

The Directors
Workspace Group plc
Canterbury Court
Kennington Park Business Centre
1-3 Brixton Rd
London
SW9 6DE
United Kingdom

29 March 2022

Dear Sir / Madam,

Recommended offer for McKay Securities plc by Workspace Group plc (the “Acquisition”)

We refer to the scheme document (the “Scheme Document”) and the announcement relating to the publication of the Scheme Document (“the Announcement”) to be published by McKay Securities plc on or around 29 March 2022, in connection with the Acquisition, a copy of which is attached hereto.

The Scheme Document and Announcement include certain references to J.P. Morgan Securities plc (which conducts its UK investment banking business as J.P. Morgan Cazenove) (“J.P. Morgan”).

J.P. Morgan hereby gives its consent to the publication of the Scheme Document and Announcement with the inclusion therein of references to its name in the form and context in which they appear.

This letter is for your information only and should not be relied upon by any other person. We acknowledge that a copy of this letter shall be published on the website of Workspace Group plc as required by the City Code on Takeovers and Mergers.

Yours faithfully,



J.P. Morgan Securities plc