SNELLERS
ESTATE AGENTS

MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT

In accordance with the Modern Slavery Act 2015 (Act), we, London Resi Ltd, have published this statement (Statement) on behalf of ourselves and our subsidiary companies and trading brands (London Resi Group).

This Statement sets out the controls relevant to all members of the London Resi Group and builds upon the last statement published by us on 31st March 2025 (for the financial year ending 30th September 2024).

We recognise the continued existence of slavery and human trafficking, the significance of its impact on its victims and society and the part we play in eradicating it from society and the businesses with which we work. This is why our business is working hard to detect it as part of a permanent, ongoing process of review and improvement.

We are committed to continually improving our practices to ensure no slavery and human trafficking are enabled within London Resi Group or taking place within its supply chains. This statement sets out the steps taken to identify areas of risks within the business and any steps taken to eliminate or reduce such risks.

ORGANISATION'S BUSINESS

We are Estate and Lettings agents in the property sector. Our Regulators are the RICS, ARLA, NAEA, OFSTED and HMRC. The Group's business comprises circ. 70 offices of estate and letting agencies across Greater London and a few support offices. We have circ. 700 employees and operate exclusively in London, UK. The Group has a combined annual turnover of circ. £57M.

London Resi Group recognises that it has responsibility to take a robust approach to slavery and human trafficking. We are absolutely committed and intend to take a leading approach to prevent slavery and human trafficking within our supply chain.

OUR SUPPLY CHAINS

Our supply chains include:

1. Office cleaning suppliers
2. IT hardware suppliers
3. IT software suppliers
4. Telecoms providers
5. Office equipment suppliers
6. Office furnishings suppliers
7. Property Management contractors
8. Vehicle suppliers
9. Office fit-out contractors and building works contractor
10. Professional Services suppliers (legal, accountancy, tenants' referencing and insurance)

OUR POLICIES ON SLAVERY AND HUMAN TRAFFICKING

We are committed to ensuring that there is no modern slavery or human trafficking in any part of our business or in our supply chains. Our Anti-slavery Policy reflects our commitment to acting ethically and with integrity in all our business relationships and to implementing and enforcing effective systems and controls to ensure slavery and human trafficking is not taking place anywhere in our supply chains.

DUE DILIGENCE PROCESSES FOR SLAVERY AND HUMAN TRAFFICKING

As part of our initiative to identify and mitigate risk of slavery and human trafficking in our supply chains, the Group has been lookingat our own practices together with our existing and new suppliers of goods and services as detailed above to determine where and how we could ensure there is no slavery and human trafficking affecting any of our suppliers.

The board of directors has examined the risk of modern slavery and human trafficking within the Group and concluded that such risk is low. We operate exclusively within Greater London and do not have any presence outside of the UK. We check every prospective employee's right to work status before offering employment unconditionally. We are on the Register of Approved Training Providers for Apprenticeships (ROATP) and practice Safeguarding and Prevent strategies with all learners that are registered on our OFSTED regulated programmes.

We facilitate thousands of letting transactions every year but subject every prospective tenant to a rigorous referencing system run by external reputable service providers.

The board of directors has also examined the risk of modern slavery and human trafficking within our suppliers of goods (such as suppliers of office furnishings and equipment) and services (such as professional services) and concluded that such risk is low.

The businesses we use to supply us with goods and services are generally large reputable organisations. We only engage with and buy our equipment from reputable organisations with significant and reliable online presence which in our view would help to ensure we do not indirectly encourage modern slavery or human trafficking.

We have implemented a system whereby we try and require from our service providers wherever practicable compliance clauses in new contracts we are entering into with such suppliers to contractually ensure their own business is free of modern slavery and human trafficking and where applicable and practicable, the businesses of their own subsidiaries and suppliers.

Following the above, we continually develop systems to:

- Identify and assess potential risk areas in our supply chains
- Mitigate the risk of slavery and human trafficking occurring in our supply chains
- Monitor potential risk areas in our supply chains
- Protect whistle blowers

IMPLEMENTING OUR VALUES

We have zero tolerance to slavery and human trafficking.

We have a dedicated risk and compliance committee, which consists of representatives from the following departments:

- Finance & Accounts
- Legal
- Compliance
- Human Resources
- Coaching

The committee is charged with and overseas the progress, improvement and further implementation of our risk and compliance policies and procedures.

TRAINING

To ensure a high level of understanding of the risks of modern slavery and human trafficking in our supply chains and any risk related to our own business, our coaching team provides regular training to all our staff.

This statement is made pursuant to section 54(1) of the Modern Slavery Act 2015 and constitutes our slavery and human trafficking statement for the company's financial year ended 30th September 2025.

Ash Kashyap

Ash Kashyap

Chief Executive Officer

London Resi Ltd

29th March 2026