Edinburgh St James Limited Partnership

Modern Slavery Statement

Financial Year ending 31 December 2025

Introduction and Background

Edinburgh St James Limited Partnership ("**ESJLP**") supports the objectives of the United Kingdom's (the "**UK**") Modern Slavery Act 2015 (the "**Modern Slavery Act**"); to detect and prevent the crimes of slavery, servitude, forced or compulsory labour, human trafficking and related and equivalent offences (collectively the "**Offences**"). ESJLP supports the related drive to encourage transparency in the supply chains of commercial organisations so that the commission of Offences can be more easily detected and prevented.

This Modern Slavery Statement (the "**Statement**") relates to ESJLP's activities for the financial year ended 31 December 2025 (the "**Financial Year**").

Business and Supply Chains

The principal business activity of ESJLP during the financial year ended 31 December 2025 was to be directly or indirectly acquiring, maintaining and letting property for investment purposes. The directors of ESJLP believe ESJLP will continue these activities for the foreseeable future.

ESJLP has engaged Savills (UK) Limited, a member of the Savills PLC group ("**Savills**"), to act as property manager. By virtue of Savills being property manager, ESJLP adopts the Savills policies and procedures.

ESJLP and Savills establish a relationship of trust and integrity with all suppliers, which is built upon mutually beneficial factors. The supplier selection and on-boarding procedure includes due diligence of the supplier's reputation, respect for the law, compliance with health, safety and environmental standards, and references.

ESJLP's approach to risk assessment, due diligence and ongoing monitoring with respect to consultants, advisers, contractors, sub-contractors, suppliers and other service providers providing goods or services to ESJLP is described in more detail throughout this Statement.

Culture and Policies

ESJLP is committed to conducting its business in a moral, ethical and sustainable way, and recognises the need to establish and maintain corporate governance policies and business practices which reflect legal requirements in the UK and other countries in which ESJLP may operate from time to time, together with the requirements of market regulators and the expectations of its stakeholders.

To that end, Savills have various policies, codes of conduct and practices directed at ensuring that high standards of corporate governance, ethical behaviour and legal compliance are maintained. As property manager, Savills complies with the following Savills policies: anti-slavery and human trafficking, procurement, sustainability and speak-up.

Due Diligence Processes for Modern Slavery

As part of ESJLP's initiative to identify and mitigate risk, ESJLP has taken steps to appoint an asset manager and property manager for the business of ESJLP who are reputable suppliers of such servicers.

Effectiveness Measurement

ESJLP does not employ performance indicators specifically in relation to the detection and prevention of Offences in its business and supply chain, but ESJLP considers that its policies, risk assessment, due diligence, risk management, training and procedures are appropriate and have been and will continue to be effective in detecting and preventing Offences in its business and supply chain. Savills as property manager keeps all of its policies and procedures under review in order to ensure their effectiveness and will adapt such policies and procedures as necessary to ensure they remain effective as the businesses that ESJLP operates and the supply chains engaged by ESJLP and Savills in such operation, evolve.

Training

To ensure a high level of understanding of the risks of modern slavery and human trafficking in our business and supply chains, all our Directors have been briefed on the subject.

Future Progress

It is noted that the Unibail-Rodamco-Westfield ("**URW**") group acquired a 25% interest in ESJLP in October 2025 and during the course of 2026, it will be considered if URW's group policies will be rolled out to ESJLP including potentially conducting a risk assessment and rolling out of KPIs.

This statement covers 1 January 2025 to 31 December 2025 and has been approved by the board of Edinburgh St James (GP) Limited, in its capacity as general partner of ESJLP on 16 June 2026.

Vincent JEAN-PIERRE
Signed on 28/06/2026 | 07:25:01 (GMT)

Vincent Jean-Pierre
Director
Edinburgh St James (GP) Limited as general partner for an on behalf of Edinburgh St James Limited Partnership