

MODERN SLAVERY

December 2024





Life Science REIT PLC
(the "Company")

MODERN SLAVERY POLICY

Approved by the Board on 5th December 2024

Modern slavery is a crime and a violation of fundamental human rights. It takes various 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 in order to exploit them for personal or commercial gain.

Life Science REIT plc and Ironstone Asset Management Ltd have a zero-tolerance approach to modern slavery. We are committed to acting ethically and with integrity in all our company dealings and relationships and to implementing effective systems to ensure modern slavery is not taking place in our business.

Life Science REIT plc is a London Stock Exchange listed Real Estate Investment Trust which specialises in the ownership of UK properties that are leased or intended to be leased to occupiers operating in the life science sector. The portfolio consists of 5 assets situated in the UK. Accordingly, our business is predominately within the UK and therefore our direct geographic risk of slavery and human trafficking is considered to be low.

1 SUPPLIER ONBOARDING

We have approximately 50 suppliers that support our property and asset management, development and corporate activities. We believe the main risks of slavery and human trafficking are in our construction and property maintenance supply chain, where susceptible trades are being used and where certain materials or products may be sourced from outside of the EU.

Life Science REIT plc and Ironstone Asset Management Ltd make direct purchases of very few materials. We do not consider the risks associated with other suppliers, such as bankers, accountants and other professional service providers to be significant.

Before engaging with a significant supplier, we undertake appropriate internal company due diligence, contracting and approvals procedures. The supplier is required to provide us with the information necessary to achieve satisfactory compliance with these internal procedures.

As part of due diligence, we ask our significant suppliers to provide us with their policy or statement which commits them to comply with all applicable anti-slavery laws, including the UK Modern Slavery Act of 2015. If the supplier does not have such a policy or statement, then they will be required to attest to this Policy.

2 COMPLIANCE

The prevention, detection and reporting of modern slavery in any part of our business or supply chains is the responsibility of all those working for us or under our control. Our suppliers must avoid any activity that might lead to, or suggest, a breach of this Policy.

Suppliers are also encouraged to raise concerns about any issue or suspicion of modern slavery in any

parts of our business or supply chains at the earliest possible stage. We aim to promote openness and transparency and will support any supplier who raises genuine concerns in good faith under this Policy, even if they turn out to be mistaken.

The employees of Ironstone Asset Management Ltd have mandatory training on modern slavery and the Board of Life Science REIT plc are offered training if they do not have the opportunity complete the same elsewhere.

3 SIGNATURES

A handwritten signature in black ink, appearing to read 'C Boyle', written in a cursive style.

Claire Boyle (Chair, Life Science REIT Plc)

A handwritten signature in black ink, appearing to read 'S Farnsworth', written in a cursive style.

Simon Farnsworth (Managing Director, Ironstone Asset Management Ltd)