SLAVERY AND HUMAN TRAFFICKING STATEMENT

INTRODUCTION

This statement is made pursuant to section 54(1) of the Modern Slavery Act 2015 and constitutes our Group's slavery and human trafficking statement for the financial year to 31 March 2027.

Yattendon Group plc and its subsidiary companies recognise that slavery and human trafficking blights the lives of those affected. We wish to ensure that such practices do not exist in our companies or our supply chain.

OUR ORGANISATION

Yattendon Group plc is the holding company for a number of businesses in a variety of sectors. The Group's activities include: Commercial property owners and landlords, marina and boat yard owners and operators, marina managers and consultants, holiday park owners and operators, property developers, car park operators, residential and commercial property management, printers and publishers, land owners, farming, forestry, Christmas tree growers and retailers, printers, brewers, game processors and retailers. Our activities take place in the UK, Spain, Canada and the USA.

This statement covers Yattendon Group plc, MDL Marinas Group Ltd and Marina Developments Ltd which are required by law to have a statement and applies to all of our UK subsidiary companies.

OUR POLICIES ON SLAVERY AND HUMAN TRAFFICKING

Our initial response to the Modern Slavery Act 2015 was to prepare and approve a Group wide policy. This was approved by the Board in April 2016 and has been reviewed by the Board on several occasions since. It was most recently updated and approved in November 2026. It confirms our responsibility for ensuring that workers are not being exploited and are safe and free. Our Anti-slavery Policy reflects our commitment to acting ethically and with integrity in our business relationships.

RISK ASSESSMENT

We have assessed the risk of slavery, forced or compulsory labour or human trafficking within our own companies as low due to the location of those businesses and the sectors we are involved in. This risk is further mitigated by compliance with minimum wage legislation, right to work checks, and because all employees have a contract of employment and are paid through payroll with deductions for tax.

OUR SUPPLY CHAINS AND DUE DILIGENCE PROCESS

The vast majority of our suppliers operate in the UK or the EU and are also involved in low risk sectors. Some areas, such as agency, seasonal, cleaning and construction labour, carry a higher risk and are where our checks are focused.

We engage with our key suppliers to communicate our policy to them and seek their commitment to ensuring modern slavery is not occurring in their businesses. We

expect our suppliers to have a clear view of practices in their own organisations as it is not practical for us to audit their businesses.

WHISTLEBLOWING

We encourage our employees, any third parties or any members of the public to report any concerns about suspected modern slavery in any part of our business or related supply chain to the Company Secretary or other senior employee. Concerns can also be reported to the Modern Slavery Helpline on 08000 121 700.

MEASURING EFFECTIVENESS

We know of no instances and have seen no indications of modern slavery or human trafficking within our business or our supply chains and no concerns have been raised with us about this issue.

TRAINING FOR STAFF

Our Anti-Slavery Policy is included within the staff handbook which is circulated to all employees. Staff are encouraged to raise any questions they may have with their manager or with the Company Secretary.

Approved by the Board of Directors of Yattendon Group plc on 19 November 2026.

Signed on behalf of the Board by Catherine Fleming, Company Secretary