



Independent Limited Assurance Report 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 reporting period from 11 March 2021 to 28 February 2022.

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 2021 ('the Report') for the period ended 28 February 2022 marked with the symbol Δ ('the Selected Information') and also listed in Appendix A. 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 11 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 https://www.workspace.co.uk/getmedia/453fc7a6-870f-4c89-a5a7-78c22c424f17/Workspace-green-finance-framework-vFinal_2.pdf ('the Reporting Criteria').

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

Inherent limitations

Our work does not provide any assurance that the projects 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.

Directors' responsibilities

The Directors of Workspace are responsible for:

- designing, implementing 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; and
- 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 performed 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 UK Financial Reporting Council.

Independence, professional standards and quality control

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. We also apply International Standard on Quality Control (UK) 1 'Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and other Assurance and Related Services Engagements' and accordingly maintain a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Summary of work performed

Considering the level of assurance and our assessment of the risk of material misstatement of the Selected Information, whether due to fraud or error, our work included, but was not restricted to:

- assessing the appropriateness of the Reporting Criteria for the Selected Information;
- 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 allocated projects 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 renewable energy amounts to invoices and Renewable Energy Guarantee of Origin to support the allocation to EGPs (Renewable Energy);
 - 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 to 28 February 2022; and
 - reading the Report and narrative accompanying the Selected Information on use of proceeds with regard to the Reporting Criteria, 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

This assurance report is made solely to Workspace in accordance with the terms of the engagement contract between us. Those terms permit disclosure to other parties, solely for the purpose of Workspace showing that it has obtained an independent assurance report in connection with the Selected Information. We have not considered the interest of any other party in the Selected Information. To the fullest extent permitted by law, we accept no responsibility and deny any liability to any party other than Workspace for our work, for this assurance report or for the conclusions we have reached.

KPMG LLP

KPMG LLP
Chartered Accountants
London
11 March 2022

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 the Report presented on Workspace's website since the date of our report.



Appendix A – Selected Information

The Selected Information are listed below. The information in this appendix needs to be read together with the attached limited assurance report and the Reporting Criteria.

| Underlying Selected Information | Selected Information |
|--|-----------------------------|
| Allocation of net proceeds of the issue of the Bonds | £284,823,162 |
| Allocation of net proceeds of the issue of the Bonds to Green Buildings | £274,875,000 |
| Allocation of net proceeds of the issue of the Bonds to Renewable Energy | £9,948,162 |