

Global Corporate Governance Policy

Purpose

This policy aims to ensure that members of the Knight Frank Global Network act in a clear, accountable and consistent manner, allowing us to operate as 1 Global Network holding the Knight Frank name.

Why it matters

Knight Frank LLP, a Limited Liability Partnership (LLP), registered in England at 55 Baker Street, London, W1U 8AN with the registered number of OC305934 is not required to adopt any specific Corporate Governance Code, however in recognising the value of good governance to ensure an effective and sustainable operation the following governance policy is applied to the Knight Frank global network to ensure our members and businesses act in a clear, accountable and consistent manner.

Scope

Knight Frank refers to the Knight Frank Global Network and/or one or more of its member firms, each of which is a separate legal entity. The Knight Frank global network comprises Knight Frank LLP and its associated, licensed and other affiliated entities in over 50 territories.

Each entity or practice in the Knight Frank Global Network is a distinct and separate legal entity. Its ownership and management is distinct from that of any other entity or practice whether operating under the name Knight Frank or otherwise.

Definitions

The **Knight Frank Group** includes:

- All entities which are **subsidiaries** where governance, and control is enforced, inter alia, via a majority shareholding *greater than 50%*. A subsidiary is an entity that is controlled by the parent.
- UK registered **limited liability partnerships** whereby Knight Frank LLP controls them in the same manner as a subsidiary.
- **Associates** are entities which Knight Frank LLP or a subsidiary has significant influence, but not control over the operating entity. Significant influence is presumed to exist when *between 20%-50% equity* investment is held but can be moderated by a shareholders agreement.
- **Equity investments** are entities which Knight Frank LLP or an immediate subsidiary has neither significant influence nor control over the operating entity. This is usually where the *shareholding is less than 20%*. However, significant influence/control may be demonstrated through a shareholders agreement.

Note: Definitions follow the accounting definitions as per the Knight Frank LLP's consolidated financial statements.

Control and significant influence take into consideration potential voting rights that are currently exercisable (eg options to acquire further voting shares). The **Knight Frank Global Network** includes:

- The Knight Frank Group
- **Licensee holders**, are entities that no equity or minority equity is held, governed through a brand licence agreement. Licensee holders can be utilising the Knight Frank name as follows: trading as, co-branded or in partnership.

Policy Statement

The Knight Frank Global Network can use the Knight Frank name and resources of the network, subject to the terms and conditions of a formal licence agreement.

Members of the Knight Frank Global Network are required formally to adopt and adhere to Knight Frank's values, global policies and processes as determined by the Group Executive Board, to ensure the standards of Knight Frank are maintained.

Members who do not adopt Knight Franks' global policies, are required to demonstrate they have consistent and equivalent policies that are in line with Knight Frank's.

Adopting these policies, and processes promotes consistency and formality amongst the global network to ensure our members and businesses act in a clear, accountable and consistent manner, allowing us to operate as 1 Global Network holding the Knight Frank name.

A [Group Executive Board](#) oversees the Knight Frank Global Network. It sets the strategy and holds the subsidiaries and global business to account for their performance to ensure a global service is provided that's locally expert and globally informed. The Group Board Executive is to provide leadership and strategic guidance for the entire Global Network as follows:

- Setting the values and culture
- Setting the overall organisational structure
- Setting the overarching Global strategy within which individual companies adopt and plan
- Determining the Global corporate structure; including associates and investments
- To formulate and approve Global policies for adoption by the LLP and the Global Network.

Policy Implementation

This policy is to be adhered to by all entities part of the Knight Frank Global Network. This policy will be made available to the Knight Frank Global Network via the Knight Frank website and other applicable platforms.

Monitoring and Review

This policy will be reviewed in line with all other global policies at least annually. If there is a business or legislative reason for it to be reviewed more frequently, then this will be conducted by the Group Company Secretary.

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Prepared:	April 2025
Signed:	William Beardmore-Gray
Position:	Senior Partner and Chairman
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