

Slavery and Human Trafficking Statement

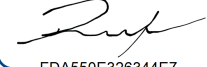
This statement is made pursuant to Section 54, Part 6 of the Modern Slavery Act 2015 (the Act) and sets out the steps that Value Retail Investors Limited Partnership and Value Retail Investors II L.P. (the "Partnerships") have taken and are proposing to take to address the risk of slavery or human trafficking taking place in their business or within their supply chains. This Statement is made in respect of the Partnerships' financial years ended 31 December 2025.

The Partnerships are incorporated and domiciled in Bermuda. The Partnerships together provide real estate leasing services in the United Kingdom. The Partnerships obtain management services (the "Services") from subsidiaries of Value Retail Limited, which is a company incorporated in the United Kingdom. The Services include co-ordination of the Partnerships' obligations under the Modern Slavery Act 2015.

Neither of the Partnerships employ staff. The Partnerships' supply chains include the receipt of the Services and services related to auditing, maintenance and construction. The Partnerships rely on the providers of the Services to comply with the Partnerships' obligations under the Modern Slavery Act 2015, further details of which may be found in the Value Retail Limited slavery and human trafficking statement.

This statement was approved by the Boards of the General Partners of the Partnerships.

Signed

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Director

Bicester GP Limited

As General Partner of

Value Retail Investors Limited Partnership

Signed

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FDA550E326344E7...

Director

Bicester II GP Limited

As General Partner of

Value Retail Investors II L.P