



Modern Slavery Statement | 2026

The Burbank Group

An Australian family business group comprised of the award-winning Burbank Homes and subsidiary companies, spanning the full spectrum of building industry services. With the expertise and resources to provide end to end solutions for our customers, from land acquisition and finance, through to turnkey solutions. The Burbank Group continues to revolutionise the idea of what it means to be a home and property group.

Introduction

The purpose of this statement is to outline our approach to ensure the Burbank Group has a comprehensive framework and process in place to minimise the risk of modern slavery in our business operation and supply chain.

Burbank acknowledges that slavery can occur in many forms as detailed in the Modern Slavery Act, including human trafficking, slavery, servitude, forced marriage, forced labour, debt bondage, child labour and deceptive recruiting.

Burbank is committed to operating responsibly, with the goal of identifying and working with its supply chain to prevent the various forms of slavery.

This statement covers the activities of the following Burbank Group Entities

- Burbank Australia – ABN 91 007 099 872
- Burbank NSW/ACT – ABN 88 610 822 770
- Burbank QLD – ABN 77 103 014 615
- Burbank SA – ABN 96 165 533 406
- Burbank Urban – ABN 91 007 099 872
- National Pacific Properties ABN 97 143 678 433
- Livi Lending ABN 32 168 530 961
- Storage Box ABN 49 535 934 812
- Dynamic Trade Solutions ABN 83 098 221 991
- Beacon Building Services ABN 74 165 292 311

Our Business, Operations and Structure

The reporting entity for the Burbank Group is Burbank Australia (Corporate Services), our Head Office is located in Victoria.

Our core business is home construction with subsidiary companies that include land development, finance, electrical and plumbing companies. Offering a complete property and construction solution for customers.

We operate across the eastern seaboard and into South Australia. For more information on the Burbank Group visit www.burbankgroup.com.au

Entity	Operational Structure	Supply Chain Map
Burbank Australia	Design, Market and construct low rise residential dwellings on customers land or part of a house and land package.	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities
Burbank NSW/ACT	Construct low rise residential development in partnership with developers.	<ul style="list-style-type: none"> Professional services consultants/organisations/ contractors, including recruitment firms, law firms, agents, engineers, building surveyors, designers, and IT and HR professionals Sub-contractors who work on home construction, including arborists plumbers, electricians, gasfitters, drainers, tilers, carpenters, cleaners, plant equipment, painters, concreters, traffic management, bricklayers, plasterers, caulkers, levellers, sanders, renderers) Home construction goods and materials (including soil reports, land surveys, energy assessments, CCTV, power pits, bins, tanks, pumps, paint, concrete, rock, steel, timber, joists, roof trusses, beams, lintels, bricks, Hebel, cranes, waterproofing, windows, door frames, doors, bricks, brick sand, eaves material, fascia gutter, flashings, tiles, roofing, floor material, cladding, lock up material, mouldings, screens, insulation, plaster, fixing material, basins, sinks, cabinetry, benchtops, cooking and kitchen appliances, dishwashers, heating, cooling, vacuum systems, plumbing units, hot water units, rangehoods, stairs, lights, stone, wallpaper, mirrors, shelves, electronic systems, baths, showers, sanitaryware, electrical fittings, antennas, fit off materials, carpets, balustrades, caulking, clotheslines, decks, letterboxes, fencing, flyscreens, window furnishings, scaffold, guard rails, generators, retaining walls.
Burbank QLD		
Burbank SA		
Burbank Urban		
National Pacific Properties	Purchase and develop land holdings for future development and develop land parcels in partnership with developers in readiness for construction. Operations in Victoria.	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities Professional services consultants/organisations/ contractors, including recruitment firms, law firms, agents, engineers, building surveyors, designers, and IT and HR professionals. Sub-contractors who work on home construction, including arborists plumbers, electricians, drainers, plant equipment, road construction & landscapers.
Livi Lending	Customer finance brokerage. Operating in QLD, NSW/ACT, Vic & SA	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities Professional services consultants/organisations/financial institutions.
Storage Box	Self-storage facility operating in Victoria's western suburbs	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities Truck
Dynamic Trade Solutions	Plumbing, electrical & technology fit outs for residential, commercial, and industrial premises operating in Victoria & QLD	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities Electrical fittings, cable, enclosures, suppliers Plumbing fittings, machinery, suppliers..... Vehicles Building leases Professional services consultants/organisations/financial institutions
Beacon Building Services	Residential and commercial refurbishment and fit out operating in Vic, QLD & NSW	<ul style="list-style-type: none"> Office consumables and uniforms Promotional and marketing materials Technology (hardware, software, cloud services) Utilities Building, recourses (as per Burbank residential construction profile) Vehicles Professional services consultants/organisations/financial institutions.

Modern Slavery Operational & Supply Chain Risk Profile

Burbank sources its products through local suppliers and abides by fair work legislation nationally. This reduces the opportunity of modern slavery to occur in the first instance.

However, Burbank recognises that modern slavery is a complex issue and can occur at several points in the supply chain or business process, despite current legislative requirements.

Burbank has completed a risk review of its current structure and potential exposure areas and have determined the following areas have a low risk in breaching the 2018 modern slavery act.

- Burbank Group employed staff, contractors, and consultants. These are managed in house through corporate services.
- Site based contractors and where our contractors further subcontract the work, under payment was identified as the greater risk which does not constitute Modern Slavery.
- Property development at this stage only occurs within Australia where the directors have a clear oversight of the operations.
- The financial brokerage arm engages financial institutions that have a base in Australia, who are governed by local laws.
- Storage Box is a wholly own subsidiary that only engages local resources.
- Beacon Building Services has a similar exposure profile as the residential construction arm of the Group.

Identified primary Modern Slavery risks lie within our external supply chain where the Burbank Group does not have any controlling influence on global imports of products that are used in the construction industry.

The Burbank Group is aware that Modern Slavery can be difficult to detect and manage in a complex and global environment. Some of our suppliers who source products or components from overseas, may have Modern Slavery concerns. Burbank have addressed these in the next section, Risk Management & Due Diligence.

Risk management and due diligence

To manage the risks of modern slavery in our supply chain, the Burbank Group have completed the following measures:

- Introduced a modern slavery statement in all new supply agreements.
- Introduced a modern slavery statement to existing suppliers on their contract renewal.
- Implemented a modern slavery training program to educate its staff on how to identify modern slavery and the impacts and risks of modern slavery.
- Cease engagement with any supplier or contractor where modern slavery risks are identified and actively encourage the reporting of any suspected modern slavery concerns within the Burbank Group or its external supply chain.

Modern Slavery Working Group

Corporate services have a well-established governance committee who have oversight of the Burbank Group. The Governance committee comprise of the Burbank General Manager Executive Services, People & Culture Manager, Executive Team representatives, National Risk & Compliance Manager and Legal Counsel.

Disclosure

The Burbank Group has in place a whistle-blower policy to protect and provide the mechanism in which any staff member can disclose any unlawful, unethical, or improper conduct without recourse.

The policy provides the framework and information on the mechanisms in place to report and ensure the rights and wellbeing of the person is protected.

Procurement

Each group entity has a dedicated person who governs direct supplier agreements and is responsible for the day-to-day implementation of this policy. All supply agreements have a requirement on the incumbent supplier or service provider to ensure the principles of the modern slavery act are adhered to regardless of the turnover of the business entity.

Contractor Onboarding & Management

The Risk & Compliance team manage the onboarding of external contractors for all but one of the Burbank Group entities. There is an initial business prequalification system, where each person within the approved entity is inducted into the Burbank Group. This provides an independent review and assessment for each contracting organisation. This also provides a direct communication channel to onsite workers.

Consultation Process with Group Entities

The Burbank Group entities are owned by one managing director who has the controlling interest across the Group. The Managing Directors and General managers of the Groups are provided opportunity for consultation and review of this Modern Slavery Statement.

Impact of Environmental and International Conflicts

It is expected that current international conflicts will be a significant factor in our operations throughout 2026, impacting the cost of construction materials. The impact is not expected to be felt immediately but could affect the sector over time.

Future Commitments

Burbank will continue to collaborate with its stakeholders to prevent and address any contribution that Burbank may have to the global issue of modern slavery.

Burbank will achieve this by focusing on raising awareness of the forms of modern slavery among our employees and suppliers, continuing to evolve our due diligence processes to aid in the identification of risks, expanding the scope of our supply chain risk assessment, reviewing existing processes and exploring ways to improve identification and action on risks throughout our supply chain.

Updates to our Modern Slavery management systems include:

- Assessment of 2452 contractors against the modern slavery criteria in 2026
- Review of modern slavery clauses in the contractor management system to provide better clarity.

	Position	Burbank Group
Jarrold Sanfilippo	Group Chief Executive Officer	Burbank Group
Duncan Brand	Chief Commercial Officer	Burbank Group
Mark Bisby	Managing Director	Dynamic Trade Solutions
Tamara Sanfilippo	General Business Manager	Storage box
Chris Angus	General Manager	Livi Lending
Glen Malt	National General Manager Operations & Construction	Burbank Homes
Stephen Noonan	National General Manager	Beacon Building Services
Sarah Vaughan	General Manager	Burbank Urban
Jesse Croyley	National Procurement Manager	Burbank Homes
Grace Nutter	General Manager	Burbank QLD
Teresa Seeney	General Manager	Burbank QLD
Mark Browne	General Manager	Burbank NSW/ACT
Julie Durand	General Manager	Burbank SA

This statement was approved by Jarrod Sanfilippo as the principle governing body of: Burbank on the

Jarrold Sanfilippo  Date: 31/03/2026
Group Chief Executive Officer