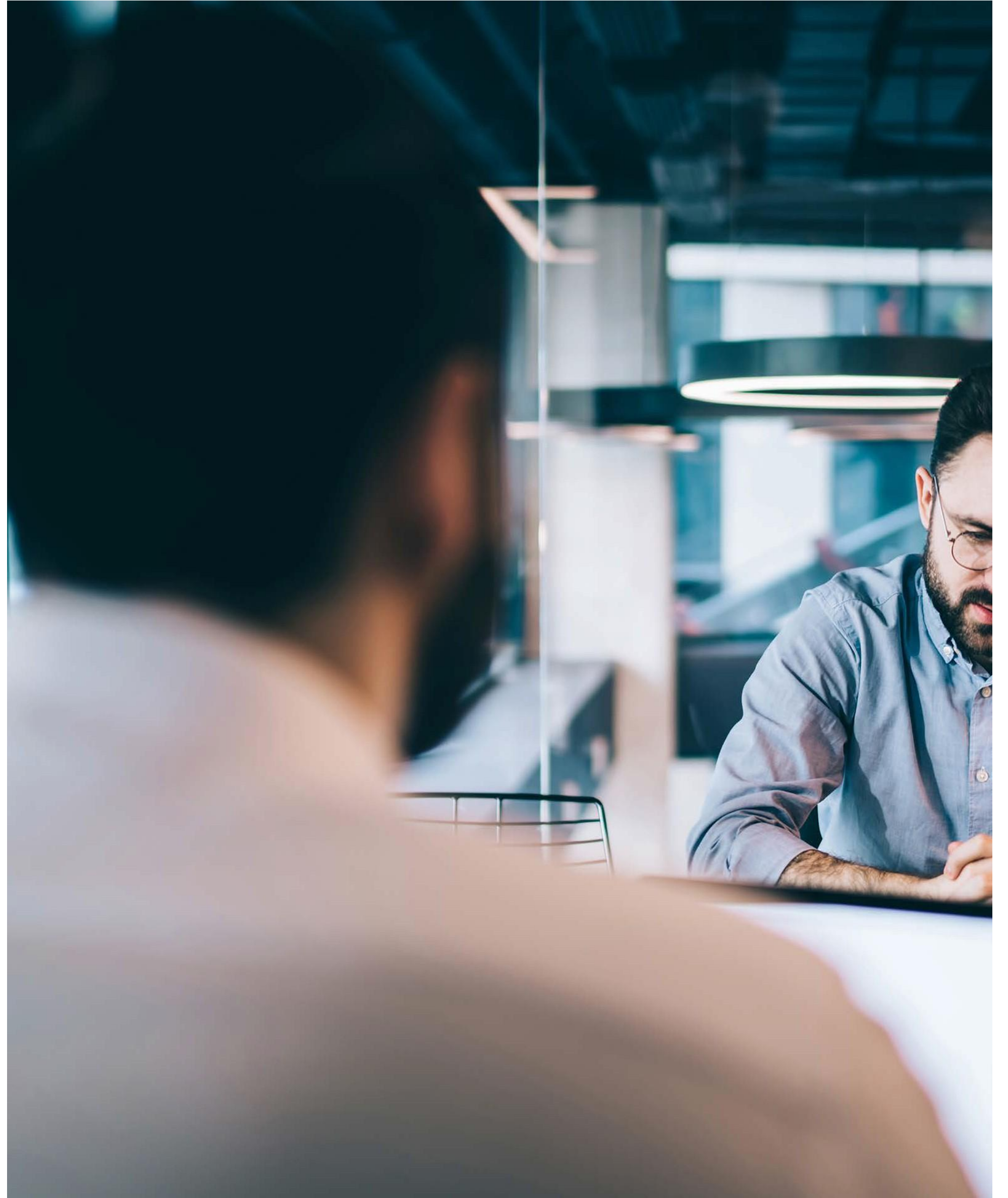




The way we work with suppliers at Knight Frank

Supply Chain Charter



Foreword

Knight Frank is committed to working with suppliers who share our values.

This Supply Chain Charter sets out the key principles we expect from our suppliers and their wider supply chains. It reinforces our shared commitment to ethical, inclusive, and responsible business practices.

Knight Frank's core values are structured around four pillars:

- Value the Individual.
- Collaborate to Succeed.
- Make the Difference.
- Commit to Partnership.



What we expect from our Suppliers

Suppliers must:

- Familiarise themselves with this Supply Chain Charter.
- Where appropriate align/adopt these principles into their own operations.
- Collaborate with Knight Frank to uphold a culture of trust, respect, and ethical excellence.

Our commitment

At the heart of everything we do lies our purpose: to work responsibly, in partnership, to enhance people's lives and environments.

Values into practice

Our Supply Chain Charter highlights the importance of professionalism, integrity and respect when working with our suppliers.

It is our responsibility to:

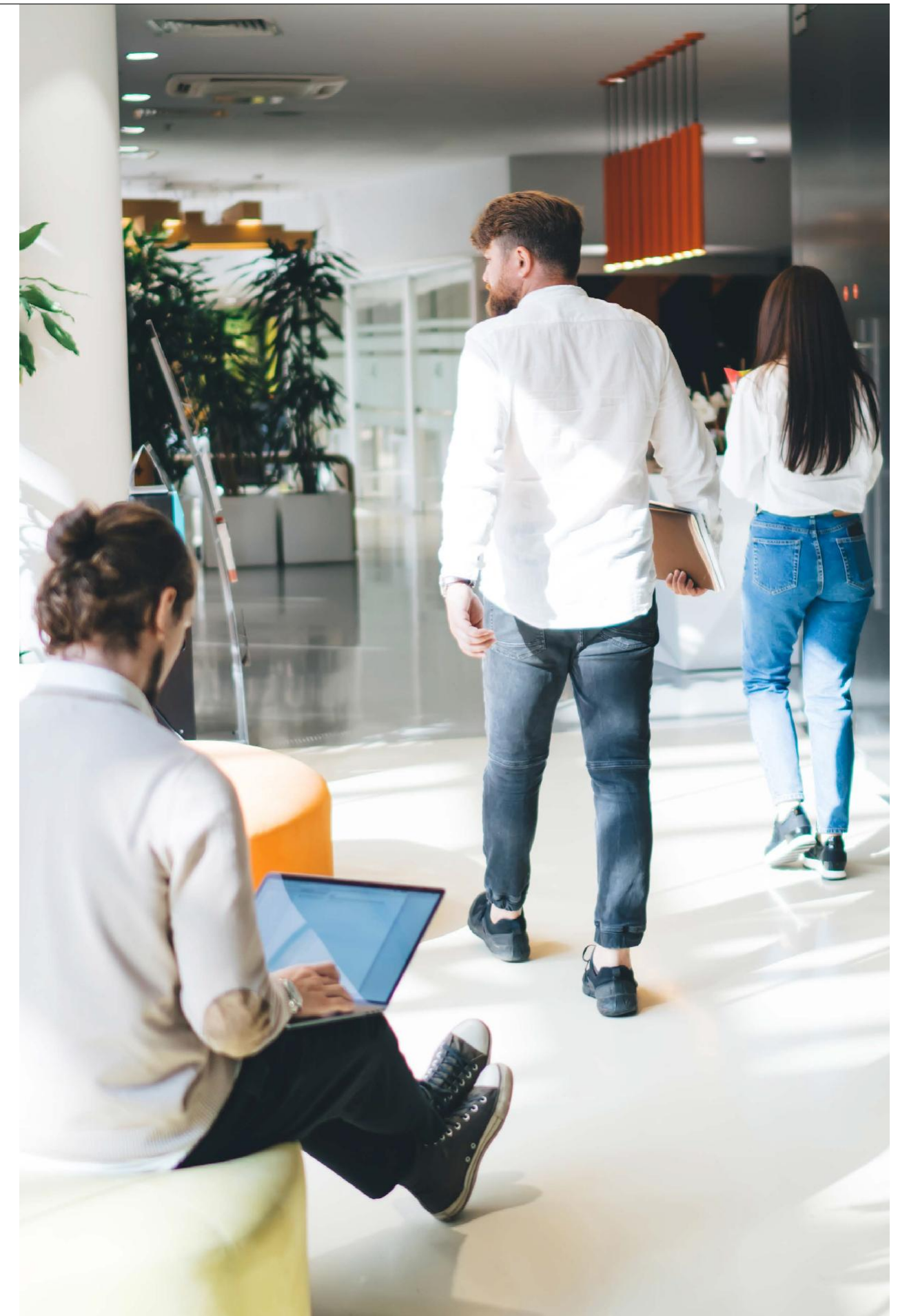
- Foster collaborative and mutually beneficial relationships.
- Maintain open communication and fulfil commitments with honesty and accountability.
- Respect confidentiality and comply with all relevant legal and ethical standards.
- Uphold trust and maintain the highest level of business ethics in every partnership.

We place our ethical values at the heart of procurement and our supply chain.

Working with our supply chain is an important part of the way we do business. We are committed to working with suppliers that uphold the same values as us.

We do this by:

- Building environmental, social and ethical considerations into purchasing decisions.
- Supplier due diligence to ensure they meet all our product, service, environmental, societal and information security requirements.
- Maintaining fair and transparent procurement processes.
- Ensuring impartial decisions and focus on what is best for our clients and business.
- Encouraging continuous improvement in cost, value, deliverables and sustainability.



Ethical Conduct & Integrity

We actively manage conflicts of interest

At Knight Frank, we act with integrity and always put the interests of our business, clients and colleagues first. Managing conflicts of interest is key to maintaining trust and professionalism.

Suppliers must:

- Avoid conflicts and ensure personal interests don't interfere with professional responsibilities.
- Disclose potential conflicts during the due diligence process or at the start of any tender process.
- Be transparent and proactive in addressing situations that could create bias.

Suppliers must comply with:

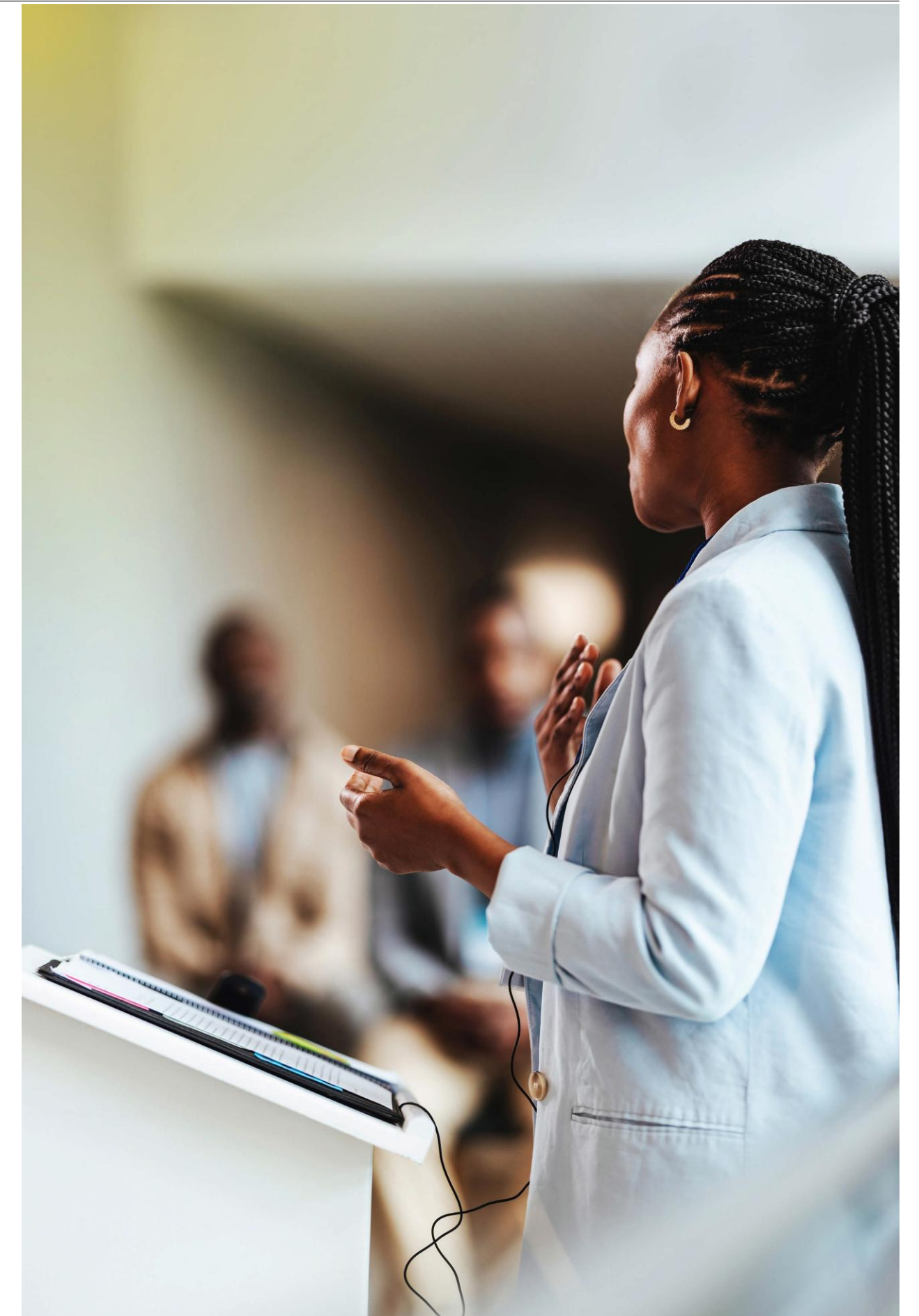
- The Bribery Act 2010.
- The Criminal Finances Act 2017 ("the Act"), including but not limited to any form of, or facilitation of, tax evasion or fraudulent activity related to taxation whether in the United Kingdom or abroad in connection with the provision of goods/services. Suppliers shall maintain adequate procedures to prevent tax evasion and shall ensure that any of its agents, consultants, contractors, subcontractors or other persons engaged by the suppliers to also comply with the obligations set out in the Act.
- The Economic Crime and Corporate Transparency Act 2023.

We do not tolerate bribery and corruption

Knight Frank has zero tolerance for bribery or corruption. Integrity is at the heart of what we do, and we are committed to upholding the highest ethical standards.

Suppliers must:

- Train their employees and provide clear guidance to avoid bribery or corruption.
- Maintain accurate records and transparent financial practices.
- Prevent fraud and misconduct.
- Treat all financial dealings with fairness and respect.
- Complete due diligence on their supply chains.
- Only pay referral fees to Knight Frank where such fees are disclosed to the end user and a referral agreement is in place
- Never pay referral fees directly to Knight Frank staff



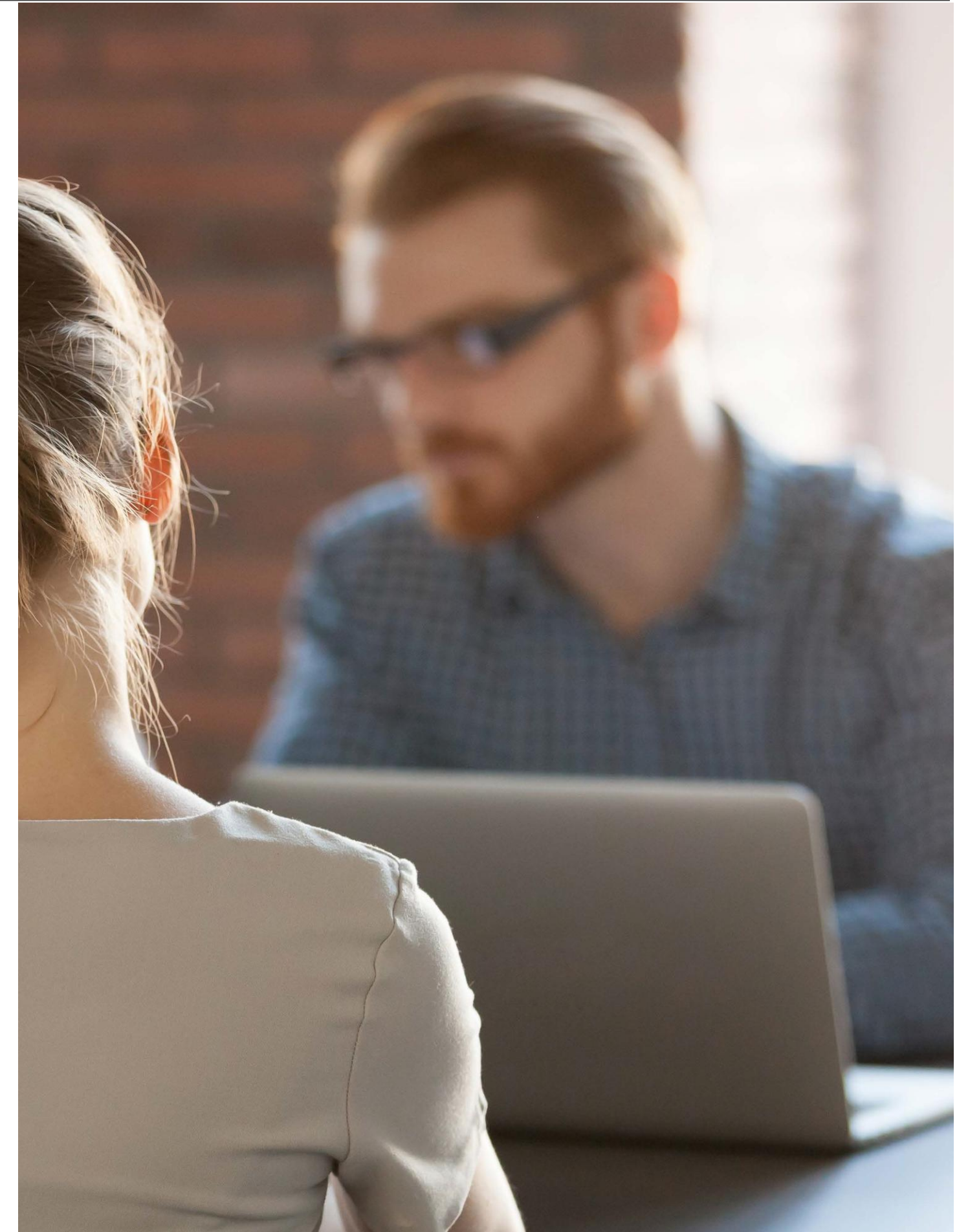
Diversity, Equity & Inclusion

Diversity, Equity and Inclusion are integral to how we operate and how we expect our supply chain partners to operate. We recognise that the strength, resilience, and innovation of our business depend on creating environments where every individual is respected, valued, and able to contribute fully.

Our commitment extends beyond our organisation. Suppliers play a critical role in upholding and advancing inclusive practices that positively impact their own workforce, communities, and the wider sector.

Our suppliers are expected to:

- **Champion diversity, equity and inclusion** by cultivating a culture where everyone is respected and supported.
- **Maintain a workplace free from discrimination**, harassment and victimisation across all stages of the employment lifecycle.
- **Provide equitable opportunities** in recruitment, training, promotion and leadership pathways, regardless of background or personal characteristics.
- **Ensure inclusive practices throughout their own supply chain**, including subcontractors and partner organisations.
- **Identify and address systemic barriers** that may impact underrepresented or marginalised groups.
- **Comply with all relevant legislation** related to equality, human rights, labour practices and ethical employment standards.
- **Measure and improve** DEI performance, where feasible, and be open to sharing progress with us as part of our ongoing supplier relationship.



Whistleblowing Hotline

We believe in speaking up

That is why our Whistleblowing Hotline is available to all suppliers.

At Knight Frank, we believe in open communication and encourage everyone to Speak Up if something isn't right.

By sharing concerns, we can all help to protect the positive, inclusive and ethical environment we are building together.

As a firm, we have zero tolerance for retaliation, victimisation, subsequent discrimination or disadvantage where concerns have been raised in good faith.

We encourage everyone to be proactive in speaking up, helping to maintain Knight Frank's high ethical standards.

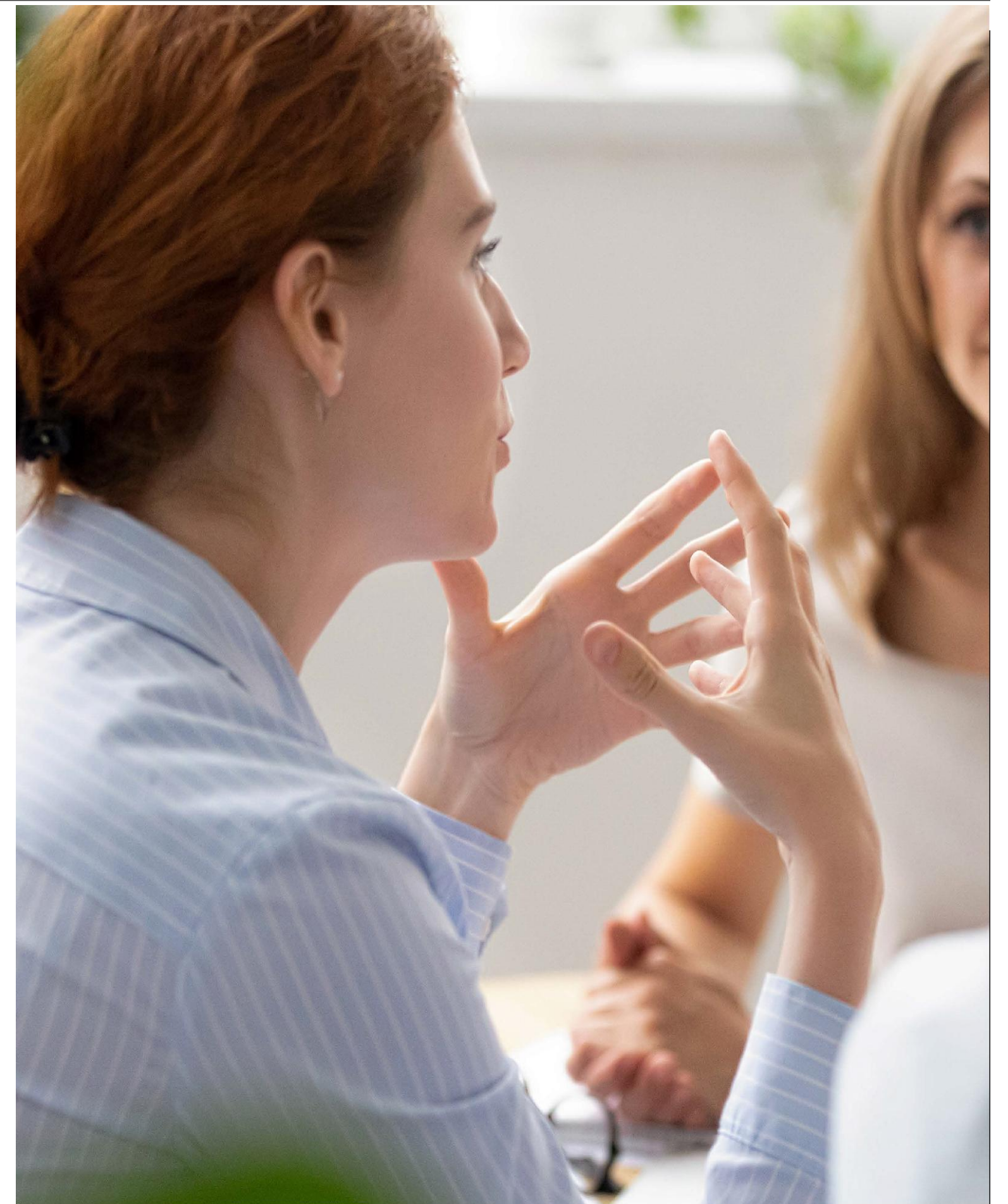
We are committed to:

- Making it safe and easy for suppliers to raise concerns, through an independent hotline.
- Ensuring confidentiality, treating all concerns with respect and care.
- Investigating thoroughly, taking swift action to address issues and support those involved.

If anyone has a concern:

Call our Whistleblowing Hotline on 0800 069 8024 (UK only).

To make a report via the web go to:
<https://knightfrank.ethicspoint.com>



Modern Slavery

We act to prevent modern slavery

Knight Frank is committed to ensuring that neither modern slavery nor human trafficking occur anywhere in our business or supply chains.

Suppliers must:

- Prevent modern slavery, ensuring our respective supply chains are free from exploitation.
- Uphold ethical standards, ensuring fair treatment of workers.
- Conduct due diligence and review supply chains to mitigate risks.
- Have zero tolerance for forced, child, or involuntary labour.

Health & Safety

Suppliers must:

- Maintain the highest standards of health and safety, ensuring the wellbeing of all personnel and preventing injury or harm.
- Implement comprehensive policies, procedures, and training to comply with UK health, safety, and environmental legislation, including the provision of appropriate safety equipment.
- Establish and uphold effective business continuity plans (or have contingency plans in place when one is not available) to minimise disruptions and support the ongoing resilience of services and partnerships.



Data Protection & Technology Use

We fiercely protect data and manage risks when using technology and Artificial Intelligence

Our clients trust us to safeguard their data and use technology responsibly. We are committed to maintaining the highest standards when it comes to data protection and technology use.

We also recognise and foster the power of technology in enhancing the way we work. We ensure that while we embrace innovation, all decisions and advice remain grounded in the deep knowledge and experience of our people.

Suppliers must:

- Protect data privacy, ensuring that all client and business information is handled securely and confidentially.
- Use technology securely, by implementing robust security measures such as passwords, malware detection and other advanced technologies to keep systems and data safe, and to prevent misuse.
- Manage risks with technology and Artificial Intelligence (AI).



Carbon / Emissions

Building responsible supply chains

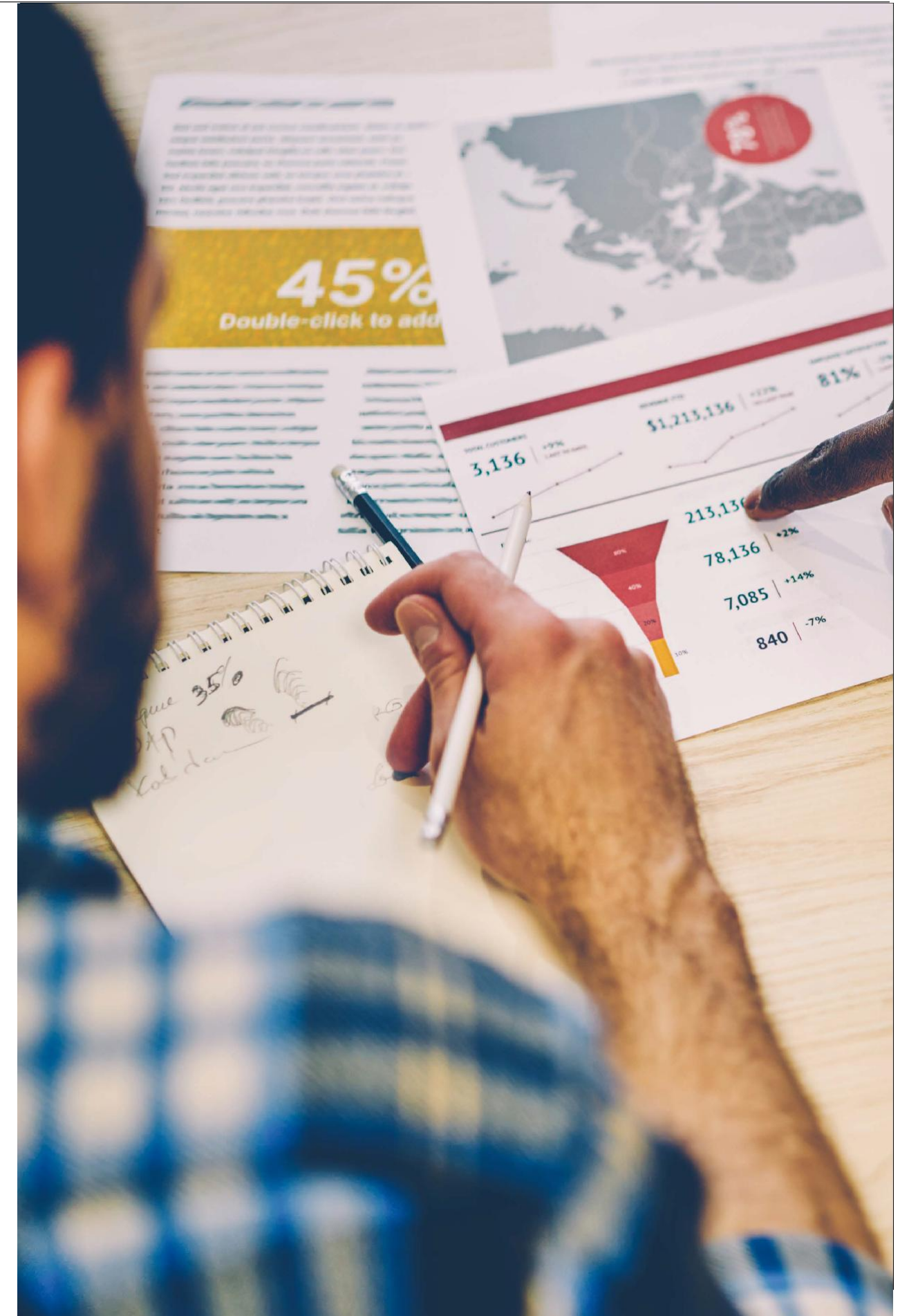
Given our supply chain's significant contribution to our ESG-related impacts, we need to work with our suppliers to deliver our Net Zero commitments. We have advanced our due diligence process for new suppliers so we can understand their environmental and social footprints, and our procurement criteria now includes relevant data-led targets and key performance indicators.

All new suppliers brought on board are screened using this process, and our aim is to work with those who fall short to help them come up to the standards we set. We will continue to screen all new and existing suppliers using the same criteria, as we try to reach everyone in our supply chain, not only new suppliers.

With this Charter we want to target our entire supply chain and will therefore approach our suppliers large and small, not just those classified as critical. Alongside this, we'll also help suppliers understand our ESG expectations and requirements by encouraging training. To get them started, we've created a webpage giving access to resources from the Supply Chain Sustainability School. All new suppliers are directed to this resource, and we are encouraging existing suppliers to make use of it as well.

Suppliers must:

- Support sustainability, ethical sourcing, and community engagement.
- Work with us to reduce environmental impact and strengthen local communities.
- Incorporate ESG principals into their operations.



Governance

This Supply Chain Charter applies to all suppliers working in the UK for and on behalf of Knight Frank LLP and the following subsidiaries registered and operational in the UK: Knight Frank Services Company Limited and Knight Frank Capital Advisory LLP.

Suppliers working with entities in the Knight Frank Global Network agree to abide by certain common policies to maintain the standards of Knight Frank and local supply chain charters may be applicable. For further details on how the Knight Frank Global Network is structured, refer to: <https://www.knightfrank.com/about-us/structure>.

We will periodically monitor our supply chain's adherence to this Supply Chain Charter. In the case of a breach or potential breach, Knight Frank should be notified as soon as possible.

Knight Frank Supply Chain Charter

Owner: Sarah Chappelle-Molloy

Position: Partner, Head of Procurement

Implementation Date: April 2026

