

Modern Slavery Statement

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30 June 2025



About this Statement

Lewis Land Holdings Pty Limited (the ‘Company’), being the parent company of Lewis Land (the ‘Group’), is pleased to release this Modern Slavery Statement (the ‘Statement’), which covers the financial year from 1 July 2024 to 30 June 2025 (‘FY25’), published in accordance with the Modern Slavery Act 2018 (Cth) (the ‘Act’).

The Company is a reporting entity pursuant to section 5 of the Act. The Group consists of the Company and its subsidiaries, being all entities over which the Company has control for accounting purposes. All Group subsidiaries are listed in Appendix One.

This Statement outlines Lewis Land’s approach in ensuring that our business and supply chains are managed within a framework that mitigates modern slavery risk, the actions taken during the reporting period and how we intend to continually improve our processes in future years.

Consultation with entities

In preparing this Statement, we actively engaged and consulted with the relevant Lewis Land business units, divisions and entities.

Our Corporate support function facilitates co-ordination across the Group. We co-ordinate our modern slavery strategy through tasking actions to divisional leaders to identify, assess and mitigate modern slavery risk in their operations and supplier relationships.

Modern Slavery Act Reporting Criteria

Criterion	Page
Identify the reporting entity	2
Describe the process of consultation with any entities that the reporting entity owns or controls	2
Describe the structure, operations and supply chains of the reporting entity	3-5
Describe the risks of modern slavery practices in the operations and supply chains of the reporting entity and any entities that the reporting entity owns or controls	6-7
Describe the actions taken by the reporting entity and any entity that the reporting entity owns or controls, to assess and address those risks, including due diligence and remediation processes	8-9
Describe how the reporting entity assesses the effectiveness of such actions	10

Approval

The Statement has been approved by the Board of Directors of the Company on 16 December 2025 and signed on their behalf by:



Brett Draffen – Chief Executive Officer

About Lewis Land



Our commitment

Lewis Land is committed to reducing the risk of modern slavery practices in our business operations and supply chains and responding to incidents if they occur.

As a family business, we value integrity in our relationships and strive to create a safe, inclusive and high-performing environment for our people. Since 1957, we have helped shape the residential, retail and recreation experiences of communities across Australia, creating healthy, positive spaces for family, personal growth and connection. These should not be built at the cost of the most vulnerable.

Our structure

Our operations are structured across three operating divisions, being Retail, Development and Leisure, which are co-ordinated by our Corporate support function. Further details of the operations, relevant subsidiaries and supply chain of each operating division and the support function are included on the following page. For more information, refer to www.lewisland.com.

A complete list of the Group's controlled entities as at 30 June 2025 can be found in Appendix One.

Our operations are solely Australian based (New South Wales, Queensland, and South Australia) and our Tier One relationships are with domestic and local suppliers of goods and services. We recognise that within our Tier Two supply chain and beyond, goods and services will be sourced from international suppliers, which operate under different governance and legislative systems to protect labour and human rights.

We operate under a robust corporate governance framework and recognise that this is critical to the broader success of the Group. Lewis Land's Board oversees our corporate governance framework and has delegated authority to our Chief Executive Officer to assist in the oversight of compliance and risk, including modern slavery issues.

The Group's divisions are actively involved in our modern slavery response. This includes developing and implementing our modern slavery policies and practices across our direct workforce and supply chain.

Our Operations



Retail

Our outdoor retail venues provide outlet and convenience shopping experiences to communities across Australia.

We own and operate three centres:

- Harbour Town Premium Outlets, Gold Coast, QLD
- Harbour Town Premium Outlets, Adelaide, SA
- Sovereign Hills Town Centre, Port Macquarie, NSW

We employ 25 team members (84% full time, 16% casual or part time) in our centre management operations. We procure cleaning and security services for all centres. Other businesses are engaged for utilities, property fit-outs, marketing, legal and other services.



Developments

Our longstanding development operations have shaped residential communities stretching along Australia's eastern coastline.

Our current projects are Sovereign Hills, located in Port Macquarie, NSW and Harbour Shores, located in Biggera Waters, QLD.

Our team of 9 members (all full time) manage these developments to ensure that people can enjoy world class public amenities and the local environment.

In community building, our team outsources construction, architectural, design, civil engineering, project management and legal operations to a small pool of suppliers with whom we have had long-term relationships.



Leisure

Our family friendly hotels and pubs are embedded in the heart of the community.

We own and operate four venues:

- The Fiddler, Rouse Hill, NSW
- Camden Valley Inn, Camden, NSW
- The Belvedere, Woody Point, QLD
- The Komo Hotel, Redcliffe, QLD

We employ over 600 employees (80% casual or part time, 20% full time) across hospitality and hotel operations. We prioritise engaging local businesses for our food and general supplies. Beverage products are sourced from large global suppliers. We procure ongoing cleaning and security services for all venues as well as laundry, linen and uniform suppliers. A Sydney firm assists us with international recruitment.



Corporate

Our Corporate support team body oversees all of Group operations and is based in Sydney.

Our core team of 17 team members (all full time) act as the central communication point across our business functions. Corporate employees are overseen by the Chief Executive Officer, who reports directly to the Board of Directors.

As the central business unit, Corporate tends to engage financial, professional, property, technology (hardware and software), travel and insurance service providers.

Our Supply Chain

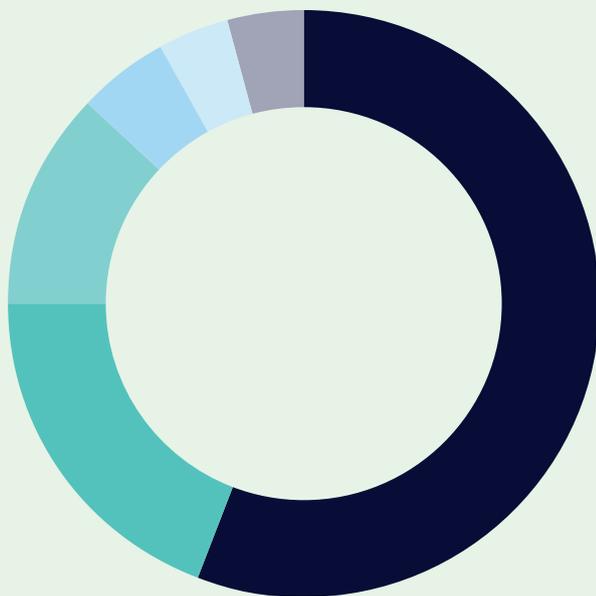
<p>~\$163 million</p> <p>FY25 procured goods and services</p>	<p>>1,250</p> <p>Direct suppliers</p>
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Summary

Lewis Land sources a wide range of goods and services for its diverse operations across our three divisions and corporate support function, as described on the previous page.

Spend by category

Our top spend by category in FY24 is highlighted below:



- Construction 56%**
Includes: building contractors, building materials, deft and demolition, development contributions, furniture, hoardings and equipment
- Food and beverage 19%**
Includes: suppliers of food and beverage to the Leisure division (net of rebates)
- Professional services 12%**
Includes: accountants, architects, design, engineering, legal, project management, valuations
- Facility services 5%**
Includes: cleaning, security, waste management
- Property maintenance 4%**
Includes: air conditioning, electrical, garden, landscaping, security installation
- Rental and hiring services 4%**
Includes: corporate office lease, equipment hire, leasehold properties

Supplier category spend includes both capital and operational expenditure and excludes payments that do not relate to goods and services (for example, rates and taxes).

Direct supplier locations

Lewis Land’s operations are solely based in Australia and over 99% of our direct spend is to Australian Tier 1 suppliers.

Our Tier 1 suppliers have their own complex and diverse supply chains that can extend beyond Australian borders. This includes having many suppliers of materials or services who in turn

rely on many more suppliers, both domestic and international. Through our supplier assessment questionnaire (described on page 08) we know that some of our Tier 1 suppliers source goods and services from overseas, including jurisdictions known to present a higher risk of modern slavery according to the Global Slavery Index (GSI).

Modern slavery risks in our operations and supply chain

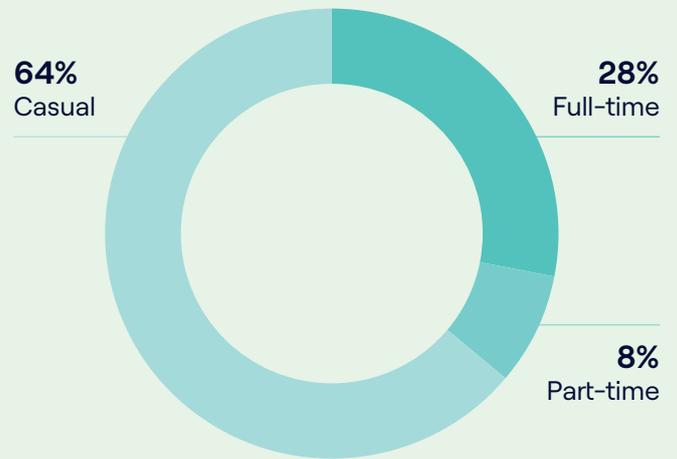
Risks in our workforce

We continue to consider the risks of modern slavery practices within the direct workforce of our Retail division, Development division and our Corporate support function as very low. Our employees are primarily working in professional services exclusively within Australia where employee-employer relations are strictly regulated by legislation and modern awards. These are smaller teams, conducting predominately office based activities, which combined with a robust reporting framework, can reduce the likelihood of exploitation.

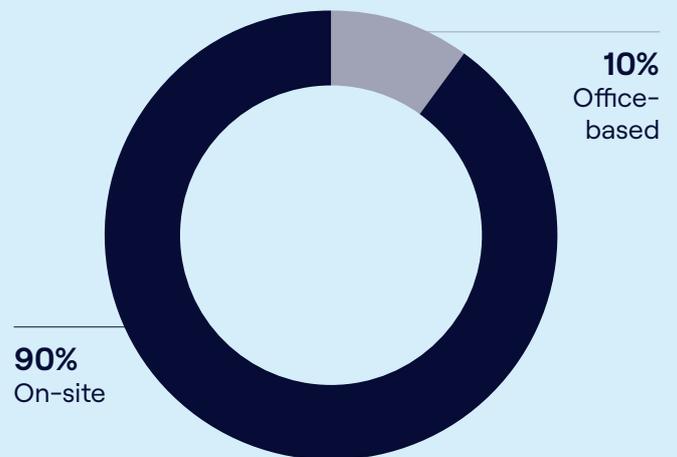
We also continue to recognise that risks of modern slavery practices in our hospitality focused Leisure division to be comparably higher due to the size and demographics of the workforce. We are committed to an employment framework that protects our workforce. All venues are subject to the Group’s corporate compliance framework as it relates to labour.

Lewis Land implements a range of measures to ensure compliance with relevant employment instruments and obligations, including use of first-class time and attendance systems (with award interpretations and an employee self-service portal enabling staff to view rosters, payslips including rates and hours worked, and updating personal details), central issuance of employment contracts, maintenance of a detailed suite of employment policies, periodic engagement with consultants to verify compliance and reporting, whistleblower and grievance policies and procedures, and central oversight of venue management.

Terms of employment



Location of employment



Risks in our supply chain

Principles

We understand that identifying modern slavery risks in a supply chain is complex and needs to extend beyond Tier One suppliers.

Identification of modern slavery risk spans both our own operations and our supply chain. We have drawn on the UN Guiding Principles (UNGP) on Business and Human Rights, the recognised

standard for addressing business-related human rights harm, to build our awareness and framework, which assists in the process of identification of any potential risks.

Using the UNGP’s, we seek to assess and prioritise our modern slavery risks in relation to the Group’s potential to:

Type	Description	Our assessment
Cause	Operations directly result in modern slavery	No to Low Risk
Contribute to	Operations and/or actions may contribute to modern slavery	Low Risk
Be directly linked to	Operations, products or services may be connected to modern slavery through activities of another entity	Low to Medium Risk

Risk assessment

The following areas in our operations and supply chains remain particularly at risk of modern slavery practices:

<div data-bbox="143 1350 798 1444">  <p>Building contractors and materials suppliers</p> </div> <div data-bbox="143 1444 798 1538">  <p>Cleaning, security and housekeeping services</p> </div> <div data-bbox="143 1538 798 1632">  <p>Laundry, linen providers and uniform suppliers</p> </div> <div data-bbox="143 1632 798 1724">  <p>Distribution of food and other consumable goods</p> </div>	<div data-bbox="849 1350 1495 1467">  <p>Utilities, including electricity, water supply, waste and sanitary disposal</p> </div> <div data-bbox="849 1467 1495 1561">  <p>Air conditioning</p> </div> <div data-bbox="849 1561 1495 1657">  <p>IT hardware and software</p> </div>
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Potential risks associated with the above industry categories include the types of workers (low skilled, temporary, casual, part-time and overseas student workers), child labour or forced labour at the

originating location, compliance with local labour laws, non-ethical sourcing of materials and products and overseas manufacturing in low-cost countries.

Assessing and addressing modern slavery risks

Supplier engagement

Our first step in supplier engagement was to survey our top spend direct suppliers (total of 90, representing 60% of total group expenditure) through supplier Self-Assessment Questionnaires ('SAQ').

With a 65% response rate we were able to:

- Better understand how modern slavery is perceived, identified and remedied by our suppliers
- Assess modern slavery risks in our supply chain and improve our response to modern slavery through further supplier engagement
- Undertake an assessment of our Tier 1 suppliers and understand the lower tiers of our supply chain, including geographical location
- Categorise suppliers based on the inherent risk of modern slavery

54% of our suppliers operate in low-risk sectors and 46% in high-risk sectors, whilst three suppliers operate in two or more high-risk sectors.

The most common 'high-risk' sectors were Construction and Manufacturing.

Nearly two-thirds of all suppliers are deemed 'low-risk' through either:

- No inherent risk (based on the suppliers geographical location, type of goods, industry sector and workforce parameters)
- Inherent risk (based on the indicators above) with adequate controls in place (including policies, assessments and awareness programs)

Pleasingly, no respondents were determined to be 'high-risk' suppliers.

Actions taken

- Adoption of revised modern slavery policy
- Formulation and adoption of detailed ESG strategy, including appointment of dedicated personnel, which covers multiple modern slavery risk factors
- Influencing suppliers to address the overall risk of modern slavery practices being present in our supply chain through training, risk assessment and implementation of appropriate policies
- Continued employee training across all divisions to ensure information is shared and responsibility taken
- Followed up with suppliers who had not completed the SAQ. In some cases the suppliers provided us with their modern slavery statement as their policy was to not complete individual customer surveys. In these cases we reviewed these statements to identify any risks
- Evolving supplier agreements to include modern slavery related clauses regarding compliance with the Act and taking reasonable steps to ensure there is no modern slavery in their supply chain

Future endeavours

In FY26, we will continue to mature processes across our supply chain to integrate modern slavery risk mitigation into our operations.

We believe the following to be our priority focus areas:

- Development of supplier code of conduct and other activities, including supplier questionnaires
- Build on the inaugural supplier SAQ's through:
 - Continue to follow-up non-respondents to complete the SAQ
 - Seek survey responses from new suppliers, particularly those involved in the Group's latest development projects (given they are in the 'high-risk' construction and manufacturing sectors)
 - 'Deep-dive' into select higher-risk suppliers (based on total spend and risk rating) and higher-risk industries (such as construction and facility services)
- Further integration of practices, policies and procedures to address potential risks, including documenting approaches to sourcing goods and services
- Broaden use of technology tools to improve our supplier monitoring and reporting mechanisms



Assessing the effectiveness of our actions

In assessing the effectiveness of our actions to reduce exposure to modern slavery, our focus has been on building and enhancing our existing risk frameworks to address modern slavery risks and strengthening our understanding and capabilities to identify potential modern slavery risks.



We monitored the effectiveness of the actions taken to mitigate modern slavery risks in our operations and supply chains through:

- Risk analysis: As described on page 08, we were able to risk-assess 65% of the Group's top suppliers which represented approximately 40% of total Group expenditure
- Supplier engagement: We were able to engage with a number of key suppliers to enhance their understanding of modern slavery
- Employee awareness: Continued awareness of modern slavery throughout the Group with team members completing online training
- Governance: We have included modern slavery provisions in new relevant contracts, particularly in relation to construction projects
- Risk management: Ongoing assessment and management as part of our risk management framework, including reporting to the Board

The Group's practices, policies and procedures appear to have been effective in addressing and potential modern slavery within our supply chains. During FY25, no instances of modern slavery were identified in the Group operations or supply chains.

Appendix One

Controlled entities

All entities controlled by the Group are shown below (listed according to their division).
All entities are wholly owned and were incorporated or established in Australia.

Retail

Lewis Retail Holdings Pty Ltd (ACN 001 327 902)
 Lewis Retail (Gold Coast) Pty Ltd
 (ABN 74 654 271 502)
 Lewis Retail (Adelaide) Pty Ltd as trustee
 for Harbour Town Adelaide Unit Trust
 (ABN 24 701 659 673)
 Lewis Retail (Sovereign Hills) Pty Ltd as trustee
 for Sovereign Hills Unit Trust (ABN 69 512 725 485)
 Harbour Town Centre Management Pty Ltd
 (ABN 21 001 302 610)
 Lewis Retail (Finance) Pty Ltd (ABN 44 654 271 815)

Leisure

Lewis Leisure Holdings Pty Ltd (ACN 004 928 465)
 Lewis Leisure Pty Ltd as trustee for
 Lewis Leisure Trust (ABN 56 346 166 957)
 Lewis Leisure (Woody Point) Pty Ltd as trustee
 for Lewis Leisure (Woody Point) Unit Trust
 (ABN 43 423 443 086)
 Lewis Leisure (Redcliffe No.1) Pty Limited as trustee
 for Lewis Leisure (Redcliffe No.1) Trust
 (ACN 673 244 794)
 Lewis Leisure (Redcliffe No.2) Pty Limited as trustee
 for Lewis Leisure (Redcliffe No.2) Trust
 (ACN 672 619 975)
 MK Management Redcliffe Pty Limited
 (ABN 96 681 152 250)

Corporate

Lewis Land Holdings Pty Ltd (ABN 68 008 522 496)
 Lewis Land Group Pty Ltd (ABN 52 008 524 801)
 Lewis Land Management Pty Ltd
 (ABN 60 653 840 530)

Developments

Lewis Developments Holdings Pty Ltd
 (ACN 653 839 724)
 Lewis Developments Pty Ltd as trustee for
 Lewis Developments Trust (ABN 46 308 542 030)
 PM Land Pty Ltd (ABN 67 602 713 771)
 Sovereign Hills Sales Pty Ltd (ABN 42 001 110 345)
 Sovereign Rise Pty Ltd (ABN 37 683 167 740)
 Sovereign Rise Developments Pty Ltd
 (ABN 35 690 401 819)
 LLG Developments Pty Ltd (ABN 28 653 860 274)
 Harbour Shores South Pty Ltd (ABN 26 654 296 045)
 Harbour Shores South Developments Pty Ltd
 (ABN 23 654 272 536)
 Harbour Shores North Pty Ltd (ABN 44 654 295 753)
 Harbour Shores North Developments Pty Ltd
 (ABN 85 680 596 696)
 Harbour Life Land Pty Ltd (ABN 18 654 293 142)
 Harbour Life Developments Pty Ltd
 (ABN 79 680 596 669)
 Harbour Cove Gold Coast Pty Ltd
 (ABN 22 654 293 160)
 Harbour Cove Gold Coast Developments Pty Ltd
 (ABN 83 680 596 623)
 BW Land (Industrial) Pty Ltd (ACN 654 293 875)
 BW Land (TD) Pty Ltd (ACN 654 273 462)