

Modern Slavery Statement

This statement is made pursuant to section 13 of the *Modern Slavery Act 2018 (Cth)* (**Modern Slavery Act**) by Belmont Property Unit Trust trading as Homestyle Aged Care ("Homestyle") to cover the reporting period from 1 July 2024 to 30 June 2025.

Introduction

Homestyle is a values-driven organization with a philosophy of holistic residential aged care services in a homely environment of caring, compassion and respect for all residents.

We are strongly committed to principles of fairness, equity and human rights. We believe we have a shared responsibility to contribute to positive social change.

Homestyle is committed to operating responsibly and establishing and adhering to the highest ethical standards. This is the Homestyle's second Modern Slavery Statement.

Structure and operations

Homestyle is governed by a board of directors comprised of the business owners and experienced directors, the majority of which are independent.

The principal activity of the company's operations in Australia is the provision of residential aged care. Care is provided in 10 facilities located across Victoria, Australia.

Homestyle continually works to understand, assess and address any modern slavery risks which may be present or arise within the operations and supply chains of the organisation.

Supply chain / Suppliers

Our supply chain comprises primarily of purchased goods, building services from the construction industry and professional services such as advisory and IT.

We monitor our Tier 1 suppliers actively through the use of our Modern Slavery Survey while also ensuring that our own workforce which comprise approximately 70% of our expenditure base is protected through adherence to our Enterprise Agreement.

We do not as yet have oversight over Tier 2 suppliers or beyond but this will be a consideration in future years.

Homestyle Aged Care Services

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Risk of Modern Slavery

Following the assessment of our Tier 1 suppliers and having regard to the regulated nature of Homestyle's business in Australia, we consider that the overall risk of modern slavery existing within our operations and first tier suppliers is low.

Through our assessment, we categorise modern slavery risks for our business into the following key areas:

- **Local contractor and service arrangements.** Modern slavery risks arise where services procured such as contract cleaning, agency care and building work involve forms of exploited labour. With the regulated nature of the majority of these industries, our requirement for these suppliers to complete our Modern Slavery Survey, the inclusion of a Modern Slavery Clause in all our new agreements and the availability of our whistleblowing hotline, Homestyle is at minimal risk of being directly associated with modern slavery.
- **Imported products at risk of modern slavery.** The 2018 Global Slavery Index compiled by the Walk Free Foundation identified the following as the top five imported products at risk of modern slavery in Australia:
 - Laptops, computers and mobile phones
 - Apparel and clothing accessories
 - Fish
 - Rice
 - Cocoa

Nearly all of the above form part of goods that we procure and we seek to minimise the risk of being associated with modern slavery through the use of reputable, top tier suppliers within those Industries who are taking active steps to minimise their risk of modern slavery and also provide annual modern slavery statements pursuant to section 14 of the *Modern Slavery Act 2018 (Cth)* (**Modern Slavery Act**).

- Tier 2 suppliers. Our supply chain has several tiers spread across various sectors, industries and geographic region which may be susceptible to modern slavery risks. Homestyle has much less visibility or control of the business practices and operations of Tier 2 and beyond suppliers which may be associated with modern slavery risk.

Actions Taken and Due Diligence Processes for Slavery and Human Trafficking

We are committed to ensuring that there is no modern slavery or human trafficking in our supply chain or in any part of our business. Our internal policies reflect our commitment to acting ethically and with integrity in all our business relationships.

We are building on the foundations laid during our initial years of reporting which principally involved a Modern Slavery Survey for new suppliers engaged. The Modern Slavery Survey is now extended to all active suppliers to Homestyle and going forward we intend to carry out this survey on an annual basis.

Assessment of the Effectiveness of the Actions Taken

We continually monitor the effectiveness of the processes put in place to identify and address the risk of modern slavery in our supply chain and business. Our procurement function uses a multi-faceted

approach which includes ensuring that the Modern Slavery Surveys from our suppliers are completed and assessed, the inclusion of a Modern Slavery Clause in all our new agreements and the provision of details of our whistleblowing hotline. Our Human Resources function continually assesses the compliance and protection of our staff through adherence to our Enterprise Agreement. Both functions operate with a mandate to resolve, remediate and escalate where necessary any modern slavery issues identified as a priority.

Consultation Process

We do not own or control any other entities which contract in goods or services at risk of modern slavery concerns and therefore this criterion is not applicable.

Relevant Information

There is no further information to report.

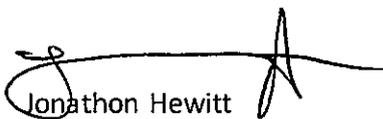
Looking ahead

Homestyle does not tolerate slavery, forced labour or human trafficking in any form and expects its suppliers to adhere to the same standards.

We will look to provide Modern Slavery Risk Training to the appropriate teams to enable them to identify, assess and respond to modern slavery risks.

This statement is made pursuant to Part 2 section 16 of the Modern Slavery Act 2018 and constitutes our modern slavery statement for the financial year ending 30 June 2025.

This statement was approved by the board of Belmont Property Unit Trust T/A Homestyle Aged Care on 18 December 2025.



Jonathon Hewitt
Director of Belmont Property Unit Trust T/A Homestyle Aged Care
18 December 2025

