MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2022

Canary Wharf Group Investment Holdings plc (the "**Parent**"), is the holding company of the Canary Wharf Group which is the developer of the largest urban regeneration project in Europe and the largest sustainable developer in the UK.

This statement is made by the Parent on behalf of the subsidiaries listed below which are required to publish an annual modern slavery statement in compliance with Section 54 of the Modern Slavery Act 2015 (the "MSA"):

- Canary Wharf Limited
- Canary Wharf Management Limited
- 10 Upper Bank Street Separate Limited Partnership (a joint venture entity in which the Parent holds a 10% interest)
- Canary Wharf Properties (Barchester) Limited
- Braeburn Estates (B4A) Limited Partnership (an entity controlled by and consolidated in Braeburn Estates Limited Partnership)
- Braeburn Estates (B4B) Limited Partnership (an entity controlled by and consolidated in Braeburn Estates Limited Partnership)
- CWBC Properties (BP1) Limited
- Vertus G3 Limited
- CWBC Leasing (BP1) Limited
- CW One Park Drive Limited
- CW 10 Park Drive Limited
- CWCB Properties (DS7) Limited

The Parent together with its subsidiaries, not all of which are required to publish a statement, make up the "**Group**". This statement sets out the Group's commitment to prohibiting any form of forced labour or slavery throughout our supply chain.

Our Business

The Parent, operating through its subsidiaries, is a fully integrated property development, investment and management Company. We have approximately 1,200 employees in the UK.

The Group has overseen the largest urban regeneration project in Europe and is a fully integrated private real estate company that develops, manages and currently owns approximately 7.5 million square feet of office space, 0.9 million square feet of retail and over 2,000 apartments.

Our current portfolio includes the Canary Wharf Estate (the fastest growing sub-region in the London office market), Wood Wharf (5.5 million sq ft of mixed-use development) and Southbank Place (a joint venture between Canary Wharf Group and Qatari Diar). Our future projects include North Quay (a 3.28 hectare mixed-use scheme, and our first net zero carbon masterplan), Park Place (planning proposal for a residential-led mixed use development) and Phase Three of Wood Wharf (completing our residential offering on Wood Wharf).

We are the largest sustainable developer in the UK with over 10 million sq ft of sustainable certified buildings. We have purchased 100% electricity from renewable sources since 2012 and contributed zero waste to landfill since 2009.
Our vision is to transform urban spaces into extraordinary environments by empowering our people, engaging with our communities and creating sustainable places.

Supply Chain

As one of the leading construction companies in the UK, we are committed to ensuring transparency in our own business and in our approach to tackling modern slavery throughout our supply chains. We expect the same high standards from all our contractors, suppliers and other business partners.

The principal way in which we approach modern slavery risks in our supply chain is by using the types of procedures set out in our Anti-Slavery and Human Trafficking Policy (see Policies). This policy is subject to on-going review. We expect all our counterparties to subscribe and commit to our policy and requiring their compliance and an expectation they apply these principles throughout their company.

Policies

Our Company has a zero tolerance approach towards modern slavery. We are committed to the eradication of modern slavery throughout our organisation.

In keeping with our Company's commitment to act with integrity and pursuant to our core values, many of our existing internal policies are relevant in ensuring there is no forced labour or slavery in any part of our business or supply chains.

Our Anti Slavery and Human Trafficking Policy encourages individuals working at all levels to raise concerns and to assist with the prevention, detection and reporting of suspected modern slavery. We provide regular opportunities for any concerns to be raised.

Our Whistleblowing Policy and dedicated Ethics Reporting Line actively encourage the reporting and exposure of illegal and unethical behavior. Any matters raised will be thoroughly investigated and appropriate action taken where necessary.

Our Anti-Bribery and Corruption policy enforces our commitment to bribery and corruption prevention. The Group does not tolerate corruption and the Group, Board and management are prepared to forego contracts rather than to pay bribes.

Under our Code of Business Practices and Ethics, workers are expected to be treated honestly, fairly and with respect and likewise, the expectation is on our workers and third party service providers never to engage in any form of corruption to include bribery, fraud, deception or misrepresentation.

We acknowledge our responsibility to live the principles of being a good neighbour under our Community Policy Statement and to inspire positive impact under our Corporate Responsibility policy.

The Group embraces diversity as a practical contribution to our business success and is committed to the promotion of equality of opportunity in employment as supported by our Diversity and Equal Opportunities policy.

Due Diligence and Risk Assessment

The Group expects the highest standards of conduct from its employees, business partners and suppliers with which it engages. The Group has an established internal risk control and audit process with a range of ethical policies. In addition, the Internal Audit process is independently verified and audited.

Our internal control process engages senior management across the business, face to face meetings are held regularly and as required depending on the significance of the particular risk, where there is the opportunity to raise any concerns including those relating to modern slavery.

Due diligence carried out as part of our pre-qualification supply chain process for construction projects includes requiring contractors and consultants to confirm if they perform MSA risk assessments and implement policies and procedures aimed at identifying and preventing slavery and trafficking.

We include specific contractual provisions requiring compliance with MSA and with the Group's Anti-Slavery and Human Trafficking Policy. Contractors are obliged to implement due diligence procedures aimed at ensuring that supply chains are free from slavery or human trafficking and must pass down similar contractual obligations to sub-contractors and suppliers. We reserve the right to audit our contractors, suppliers and business partners at any time to verify compliance,

Training

The Group is committed to improving the skills of employees through various training and development initiatives.

To ensure a high level of understanding of the risks of modern slavery and human trafficking in our supply chains and our business, we ensure awareness by our staff of all our policies during the induction process and via provision of our Admin Rules Handbook, following which staff are asked to acknowledge via Workday (HR System) during the onboarding process to confirm they will abide to these polices. We also provide online training for all staff as and when required. We raise awareness of our Anti Slavery and Human Trafficking policy amongst our trade contractors and during construction site inductions.

This Statement was approved by the Board on 13 March 2023

Justin Turner

Group Company Secretary