



CANARY WHARF GROUP INVESTMENT HOLDINGS PLC

MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT

FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2025

Canary Wharf Group Investment Holdings plc (“**CWGIH**”), is the holding company of CWG which is the developer of the largest urban regeneration project in Europe and is committed to turning sustainability ambition into impactful action.

Modern slavery and human trafficking are some of the most complex and important human rights challenges of our time. Modern slavery takes various forms, such as slavery, servitude, forced and compulsory labour, and child labour, all of which have in common the deprivation of a person’s liberty by another person to exploit them for personal or commercial gain.

Human trafficking, as defined by the United Nations, is the recruitment, transportation, transfer, harbouring, or receipt of people through force, fraud, or deception, with the aim of exploiting them for profit.

CWGIH together with all of its subsidiaries and affiliated CWG entities, not all of which are required to publish a modern slavery statement, make up the “**Group**”. This statement sets out the policies and due diligence processes of the Group, together with the steps taken since the last statement for the year ended 31 December 2024, to ensure that human rights violations, including modern slavery and human trafficking, are not occurring within Group operations or our supply chain. It also summarises the steps we plan to take during the year ending 31 December 2026 to continue to strengthen our policies and due diligence processes.

This statement is made by CWGIH on behalf of the subsidiaries and affiliated CWG entities under Canary Wharf Group Residential Limited 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**”), and all entities within the Group.

- 10 Cabot Square I Unit Trust
- 10 Upper Bank Street Separate Limited Partnership
- Braeburn Estates Limited Partnership
- Cabot Place Holdings Limited
- Canary Wharf Contractors (B3 Hotel) Limited
- Canary Wharf Contractors Limited
- Canary Wharf Finance Leasing (BP1) Limited
- Canary Wharf Group plc
- Canary Wharf Group Residential Limited
- Canary Wharf Investments (BP4) Limited
- Canary Wharf Investments Limited
- Canary Wharf Limited
- Canary Wharf Management Limited
- Canary Wharf Retail (RT4) Limited
- Canary Wharf Retail Limited
- CW One Park Drive Limited
- CW Water Square Development Company Limited
- CW Wood Wharf B3 Development Company Limited
- CW Wood Wharf D1/D2 Development Company Limited
- CW Wood Wharf E3/4 Development Company Limited

- CW Wood Wharf G5 Development Company Limited
- CW Wood Wharf J1-J3 Development Company Limited
- CW Wood Wharf Jersey Limited
- CWBC Leasing (BP1) Limited
- CWBC Properties (BP1) Limited
- CWG (Wood Wharf) Holdings Limited
- Heron Quays Properties Limited
- Heron Quays West (1) Limited Partnership
- HQCB Investments Limited
- NQ6 Developments Limited
- Vertus A2 Development Company Limited
- Wood Wharf Infrastructure Development Company 2 Limited

The Group confirm that for the year ended 31 December 2025, no instances of modern slavery or human trafficking have been detected within our business operations.

Our Business

The Group, operating through its subsidiaries and affiliated CWG entities, is a fully integrated property development, investment and management company. We have approximately 1,300 employees in the UK. All employees are paid at least the voluntary living wage, as calculated by the Living Wage Foundation. We engage a diverse contractor labour force.

CWG is the developer of the largest urban regeneration project in Europe. CWG develops, manages and currently owns interests in approximately 9 million square feet of mixed-use space and over 1,400 Build to Rent apartments. Canary Wharf's retail and leisure offer includes over 80 bars, cafes and restaurants and more than 320 shops, including 8 grocery stores, pharmacies and health clubs all within 15 minutes' walk.

The Group's current portfolio includes the Canary Wharf Estate, Wood Wharf (5.5 million square foot of mixed-use development) and Southbank Place (a joint venture between CWG and Qatari Diar). Our future projects include North Quay (a 3.28 hectare mixed-use scheme), Park Place (planning proposal for a residential-led mixed use development) and Phase Three of Wood Wharf (completing our residential offering on Wood Wharf).

The Group's vision is to transform urban spaces into extraordinary environments by empowering our people, engaging with our communities and creating a place for nature, as well as people. For more information about the Group, including our Sustainability Report, visit <https://cwq.com/about-us/>.

The Group is committed to high governance standards in the way we engage with each other, our customers, investors, suppliers, and other stakeholders. Our reputation is founded on our commitment to, and achievement of these high standards. We are committed to acting ethically and with integrity in all our business dealings and seek to implement and enforce effective systems and controls to ensure modern slavery and human trafficking are not occurring within our own businesses or those of our suppliers.

The Group aims to build an environment of trust, transparency and accountability which is essential for fostering long-term business integrity. The Group is committed to opposing modern slavery and human trafficking and is working to prevent these from occurring within our business and supply chain. We demand the same attitude and commitment of all who work for us or with us.

Policies

The Group has a zero tolerance approach towards modern slavery and we are committed to the prevention of modern slavery throughout our organisation. Key to our zero tolerance approach is

ensuring that the Group has robust policies and procedures in place relevant to the prevention of modern slavery and human trafficking in any part of our business or supply chains.

The Group continue to require all employees to reconfirm their awareness and compliance (and where applicable, the awareness and compliance of their direct reports) with Group policies on a regular basis. This is part of the Group's ongoing legal and compliance efforts and to ensure that our employees are familiar with the Group's policies and procedures.

Our Anti-Slavery and Human Trafficking Policy governs our approach to modern slavery and human trafficking in our own and in our suppliers' businesses. It underpins our approach and is used to inform this annual statement on modern slavery and human trafficking. Under this Policy individuals working at all levels of the organisation are encouraged 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 as outlined below. We also raise awareness of our Anti Slavery and Human Trafficking Policy amongst our trade contractors as part of the daily construction site inductions.

Suppliers are required to agree to the Group's Supplier Code of Conduct Policy, which sets out how we secure equitable working conditions as well as responsible handling of social, ethical, and environmental concerns throughout the CWG supply chain. On request, suppliers will grant the Group access to conduct spot checks of their policies and procedures to prevent forced labour in their supply chain while also adhering to the MSA's provisions. In 2025, we conducted audits on three suppliers, all of which achieved satisfactory results and demonstrated compliance with the Group's Supplier Code of Conduct Policy.

Under our Code of Business Practices and Ethics, workers are expected to be treated honestly, fairly and with respect. Likewise, the expectation is on our workers and third party service providers never to engage in any form of corruption to include, but not limited to, fraud, deception or misrepresentation.

Our Whistle-Blowing Policy and dedicated Ethics Reporting Line actively encourage the reporting and exposure of illegal and unethical behaviour on a confidential basis and without fear of retaliation. Any concerns about suspected incidents of human rights violations, including modern slavery and human trafficking, can be reported via the web, or telephone via the independent hotline by any employee, supplier, or other stakeholders. Any matters raised will be thoroughly investigated and appropriate action taken where necessary.

Our Anti-Bribery and Corruption Policy reinforce our commitment to bribery and corruption prevention. The Group does not tolerate corruption and the Group, CWGIH board and CWG management are required to forego contracts rather than to pay bribes.

We acknowledge our responsibility to live the principles of being a good neighbour under our ESG Policy and to inspire positive impact under our Equity, Diversity and Inclusion (ED&I) 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.

All our policies are subject to regular review as necessary to reflect our business processes, market practice and compliance with the law.

Our Governance

The Group has an internal Risk Committee comprising senior management and executive management members. This committee meets bi-annually. Included in its remit is the consideration of risk and compliance, associated procedures and management or mitigation, where appropriate, of those risks facing the Group and our supply chain, including the risk of modern slavery and human

trafficking. The Risk Committee reports into the CWGIH Audit Committee and the board on a quarterly basis.

Supply Chain

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.

We are committed to treating suppliers and contractors fairly and paying on time. Our standard payment terms for suppliers and contractors are to pay within 30 days after receipt of a valid invoice.

We ensure that appropriate compliance checks are taken with regard to temporary staff and labour on our sites. Contractors and consultants working on-site are required to pass a pre-qualification process and complete a two-step verification process prior to their entry onto our sites.

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 and Supplier Code of Conduct Policy (see 'Policies' section above). We expect all our counterparties to subscribe and commit to our Supplier Code of Conduct Policy and there is an expectation they apply these principles throughout their company. Breach by the supplier of any applicable law, which includes the MSA, is stated to constitute a material breach of contract which may lead to termination of contract if, after receipt of a notice specifying default, failure to cease or a repeat of such default occurs.

Due Diligence and Risk Assessment

Understanding our human rights risks, including those related to modern slavery and human trafficking, is critical to targeting our actions and partnerships to prevent and address any issues. The Group trades predominantly in the UK. 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 the MSA and with the Group's Anti-Slavery and Human Trafficking and Supplier Code of Conduct Policies. 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 strengthen our compliance across the business, the Learning & Development team co-ordinates the delivery of a modern slavery e-learning course. This gives employees the practical knowledge

needed to engage with suppliers appropriately on this subject and to identify risk factors in our business and our supply chain, and to know the appropriate channels to report any suspected incidents of modern slavery. This training is mandatory for all employees, who must pass a test at the end to demonstrate competency, and it is recirculated to refresh knowledge and understanding. All new starters are required to complete the training as part of their on-boarding programme.

Modern Slavery & Human Trafficking Statement

This statement is made pursuant to section 54(1) of the UK Modern Slavery Act 2015 and constitutes our Group's Modern Slavery and Human Trafficking Statement for the year ended 31 December 2025. This statement has been approved by the Board of Directors of CWGIH, which will review and update it annually.

This statement was approved by the CWGIH board on 21 April 2026.

Justin Turner
Group Company Secretary