

1 Anti-slavery and human trafficking statement

At IFM Investors, we are committed to preventing acts of modern slavery and human trafficking from occurring within our business and supply chain, and impose the same high standards on our suppliers.

We are focused on investment returns over the long term, but making sure that we achieve these returns in a way that is socially responsible and ethical.

Our approach to responsible investment is closely aligned with the United Nations Global Compact, which enjoys global consensus and supports a set of core principles in human rights – including ensuring companies are not complicit in human rights abuses, or deprivation of liberty. The Compact focuses on labour standards, and demands an end to child labour and the elimination of all forms of forced and compulsory labour.

We believe only a strong and inclusive society can provide future investment growth, and we focus on what upholds human rights and gives workers a safe place to work.

IFM Investors further conducts its business activities in accordance with the OECD Guidelines for Multinational Enterprises as it relates to human rights, and runs periodic reviews against these guidelines.

When we invest in an asset, or make a significant investment in a company, our due diligence process specifically includes an assessment against the GRI G3 Human Rights Performance Indicators.

1.1 Statement for financial year 2016/17

This statement is made pursuant to s.54 of the Modern Slavery Act 2015 (UK) and sets out the steps that IFM Investors has undertaken to ensure that modern slavery and human trafficking is not taking place within our business or supply chain. IFM Investors Pty Ltd has an annual turnover in excess of £36m and this statement is published on behalf of IFM Investors Pty Ltd and its wholly owned subsidiaries that are within the scope of the Act including IFM Investors (UK) Ltd.

1.2 About IFM Investors

IFM Investors is an Australian headquartered, investor-owned, global investment manager with over A\$75 billion (£43.9bn, converted at 0.58600 rate) of funds under management as at 31 December 2016. Established over 20 years ago and owned by 28 Australian superannuation funds, we have investment teams based in Melbourne, Sydney, London and New York that manage institutional strategies across infrastructure, debt investments, listed equities and private equity.

Further information about the nature of our business, can be found on our website at <http://www.ifminvestors.com/>

1.3 Policies

As part of our commitment to combating modern slavery, we have implemented the following policies and procedures:

- IFM Group Corporate Environmental Social & Governance Policy;
- IFM Group Outsourcing Policy;
- IFM Group Policy for the Engagement of External Advisors;

- IFM Group Whistle-blower Policy; and
- IFM Group Recruitment and Retention Policy.

1.4 Our Suppliers

As part of IFM Investors' supplier selection process, factors such as a supplier's resources, feedback from parties with prior dealings with them (if available) and reputation are considered prior to engaging a supplier. Additionally, our main outsourced service providers are reviewed periodically and other suppliers' conduct monitored on an ongoing basis.

As part of our efforts to reduce the risk of slavery and human trafficking occurring within our supply chains, we make sure our suppliers are aware of our position and adhere to the same high standards when it comes to preventing acts of modern slavery and human trafficking.

IFM Investors' primary business is investment management on behalf of like-minded institutional investors and we work with a range of suppliers who provide us with financial and professional services, technology and premises. Given the nature of our business, we consider the risk of modern slavery to be low.

We have evaluated the nature and extent of our exposure to the risk of modern slavery occurring in our supply chain and have reviewed our suppliers to determine alignment with our standards. Where we find evidence of a failure to adhere to the same standards, we will immediately seek to terminate our relationship with the relevant supplier.

1.5 Training

Employees are encouraged through our whistle-blowing policy training program to identify and report any concerns that that could affect the wellbeing and best interests of IFM Investors and its stakeholders including employees and investors. This would include any concerns about modern slavery and human trafficking by our suppliers.

This statement was approved by the Board of Directors on 2 May 2017.

ⁱ Universal Declaration on Human Rights, on which the UN Global Compact is based, states as Article 3: "Everyone has the right to life, liberty and security of person."