

# Modern Slavery Statement

This statement is made pursuant to section 54 of the Modern Slavery Act 2015 in relation to the financial year ended 30 June 2025. It has been prepared by UniHomes Group Limited on behalf of its subsidiaries, UniHomes and Bills Limited and STB2 Limited and outlines the steps taken by UniHomes Group Limited, UniHomes and Bills Limited and STB2 Limited to prevent modern slavery and human trafficking in their business and supply chains. This statement is reviewed and approved annually by the Board of Directors.

## Introduction

We take a zero-tolerance approach to modern slavery and human trafficking and are committed to preventing acts of modern slavery and human trafficking from occurring within our business and supply chain.

## Our organisation

UniHomes Group Limited is a UK-based organisation operating through UniHomes and Bills Limited and STB2 Limited, to provide student accommodation advertising and utility management services across major university cities. All operations are based in the UK, and we maintain oversight of our workforce and supply chain.

We are an accredited Living Wage Employer with right-to-work checks in place for all new hires. Our recruitment and employment practices are designed to prevent exploitation and promote fair treatment. We are committed to maintaining a supportive and inclusive workplace and have been recognised as a Great Place to Work® in 2023, 2024 and 2025. These values underpin our approach to identifying and mitigating modern slavery risks in our business and supply chain.

## Our supply chains

Our supply chain includes property partners, letting agents, utility providers, technology service providers and professional services.

We expect our suppliers to uphold the same ethical standards we do. Our Code of Conduct outlines our expectations clearly, and our contracts include obligations to comply with all relevant laws, which includes those relating to modern slavery.

## Training and awareness

All employees receive an induction that introduces them to our values and policies. Our policies are contained within an online portal which is accessible to employees at all times.

## Risk assessment and our policies

We have carried out modern slavery risk assessments to evaluate the nature and extent of our exposure to the risk of modern slavery and human trafficking within our business and supply chain and have not detected any instances of modern slavery. While we consider our operations to be low risk given our UK-based activities and supplier locations, we remain fully committed to preventing any form of exploitation.

To support this commitment, we have a range of policies in place, overseen by senior management, including whistleblowing, health and safety, anti-harassment and bullying, diversity, equality and inclusion. These policies are reviewed regularly and are accessible to all employees.

## Measuring our effectiveness and looking ahead

We are committed to making sure modern slavery and human trafficking have no place in our business or supply chain. To maintain and measure our effectiveness, we regularly assess the risks and take further steps where needed.

We remain committed to strengthening our approach to tackling modern slavery and human trafficking. In the coming year, we will continue to develop an employee-facing modern slavery policy, including clear guidance on what to do if concerns arise and continue to monitor and improve the controls and procedures we have in place for our suppliers, ensuring they remain effective and aligned with the Modern Slavery Act 2015 and relevant government guidance.



Helen Evans  
Director

3rd March 2026