

28 November 2024

WORKSPACE® GROUP PLC
DIRECTOR/PDMR SHAREHOLDING

Notification of Transactions of Directors/Persons Discharging Managerial Responsibility and Persons Closely Associated with them

Workspace Group PLC (the "**Company**") announces that, on 28 November 2024, two conditional share awards (the "**Awards**") over ordinary shares in the Company were granted to Lawrence Hutchings (a person discharging managerial responsibility for the Company) (the "**PDMR**") under the Workspace Group Long Term Incentive Plan (the "**LTIP**"). The Awards are 'buyout' awards that have been granted to replace awards that Lawrence Hutchings forfeited on the termination of his previous employment. They will vest subject to the rules of the LTIP, including continued employment and performance conditions where appropriate.

The Awards comprise of two awards of an equal number of shares with a value of £250,000 each at the grant price set out in 4(c) below.

1.	Details of PDMR/person closely associated with them ('PCA')											
a)	Name	Lawrence Hutchings										
2.	Reason for the notification											
a)	Position/status	Chief Executive Officer										
b)	Initial notification/ amendment	Initial notification										
3.	Details of the issuer, emission allowance market participant, auction platform, auctioneer or auction monitor											
a)	Name	Workspace Group PLC										
b)	LEI	2138003GUZRFIN3UT430										
4.	Details of the transaction(s): section to be repeated for (i) each type of instrument; (ii) each type of transaction; (iii) each date; and (iv) each place where transaction(s) has been conducted											
a)	Description of the financial instrument	Ordinary Shares of 100p ISIN GB00B67G5X01										
b)	Nature of the transaction	1. Grant of a conditional award under the LTIP. This Award is subject to the PDMR remaining in employment with the Company until 18 November 2027 (subject to the rules of the LTIP). 2. Grant of a conditional award under the LTIP. This Award is subject to performance conditions over the performance period ending 31 March 2027.										
c)	Price(s) and volume(s)	<table><tr><td></td><td>Price(s)</td><td>Volume(s)</td></tr><tr><td>1.</td><td>Nil consideration</td><td>44,907</td></tr><tr><td>2.</td><td>Nil consideration</td><td>44,907</td></tr></table>		Price(s)	Volume(s)	1.	Nil consideration	44,907	2.	Nil consideration	44,907	
	Price(s)	Volume(s)										
1.	Nil consideration	44,907										
2.	Nil consideration	44,907										
d)	Aggregated information	NA										
e)	Date of the	28 November 2024										

	transaction	
f)	Place of the transaction	Outside a trading venue

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