



MODERN SLAVERY AND HUMAN TRAFFICKING STATEMENT 2021-2022

Moda Living Limited (Moda) is the UK's leading developer and operator of rental communities. Founded in 2014, the business has built a UK-wide pipeline of more than 18,400 homes with a combined GDV in excess of £6bn. Moda operates a family of living sector platforms with leading global institutional investment partners. Moda's vertically integrated model designs, builds and operates next generation spaces to live, work and play.

Moda continues to push the boundaries of style, service and innovation to craft considered, diverse residential communities providing different products at different price points for different lifestyle requirements. Moda's core brand foundations focus on outstanding customer service, integrated technology and health and wellbeing to provide an optimum rental experience and a better quality of life.

We are committed to ensuring that there is no modern slavery, child labour or human trafficking in any part of our business or in our supply chains. Moda recognises that slavery, child labour and human trafficking can occur in many forms, such as slavery, servitude, forced and compulsory labour and human trafficking, all of which have in common the deprivation of a person's liberty by another to exploit them for personal or commercial gain.

We have a zero-tolerance approach to modern slavery. We are committed to acting ethically and with integrity in all our business dealings and relationships and to implementing and enforcing effective systems and controls to ensure modern slavery is not taking place anywhere in our own business or in any of our supply chains.

Our recruitment processes are transparent and reviewed regularly. New employees are vetted to ensure that we can confirm their identities and that they are paid directly into an appropriate, personal bank account.

In 2021, we implemented several new processes to improve our supply chain to tackle modern slavery and human trafficking:

- We set up a Supply Chain Working Group with the aim of improving our already high standards to contractors and our wider supply chain, including measures which aim to eliminate modern slavery, child labour and human trafficking. The Working Group is made up of Directors from across the business, with progress reported back to the ESG Working Group and to the Board.
- We developed a new set of ESG Standards for all contracts which ensure that a Supplier Code of Conduct and Sustainable Procurement Plan must be in place before Primary Sign Off and be used by the design team to guide specification and ultimately supply chain procurement towards sustainable construction products, a resilient supply chain, and consideration of progress and steps to tackle modern slavery.

MODA

- Our Group Whistleblowing policy enables any employee to report upon any known or suspected wrongdoing within the business, including modern slavery in the supply chain. In 2022, we have committed to updating this to include a policy for suppliers and clients too.
- We have also committed to implementing new compulsory training in 2022 for all our staff to promote wider awareness of Modern Slavery. This is in addition to training we provide to relevant members of staff.

The statement is made pursuant to section 54(1) of the Modern Slavery Act 2015 and constitutes our company's Slavery and Human Trafficking statement for the financial year ending March 2022.

Approved by the board of Moda Living Ltd, and signed on its behalf by the Managing Directors



Dan Brooks



Oscar Brooks