

SOUTH AND WEST LONDON

Property Name	Postcode	Category	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
South					
Canterbury Estate	SE15 INP	Like for like	18,893	199	195
Faircharm	SE8 3DX	Redevelopment	106,663	399	641
Hamilton Road	SE27 9SF	Like for like	23,531	141	210
Havelock Terrace	SW8 4AS	Like for like	58,343	698	783
Kennington Park – Investment	SW9 6DE	Like for like	336,854	4,631	5,048
Kennington Park – Refurbishment	SW9 6DE	Refurbishment	36,384	735	1,026
Lombard	CRO 3JP	Like for like	67,248	459	598
Mahatma Gandhi	SE24 0JF	Like for like	16,750	154	189
Michael Manley	SW8 4TU	Like for like	5,800	73	76
Morie Street	SW18 1SL	Like for like	21,696	310	333
Parkhall	SE21 8EN	Like for like	119,105	801	1,013
Pensbury	SW8 4TL	Like for like	19,971	257	278
Rainbow	SW20 0JK	Like for like	1,000	410	411
Riverside	SW18 4UQ	Like for like	99,341	956	1,001
Sundial Court	KT5 9RN	Like for like	26,107	241	261
T Marchant	SE16 3DH	Like for like	51,984	332	305
Thurston Road	SE13 7SH	Redevelopment	0	0	561
The Biscuit Factory	SE16 4DG	Like for like	276,249	1,944	2,619
The Biscuit Factory (including Tower Bridge Block F)	SE16 4DG	Redevelopment	276,158	1,163	1,269
Wandsworth	SW18 4JQ	Redevelopment	0	0	1,320
Zennor Road	SW12 OPS	Like for like	66,054	454	537
			1,628,131	14,357	18,674

West					
2 Cullen Way	NW10 6JZ	Like for like	1,562	17	15
10 Cullen Way	NW10 7JF	Like for like	10,304	21	59
Acton Centre	NW10 6TD	Like for like	50,361	540	623
Arches	UB2 4AU	Like for like	40,725	310	307
Artesian Close	NW10 8RW	Like for like	15,815	196	197
Artesian Land	NW10 8JP	Like for like	4,500	20	0
Barratt Way	HA3 5TJ	Like for like	47,294	338	395
Canalot Studios	W10 5BN	Refurbishment	48,970	575	1,491
Chiswick Studios	W4 5PY	Like for like	14,253	185	167
Grand Union Centre	W10 5AS	Redevelopment	47,621	244	632
Ladbroke Hall	W10 6AZ	Like for like	15,219	238	250
Littleton House	TW15 1UU	Like for like	41,716	288	317
Maple	TW13 7AW	Like for like	18,210	233	241
Pall Mall Deposit	W10 6BL	Like for like	49,360	954	1,002
Park Royal	NW10 7LQ	Like for like	30,347	300	357
Park Royal House	NW10 7JH	Redevelopment	0	0	89
Q West	TW8 OGP	Like for like	39,980	247	378
The Barley Mow Centre	W4 4PH	Like for like	75,377	1,393	1,492
The Light Box	W4 5PY	Like for like	70,958	850	1,060
The Shaftesbury Centre	W10 6BN	Like for like	12,608	227	235
Westbourne Studios	W10 5JJ	Like for like	55,758	1,797	1,857
			690,938	8,973	11,164

CENTRAL LONDON

Property Name	Postcode	Category	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
Central					
Greville Street	ECIN 8SB	Like for like	10,961	318	489
Archer Street	W1D 7AZ	Like for like	14,984	678	722
Baldwins Gardens	ECIN 7RJ	Like for like	43,396	885	901
Clerkenwell Workshops	EC1R OAT	Like for like	53,127	2,461	2,827
E1 Business Centre	E1 6TD	Like for like	40,184	672	727
Enterprise House	SE1 9PG	Like for like	72,870	2,291	2,352
Exmouth House	EC1R OJH	Refurbishment	52,907	994	1,627
Metal Box Factory	SE1 OHS	Refurbishment	62,641	867	1,539
Holywell Centre	EC2A 4PS	Like for like	21,796	408	486
Linton House	SE1 OLH	Like for like	34,783	767	780
Quality Court	WC2A 1HR	Like for like	16,981	744	847
Southbank House	SE1 7SJ	Like for like	62,403	1,391	1,584
The Leathermarket	SE1 3ER	Like for like	125,291	3,145	3,305
Westminster	SE11 5JH	Refurbishment	61,714	762	856
Whitechapel	E1 1DU	Refurbishment	38,424	474	803
			712,462	16,857	19,845

NORTH AND EAST LONDON

North					
Atlas	NW2 7HJ	Like for like	152,412	952	1,142
Belgravia Workshops	N19 4NF	Like for like	32,324	311	362
Bounds Green	N11 2UL	Like for like	123,272	664	838
ScreenWorks	N5 2EA	Redevelopment	0	0	1,550
Leroy House	N1 3QP	Like for like	46,685	809	905
Mallard Place	N22 6TS	Like for like	10,150	83	83
Parma House	N22 6XF	Like for like	35,040	280	343
Quicksilver Place	N22 6XH	Like for like	27,810	135	177
Spectrum House	NW5 1LP	Like for like	46,489	586	564
The Chocolate Factory	N22 6XJ	Like for like	119,256	853	1,109
The Ivories	N1 2HY	Like for like	24,811	346	469
The Wenlock	N1 7EU	Like for like	27,950	641	686
			646,199	5,660	8,228

East					
Stratford Office Village	E15 4EA	Like for like	52,055	570	875
Bow Enterprise Park	E3 3QY	Redevelopment	67,178	269	626
Bow Exchange	E3 3QP	Like for like	36,962	262	289
Buzzard Creek	IG11 OEL	Like for like	45,000	285	317
Cremer	E2 8HD	Like for like	41,364	562	609
Fairways	E10 7QT	Like for like	47,091	292	362
The Pill Box	E2 6JL	Refurbishment	0	0	1,030
Highway	E1 9HR	Like for like	19,969	255	273
Leyton	E10 7QP	Refurbishment	87,930	449	551
Mare Street Studios	E8 3QE	Like for like	39,442	392	443
Marshgate Centre	E15 2NH	Redevelopment	92,673	215	478
Poplar	E14 9RL	Like for like	74,775	1,072	1,271
Redbridge Enterprise Centre	IG1 1TY	Like for like	20,020	146	227
Uplands	E17 5QN	Like for like	280,497	1,551	1,580
			904,956	6,320	8,931

OUTSIDE LONDON

Property Name	Postcode	Category	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
Outside London					
Clyde House	SL6 8BR	Like for like	29,654	192	245
Harlow Enterprise Centre	CM20 2HS	Like for like	51,851	327	315
			81,505	519	560

BLACKROCK WORKSPACE JOINT VENTURE

Baden Place	SE1 1YH	Like for like	25,472	477	645
Burford Road	E15 2ST	Like for like	21,296	258	289
Cam Road	E15 2SN	Like for like	38,502	733	534
Charles House	UB2 4BD	Like for like	72,097	1,002	1,093
Chandelier Building	NW10 6RB	Like for like	46,175	429	515
City Road	EC1V 1JN	Like for like	31,292	390	618
Europa	NW10 6ND	Like for like	25,826	336	341
Horton Road	UB7 8JD	Like for like	38,720	246	220
Kingsmill	KT1 3AP	Like for like	40,151	361	401
Little London	SE1 2BA	Like for like	31,101	527	631
Lloyds Avenue	EC3N 3AX	Like for like	34,764	793	961
Progress Park	CRO 4XD	Like for like	31,002	242	277
Rudolph Place	SW8 1RP	Like for like	14,712	243	314
Toplin House	SW9 6BB	Redevelopment	3,133	85	486
Union Court	SW4 6JP	Like for like	67,711	673	802
Windmill Place	UB2 4NJ	Like for like	26,171	241	287
			548,125	7,036	8,414

ENTERPRISE HOUSE INVESTMENTS LLP JOINT VENTURE

Enterprise House, Hayes	UB3 1DD		79,518	191	86
			79,518	191	86

† Excludes storage area

Property statistics as at 31 March 2013

REGISTRAR

All general enquiries concerning ordinary shares in Workspace Group PLC, should be addressed to:

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Alternatively, shareholders can contact Computershare online via their free Investor Centre facility. Shareholders have the ability to set up or amend bank details for direct credit of dividend payments, amend address details, view payment history and access information on the Company's share price. For more information or to register please visit www.investorcentre.co.uk

WEBSITE

The Company has a corporate website, which holds, amongst other information, a copy of our latest annual report and accounts, a list of properties held by the Group and copies of all press announcements. The site can be found at www.workspace.co.uk.

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GLOSSARY OF TERMS

BWPT BlackRock Workspace Property Trust, a joint venture property fund with the BlackRock UK Property Fund in which the Group holds a 20.1% interest.

Cash rent roll is the current net rents receivable for occupied units.

Earnings per share (EPS) is the profit after taxation divided by the weighted average number of shares in issue during the period.

Employee Share Ownership Trust (ESOT) is the trust created by the Group to hold shares pending exercise of employee share options.

EPRA NAV is a definition of net asset value as set out by the European Public Real Estate Association. It represents net assets after excluding mark to market adjustments of effective cash flow hedges (financial derivatives) and deferred tax relating to revaluation movements, capital allowances and derivatives.

Equivalent Yield is a weighted average of the initial yield and reversionary yield and represents the return a property will produce based upon the timing of the occupancy of the property and timing of the income receivable. This is approximated by the reversionary yield multiplied by the Group trend occupancy of 90%.

Estimated rental value (ERV) or market rental value is the Group's external valuers' opinion as to the open market rent, which on the date of valuation, could reasonably be expected to be obtained on a new letting or rent review.

Exceptional items are significant items of income or expense that by virtue of their size, incidence or nature are shown separately on the Income Statement to enable a full understanding of the Group's financial performance.

Gearing is the Group's net debt as a percentage of net assets.

Gearing on adjusted net assets is the Group's net debt as a percentage of net assets excluding mark to market derivative adjustments.

Initial yield is the net rents generated by a property or by the portfolio as a whole expressed as a percentage of its valuation.

Interest cover is the number of times net interest payable is covered by operating profit.

IPD is the Investment Property Databank Ltd, a company that produces an independent benchmark of property returns.

IPD Universe is the IPD quarterly universe property fund benchmark of approximately 250 (£50bn) UK domestic property funds.

LIBOR is the British Bankers' Association London Interbank Offer Rate.

Like-for-like are those properties that have been held throughout a 12 month period and have not been subject to a refurbishment or redevelopment programme in the last 24 months.

Loan to value is the current loan balance divided by the current value of properties secured on the loan.

Market rental values (see ERV).

Net asset value per share (NAV) is net assets divided by the number of shares at the period end.

Net bank debt is the amount drawn on bank facilities, including overdrafts, less cash deposits.

Net rents are rents excluding any contracted increases and after deduction of inclusive service charge revenue.

Occupancy percentage is the area of space let divided by the total net lettable area (excluding land used for open storage).

Open market value is an opinion of the best price at which the sale of an interest in the property would complete unconditionally for cash consideration on the date of valuation (as determined by the Group's external valuers).

Profit/(loss) before tax (PBT) is income less all expenditure other than taxation.

Property Income Distribution (PID) a dividend generally subject to withholding tax that a UK REIT is required to pay from its tax-exempted property rental business and which is taxable for UK resident shareholders at their marginal tax rate.

REIT is a Real Estate Investment Trust as set out in the UK Finance Act 2006 Sections 106 and 107. REITs pay no corporation tax on profits derived from their property rental business.

Rent per sq. ft. is the net rent divided by the occupied area.

Rent roll (see cash rent roll).

Reversion/reversionary income is the increase in rent estimated by the Group's external valuers, where the net rent is below the current estimated rental value. The increases to rent arise on rent reviews, letting of vacant space, expiry of rent free periods or rental increase steps.

Reversionary yield is the anticipated yield, which the initial yield will rise to once the rent reaches the estimated rental value. It is calculated by dividing the ERV by the valuation.

Small and medium sized enterprises (SMEs) are those businesses with a turnover of less than £1m p.a. or staff of less than 50. Most Workspace customers are SME businesses with staffing of up to 20.

Total Shareholder Return (TSR) is the return obtained by a shareholder calculated by combining both share price movements and dividend receipts.

Trading profit after interest is net rental income, joint venture trading income and finance income, less administrative expenses, less finance costs.

Unique web visits is the number of unduplicated (counted only once) visitors to a website over the course of a specified time period.

WORKSPACE GROUP ONLINE

Workspace's comprehensive website gives you fast, direct access to a wide range of Company information.

To find out more go to www.workspace.co.uk



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