

**MODERN SLAVERY ACT 2015
SLAVERY AND HUMAN TRAFFICKING ACT STATEMENT**

Telereal Trillium is one of the UK's largest property companies - operating in three distinct, yet complementary business areas; property partnerships, investment, and development. We have an established UK-wide portfolio of more than 8,000 properties, housing 1% of the UK's workforce. This statement is being made by London Wall Outsourcing Investments Limited on behalf of itself and its subsidiaries, and the subsidiaries of Tele-Finance Holdings Limited operating and established in the United Kingdom.

As a procurer, it is our responsibility to ensure that our supply chain maintains the high standards that we set for ourselves and that our clients rightly expect. We are committed to ensuring that there is no modern slavery or human trafficking in our supply chains or in any part of our business. We demonstrate this commitment by acting ethically and with integrity in all our business relationships, and by implementing and enforcing effective systems and controls to ensure slavery and human trafficking is not taking place anywhere in our supply chains. We encourage our major suppliers to develop corporate responsibility (**CR**) strategies for their own businesses, and look to identify opportunities to work collaboratively on CR initiatives.

Supplier diversity is also important to us and since 2012 we have stepped up our use of, engagement with, and support of small, medium-sized and social enterprises. In March 2015 we were honoured to receive the 'We Buy Social' accreditation from Social Enterprise UK acknowledging Telereal Trillium's commitment to socially responsible procurement. In addition, we were shortlisted as a finalist in the Lord Mayor's Dragon Awards in June 2015, for Telereal Trillium's sustainable procurement programme - supporting the Third Sector and supplier diversity.

We have long-term relationships with our major suppliers, which allows us to gain a thorough understanding of their capabilities and in turn, our suppliers become more adaptable to the needs of our customers. The long-term nature of our relationships gives our suppliers confidence that any investment in innovation or best practice will be recouped during the relationship.

The board of the UK group take responsibility and accountability for this statement as well as the strict provisions relevant to any suppliers that provide services to Telereal Trillium. All new suppliers must be verified by either the group finance director or his delegate in addition to a compulsory supplier evaluation process undertaken by the group's supply chain team.

We evaluate each new supplier on the basis of responses to Supplier Management Questionnaires (**SMQs**). We do not begin evaluation of new suppliers until they have provided all information which is requested in the SMQs, nor are suppliers added to Telereal Trillium's supply chain unless and until satisfactory responses to the SMQs have been provided. The SMQs require suppliers to confirm that:

- That they have taken and will continue to take appropriate and proportionate action to ensure slavery and human trafficking is not taking place in their business or their supply chains;
- That they have not been convicted of any offence under the Modern Slavery Act 2015 (the **Act**); and
- That they will notify the group of any breach or potential breach of the Act.

We have also taken further steps to review our existing top 100 suppliers categorised by annual spend and sought the foregoing confirmations from each of those relevant suppliers together with copies of any relevant policies. In addition, we review on an annual basis the modern slavery statements that are published by each of those relevant suppliers (where available). As at the date of this statement, 50% of Telereal Trillium's top 100 suppliers have published a slavery and human trafficking statement.

This statement is made pursuant to section 54(1) of the Act and constitutes our slavery and human trafficking statement for the financial year ended 31 March 2017.



Adam Dakin

Joint Managing Director

On behalf of London Wall Outsourcing Investments Limited and its subsidiaries, and the subsidiaries of Tele-Finance Holdings Limited operating and established in the United Kingdom.

Date: 26 SEPTEMBER 2017