



# Q U I N T A I N

**QUINTAIN LIMITED**  
(‘QUINTAIN’ OR THE ‘COMPANY’)  
**MODERN SLAVERY ACT TRANSPARENCY STATEMENT**

This statement is made in accordance with Section 54 of the Modern Slavery Act 2015 (the ‘Act’) in relation to the financial year ended 31 December 2025. It sets out the actions Quintain has taken, and is proposing to take, to address the risk of slavery or human trafficking occurring in its business or supply chains.

## **Introduction**

At Quintain we are absolutely committed to preventing slavery and human trafficking in our business and will seek to ensure that our supply chains are free from slavery and human trafficking.

## **Our business**

Quintain is a property investment, development and asset management company based in London. Our largest project at Wembley Park, covers approximately 85 acres of land around the UK’s National Stadium in North West London. Quintain has planning consent to complete more than 10.3 million sq ft of mixed use development at Wembley Park, of which 6.6 million sq ft has been delivered to date. This includes London’s first retail outlet centre which attracts approximately 5.4 million visitors a year, post the Covid-19 pandemic. As at 31 December 2025 we had 3568 build to rent (BtR) homes, under Quintain Living’s management and built 6121 homes across all tenures (excluding student) within Quintain’s Masterplan at Wembley Park have been built and a further 1426 student accommodation beds have been delivered. Wembley Park welcomes on average 16.5 million visitors a year.

All of Quintain’s private and discount market rent BtR apartments at Wembley Park are managed by the Group’s wholly-owned residential rental management company branded ‘Quintain Living’.

Over time the company seeks to be recognised as the United Kingdom leading build-to-rent and mixed-use rental management, development and investment specialist.

## **Our supply chain**

Quintain is committed to ensuring that its suppliers adhere to the same high standards of ethics it embraces. To supply goods or services to Quintain, an organisation must register via Quintain’s Supplier Portal to be a preferred supplier. Individuals and organisations are required to confirm that they provide inter alia safe working conditions, treat workers fairly, pay the minimum/London Living wage, as applicable and comply with all (or the equivalent of) UK employment-related regulations. Quintain periodically makes enquiries of suppliers to ensure their policies are in place and adhered to. Failure to maintain or comply with such policies or regulations may lead to the termination of the business relationship.

Quintain undertakes due diligence through the Supplier Portal to evaluate potential suppliers prior to engagement, and regularly reviews its existing suppliers. Due diligence and periodic reviews cover, among other areas, the following policies and risks:

- Health and safety
- Employment conditions including payment of the minimum wage
- Anti-bribery and corruption
- Payment practices
- Valid insurances for Public and Employers Liability, and Professional Indemnity

Questions relating to Modern slavery and related offences have been added to the Supplier Portals and all suppliers with a turnover in excess of the £36 million threshold specified by the Act have been contacted to confirm their compliance with the Act (or equivalent legislation in their country of registration as applicable).

At Wembley Park, Quintain's construction programme is being delivered through a number of principal UK-based building contractors. A number of these Contractors form part of a framework agreement ('UK Framework Contractors'). Each of our Framework Contractors has, at our request confirmed their policy and actions taken to prevent slavery and human trafficking. The terms of our framework agreements have also been enhanced to include clauses addressing compliance with the Act.

The remaining contractors who are not part of Quintain's framework agreements have been vetted via the Quintain Supplier Portal to ensure they adhere to our standards and ethics. Suppliers must complete a questionnaire within the Portal that includes but is not limited to requiring any sanction disclosures and clarifying the source of their workforces. The responses are then checked and validated by Quintain's Procurement Team. We can confirm that their responses to our enquiries have not identified any high risk areas in our supply chain to date.

### **Our Retail tenants**

As a Landlord, Quintain and the property managers/agents that operate on its behalf at Wembley Park also integrates the following anti-slavery measures as a part of their ESG frameworks:

- Clauses requiring retail tenants to comply with their relevant legal obligations and statutory requirements under the Modern Slavery Act are included in all leases.
- Before granting a lease, enhanced due diligence is undertaken on prospective tenants which includes checking they have published their mandatory slavery statements (as applicable).
- Know Your Tenant vigilance is required for requests to pay full tenancy costs upfront or discrepancies between the named tenant and the actual occupants, which can be red flags.
- If suspicious activity is spotted, the landlord will be immediately advised for the appropriate steps to be taken to report their concerns to the relevant authorities.

### **Our employees**

At the end of the reporting year, Quintain had 181 employees based in the UK. Quintain's standard terms and conditions of employment and suite of company policies which apply to all employees make clear the actions and behaviour expected of employees when representing the Company. We strive to maintain the highest standards of employee conduct and ethical behaviour in business dealings and managing our supply chain.

The Company adheres to all relevant employment legislation and we are committed to creating a work environment where everyone is treated with dignity and respect. The Human Resources team, supported by the Company Secretary, oversees the induction and training of all staff in the Company's anti-corruption and other compliance policies.

Quintain has a Whistleblowing Policy including a clear escalation process for employees and contractors to raise concerns relating to the Company's business practices, which includes the crimes of slavery and human trafficking. Anonymous reporting is also made available through Quintain's subscription to the outsourced whistleblowing software and services provider Safecall. Quintain can confirm that no suspected modern slavery reports have been received to date.

Quintain uses only specified, reputable employment agencies to source temporary or permanent employees and always verifies the practices of the agency through the Supplier Portal.

We are confident that there is a very low risk of slavery or human trafficking in the employment or engagement of our own employees.

### **Employee training**

To ensure a good level of understanding of the risks of modern slavery and human trafficking in our business and supply chains, we will provide appropriate specialist training to relevant members of staff and a general briefing to all employees.

### Future developments

As we seek to continually improve our approach to and identification of the risks of modern slavery, in particular we will:

- continue to work with our UK Framework Contractors and non-framework contractors to monitor and identify any emerging risks of slavery and human trafficking in our construction supply chain;
- monitor our preferred suppliers for adherence to best practice;
- focus on specialist training for colleagues with responsibility for supply chain management and procurement; and
- provide induction and refresher training for all employees.

### Quintain Group

For the avoidance of doubt, this statement and the policies and procedures described to prevent slavery and human trafficking also applies to all of Quintain Limited's Group subsidiaries.

### Board approval

This statement has been approved by the Quintain Board and will be reviewed and updated annually.

### For and on behalf of the Board

Signed by:  
  
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**James Riddell**  
Chief Executive

**Date:** 22 May 2026