

CHEMICAL STORE

PROOFING PLANT

Modern Slavery Statement FY2025

Fraser's Property Australia

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Frasers Property Australia acknowledges the Traditional Custodians of the land on which our business operates, and recognises their continuing connection to land, waters, and community. We pay our respects to Aboriginal and Torres Strait Islander Elders past, present, and emerging.

About this Statement

This Modern Slavery Statement has been prepared in accordance with the *Modern Slavery Act 2018 (Cth)* for the period 1 October 2024 to 30 September 2025 (FY2025). The Statement applies to the following reporting entity and any entities that they own or control (hereby referred to as 'Fraser's Property Australia' or 'we' / 'our'):

- Fraser's Property Australia Pty Ltd ABN 89 600 448 726 (Fraser's Property Australia)

This Statement outlines our structure, operations and supply chains, and the associated risk of modern slavery. It details the steps Fraser's Property Australia (FPA) has taken to assess and address these risks, and how we evaluate the effectiveness of our actions.

Each reporting entity (and entities owned or controlled by the reporting entities) has been consulted in the preparation of this statement through active engagement with relevant internal stakeholders as identified by Fraser's Property. The consultation process involves the Board, Executive Management Team, and other key representatives from the reporting entity reviewing and endorsing the statement.

This statement has been approved by the Boards of Fraser's Property Australia as at 2 February 2025.

DocuSigned by:



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Signed by Cameron Leggatt as the Director of Fraser's Property Australia Pty Ltd (ABN 89 600 448 726)

Modern Slavery Act 2018 (Cth) Reporting Criteria

Criterion

Identify the reporting entity

Describe the structure, operations and supply chains of the reporting entity

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

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

Describe how the reporting entity assesses the effectiveness of such actions

Describe the process of consultation with any entities that the reporting entity owns or controls, and in the case of a reporting entity covered by a joint Modern Slavery Statement - the entity giving the statement

Include any other information that the reporting entity, or the entity giving the statement, considers relevant

Message from Our Leaders

In FY2025, Frasers Property Australia streamlined and simplified its business strategy, evolving towards a more focused operating model, which will allow us to successfully deliver on our core belief - that we exist to create belonging because we believe our future depends on how we live life together. This also forms part of Frasers Property's global purpose of inspiring experiences, creating places for good.

This belief has continued to maintain our focus on social value which has been a powerful driver of change in our Australian operating environment. We have a Group-wide Social Value Framework, against which our modern slavery statement is aligned. FPA has also continued its focus on reconciliation with Aboriginal and Torres Strait Islander peoples, including launching our new Reconciliation Action Plan in FY2025.

This year we have continued the more holistic approach of engaging with our suppliers on ESG-related considerations, while continuing to prioritise

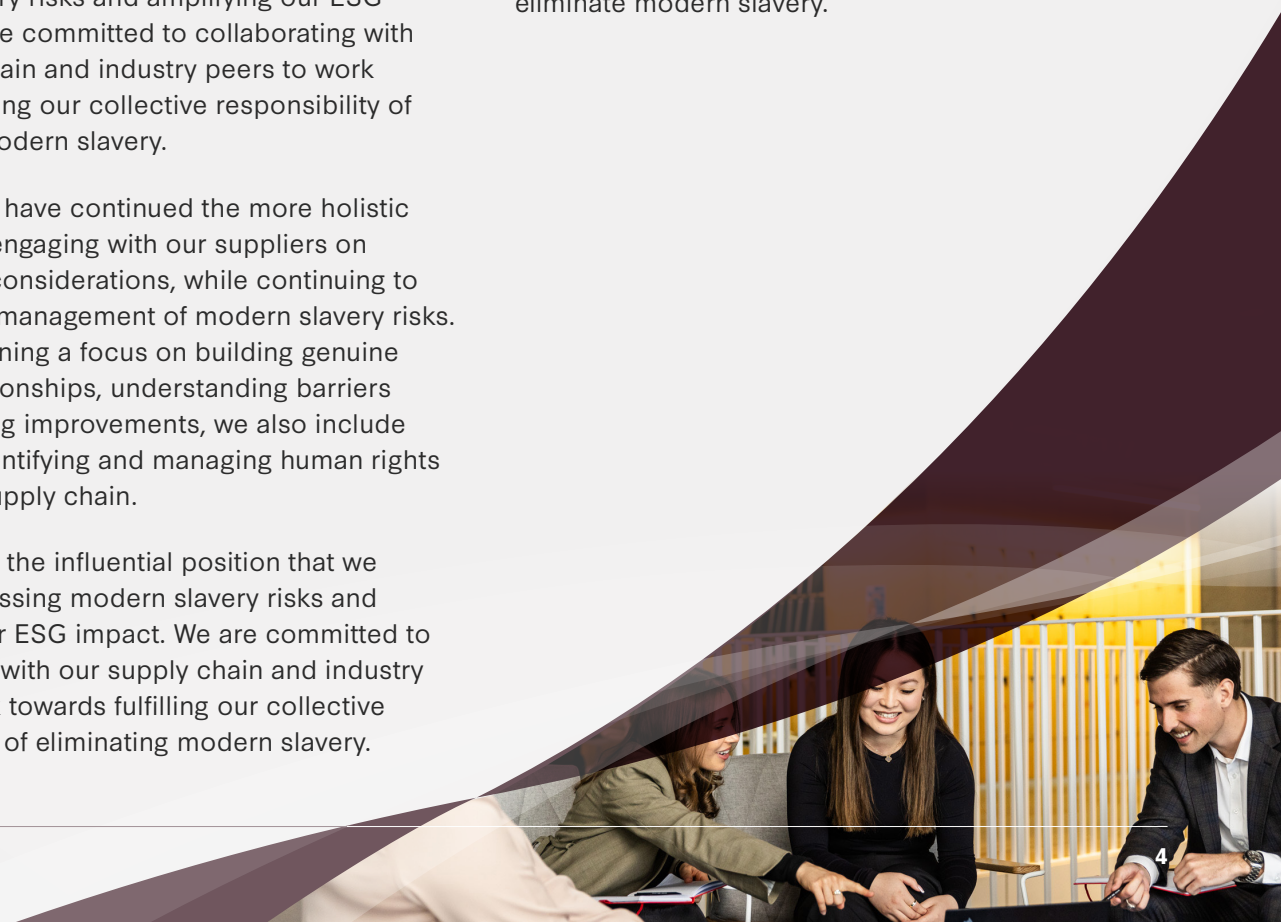
the management of modern slavery risks. While maintaining a focus on building genuine supplier relationships, understanding barriers and discussing improvements, we also include effectively identifying and managing human rights risks in our supply chain.

Frasers Property Australia recognises the influential position that we have in addressing modern slavery risks and amplifying our ESG impact. We are committed to collaborating with our supply chain and industry peers to work towards fulfilling our collective responsibility of eliminating modern slavery.

In FY2025 we have continued the more holistic approach of engaging with our suppliers on ESG-related considerations, while continuing to prioritise the management of modern slavery risks. While maintaining a focus on building genuine supplier relationships, understanding barriers and discussing improvements, we also include effectively identifying and managing human rights risks in our supply chain.

We recognise the influential position that we have in addressing modern slavery risks and amplifying our ESG impact. We are committed to collaborating with our supply chain and industry peers to work towards fulfilling our collective responsibility of eliminating modern slavery.

At Frasers Property, we prioritise the wellbeing of our stakeholders, which includes their physical, mental, and social health. This commitment is reflected in our robust and comprehensive work, health, and safety practices. We also recognise our influential role in addressing modern slavery risks and enhancing our ESG impact. By collaborating with our supply chain and industry peers, we are dedicated to fulfilling our collective responsibility to eliminate modern slavery.



Key Highlights



FY2025 Achievements

Our priorities for FY2025 were to continue refining and streamlining our due diligence processes, and to expand these processes to incorporate broader ESG risks and opportunities. We progressed these priorities through the following actions:

1. Refined and issued a second supplier questionnaire aligned with Frasers Property's ESG priorities, including human rights and modern slavery.
2. Continued to customise the selected software application (Informed 365) to support more effective identification, assessment and management of ESG risks and opportunities.
3. Reviewed and refined supplier assessment criteria to strengthen our evaluation of ESG performance and monitoring of legislative compliance.
4. Continued engagement with suppliers, with a focus on building strong, collaborative relationships that support shared value creation.
5. Identified and commenced further engagement with non-compliant suppliers to ensure known gaps were clearly understood and to provide opportunities for proactive remediation.
6. Further updating and refining our precedent construction and services contracts to ensure robust contractual obligations are imposed on our suppliers to comply with ESG risks and respond to any modern slavery risks identified.



FY2026 Priorities

1. Continue to identify opportunities to build employee capability to incorporate modern slavery risks and broader ESG considerations into decision-making related to strategic partnerships and project opportunities.
2. Review and identify opportunities to integrate the ESG questionnaire and associated assessment criteria into existing business systems and processes.
3. Continue to refine and enhance supplier assessment mechanisms.
4. Continue to strengthen collaborative supplier relationships to support the mitigation of modern slavery risks and the identification of environmental and social impact opportunities.

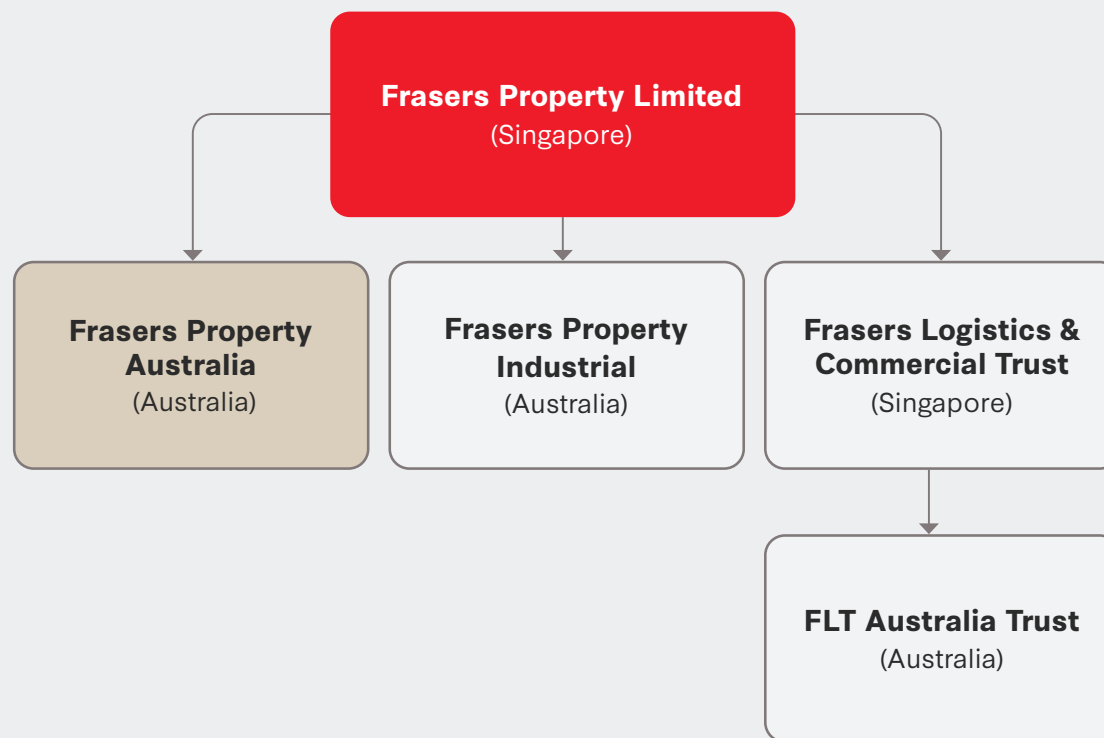
Structure & Operations

Frasers Property Australia is a part of Frasers Property Limited, which is headquartered in Singapore.

Frasers Property Australia (FPA) is a part of Frasers Property Limited (Group) – our parent company headquartered in Singapore. Frasers Property Limited is a multi-national company that develops, owns, and manages a diverse, integrated portfolio of properties. The Group is a signatory of the United Nations Global Compact and is listed on the Mainboard of the Singapore Exchange Limited, with a total asset value of S\$39.7 billion as at 30 September 2025. Assets include commercial and business parks, retail, industrial and logistics, residential, and hospitality predominantly located in Australia, China, Europe, the United Kingdom, Thailand, Singapore, and Vietnam.

Previously, FPA submitted a joint Modern Slavery statement with Frasers Property Industrial Australia Pty Limited (FPI) and Frasers Property Funds Management Limited in its capacity as trustee of FLT Australia Trust. It was agreed a separate Modern Slavery statement would be submitted for FPA in 2025. Accordingly, FPI and FLT Australia Trust are outside the scope of this report and will submit their own statement separately.

Our Business Structure



Frasers Property Australia

Frasers Property Australia represents the Australian operational entity and includes property development, asset management, property operations, and corporate operations, all of which are primarily located within the boundaries of Sydney, Melbourne, Brisbane, and Perth. We collectively employ 413 employees as at 30 September 2025 including full time, part-time, casual and contract staff. Employees work across development, planning, design, cost planning, construction, finance, sales and marketing, legal, asset management, customer service, and the corporate roles that service business operations. Note this number has dropped since FY2024 due to changes to the core business strategy relating to operations in priority markets. In addition, the number now only includes FPA employees and excludes all other entities that are now reported separately.

FPA is one of Australia's leading diversified property groups. Its activities comprise of the development of residential land, housing and apartments, build-to-rent, commercial, retail and mixed-use properties, as well as the ownership and management of investment property, incorporating property and asset management services. Frasers Property Australia provides asset and property management services to Frasers Logistics & Commercial Trust (FLCT), a Singapore-listed real estate investment trust, for commercial office properties in Australia.

Risk Management

Our Risk Management Policy sets out our approach to risk management, which includes a no-risk appetite for modern slavery in the production and / or supply chain. This Policy provides details of our risk governance framework, which identifies who in the business is involved in risk management and what their underlying responsibilities are. Risk management at Frasers Property starts with our Board, who are responsible for monitoring the effectiveness of risk management, internal control, and compliance processes, and ends with our employees and contractors, who are accountable for complying with our risk management policies and procedures.



Our Supply Chain

Frasers Property Australia procures a broad range of goods and services to support development activities, asset operations and corporate functions.

These goods and services are sourced from carefully selected network of suppliers and business partners, ranging from multinational organisations to small and family-owned enterprises. In addition, certain operational functions and service delivery activities are outsourced to third-party contractors, who may procure goods and services on our behalf.

During FY2025, Frasers Property Australia engaged with 36 direct (Tier 1) suppliers with total procurement expenditure of approximately A\$494.3 million. Our Tier 1 suppliers predominantly operate within the construction and professional services sectors. The majority of these suppliers are based in Australia. While our direct supplier base is largely domestic, we recognise that Tier 1 suppliers may have their own extended and complex supply chains that have operations both within and beyond Australia.

Our Modern Slavery Risks

At Frasers Property Australia, employees of the Frasers Property Australia employing entity are engaged directly through our People and Culture team. Our direct oversight of recruitment processes including Right to Work verification and reference checks, significantly reduces the risk of modern slavery within our immediate operations. From time to time, we engage personnel through recruitment agencies for permanent roles or short-term assignments, however these individuals are subject to internal vetting prior to engagement along with standard Right to Work verification and applicable reference checks as per the directly sourced recruitment processes. To further mitigate the risk of human rights violations throughout our workforce, all employees are provided with information and training on our employment related policies and procedures which are regularly reviewed and updated to align with current legislation and best practice.

The risk of modern slavery is comparatively higher within our supply chain, particularly where operational functions and service delivery are outsourced as this reduces our direct visibility and control over labour practices and sourcing of materials. While the majority of our direct suppliers are Australian based businesses, we recognise that their supply chains may extend beyond Australia, increasing the potential risk of modern slavery beyond Tier 1 suppliers.

Services identified as having a higher risk of modern slavery include security, cleaning, landscaping, waste management and trade works. In addition, certain materials have been assessed as presenting an elevated risk, including concrete, steel, timber, stone, glass, electronics, branded goods, personal protective equipment (PPE) and solar panels.

Managing Our Risks

In FY2025, we continued to build on the review of our approach to managing modern slavery risks across our operations and supply chains.

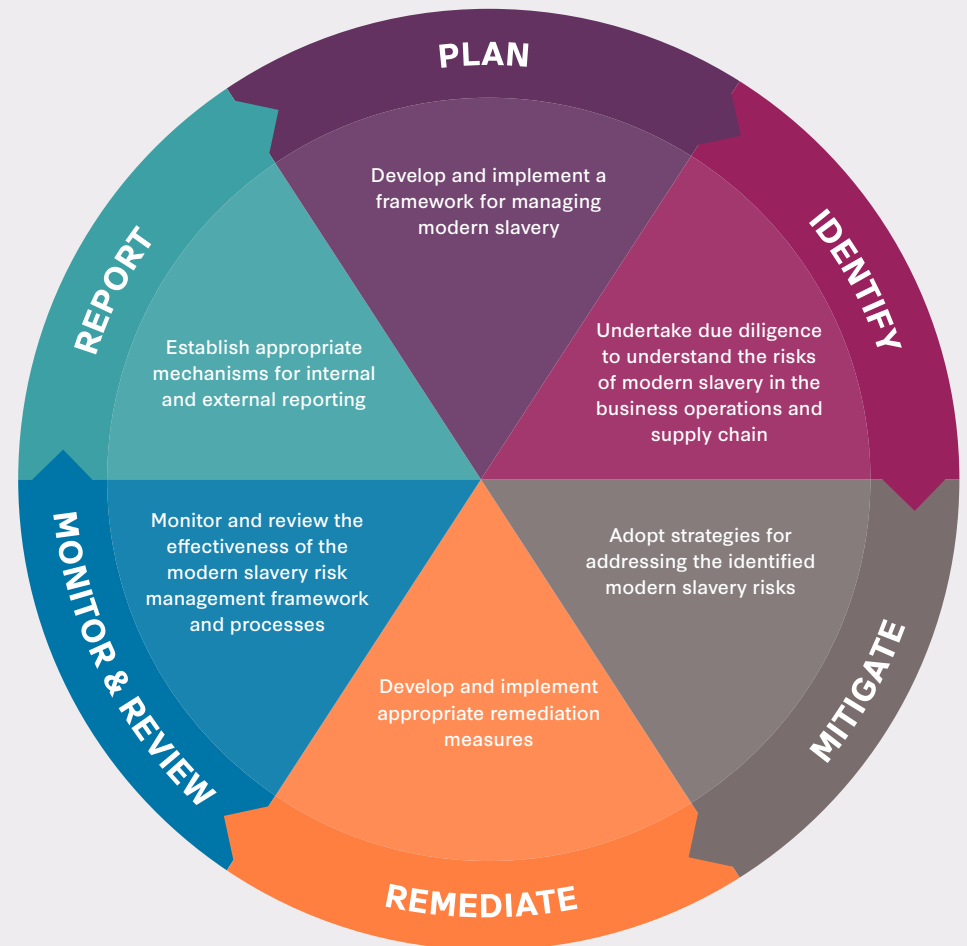
As our business and risk profile continue to evolve, we recognise the importance of strengthening our approach in a way that is practical, targeted and aligned with broader business priorities and belief. This will lead us to refine our approach in FY2026 to place greater emphasis on our collective responsibility of eliminating modern slavery.

Acknowledging that embedding these changes into our business requires ongoing commitment beyond a single financial year, we will continue to:

1. Refine and improve our due diligence process to support more targeted and effective supplier engagement.
2. Review and identify ways to further integrate ESG risks and opportunities throughout our supply chain and business processes.
3. Collaborate with suppliers to develop greater understanding of barriers and opportunities, and collectively establish meaningful action.

We continue to enhance our approach in line with our Modern Slavery Risk Management Framework. This framework is informed by ongoing industry engagement, and it continues to guide and underpin our approach to identifying, mitigating, and remediating modern slavery risks, as well as assessing the effectiveness of these actions.

Frasers Property's Modern Slavery Risk Management Framework



1 Plan



To support the effective management of modern slavery risks at Frasers Property Australia, we maintain a comprehensive suite of policies and procedures that reflect our values, ways of working and expectations of both employees and suppliers. These documents provide clear guidance on our commitments, standards and processes, ensuring that employees and suppliers understand their responsibilities in relation to human rights and modern slavery.

Our policies and procedures relevant to human rights and modern slavery

Policy or Procedure	Purpose
Anti-Bribery Policy	Sets out the policies and procedures that have been put in place to prevent the occurrence of bribery and corruption.
Code of Business Conduct	Provides clear guidelines on ethics and relationships, thereby safeguarding the reputation and interests of Frasers Property Australia and our stakeholders and governing the conduct of every employee.
Corporate Social Responsibility Policy	Reflects our commitment to create places where resources are reused, recycled, and restored, and where new ideas are fostered to support people and the planet, and initiatives are taken to help people lead better, healthier lives.
Grievance & Dispute Resolution Policy	Stipulates how employees may raise and discuss work-related matters of concern with a view to resolving issues as quickly as possible.
Guide to Making a Disclosure	Explains how employees or officers of Frasers Property Australia can make a report under the Whistle-blower Policy. This Guide should be read in conjunction with the Whistle-blower Policy.
Health, Safety & Environment Policy	Articulates our commitment to protecting the environment, and the health and safety of our people, contractors, customers, and the communities where we operate.
Responsible Sourcing Policy	Communicates Frasers Property's commitment to procuring goods and services responsibly and our expectations of suppliers in this regard.
Risk Management Policy	Seeks to identify, assess, monitor, and manage risks across the organisation and ensures that risk management is an integral part of our decision-making process.
Whistle-blower Policy	Details the framework for receiving, investigating, and addressing allegations of criminal, dishonest or unethical behaviour in relation to Frasers Property.
Procurement Policy	Sets out FPA's process to tendering, assessing and awarding contracts to third parties to ensure a proper risk assessment analysis is undertaken in determining which suppliers to engage.

2 Identify



Supplier Assessment

Following the review of our human rights due diligence approach in FY2025, we retained the core methodology for assessing human rights and modern slavery risks and focused on refining and strengthening its implementation.

Our process for determining which suppliers are subject to due diligence is based on a spend threshold. This approach ensures we engage annually with suppliers representing 75% of our total supply chain expenditure. Our ESG Questionnaire includes 25 questions that cover the categories of environmental impact, modern slavery, labour practices, supply chains, diversity and inclusion, reconciliation, social impact and collaboration.

To ensure we effectively identify and assess ESG risks and opportunities in our supply chain, we developed four scoring criteria to evaluate our suppliers' responses to the ESG Questionnaire.

- **Compliance Score:** A measure of our suppliers' compliance with our Responsible Sourcing Policy, and where applicable, Modern Slavery and Gender Equality legislation.
- **Inherent Risk Score:** A measure of the underlying risks associated with our suppliers' business practices.
- **Mitigated Risk Score:** A measure of our suppliers' actions to reduce the human rights risks within their operations and supply chains.
- **Opportunity Score:** A measure of our suppliers' sustainability initiatives and interest to collaborate with Frasers Property Australia.

These scoring criteria provide us with deeper insights into our suppliers' ESG-related legislative compliance, human rights and modern slavery risk exposure, and commitment to driving positive change for the environment and community.



FY2025 Results

In FY2025, we invited 36 direct (Tier 1) suppliers to participate in our supplier due diligence process. Of these, 30 suppliers completed the ESG Questionnaire by 11 December 2025. The information provided through the questionnaire related to the reporting period from 1 October 2024 to 30 September 2025.

76% of the survey respondents operate in the construction industry, however we also engaged with suppliers across professional services, electrical services, landscaping, and cleaning and maintenance. The majority of the suppliers are medium to large businesses with only 3% being classified as a small business.

The following provides a summary of the key modern slavery and human rights risks and opportunities that we identified from the suppliers' responses to the ESG Questionnaire.

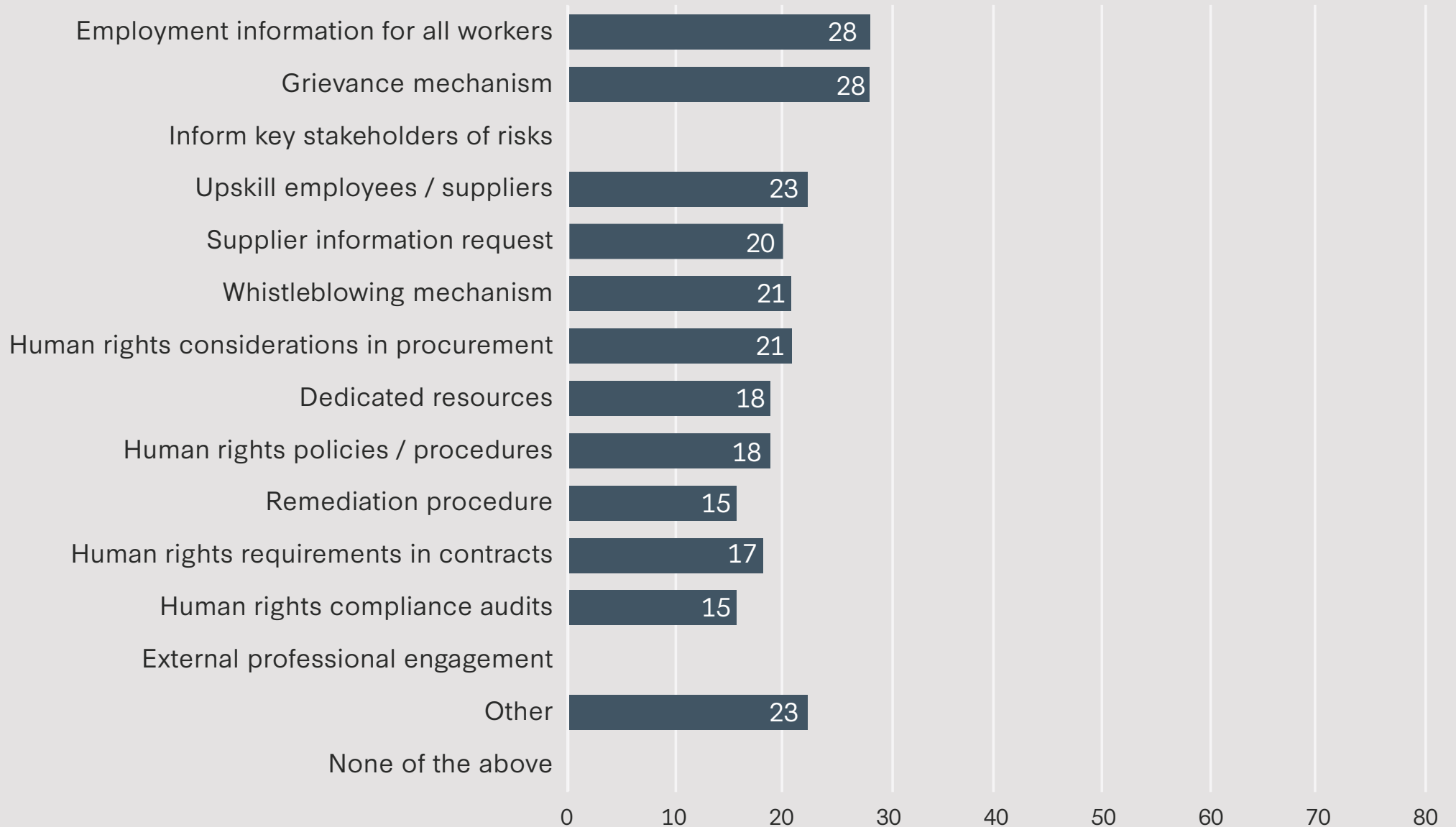
Risks

- Approximately 50% of suppliers are required to publish an annual Modern Slavery Statement in accordance with federal legislation, and 2 suppliers of those currently do not meet this obligation, however we are actively engaging with them to understand what barriers they face and will continue to collaborate with them to develop an action plan that enables them to meet the compliance criteria.
- 90% of suppliers recruit talent through third-party agencies and/or labour hire providers and almost 77% recruit low-skilled and/or migrant workers.
- All suppliers confirm that their entities implement measures to mitigate their modern slavery risks.

Opportunities

- Approximately 96% of suppliers have assessed the risks of modern slavery in their operations and supply chains.
- Around 67% of suppliers request information about labour practices from their suppliers and 60% dedicate resources to the management of modern slavery risks in their organisation.
- Around 17% of suppliers have in-depth knowledge of their direct suppliers and their suppliers.

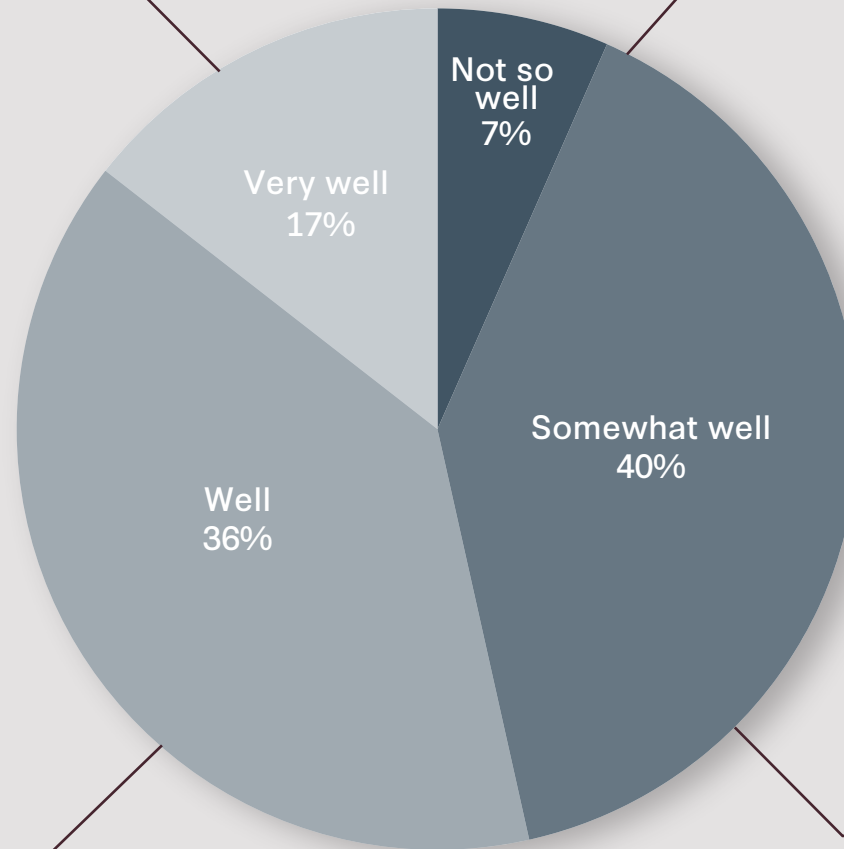
Number of suppliers that have implemented the following modern slavery mitigation measures, based on responses to the ESG Questionnaire.



Percentage of suppliers that have basic and/or in-depth information on their direct suppliers and/or their suppliers' suppliers, based on responses to the ESG Questionnaire.

Very Well: We have in-depth information on our direct suppliers and their suppliers (e.g. labour practices, employment conditions).

Not so well: We have basic information on our direct suppliers (e.g. ABN, industry, contact details).



Well: We have in-depth information on our direct suppliers (e.g. labour practices, employment conditions) and basic information on their suppliers (e.g. labour practices, employment conditions).

Somewhat well: We have in-depth information on our direct suppliers (e.g. labour practices, employment conditions).

3 Mitigate



Supplier Engagement

During FY2025, we continued to refine and streamline our supplier due diligence framework, with a focus on evolving our approach to supplier engagement and risk management. Building on the foundations established, our focus for the reporting period was to prepare to enhance supplier engagement, recognising the importance of strong, collaborative relations in delivering improved modern slavery outcomes.

Upon completion of the ESG Questionnaire, we held in-depth discussions with a selection of suppliers to gain a deeper understanding of the suppliers' human rights risks and to identify opportunities for collaboration and shared learning. Any compliance risks that were identified via the ESG Questionnaire were then addressed effectively through these discussions.

Two contractors within our supply chain have been identified as not meeting their obligation to submit a Modern Slavery statement. FPA are proactively engaging with these contractors to ensure that they are compliant. They have been invited to discuss any challenge faced around meeting the criteria and we intend to collaboratively develop a feasibly action plan with them to mitigate any identified risks within their own supply chains.

Contract Clauses

To ensure our suppliers engage with us on assessing and addressing the risks of modern slavery within our supply chains, Frasers Property Australia includes clauses in selected precedent contracts, which specify our requirements relating to modern slavery. These clauses were refreshed in FY2025 to further develop robust contractual obligations on our suppliers to identify and mitigate any modern slavery risks, provide warranties of their compliance, and take actions in relation to any modern slavery risks (with rights for FPA to suspend for non-compliance).

Industry Collaboration

Frasers Property Australia has been a member of the Property Council of Australia's (PCA) Human Rights and Modern Slavery Working Group since its inception in 2018. Through this forum, we collaborated with industry peers to address modern slavery risks in the property and construction sector.

In FY2025, FPA continued to participate in discussions around modern slavery in various PCA committees and industry forums.

4 Remediate



Frasers Property Australia is committed to upholding the highest standards of conduct and ethical behaviour across all business activities.

We promote a culture of care where integrity, accountability, regulatory compliance and sound corporate governance are prioritised and supported by clear policies and procedures that encourage responsible behaviour and the raising of concerns.

Frasers Property Australia has established multiple mechanisms where employees and third parties are enabled to raise complaints or report misconduct, this includes our Whistle-blower Policy, Guide to Making a Disclosure, and Grievance & Dispute Resolution Policy. Accessible leadership and actively fostering a culture of care and collaboration also form the foundational elements of these mechanisms and compliment the formal policies that are in place.

The Whistle-blower Policy and accompanying Guide to Making a Disclosure set out our framework for receiving, investigating and responding to disclosures relating to criminal, dishonest or unethical conduct involving Frasers Property, as well as current or former directors, officers, employees, agents and contractors. These documents are publicly available on our website and outline multiple reporting channels, including access to an independent whistle-blower hotline which was available in FY2025. All disclosures are assessed, investigated

where appropriate, and reported to relevant members of the Executive Leadership Team, FPA's Finance Committee and the Frasers Property Limited Group Audit Committee.

Our Grievance & Dispute Resolution Policy stipulates how employees may raise and discuss work-related matters of concern with a view to resolving issues as quickly as possible. Employees can deal with a matter informally by approaching the person involved, if they feel comfortable to do so, or by informing their manager or another representative, who will determine an appropriate course of action. Employees also have the option of lodging a formal complaint by submitting the complaint in writing to their manager or another appropriate representative. All grievances are dealt with in strict confidence and are managed in a systematic, fair, timely and transparent manner.

5 Monitor & Review



During the reporting period, we continued to review and implement a range of initiatives aimed at strengthening our approach to identifying, assessing and managing modern slavery risks.

Mechanisms to assess effectiveness

Action	Assessment Mechanism	Outcome
Policies and Procedures	Review and update our existing policies and procedures periodically to ensure they remain relevant and effective.	Responsible Sourcing Policy and Grievance & Dispute Resolution Policy reviewed and updated in FY2024.
Supplier Assessment	Percentage of suppliers that complete the ESG Questionnaire upon request.	68.4% completion in FY2025.
Supplier Engagement	Percentage of suppliers that complete the ESG Questionnaire who express an interest in collaborating with us further on at least one ESG topic.	90% of suppliers expressed an interest in FY2025.
Contract Clauses	Review and update our modern slavery contract clauses periodically to ensure they remain relevant and effective.	Contractual clauses were updated in FY2025 across FPA's precedent services and construction contracts.
Effectiveness Assessment	Review and update our assessment mechanisms annually to ensure appropriateness and relevance.	Completed for FY2025

6 Report



Australia's Modern Slavery Act 2018 (Cth) (the Act) came into force on 1 January 2019, and requires entities operating in Australia with an annual consolidated revenue of at least A\$100 million to disclose their efforts toward identifying and addressing modern slavery risks.

The term "entity" is not limited to corporations, and the Act anticipates that trust structures may also be included. Frasers Property Australia has been reporting in accordance with the Act, as required, since 2021.

The current requirements of the Act, not only ensure that businesses are aware of their modern slavery risks but are also making a conscious effort to address them; ultimately holding companies accountable for their actions and inactions. The annual Modern Slavery Statement is the mechanism we have adopted to report internally and externally on our progress and planned actions towards addressing modern slavery in our operations and supply chains.

Next Steps

Over the past year, we have continued to refine and streamline our due diligence process to improve the way in which we identify and manage our modern slavery risks. Our approach has demonstrated a strong foundation for ongoing supplier engagement on ESG priorities.

While our FY2025 achievements were aligned with our FY2024 goals, we recognise that this approach will only deliver the desired outcomes if stakeholders have the capability and opportunity to drive impactful change through its implementation. As a result, we will be placing a greater emphasis on the engagement process with suppliers to better understand their challenges, enter into collaborative discussions with them to identify next steps to support the implementation of actions and share knowledge among teams, where beneficial.

Further to this, our focus for FY2026 will align to our refined business strategy which will place greater emphasis on eastern seaboard operations and masterplanned community developments.

Our FY2026 goals include:

- Deepen our understanding and utilisation of the data from our customised application to inform decision-making around strategic partnerships and project opportunities.
- Continue embedding the ESG Questionnaire into our procurement processes to ensure ESG risks, opportunities and compliance are considered alongside commercial performance.
- Continue to identify challenges that prevent effectively incorporating ESG factors into business decision-making, systems and processes. Where clear gaps are identified, we will develop appropriate remedial actions. This may include process, systems or training to improve capability.
- Continue to build strong and collaborative relationships with suppliers to facilitate meaningful action. This will involve working closely with suppliers to identify opportunities to enhance social impact and implement risk mitigation measures that are realistic and effective.

- Continue to communicate our ESG related actions, including our commitments and intentions to modern slavery, to ensure all employees understand the company's position and we continue to educate and create awareness to minimise any risk profile into the future.

We know that addressing modern slavery requires collective and consistent action. Collaboration with our supply chain will be the key to delivering effective outcomes for our people. We are committed to collaborating with the wider industry and building genuine supplier relationships to improve our understanding of barriers, progress discussions on ways to make genuine improvements and ensure we can effectively identify and manage the human rights risks in our supply chain. Shifting our focus to collective responsibility in FY2026 will help accelerate industry momentum toward eliminating modern slavery.



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