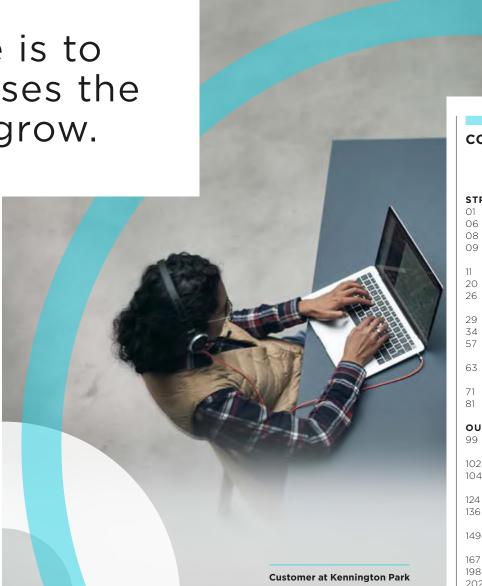
INTRODUCTION

Our purpose is to give businesses the freedom to grow.

WHO WE ARE

Workspace owns and manages approximately four million sq. ft. of business space in London across 58 properties. We are home to thousands of London's brightest businesses, including fast-growing and established brands across a wide range of sectors.

Our purpose is based on the belief that in the right space, teams can achieve more. That in environments tailored to them, free from constraint and compromise, teams are best able to collaborate, build their culture and realise their potential together.



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Our Strategy, see page 29

02

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INTRODUCTION CONTINUED

In one of the most challenging years in our history, our purpose and values have driven our actions and decisions.



Our financial performance has been resilient, despite being impacted by the £20m of rent discounts we offered customers and a fall in occupancy. Customer activity was significantly lower for much of the year due to lockdowns but recovered strongly in the fourth quarter.



2020/2021 HIGHLIGHTS

FINANCIAL

£81.5m

Net rental income

£38.7m

Trading profit after interest

£2.3bn

Property valuation

£9.38

EPRA NTA per share

17.75p

Dividend per share

OPERATIONAL

739

Average enquiries per month

96

Average lettings per month

81.6%

Like-for-like occupancy

£85.1m

Like-for-like rent roll

95%

Rent collection

ESG

2030

Net zero carbon by 2030

£300m

Raised in green bond issuance

100%

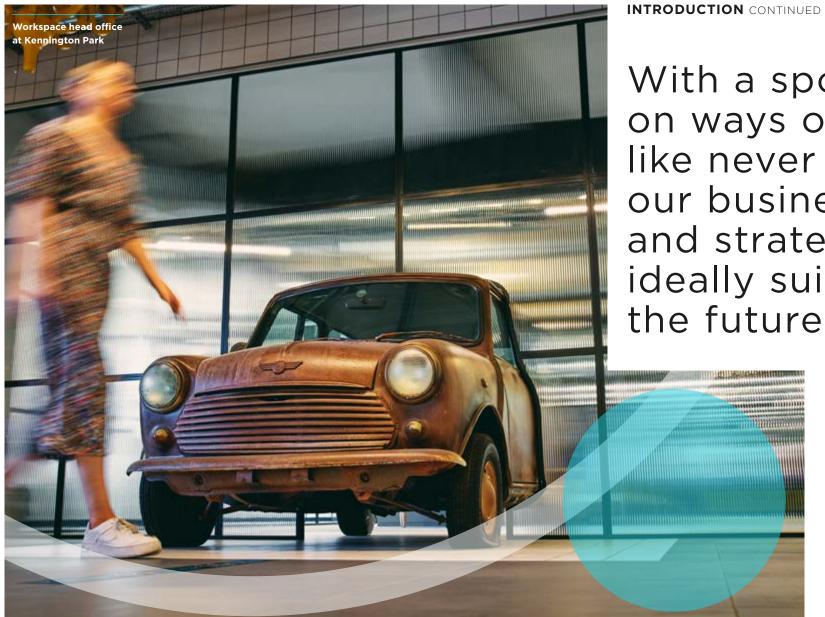
Renewable electricity sourced

50%

Rent reduction offered to customers in Q1 20/21

£35k

Donated to Single Homeless Project



With a spotlight on ways of working like never before, our business model and strategy are ideally suited to the future of work.

A CLEAR MARKET LEADER IN A CHANGING WORLD

With London shut down for much of the year, our business has been tested and has proven remarkably resilient. The world is changing fast for office space providers. Companies want to create the best possible working environment for their employees and recognise the value of having their own space in which to do that.

We have an exciting and significant opportunity to be the clear market leader in this changing world.



CEO Statement, see page 9

INTRODUCTION CONTINUED

As London reopens, our brand campaign reminds businesses of the benefits of working from work, #WFW.

BRAND CAMPAIGN

Workspace's brand positioning has not historically highlighted its leading position and scale. Now is the time to change that. Never before has our flexible offer been more relevant.

Our new campaign reflects our brand personality and more clearly positions Workspace in the market. Bold and visible advertising showcases our offer and our customers, highlighting to businesses that working from work is better with Workspace.

