

Modern Slavery Statement

Hibernia Real Estate Group Limited and all Hibernia Real Estate Group entities ("Hibernia") are committed to preventing slavery and human trafficking and have clear guidelines and policies in this regard.

Our policy is to manage our business in an honest, open and ethical way and to comply with all applicable laws and legislation. We are committed to acting professionally and with integrity in all our business dealings and relationships. Our objective is to ensure that neither modern slavery nor human trafficking is taking place in any part of our business or supply chain. We have a zero-tolerance policy in relation to any violations of anti-slavery and human trafficking laws.

We are committed to embedding modern slavery prevention measures throughout all aspects of our operations and relationships. This includes ensuring that our policies, practices, and partnerships reflect our zero-tolerance stance on forced labour and human trafficking, and the maintenance of robust due diligence processes to identify, assess, and mitigate risks wherever they may arise within our business practices.

Regulatory Background

The Criminal Law (Human Trafficking) Act 2008, as amended by the Criminal Law (Human Trafficking) (Amendment) Act 2013 is the primary legislation criminalising human trafficking, including labour exploitation, in Ireland. Ireland has also ratified the International Forced Labour Protocol 2014 which reinforces the international legal framework for combatting all forms of forced labour, including trafficking. The Safety, Health and Welfare at Work (Construction) Regulations 2013 to 2021 impose specific obligations of employers and contractors to ensure safe and fair working conditions.

Employees

The risk of slavery and human trafficking in our recruitment process is negligible as our investment property portfolio is located entirely in Dublin and our employees are all office-based professionals.

All employees complete an induction process to ensure they understand our business, its culture and values. All employees are given details on Hibernia's policies and procedures including those on modern slavery, health and safety, anti-bribery and corruption, whistleblowing, anti-bullying and harassment. These are provided through an annual review of Hibernia policies, the employee handbook, ongoing training and periodic information issued by Hibernia.

All employees are encouraged to report any concerns in relation to modern slavery or human trafficking to Hibernia's Chief Operations Officer, who will review the circumstances and decide on an appropriate course of action.

Suppliers

Our supply chain includes, but is not limited to, our construction contractors and their sub-contractors and materials suppliers, our building cleaning and security companies, and professional service

providers. The majority of our suppliers are mainly confined to Ireland and generally operate in industries where there is a low risk of modern-day slavery infringements.

All construction contractors are required to register with the Considerate Constructors Scheme (CCS), which commits those sites, companies and suppliers registered with the CCS to encourage best practices in areas including community, environment, safety and workforce.

All contractors for our managed buildings are provided with a copy of the Contractor Handbook on appointment and sign the acknowledgement to confirm that all work will be carried out in accordance with the requirements of the handbook including compliance with the relevant modern slavery legislation. We have clear standards and principles for our suppliers which are set out in our Supplier Code of Conduct (the "Code") and supplier outsourcing contracts. This Code covers key economic, social and environmental issues and risks that we believe are of high importance to our business and sets out the minimum standards expected of our suppliers who are required to comply with the Code. We expect our suppliers to report any breaches that may arise and to highlight and report any concerns they may have in relation to modern slavery and human trafficking.

Reporting

We require our suppliers to notify us immediately and provide us with all details should they fail to comply with this Statement.

All employees are encouraged to report any concerns in relation to modern slavery or human trafficking to Hibernia's Chief Operations Officer.

Hibernia also provides an independent reporting hotline available for employees and third parties. To access the reporting hotline, please complete the two-stage dialing process as follows: Firstly, dial 1800 550 000, then 800 603 2869 and follow the instructions.

Any breaches of this Statement will be immediately reported to the Senior Management team, the Risk and Compliance Committee and Brookfield.

Summary

We consider Hibernia to be at a low risk of modern slavery given our employment practices, office location, concentration of investment portfolio, Supplier Code of Conduct and supplier outsourcing contracts in place.

Hibernia will respond effectively to any potential issues that may arise and will ensure that Hibernia's modern slavery policy is reviewed on an annual basis.

Signed:



Edwina Governey
Chief Executive Officer

21st January 2026