The Housing Finance Corporation

Group modern slavery and human trafficking statement

1. INTRODUCTION

This statement is made in compliance with Section 54 of the Modern Slavery Act 2015 ('the Act') and relates to the financial year from 1 April 2025 to 31 March 2026.

The Housing Finance Holding Corporation Limited, along with its subsidiaries and affiliated companies (together, 'the Group'), is committed to addressing the risks of modern slavery and human trafficking in its operations and supply chains.

The Group recognises the serious issues of forced labour, exploitation and other human rights violations prevalent in supply chains globally. This statement describes the steps the Group has taken to address these risks. It should be read alongside the Group's Modern Slavery Policy, which sets out the Group's our internal framework for preventing, detecting and responding to modern slavery risks.

2. STRUCTURE, ACTIVITIES AND SUPPLY CHAIN

The Group's business is lending money to registered providers of social housing in the United Kingdom, funded through the issue of bonds and bank loans. The Group offers various financial instruments through wholly owned subsidiary vehicles and certain affiliated companies, the structure of which can be found in the Group's latest annual report.

The Group and its customers operate entirely in the United Kingdom and the Group's primary activity is supported by banks and professional firms based in the United Kingdom or the European Union. The Group engages suppliers for products and services across areas such as IT, design, security, office maintenance and professional services. The Group's suppliers are primarily based in the United Kingdom, with some larger firms such as banks and retail vendors having an international presence.

The Group does not sell or donate any physical items requiring manufacture from raw materials, although it may from time to time instruct promotional materials to be made.

Given the nature of the Group's business model, the Group assesses its inherent exposure to modern slavery risk as relatively low compared with organisations with extensive manufacturing or logistics operations; however, it recognise that modern slavery can occur in any sector and remain vigilant in relation to its own operations, its suppliers and relevant financial counterparties.

The Housing Finance Holding Corporation Limited is a registered society under the Co-operative and Community Benefit Societies Act 2014. Registration No. 9733. Registered Office: 3rd Floor, 17 St. Swithin's Lane, London, United Kingdom EC4N 8AL.

3. POLICIES AND TRAINING

The Group maintains various internal policies which are available to all staff. Those relevant to the prevention of modern slavery and human trafficking are:

- Anti-Bribery Policy and Code of Conduct;
- Modern Slavery Policy; and
- Whistleblowing Policy

Training on the subject matter of these policies is a mandatory part of the onboarding process, with refresher training required every year. The training modules are available for staff to revisit at any time.

4. ASSESSING AND MANAGING RISK

The outcome of the Group's latest risk assessment is that the Group is at low risk of modern slavery and human trafficking occurring in its operations and supply chains. This assessment reflects the nature of the Group's operations, its predominantly UK-based activities and customer base, and the profile of its principal suppliers and counterparties. The Group nevertheless recognises that residual risk remains and that ongoing monitoring is required.

5. DUE DILIGENCE

The outcome of the Group's latest supplier audit found that all suppliers which met the statutory threshold to publish a modern slavery statement had done so, and that all suppliers which did not have a published statement were exempt from the statutory requirement.

The Group requires that suppliers exempt from publishing a modern slavery statement confirm their commitment to the Group's modern slavery policy, under which any supplier found in breach of the Group's expectations in this area may cause the supplier relationship to be terminated.

In line with emerging expectations for the financial services sector, the Group also considers modern slavery and wider human rights risks, where relevant and proportionate, in its lending and investment due diligence and ongoing relationship management.

6. PROGRESS AND COMMITMENT TO IMPROVEMENT

Since the publication of the last modern slavery and human trafficking statement, the Group has reviewed its reporting in compliance with refreshed government guidance, focusing on clarity, transparency and actions taken.

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The Group renews its commitment to monitoring and updating its risk assessments and reporting in relation to modern slavery and human trafficking, maintaining its standard of supplier due diligence, and continuing to deliver regular training to staff on the relevant risks and the responsibilities of the Group and every associated individual.

We monitor the effectiveness of the Group's approach through a combination of indicators, including training completion rates, coverage of the Group's supplier base by modern-slavery due diligence activities, and any concerns raised through the Group's Whistleblowing or other reporting channels. The Group will keep these measures under review and develop them over time as its approach matures.

This statement, and the actions described in it, are reviewed annually.

7. APPROVAL

This statement has been approved by the boards of The Housing Finance Holding Corporation Limited, The Housing Finance Corporation Limited, Affordable Housing Finance Plc, Blend Funding Plc and T.H.F.C. (Funding No.3) Plc, and is signed on their behalf by:

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Priya Nair
Director

22 July 2026