

FY 2025 EU (Spain only) Public Country-by-Country Reporting (“PCBCR”)

June 2026

In accordance with the provisions of section First.1.4 of the eleventh additional provision of Law 22/2015, of July 20, on Auditing Accounts (hereinafter, LAC), Regus Management España SL, an indirectly owned subsidiary of International Workplace Group plc, is required to publish and make accessible a report regarding corporate tax or taxes of similar nature consolidated at the level of the ultimate parent company (EU public country by country report) for fiscal year 2025, given that:

- Regus Management España SL is an entity subject to Spanish law, considered medium or large sized subsidiaries, according to the thresholds set out in Article 3 of the LAC, and
- International Workplace Group plc is the ultimate parent company, not governed by the law of an EU Member State. The net consolidated annual turnover of the group at the end of the fiscal year exceeded a total of 750,000,000 euros in each of the last two consecutive fiscal years according to its consolidated financial statements.

To comply with this obligation, Regus Management España SL has requested International Workplace Group plc to provide all the information required by the eleventh additional provision of the LAC. The information to prepare a full Country-by-Country Report was not made available to Regus Management España SL within this accelerated timeframe as the preparation, review, and approval process for the full International Workplace Group plc EU Country by Country Report is aligned with the standard 12-month reporting timetable set out in the Directive.

Therefore, Regus Management España SL has prepared the report required by the eleventh additional provision of the LAC, considering only the information of International Workplace Group in Spain, available at the time of filing, without prejudice to the fact that the definitive information will be included in the report on corporate tax of the entire group that will be published in another EU Member State, within the 12-month period provided for in Directive 2021/2101, which amended Directive 2013/34/EU as regards disclosure of income tax information by certain undertakings and branches.

To comply with the provisions of section Third of the eleventh additional provision of the LAC, this report will be filed with the Commercial Registry within six months from the end of the fiscal year and will be filed again along with the documents that make up the annual accounts.

Section 1 – General Information

Name of Ultimate Parent Entity (“UPE”) of the Group	International Workplace Group plc
Tax jurisdiction of UPE entity	Switzerland
Financial year start date	1 January 2025
Financial year end date	31 December 2025
Reporting currency	EUR, and USD (being the currency in which the consolidated financial statements of International Workplace Group plc are presented)
Is the information in the report based on reporting instructions used for tax purposes, pursuant to Section III, Part B and C, of Annex III to Directive 2011/16/EU (yes/no)?	Yes
Name and registered office of the subsidiary undertaking or branch governed by the law of the member state which has published the report	Regus Management España SL, Paseo de la Castellana 200, 28046, Madrid, Spain

Section 2 - Overview of information on a country-by-country basis

Tax jurisdiction	Country code	Revenues	Profit/(loss) before income tax	Income tax accrued – current year	Income tax paid – on cash basis	Accumulated earnings	Number of employees
Spain (USD)	ES	114,481,102	2,994,461	915,294	1,234,644	(38,003,248)	344
Spain (EUR)	ES	97,308,937	2,545,292	778,000	1,049,447	(32,302,761)	344

Section 3 - List of subsidiaries and activities

Member state or tax jurisdiction	Country code	Name of each subsidiary undertaking in the Member State or tax jurisdiction	Brief description of the nature of activities in the Member State or tax jurisdiction
Spain	ES	Barcelona Sants Centre, S.L.	Administrative, Management or Support Services; Holding shares or other equity instruments; Provision of Services to unrelated parties
Spain	ES	BC Spain ESP066, S.L.U.	
Spain	ES	Business Centre ESP035 S.L.	
Spain	ES	Business Centre ESP036 S.L.	
Spain	ES	Business Centre ESP037 S.L.	
Spain	ES	Business Centre ESP038 S.L.	
Spain	ES	Business Centre ESP039 S.L.	
Spain	ES	Business Centre ESP040 S.L.	
Spain	ES	Business Centre ESP041 S.L.	
Spain	ES	Business Centre ESP042 S.L.	
Spain	ES	Business Centre ESP043 S.L.	
Spain	ES	Business Centre ESP044 S.L.	
Spain	ES	Business Centre ESP046 SL	
Spain	ES	Business Centre ESP047 SL	
Spain	ES	Business Centre ESP048 SL	
Spain	ES	Business Centre ESP049 SL	
Spain	ES	Business Centre ESP050 SL	
Spain	ES	Business Centre ESP051 SL	
Spain	ES	Business Centre ESP052 SL	
Spain	ES	Business Centre ESP053 SL	
Spain	ES	Business Centre ESP054 SL	
Spain	ES	Business Centre ESP055 SL	
Spain	ES	Business Centre ESP056 SL	
Spain	ES	Business Centre ESP057 SL	
Spain	ES	Business Centre ESP058 SL	
Spain	ES	Business Centre ESP059 SL	
Spain	ES	Business Centre ESP060 SL	
Spain	ES	Business Centre ESP061 SL	
Spain	ES	Business Centre ESP062 SL	
Spain	ES	Business Centre ESP063 SL	
Spain	ES	Business Centre ESP065 SL	
Spain	ES	Business Centre ESP067 SL	
Spain	ES	Business Centre ESP068 SL	
Spain	ES	Business Centre ESP069 SL	
Spain	ES	Business Centre ESP071 SL	
Spain	ES	Business Centre ESP072 SL	
Spain	ES	Business Centre ESP073 SL	
Spain	ES	Business Centre ESP074 SL	
Spain	ES	Business Centre ESP077 SL	
Spain	ES	Business Centre ESP079 SL	
Spain	ES	Business Centre ESP080 SL	
Spain	ES	Business Centre ESP081 SL	
Spain	ES	Business Centre ESP083 SL	
Spain	ES	Business Centre ESP084 SL	
Spain	ES	Business Centre Esp110 SL	
Spain	ES	Business Centre Esp111 SL	
Spain	ES	Business Centre Esp112 SL	
Spain	ES	Business Centre Esp113 SL	
Spain	ES	Business Centre Esp114 SL	
Spain	ES	Business Centre Esp115 SL	
Spain	ES	Business Centre Esp119 SL	
Spain	ES	Capitol Business Centre, S.L.	
Spain	ES	Development Serviced Offices Spain 01 SL	
Spain	ES	Development Serviced Offices Spain 02 SL	

Spain	ES	Development Serviced Offices Spain 03 SL
Spain	ES	Development Spain 01, S.L.U.
Spain	ES	Echegaray Business Centre SL
Spain	ES	Galia Business Centre SL
Spain	ES	Instant Offices S.L.
Spain	ES	IWG Asset Holdings Spain, S.L.U.
Spain	ES	IWG IBERIAN, S.L.
Spain	ES	La Moraleja Business Centre, S.L.
Spain	ES	Regus Business Centre, S.A.
Spain	ES	Regus Business Centre, S.A.
Spain	ES	Regus ESP016, S.L.
Spain	ES	Regus ESP017 S.L.
Spain	ES	Regus ESP018 S.L.
Spain	ES	Regus ESP019 S.L.
Spain	ES	Regus ESP020 S.L.
Spain	ES	Regus ESP021 S.L.
Spain	ES	Regus ESP022 S.L.
Spain	ES	Regus ESP023 S.L.
Spain	ES	Regus ESP025 S.L.
Spain	ES	Regus ESP026 S.L.
Spain	ES	Regus ESP027 S.L.
Spain	ES	Regus ESP028 S.L.
Spain	ES	Regus ESP029 S.L.
Spain	ES	Regus ESP030 S.L.
Spain	ES	Regus ESP031 S.L.
Spain	ES	Regus ESP032 S.L.
Spain	ES	Regus ESP033 S.L.
Spain	ES	Regus ESP034 S.L.
Spain	ES	Regus Gran Via, S.L.
Spain	ES	Regus Management España SL
Spain	ES	Regus Miraflores, SL
Spain	ES	Regus Valencia, SL
Spain	ES	Regus WTC Business Centre, S.L.
Spain	ES	Salamanca Business Centre SL
Spain	ES	San Cugat Business Centre, S.L.

Section 4 – Omitted Information

Information omitted (if any) for this financial year

None

Information omitted in previous financial years, which is disclosed in this financial year (if any)

None

To comply with the provision of section 3/11 additional revision of the LAC, this report will be filed with the trade registry along with the documents that make up annual accounts and will be accessible to the public free of charge on the website <https://work.iwgplc.com/TaxStrategy>.

The directors of Regus Management España SL guarantees, to the best of their knowledge and ability, that the report on corporate tax has been prepared, published and will be made accessible in the Spanish Trade Register and on the website.