

MODERN SLAVERY ACT SLAVERY & HUMAN TRAFFICKING STATEMENT

NewRiver REIT Plc ("the Company") is an Equity Shares (Commercial Companies) Listed Real Estate Investment Trust on the London Stock Exchange. The Company was founded in 2009 and is a specialist real estate investor, asset manager and developer focused on the UK retail market sector. We are committed to preventing modern slavery and human trafficking in our business and throughout our supply chain.

NewRiver owns and actively operates a portfolio of essential everyday destinations across the UK including shopping centres and retail parks, both owned on NewRiver's balance sheet and operated on behalf of our Capital Partners. Following the completion of its acquisition of Capital & Regional in December 2024, and as of September 2026, NewRiver owns a £0.8 billion UK wide portfolio covering 7 million sq ft, comprising 24 community shopping centres, 11 conveniently located retail parks occupied by tenants predominately focused on essential everyday goods and services, and Snozone, the UK's largest indoor ski slope operator. In addition we asset manage 15 shopping centres and 16 retail parks on behalf of various Capital Partners, taking our total Assets Under Management to £2.1 billion across c.15 million sq ft. Our objective is to own and manage the most resilient retail portfolio in the UK, focused on retail parks, core shopping centres, and regeneration opportunities in order to deliver long-term attractive recurring income returns and capital growth for our shareholders.

Being predominantly UK focused, the Company considers its geographical risk of slavery, human trafficking and child labour as being very low. We are proactive in making our contractors and suppliers aware of areas of potential risk and all supplier and contractors are subject to our supplier vetting procedures prior to onboarding which includes checks to ensure that we work only with suppliers and contractors who are equally committed to preventing modern slavery and human trafficking.

Our Employees

The Company has just over 250 direct employees and undertakes employment document checks to ensure that these employees are in the UK legally. Our HR strategy places people at the heart of our business, enabling us to attract and retain our staff. We have numerous staff policies that protect our employees and we enjoy a high level of staff retention. There is a Code of Conduct in place so that everyone at NewRiver can ensure that they act with the highest standards of integrity. The Company has established a staff forum, which meets periodically, to liaise with the Board and to create an environment to raise and discuss issues. We also have a Whistleblowing policy that encourages Staff to report any suspected wrongdoing or concerns. During the year, a Whistleblowing hotline has been introduced. The hotline enables staff to report concerns and suspicions anonymously. The hotline is available 24 hours a day, 365 days a year and is managed by an independent third party. There have never been any concerns raised through the whistleblowing process or through any other process. All employees are made aware of the Group's policies and procedures on joining the Company and through regular internal communications.

Each year we carry out staff training on our policies including our Whistleblowing arrangements and Modern Slavery policies.

Our Employees' rights

We are an equal opportunities employer and we do not discriminate on the grounds of gender, sexual orientation, marital or civil partner status, gender reassignment, race, pregnancy and maternity, religion or belief, disability or age. As an ethical employer we pay above the Living Wage for all roles within the business. Recognising the benefits to Employee welfare, employee retention and to aid the elimination of excessive working hours we offer many forms of flexible working including job share, annualised hours, variation of hours and working from home. Since the pandemic we have implemented a policy which enables staff to work from home a number of days a week should they choose to do so. In accordance with the International Labour Organisation and International Labour standards, all employees have the right to form or join associations of their own choosing and to bargain collectively.

External Suppliers

Our external suppliers mainly include managing agents, developers and building contractors. The Company has detailed supplier onboarding process which requires all suppliers to confirm that they have Health, Safety and Risk policies in place along with procedures for ethical sourcing of materials, carbon management, modern slavery prevention and ethical labour practices. Copies of suppliers' policies and insurances must be provided to the Company to ensure that they comply with their legal obligations and that they undertake the necessary checks in their organisations and supply chains with regard to slavery and human trafficking. Suppliers are required to renew these confirmations on an annual basis.

Supplier Code of Conduct and a Modern Slavery Act 2015 Compliance Confirmation Statement

All suppliers are required to acknowledge that they will conform with our Supplier Code of Conduct and Modern Slavery Statement (available on our website) before they can be set up on our accounts payable systems. This confirmation is renewed annually. Through our tendering and contracting procedures, suppliers are required to uphold the terms of the Supplier Code of Conduct and ensure any subcontractors they appoint do the same. These obligations are reflected in our contractual documentation.

This statement is made as required by section 54(1) of the Modern Slavery Act 2015 and constitutes NewRiver REIT plc's slavery and human trafficking statement for the financial year ended 31 March 2026.



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A handwritten signature in black ink, appearing to read "M. K. Holt".

On behalf of the Board
Chief Executive Officer
Approved by Board on 22 September 2026