



BXS Limited Partnership - Modern Slavery and Human Trafficking Statement for the financial year ended 31 December 2025

This modern slavery and human trafficking statement is made in accordance with s.54(1) of the Modern Slavery Act 2015 and relates to BXSLP's financial year ended 31 December 2025.

BXS Limited Partnership ("**BXSLP**") and its general partner, BXS GP Limited, have a zero-tolerance approach to modern slavery, both in BXSLP's own business and its supply chains.

Our business

BXSLP is a joint venture partnership between Barnet Council and Related Argent to deliver a 180-acre new town centre development for north London, Brent Cross Town ("**BXT**"). BXT will offer 6,700 new homes, workspace for up to 25,000 people and a new high street with restaurants, shops and leisure, as well as schools and community facilities. BXSLP is involved in the full development process for BXT and its role includes developing designs, obtaining planning permissions, securing finance and project managing the construction process.

Our supply chains

In the context of BXSLP's expansive role at BXT, it works with a wide range of advisors and suppliers to progress the design and development of BXT. BXSLP's supply chain is therefore naturally wide-ranging and complex and includes masterplanners, designers, architects, construction contractors and estate managers, cleaners, security and landscape maintenance. In the context of construction works, there are multiple levels of suppliers, including suppliers of materials. As is commonplace in the construction sector, BXSLP's main construction contractors may use subcontractors to deliver elements of the construction works at BXT.

Our modern slavery risk analysis

BXSLP considers that the risk of modern slavery in its own business is low. BXSLP recognises that there are elements in its supply chain which are generally acknowledged as posing a higher risk of modern slavery, notably those suppliers and contractors operating in the construction sector. BXSLP maintains a high level of vigilance with respect to its construction related supply chain. BXSLP's current analysis, based on the modern slavery risk mitigation steps that it has put in place, is that the risk of modern slavery in its supply chain is low.

Our policies and contractual controls

BXSLP is committed to ensuring that there is no modern slavery or human trafficking in its business or in any part of its supply chains. BXSLP selects appropriate contractors and suppliers to seek to ensure that modern slavery is not occurring in its supply chains. In addition, BXSLP requires that contractual obligations are included in its agreements with contractors and suppliers which seek to ensure that those contractors and suppliers do not engage in modern slavery or use labour which is subject to human rights abuses.



Our due diligence processes for modern slavery

BXSLP has due diligence processes which seek to monitor modern slavery risks in its supply chains so as to mitigate this risk, consistent with its zero-tolerance approach to modern slavery.

In view of the wide ranging and complex nature of BXSLP's supply chains, BXSLP monitors its list of contractors/suppliers on an ongoing basis. The purpose of this is to ensure that BXSLP identifies and prioritises those businesses in its supply chain which it considers to be of medium and high risk of modern slavery. Given the recognised 'high risk' nature of the construction industry, BXSLP maintains a high level of vigilance with respect to the construction contractors used by it and these are BXSLP's primary focus throughout the due diligence exercise.

As BXSLP's construction contractors handle many elements of the construction process (including related purchases), BXSLP inevitably needs to rely on its contractors' respective anti-slavery policies and procedures in order to seek to ensure that modern slavery is not occurring in the supply chain.

Further steps to prevent modern slavery in supply chains

In addition to the processes outlined above, BXSLP has taken the following steps to further prevent modern slavery in its supply chains:

- it has implemented mechanisms to ensure that it enters into commercial relationships with companies who share its values and standards (particularly with respect to ethical labour standards);
- it requires all new suppliers tendering for work with BXSLP to provide details of its policies on slavery and human trafficking and provide assurances that it does not (and nor does any entity within its own supply chain) engage in slavery or human trafficking or any associated activity;
- it has, as part of its due diligence process, compiled a list of its y/e 2025 suppliers to identify which suppliers will be issued with BXSLP's MSA due diligence questionnaire and to prioritise those entities with the most complex supply chains;
- it has reviewed its compliance training programme and has developed a tailored modern slavery training programme for development and asset managers, as well as modern slavery training for its wider business;
- it undertakes regular site visits of construction areas which are designed to ensure best practice health, safety and welfare standards are provided for all personnel;
- it utilises industry leading systems to pre-authenticate all workers on the BXT site (including validation of National Insurance and Right to Work); and
- it implements a range of measures at BXT aimed at ensuring and continually improving the wellbeing of on-site contractors. These measures include regular occupational health surgeries, English language lessons as well as access to welfare facilities such as an onsite gym and café.

Planned steps to further mitigate the risk of modern slavery in BXSLP's supply chains in the next 12 months:

As part of its zero-tolerance approach to modern slavery and to ensure that it continues to reinforce this, BXSLP has the following actions planned:

- it will develop and adopt a specific BXSLP Anti-Slavery Policy and launch this to its key contractors and suppliers;
- it will complete the roll-out of a refreshed Modern Slavery Due Diligence Questionnaire to contractors and suppliers to identify and manage actual or potential risks of modern slavery;



- it will implement an updated modern slavery training programme to ensure all staff have a greater depth of understanding of typical indicators that an individual may be the victim of modern slavery;
- it will seek to build on and expand the wellbeing initiatives provided for on-site contractors; and
- it will explore various industry initiatives aimed at eradicating modern slavery to determine whether there are any initiatives which it is appropriate for it to participate in.

Assessment of effectiveness in preventing modern slavery

BXSLP will review and evaluate on an ongoing basis the effectiveness of the measures it takes to prevent modern slavery in its own business and in its supply chains. Factors that it takes into consideration to determine the effectiveness of the measures that it has in place include staff training levels (including active engagement in such training) and any reported incidents of modern slavery in the BXSLP supply chain.

No instances of modern slavery have been reported to, or identified by, BXSLP during the year ended 31 December 2025.

This statement was approved by the Board of BXS GP Limited on behalf of BXSLP on 19 March 2026.

A handwritten signature in black ink, appearing to be 'A.E.', positioned above a dotted line.

For and on behalf of BXS GP Limited (as general partner of BXS Limited Partnership)