Our responsibility is to plan and perform our work to obtain limited assurance about whether the Selected Information has been properly prepared, in all material respects, in accordance with the Reporting Criteria and to report to Workspace in the form of an independent limited assurance conclusion based on the work performed and the evidence obtained.

### Assurance standards applied

We conducted our work in accordance with International Standard on Assurance Engagements (UK) 3000 *Assurance Engagements other than Audits or Reviews of Historical Financial Information* (“ISAE (UK) 3000”) issued by the Financial Reporting Council. That standard requires that we obtain sufficient, appropriate evidence on which to base our conclusion.

### Independence, professional standards and quality management

We comply with the Institute of Chartered Accountants in England and Wales (“ICAEW”) Code of Ethics, which includes independence, and other requirements founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour, that are at least as demanding as the applicable provisions of the IESBA Code of Ethics. The firm applies International Standard on Quality Management 1 *Quality Management for Firms that Perform Audits or Reviews of*



*Financial Statements, or Other Assurance or Related Services Engagements* which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

### Summary of work performed

A limited assurance engagement involves planning and performing procedures to obtain sufficient appropriate evidence to obtain a meaningful level of assurance over the Selected Information as a basis for our limited assurance conclusion. Planning the engagement involves assessing whether the Reporting Criteria are suitable for the purposes of our limited assurance engagement. The procedures selected depend on our judgement, on our understanding of the Selected Information and other engagement circumstances, and our consideration of areas where material misstatements are likely to arise.

The procedures performed included:

- conducting interviews with management and key staff responsible for the use of proceeds of the Green Bond to obtain an understanding of the key processes, systems and controls in place for the use of proceeds of the Green Bond and over the preparation of the Selected Information;
- checking documentation which supports the processes, systems and controls in place for the use of proceeds of the Green Bond;
- inspecting the minutes of the green finance committee of Workspace to confirm that the EGPs had been considered and approved;
- examining the processes, systems and controls in place to manage the use of proceeds from the Green Bond including:
  - comparing the total funds received by Workspace with those allocated to EGPs (as defined in the Reporting Criteria);
  - understanding the information sources used by Workspace to determine the amount of proceeds allocated, in GBP, to EGPs;
  - performing limited substantive testing of Green Buildings amounts to valuation reports, and eligibility as Green Buildings to BREEAM Certificates and Energy Performance

Certificates to support the allocation to EGPs (Green Buildings);

- checking the funds were allocated to EGPs within the period from 36 months before issuance of the bond and 28 February 2023; and
- reading the narrative within the Report with regard to the Reporting Criteria, and for consistency with our findings.

The work performed in a limited assurance engagement varies in nature and timing from, and is less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

### This report's intended use

Our report has been prepared for Workspace solely in accordance with the terms of our engagement. We have consented to the publication of our report on Workspace's website for the purpose of Workspace showing that it has obtained an independent assurance report in connection with the Selected Information.

Our report was designed to meet the agreed requirements of Workspace determined by Workspace's needs at the time. Our report should not therefore be regarded as suitable to be used or relied on by any party wishing to acquire rights against us other than Workspace for any purpose or in any context. Any party other than Workspace who obtains access to our report or a copy and chooses to rely on our report (or any part of it) will do so at its own risk. To the fullest extent permitted by law, KPMG LLP will accept no responsibility or liability in respect of our report to any other party.

*KPMG LLP*

**KPMG LLP**  
Chartered Accountants  
15 Canada Square  
London  
E14 5GL  
03 March 2023

The maintenance and integrity of Workspace's website is the responsibility of the Directors of Workspace; the work carried out by us does not involve consideration of these matters and, accordingly, we accept no responsibility for any changes that may have occurred to the reported Selected Information, Reporting Criteria or Report presented on Workspace's website since the date of our report.



## Appendix 1 Summary of Selected Information

---

Name	Amount
Net proceeds of the issue of the Green Bonds allocated to EGPs	£300,000,000