



Failure to Prevent Fraud Policy 2026 (Economic Crime and Corporate Transparency Act 2023)

Contents

1. Policy Statement	2
2. Scope of Application.....	2
3. Prohibited Conduct	2
4. Responsibilities.....	2
5. Controls	3
6. Reporting.....	3
7. Breaches	3
8. Review and Approval	3

LondonMetric Property PLC (“LondonMetric” or the “Company”) is committed to conducting its business with honesty, integrity and transparency, and to preventing fraud and other dishonest conduct carried out for the benefit of the Company.

This policy reflects the Company’s commitment to complying with the Economic Crime and Corporate Transparency Act 2023 (ECCTA) and, in particular, the failure to prevent fraud offence, as well as relevant UK fraud and corporate governance legislation and guidance.

The Company seeks to foster a strong ethical culture in which fraudulent behaviour is not tolerated and where fraud risks are identified, assessed and mitigated through proportionate controls, clear accountability and effective oversight across all areas of the business.

1. Policy Statement

LondonMetric Property Plc (“LondonMetric” or the “Company”) does not tolerate fraud or dishonest conduct intended to benefit the Company or any other person. Employees and associated persons must not engage in any conduct that results in, or could result in, the commission of a fraud offence.

The Company is committed to acting responsibly, ethically and in accordance with all applicable legal and regulatory requirements. This policy is issued in support of the Company’s obligations under the Economic Crime and Corporate Transparency Act 2023 and forms part of the Company’s broader economic crime policy framework.

2. Scope of Application

This policy applies to the Company and all of its subsidiaries.

It applies to all employees, directors and associated persons acting for or on behalf of the Company, including where services are provided through third parties.

For the purposes of this policy, associated persons are persons or entities performing services for or on behalf of the Company.

This policy should be read in conjunction with the Company’s Code of Conduct, Whistleblowing Policy, Delegated Authorities, Anti-Bribery and Corruption Policy, Anti-Money Laundering procedures and other relevant governance and risk management documentation.

3. Prohibited Conduct

Employees and associated persons must not:

- engage in fraudulent, dishonest or misleading conduct;
- make, authorise or support false or misleading statements, representations or disclosures;
- conceal, misrepresent or manipulate information, records or data;
- interfere with, override or deliberately circumvent internal controls or governance processes; or
- ignore, fail to report or turn a blind eye to behaviour that may indicate fraud or dishonest conduct.

4. Responsibilities

The Board is responsible for setting the tone from the top and overseeing the Company’s approach to preventing fraud. Oversight of this policy and related risks is delegated to the Audit Committee.

Management is responsible for implementing this policy and ensuring appropriate controls are in place.

Employees and associated persons are required to comply with this policy, act honestly and with integrity in all business activities and raise concerns where appropriate.

5. Controls

The Company has proportionate procedures and controls in place to prevent fraud. Further detail is set out in the Company's ECCTA Failure to Prevent Fraud Compliance Framework.

6. Reporting

Employees and associated persons are expected to report any known or suspected fraud or dishonest conduct in accordance with the Company's Whistleblowing Policy. Reports will be treated confidentially and without fear of retaliation.

7. Breaches

Breaches of this policy may result in disciplinary action, termination of employment or contractual arrangements and, where appropriate, reporting to relevant authorities.

8. Review and Approval

This Policy is reviewed periodically and at least annually to ensure it remains appropriate in light of changes in law, regulation and the Group's activities.

Approved by the Board of LondonMetric Property Plc and signed by the Chief Financial Officer



Name: Martin McGann

Chief Financial Officer

Date: 12 May 2026

Effective from May 2026