



# **The Interfloor Limited** **Final Salary Scheme**

Statement of Investment Principles

As at October 2025

**SPENCE** 

# What's Inside?

Chapter	Page
Executive Summary .....	3
Introduction .....	4
Investment Objectives.....	5
Investment Responsibilities .....	6
Setting the Investment Strategy .....	8
Risks.....	12
Compliance.....	14
Appendix .....	15



## Executive Summary

This Statement of Investment Principles (“the Statement”) has been commissioned by and addressed to the Trustees of the Interfloor Limited Final Salary Scheme (“the Scheme”).

This document has been prepared by Simon Cohen, in his capacity as appointed Investment Consultant to the Scheme.

It has been prepared to comply with Section 35 of the Pensions Act 1995 as amended by the Pensions Act 2004 and the Occupational Pension Schemes (Investment) Regulations 2005, and as amended by subsequent regulations.

For the purposes of this report, the Interfloor Limited is referred to as the “Sponsor”.



# Introduction

This Statement sets out the principles governing decisions about investments for the Scheme and supersedes the previous Statement prepared by the Trustees.

In preparing this Statement, the Trustees have:

1. Consulted with the Sponsor, although responsibility for maintaining this Statement and setting investment policy rests solely with the Trustees.
2. Obtained and considered written professional advice and recommendations from Spence and Partners Limited ("Spence") who are the Trustees' appointed investment consultant. Spence is authorised and regulated by the Financial Conduct Authority ("FCA"). They have confirmed to the Trustees that they have the appropriate knowledge and experience to give the advice required by the Pensions Acts.

The Trustees will review this Statement at least once every three years to coincide with the triennial actuarial valuation or other advice relating to the statutory funding requirements. If there are any significant changes in any of the areas covered by this Statement, the Trustees will review it without further delay. Any changes made will be based on written advice from a suitably qualified individual and will follow on from consultation with the Sponsor.

The Scheme is a defined benefit ("DB") plan. The Trustees' investment powers are set out in Rule 51 of the Trust Deed and Rules dated November 1995 and subsequent amending deeds. This Statement is consistent with those powers.



# Investment Objectives

The Trustees' overall investment policy is guided by the following objectives:

- 1.** The Trustees' primary investment objective for the Scheme is to achieve an overall rate of return that is sufficient to ensure that assets are available to meet all liabilities as and when they fall due. In doing so, the Trustees also aim to maximise returns at an acceptable level of risk taking into consideration the circumstances of the Scheme.
- 2.** The Trustees have considered the Sponsor's covenant and have taken a long-term view to setting their funding and investment objectives. They are aware of the relationship between the investments held and the funding level of the Scheme liabilities and believe that their investment objectives and the resultant strategy are consistent with the valuation of those liabilities.

The Scheme Actuary has confirmed during the process of revising the investment strategy that the investment objectives and resultant strategy are consistent with the actuarial valuation methodology and assumptions used in the statutory funding objective.



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# Investment Responsibilities

## The Trustees

Under the legal documentation governing the Scheme, the power of investment is vested in the Trustees. Therefore, the Trustees are responsible for setting the investment objectives and determining the strategy to achieve those objectives. They set the overall investment target and then monitor the performance of their investment managers against the target. In doing so the Trustees consider the advice of their professional advisers, who they consider to be suitably qualified and experienced for this role.

Their duties and responsibilities include but are not limited to:

- Regular approval of this Statement and monitoring compliance with this Statement
- Appointment, removal (where applicable) and review of their investment managers or investment adviser and their performance relative to relevant benchmarks
- Assessment of the investment risks run by the Scheme
- Monitoring and review of the asset allocation

## Investment Adviser's Duties and Responsibilities

The Trustees have appointed Spence as their investment consultant. Spence provides advice when the Trustees require it and/or when Spence feels it suitable to do so. Areas on which it can provide advice are as follows:

- Setting investment objectives
- Determining strategic asset allocation
- Determining suitable funds and investment managers
- Managing cashflow

It should be noted that the Trustees retain responsibility for all decisions.

Spence are remunerated on a basis fee arrangement (i.e. as a percentage of the Scheme's assets).

Any extra services provided by Spence will be remunerated on a time cost basis or a pre-agreed fee.

Spence does not receive any commission or any other payments in respect of the Scheme for investment services that will affect the impartiality of their advice. Any investment manager discounts (net of Mobius' fee) received through the use of the investment platform are passed in full to the Scheme.

The Trustees are satisfied that this is a suitable adviser compensation structure.

## Investment Managers' Duties and Responsibilities

The Trustees, after considering suitable advice, have appointed various investment managers who are detailed in the Appendix of this Statement. All the managers are compensated by fund-based charges on the value of the Scheme's assets that they hold.

The key duties of the managers in this regard are as follows:

- Stock Selection
- Asset Allocation (if managing a multi-asset portfolio)
- Exercise of voting rights and engagement with investee companies

The Scheme's agreed asset allocation is defined in the Appendix.



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# Setting the Investment Strategy

The Trustees have determined their investment strategy after considering the Scheme's liability profile, their own appetite for risk and the views, risk appetite and covenant of the Sponsor. They have also received written advice from their investment consultant.

## Types of Investment

The Scheme's assets are invested on behalf of the Trustees by Mobius Life Limited ("Mobius"), through an investment platform, with underlying investment managers.

The Trustees are permitted to invest across a wide range of asset classes, including but not limited to equities, bonds, cash, property and alternative asset classes. The use of derivatives is as permitted by the guidelines that apply to the pooled funds. The Trustees understand that some asset classes provide a better match to the liabilities than others.

The Trustees will monitor from time-to-time the employer-related investment exposure of their portfolio as a whole and will take steps to alter this should they discover this to be more than 5% of the total portfolio.

## Balance Between Different Types of Investment

The Scheme invests in assets that are expected to achieve the Scheme's objectives detailed previously. The allocation between the different asset classes is shown in the Appendix of this Statement.

The Trustees have considered the merits of both active and passive management for the different elements of the asset allocation and selected suitable types of management for each asset class. The current investment managers are shown in the Appendix.

From time-to-time the Scheme may hold cash and therefore deviate from its strategic or tactical asset allocation in order to accommodate for any short-term cashflow requirements or any other unexpected events.

The Trustees may also hold insurance policies which are for the benefit of certain members to match part or all of their liabilities.

## Expected Return on Investments

The Trustees have noted the long-run relationships that exist between the returns from different asset classes and have noted the different expected risk/return characteristics of the various asset classes.

In particular, they have noted that equities can be expected to deliver a greater long-run real return (over price inflation) than that expected from fixed interest gilts, index-linked gilts or cash but that typically equities are the most volatile asset class in terms of market returns.

The Trustees' chosen policy is to achieve a balance between stabilising the Scheme's funding level and pursuing higher expected returns to improve the Scheme's funding level.

## Realisation of Investments

The Scheme's assets are invested in pooled vehicles, which in turn invest in securities traded on recognised exchanges. The Scheme's investments can generally be readily realised, if necessary.

## Financially Material Considerations

The Trustees have considered financially material factors such as environmental, social and governance ('ESG') issues as part of the investment process to determine a strategic asset allocation over the length of time during which the benefits are provided by the Scheme for members. Such matters are assessed for materiality and impact within a broader risk-management framework, which take account of the Trustees' funding timeframe and views on the Sponsor's covenant.

In endeavouring to invest in the best financial interests of the beneficiaries, the Trustees have elected to invest through pooled funds. The Trustees acknowledge that they cannot directly influence the environmental, social and governance policies and practices of the companies in which the pooled funds invest. However, the Trustees do expect their investment managers and investment consultant to take account of financially material considerations when carrying out their respective roles.

The Trustees accept that the Scheme's assets are subject to the investment manager's own policy on socially responsible investment. The Trustees will assess that this corresponds with their responsibilities to the beneficiaries of the Scheme with the help of their investment consultant.

An assessment of the ESG and responsible investment policies forms part of the manager selection process when appointing new managers and these policies are also reviewed regularly for existing managers with the help of the investment consultant. The Trustees will only invest with investment managers that are signatories for the United Nations supported Principles of Responsible Investment ('PRI') or other similarly recognised standards.

The Trustees will monitor financially material considerations through the following means:

- Obtain training where necessary on ESG considerations in order to understand fully how ESG factors including climate change could impact the Scheme and their investments;
- Use ESG ratings information provided by their investment consultant, to assess how the Scheme's investment managers take account of ESG issues; and
- Request that all of the Scheme's investment managers provide information about their ESG policies, and details of how they integrate ESG into their investment processes, via their investment consultant.

If the Trustees determine that financially material considerations have not been factored into the investment managers' process, they will take this into account on whether to select or retain an investment.

## Non-Financial Material Considerations

The Trustees have not considered non-financial material matters in the selection, retention and realisation of investments.

## Stewardship

The Trustees' policy on the exercise of rights attaching to investments, including voting rights, is that these rights should be exercised by the investment manager on the Trustees' behalf, having regard to the best financial interests of the beneficiaries.

The investment manager should engage with companies to take account of ESG factors in the exercise of such rights as the Trustees believe this will be beneficial to the financial interests of members over the long term.

The Trustees will review the investment managers' voting policies, with the help of their investment consultant, and decide if they are appropriate.

The Trustees also expect the investment managers to engage with investee companies on the capital structure and management of conflicts of interest.

If the policies or level of engagement are not appropriate, the Trustees will engage with the investment manager, with the help of their investment consultant, to influence the investment manager's policy. If this fails, the Trustees will review the investments made with the investment manager.

The Trustees have taken into consideration the Financial Reporting Council's UK Stewardship Code and expect investment managers to adhere to this where appropriate for the investments they manage.

## **Investment Manager Arrangements**

### **Incentives to align investment managers' investment strategies and decisions with the Trustees' policies**

The Scheme invests in pooled funds and so the Trustees acknowledge that the funds' investment strategies and decisions cannot be tailored to the Trustees' policies. However, the Trustees set their investment strategy and then select managers that best suits their strategy taking into account the fees being charged, which acts as the investment managers' incentives.

The Trustees use the fund objective/benchmark as a guide on whether their investment strategy is being followed and monitor this regularly.

### **Incentives for the investment managers to make decisions based on assessments about medium to long-term financial and non-financial performance of an issuer of debt or equity and to engage with issuers of debt or equity in order to improve their performance in the medium to long-term**

The Trustees select managers based on a variety of factors including investment philosophy and process, which they believe should include assessing the long term financial and non-financial performance of the underlying company that they invest in.

The Trustees also consider the managers' voting and ESG policies and how they engage with the investee company as they believe that these factors can improve the medium to long-term performance of the investee companies.

The Trustees will monitor the managers' engagement and voting activity on an annual basis as they believe this can improve long term performance. The Trustees expect their managers to make every effort to engage with investee companies but acknowledge that their influence may be more limited in some asset classes, such as bonds, as they do not have voting rights.

The Trustees acknowledge that in the short term, these policies may not improve the returns they achieve, but do expect that by investing in those companies with better financial and non-financial performance over the long term, this will lead to better returns for the Scheme. The Trustees believe that the annual fee paid to the investment managers incentivises them to do this.

If the Trustees feel that the investment managers are not assessing financial and non-financial performance or adequately engaging with the companies they are investing in, they will use these factors in deciding whether to retain or terminate a manager.

### **How the method (and time horizon) of the evaluation of the investment managers' performance and the remuneration for asset management services are in line with the Trustees' policies**

The Trustees review the performance of each fund quarterly on a net of fees basis compared to its objective.

The Trustees assess the performance of the funds, where possible, over at least a 3-5 year period when looking to select or terminate a manager, unless there are reasons other than performance that need to be considered.

The Investment managers' remuneration is considered as part of the manager selection process and is also monitored regularly with the help of their investment consultant to ensure it is in line with the Trustees' policies.

**How the Trustees monitor portfolio turnover costs incurred by the investment managers, and how they define and monitor targeted portfolio turnover or turnover range**

The Trustees monitor the portfolio turnover costs on an annual basis.

The Trustees define target portfolio turnover as the average turnover of the portfolio expected in the type of strategy the manager has been appointed to manage. This is monitored on an annual basis.

The Trustees have delegated the responsibility of monitoring portfolio turnover costs and target portfolio turnover to their investment consultant.

**The duration of the arrangement with the investment managers**

The Trustees plan to hold each of their investments for the long term but will keep this under review.

Changes in investment strategy or changes in the view of the investment managers can lead to the duration of the arrangement being shorter than expected.

**Additional Voluntary Contributions ("AVCs") Arrangements**

Some members obtain further benefits by paying AVCs to the Scheme. The liabilities in respect of these AVCs are equal to the value of the investments bought by the contributions. From time-to-time the Trustees review the choice of investments available to members to ensure that they remain appropriate to the members.

## Risks

The Trustees are aware and seek to take account of a number of risks in relation to the Scheme's investments. Under the Pensions Act 1995 and the Occupational Pension Scheme (Investment) Regulations 2005, the Trustees are required to state their policy regarding the ways in which risks are to be measured and managed. Overall, the Trustees measure and monitor their risks by receiving quarterly monitoring reports which report on the performance of their assets, their managers and the movements in the Scheme's liabilities. The key risks and the policies are as follows:

<b>Solvency and Mismatching Risk</b>	This is measured through a qualitative and quantitative assessment of the expected development of the assets relative to the liabilities. The risk is managed by setting a scheme specific asset allocation with an appropriate level of risk.
<b>Concentration Risk</b>	This is measured by comparing the underlying asset allocation to the strategic asset allocation. It is managed through the diversification of the Scheme's assets across a range of different funds with different investment styles and underlying securities, and different investment managers.
<b>Investment Manager Risk</b>	This is assessed as the deviation of actual risk and return relative to that specified in the investment manager's objectives. It is measured by monitoring on a regular basis the actual deviation of returns relative to investment manager's agreed objectives and an assessment of factors supporting the managers' investment process.
<b>Sponsor Risk</b>	This is assessed as the ability and willingness of the Sponsor to support the continuation of the Scheme and to make good any current or future deficit. This is managed by assessing the interaction between the Scheme and the Sponsor's business, as measured by a number of factors including the creditworthiness of the Sponsor and the size of the pension liability relative to the Sponsor.
<b>Liquidity Risk</b>	This is monitored according to the level of cashflows required by the Scheme over a specified time period. The Scheme's administrators will assess the cash requirements to limit the impact of cashflow requirements on the Scheme's investment policy.  The risk is managed by having a suitable amount of readily realisable investments and by holding a certain level of cash type assets. The Scheme invests in assets that there are invested in quoted markets and are as readily realisable as the Trustees feel suitable given the Scheme's cashflow position and the expected development of the liabilities.
<b>Currency Risk</b>	The Scheme's liabilities are denominated in sterling. The Scheme may gain exposure to overseas currencies by investing in non-sterling assets or via

	currency investment. Some currency hedging is used to manage this risk.
<b>Loss of Investment Risk</b>	There is a risk of loss of investment by each investment manager and potentially the custodian. This includes losses beyond those caused by market movements e.g. losses caused by fraud. The Trustees undertake regular reviews of the internal controls and processes of the investment managers.
<b>Environmental, Social and Governance (ESG) and Climate Change Risks</b>	There is a risk that ESG issues and climate change are not considered as part of the investment process and so may expose the portfolio to unexpected risks. This can lead to losses that may not have been factored into any expectations of future investment returns. The Trustees have considered ESG issues including climate change as part of the investment process.



## Compliance

The Trustees confirm that they have received and considered written advice from Spence on the establishment and implementation of their investment strategy.

The Trustees confirm that they have consulted with the Sponsor regarding their strategy. Copies of this statement and any subsequent amendments will be made available to the Sponsor, the investment managers, the Scheme Actuary and the Scheme auditor upon request.

The Trustees will monitor compliance with this Statement annually. This will include a review of the suitability of the investment strategy on an ongoing basis and consideration of the continued suitability of the appointed investment managers.

NAME (block capitals)	[REDACTED]
Signed	[REDACTED]
Trustee	[REDACTED]
Signed for and on behalf of the Trustees of The Interfloor Limited Final Salary Scheme	
Date of Signing:	17/10/25

NAME (block capitals)	[REDACTED]
Signed	[REDACTED]
Trustee	[REDACTED]
Signed for and on behalf of the Trustees of The Interfloor Limited Final Salary Scheme	
Date of Signing:	20/10/25



# Appendix

## Strategic Asset Allocation

The Scheme has a strategic asset allocation as set out in the table below:

Portfolio	Allocation	Control Range	Asset Class	Allocation
Leveraged Liability Driven Investment ("LLDI")	30%	N/A	LLDI	30%
Equity	10%	+/- 2%	World Equity (hedged)	5%
			World Equity (unhedged)	5%
Multi-Asset Credit	20%	+/- 4%	Multi-Asset Credit (M&G)	10%
			Multi-Asset Credit (Vontobel)	10%
Corporate Bond	10%	+/- 2%	Short Dated Corporate Bonds	5%
			Long Dated Corporate Bonds	5%
Property	5%	N/A	Property	5%
Diversified Growth Fund ("DGF")	15%	+/- 3%	DGF	15%
Infrastructure	10%	N/A	Infrastructure	10%
<b>Total</b>	<b>100%</b>			<b>100%</b>

Given the illiquid nature of property and infrastructure, it is not expected that the property and infrastructure funds will be re-balanced. LLDI will also not be rebalanced in order to maintain a liability hedge ratio.

### Rebalancing and Cashflow management

The Trustees recognise that the asset allocation of investments will vary over time due to market movements. The Trustees seek to keep the asset allocation in line with its benchmark but are cognisant of the costs of rebalancing.

The Trustees may wish to use a nominated default fund for disinvestments, where appropriate, so as to improve efficiency around the disinvestment process and to provide cash in a timely fashion. The Trustees will take advice from the Investment Consultant on the suitability of the default fund on an annual basis. Should there be a significant change to the Scheme's assets or strategy during that period the Trustees may re-assess the suitability of the default fund.

The Scheme has a waterfall structure in place to deal with LDI collateral calls. The Trustees, with help from their investment consultant, will regularly monitor the collateral levels of those above funds that make up the Scheme's waterfall structure.

## Investment Managers

The Trustees invest the assets of the Scheme through an insurance policy with Mobius Life. One of Spence's key responsibilities is to appoint suitable underlying investment managers. Mobius Life provides investment administration for the Scheme and so carries out the day to day management of the investment managers.

The table below shows the underlying investment managers appointed to carry out the day to day management of the assets, as well as the funds that they manage, their benchmarks and relevant objectives.

Investment Manager	Fund	Benchmark	Objective
Legal & General Investment Management	Matching Core Funds	An investible index of gilts and swaps	Hedging
	World Equity Index Fund - GBP Hedged	FTSE World Index – GBP Currency Hedged	Track benchmark within +/- 0.50% p.a. for two years out of three
	World Equity Index Fund	FTSE World Index	Track benchmark within +/- 0.50% p.a. for two years out of three
	Dynamic Diversified Fund	Bank of England Base Rate	+ 4.50% p.a. gross of fees over a full market cycle
	Over 15 Year Corporate Bond Fund	Markit iBoxx GBP Non-Gilts Over 15 Years Index	Track benchmark to within +/- 0.50% p.a. for two years out of three
TwentyFour Asset Management	Strategic Income Fund	SONIA	+ 4.00% p.a. net of fees over a 1 year period
M&G Investments	Total Return Credit Investment Fund	SONIA	+3 to 5% p.a. gross of fees over the medium term
JP Morgan	Infrastructure Investments Fund	Absolute Return	+8.00% p.a. net of fees
Columbia Threadneedle Investments	Property Fund	AREF/IPD All Balanced Property Fund Index (weighted average)	Outperform benchmark
BlackRock Investments	Up to 5 Year Corporate Bond Fund	iBoxx Sterling Non-Gilts 1-5 Year Index	Track benchmark

The investment managers' performance will be monitored on a quarterly basis.

The Equitable Life Assurance Society and Phoenix Life Limited are appointed to manage the AVCs.

## Fees

The fee arrangements for the investment managers are summarised below:

Investment Manager	Fund	Annual Management Charge
Legal & General Investment Management	Matching Core Funds	0.250% p.a.
	World Equity Index Fund – GBP Currency Hedged	0.150% p.a.
	World Equity Index Fund	0.125% p.a.
	Dynamic Diversified Fund*	0.350% p.a.
	Over 15 Year Corporate Bond Fund	0.110% p.a.
TwentyFour Asset Management	Strategic Income Fund	0.500% p.a.
M&G Investments	Total Return Credit Investment Fund	0.450% p.a.
Threadneedle	Property Fund	0.750% p.a.
JP Morgan	Infrastructure Investment Fund	0.940% p.a.
BlackRock Investments	Up to 5 Year Corporate Bond Fund	0.090% p.a.

\*Please note that Spence have negotiated a reduction in Annual Management Charge with LGIM for the Dynamic Diversified Fund from 0.35% p.a. to 0.30% p.a. before Mobius' fee of 0.05% p.a..

Spence are remunerated on a basis point basis (i.e. as a percentage of the Scheme's assets), although additional fees may be agreed for specific projects.

The Annual Management Charges ("AMCs") quoted for assets held on the Mobius Life platform include the underlying managers' AMCs and the platform fee Mobius Life charges.

Mobius Life charge the Scheme a policy administration fee ('PAF'). Mobius Life have confirmed that the PAF is a monthly fee of £255 per calendar month starting from 1st November 2024. The fee is subject to annual inflationary increases and will be collected directly from the Scheme's assets quarterly in arrears.

# SPENCE

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**Belfast**

Linen Loft  
27-37 Adelaide Street  
Belfast BT2 8FE

T: +44 (0)28 9041 2000

**Bristol**

Spaces Castle Park  
Programme Building  
Bristol BS1 2NB

T: +44 (0)117 959 5002

**Glasgow**

The Culzean Building  
36 Renfield Street  
Glasgow G2 1LU

T: +44 (0)141 331 1004

**London**

46 New Broad Street  
London  
EC2M 1JH

T: +44 (0)20 7495 5505

**Manchester**

St James Tower  
7 Charlotte Street  
Manchester M1 4DZ

T: +44 (0)161 641 6312

**Birmingham**

Edmund House  
12-22 Newhall Street  
Birmingham B3 3AS

T: +44 (0)121 389 2314

**Leeds**

Suite 711, West Village,  
Wellington Street,  
Leeds, LS1 4HY

T: +44 (0)113 426 4487

[spenceandpartners.co.uk](http://spenceandpartners.co.uk)