



**YFG Shopping Centres Pty Ltd**  
as trustee for The Fu Family Trust  
ABN 56 853 441 699  
Sunnybank Plaza  
Corner McCullough Street and Mains Road  
SUNNYBANK QLD 4109

# Modern Slavery Statement

## YFG Shopping Centres Pty Ltd as trustee for The Fu Family Trust

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YFG Shopping Centres Pty Ltd ACN 056 974 844 as trustee for The Fu Family Trust (**we, us, YFG**) is committed to conducting business with honesty and integrity. This Modern Slavery Statement, published in accordance with section 13 of the *Modern Slavery Act 2018* (Cth), outlines the steps that YFG has taken and will continue to take to address modern slavery risks in its business.

### Structure, operations and supply chains

YFG is an Australian-owned proprietary company that generates its revenue from investment in, and ownership of, retail shopping centres located in South East Queensland. YFG is headquartered in Sunnybank, Queensland. YFG's shopping centres are managed by The First Group Pty Ltd ACN 103 289 185 (**Retail First**), which supplies facilities management and commercial property services to YFG. Retail First contracts a range of Tier 2 suppliers and is largely responsible for YFG's indirect supply chain.

As at the date of this Modern Slavery Statement, YFG's property portfolio includes the following shopping centres:

- Australia Fair
- Australia Fair Metro
- Booval Fair Shopping Centre
- Calamvale Central Shopping Centre
- Fairfield Gardens Shopping Centre
- Mt Gravatt Plaza
- Mt Ommaney Centre
- Redbank Plaza Shopping Centre
- Stafford City Shopping Centre
- Sunnybank Hills Shopping Centre
- Sunny Park Shopping Centre
- Sunnybank Plaza
- Toowong Village Shopping Centre



YFG's sole activity is to provide day to day administration and operations of YFG.

YFG's supply chains include suppliers of:

- **Property Operations** – external suppliers provide a range of operational services to support our shopping centre portfolio, including property management and facilities management, property financial reporting, workplace health and safety management, cleaning, security, repairs and maintenance, and office equipment.
- **Property development** – external service providers provide a range of services including development management, design and construction.
- **Corporate** – external service providers provide a range of professional services such as banking and financial services, property valuation, audit, compliance and specialist advice such as legal and tax.

We consider the risks of modern slavery practices that we are causing, contributing to, or directly linked to within our direct operations and workforce as low. YFG directly employs a small number of professionally qualified and skilled employees.

We consider the risks of modern slavery practices to be higher in our supply chain compared to our direct workforce.

The highest risk services in YFG's supply chains are:

- building contractors and materials suppliers for our development projects;
- critical suppliers for our shopping centre operations and maintenance, such as cleaning and security;
- suppliers of uniforms potentially using material sourced from outside Australia;
- suppliers of promotional goods and giveaways; and
- IT hardware and software for our corporate offices and centres.

Factors that elevate the risk of labour exploitation and modern slavery practices in the above procurement categories include:

- demand for low-skilled and manual labour, including through migrant workers;
- the use of third-party recruitment/labour hire agencies and complex subcontracting arrangements; and
- poor visibility over indirect suppliers (Tier 2 and beyond).

#### **Due diligence and remediation processes**

We note the following risk considerations with respect to modern slavery:

- **Country or region risk:** Countries or regions where YFG purchases goods or services may be at particular risk of slavery and human trafficking.
- **Business sector risk:** Certain business sectors have higher risks associated with slavery and human trafficking.



- **Business relationship risk:** We consider who the suppliers, subcontractors and agents are in our supply chain to ascertain whether any increased risk factors apply in relation to modern slavery.

In order to identify modern slavery and mitigate associated risks in our business and supply chains, we have taken and will continue to take the following actions:

- Consider the geographical location of our suppliers to assist us in assessing risks of modern slavery.
- Assess supplier reputation for modern slavery risks. This might be achieved by undertaking a search of media sources to consider the supplier's track record, particularly in relation to its sub-contracting, treatment of workers and work health and safety practices.
- Where appropriate, integrate contractual obligations into procurement contracts relating to our supply chain to ensure counterparties comply with applicable laws in relation to modern slavery.
- Improve our staff's awareness of modern slavery risks, such as through the continual review and maintenance of our Modern Slavery Policy.

### **Modern Slavery Policy**

We are committed to minimising the risk of modern slavery and human rights abuses in our supply chains and operations. Our Modern Slavery Policy, implemented on 22 November 2021, updated on 10 December 2022 and most recently reviewed in December 2025, reflects our commitment to acting ethically and with integrity in our business relationships and to implementing effective systems and controls in relation to modern slavery.

Our Modern Slavery Policy recognises that there is no 'one size fits all' approach to remediation and our response to any such matters should be formulated having regard to the prevailing facts and circumstances. In all cases, however, we will respond in a manner that is proportionate to the harm, and which ensures that the victim's wellbeing is prioritised.

### **Our effectiveness in combating modern slavery**

We have continued to assess the effectiveness of actions being used to assess and address modern slavery risks by:

- continuing to monitor processes and make improvements to our systems and controls as we respond to modern slavery risks; and
- tracking the actions taken in response to modern slavery risks and monitoring their impact.

### **Consultation process**

During the reporting period, we have actively engaged and consulted with the relevant entities we own or control in order to prepare this Modern Slavery Statement in a way that supports the continual mitigation of modern slavery risks.



## Continuous improvement

In the financial year ending 30 June 2025, we again reviewed our approach to managing the risks of modern slavery and determined that no further action is required at this time. We recognise that our review and assessment of our actions to address our modern slavery risks is a continuous and evolving process. In the financial year ending 30 June 2026, we will continue our efforts to identify and reduce modern slavery risks in our supply chains. To that end, we plan to:

- assess and monitor modern slavery risks in our supply chains and operations using the systems and controls outlined above; and
- continue to review our Modern Slavery Policy to ensure it is fit for purpose and update it to the extent required; and
- where appropriate and practicable, engage with stakeholders, suppliers and industry peers to discuss our approaches to addressing modern slavery in a collaborative manner.

This Modern Slavery Statement is made by YFG for the financial year ending 30 June 2025.

This statement was approved by the board of YFG Shopping Centres Pty Ltd as trustee for The Fu Family Trust on 23 February 2026. YFG Shopping Centres Pty Ltd is the principal governing body of The Fu Family Trust.

This statement is signed by Mr Yu-Feng Fu (aka Luca Fu) in his role as managing director of YFG Shopping Centres Pty Ltd on 10 March 2026

A handwritten signature in blue ink, appearing to be 'Luca Fu', written over a horizontal line.

**Mr Yu-Feng Fu**

Managing Director of YFG Shopping Centres Pty Ltd

Date: 10 March 2026