

26 November 2025

WORKSPACE GROUP PLC

PORFOLIO DISPOSAL, ALIGNED WITH CONVICTION-LED PORTFOLIO STRATEGY

Workspace Group PLC ('Workspace'), London's leading provider of sustainable, flexible workspace, is pleased to announce that it has exchanged and completed on the disposal of a portfolio of three assets for £41.7m. The sale has been made in line with the September 2025 valuation and at a net initial yield of 7.9%.

The portfolio of three assets includes 338 Goswell Road in Angel (37,000 sq. ft.), Cannon Wharf in Surrey Quays (33,000 sq. ft.) and The Mille in Brentford (93,000 sq. ft.). All of these assets were identified as low conviction buildings for Workspace following a thorough review of the portfolio as part of the "Fix, Accelerate and Scale" strategy.

This brings the total assets sold or exchanged in the year to date to £94.1m, with several additional assets also under offer.

Lawrence Hutchings, Chief Executive Officer of Workspace, commented:

"As part of our Fix, Accelerate, Scale strategy we are implementing a conviction-led approach to portfolio management, with a target of £200m of disposals - around 20 assets - within two years. The disposal of a further three assets for £41.7m demonstrates that our plans are on track and we are maintaining momentum. While our current disposals target is £200m, we are constantly reviewing our portfolio to ensure we have the right assets to maximise value for our shareholders."

- ENDS -

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Notes to Editors

About Workspace Group PLC:

Workspace is London's leading owner and operator of flexible workspace, currently managing 4.3 million sq. ft. of sustainable space at 65 locations in London and the South East.

We are home to some 4,000 of London's fastest growing and established brands from a diverse range of sectors. Our purpose, to give businesses the freedom to grow, is based on the belief that in the right space, teams can achieve more. That in environments they tailor themselves, free from constraint and compromise, teams are best able to collaborate, build their culture and realise their potential.

We have a unique combination of a highly effective and scalable operating platform, a portfolio of distinctive properties, and an ownership model that allows us to offer true flexibility. We provide customers with blank canvas space to create a home for their business, alongside leases that give them the freedom to easily scale up and down within our well-connected, extensive portfolio.

We are inherently sustainable - we invest across the capital, breathing new life into old buildings and creating hubs of economic activity that help flatten London's working map. We work closely with our local communities to ensure we make a positive and lasting environmental and social impact, creating value over the long term.

Workspace was established in 1987, has been listed on the London Stock Exchange since 1993, is a FTSE 250 listed Real Estate Investment Trust (REIT) and a member of the European Public Real Estate Association (EPRA).

Workspace® is a registered trademark of Workspace Group PLC, London, UK.

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For more information on Workspace, visit www.workspace.co.uk

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