

## Terra Australis Partners IV Trust

### Modern Slavery Statement for the year ended 30 June 2025

This statement has been prepared pursuant to the *Modern Slavery Act 2018 (Cth)* (the **Act**) for reporting entity, Fife Capital Management Pty Limited ACN 087 706 741 as trustee for the Terra Australis Partners IV Trust ABN 65 951 866 589 and its controlled entities (**TAP IV** or **Fund**).

This statement relates to the financial year ended 1 July 2024 to 30 June 2025 and was approved by the trustee of TAP IV on 6 November 2025.

As Fife Capital Management Pty Limited (**FCM**) is the trustee and investment manager of TAP IV and its controlled entities, the TAP IV supply chain risks are overseen by directors of FCM and executives of Fife Capital who are also the appointed officeholders of the entities controlled by TAP IV and as such, formal consultation between TAP IV and its controlled entities is not considered necessary. Rather, Fife Capital's business functions are consulted with respect to their involvement in the management of the entities included in the TAP IV investment structure. The consultation process included providing an overview of the reporting requirements under the Act to relevant stakeholders, detailing the policy, procedures and evidence intended to address these requirements and seeking feedback on these matters.

#### TAP IV structure and operations

TAP IV was established on 17 July 2020. The principal activity of the Fund is investment in and development of Australian real property. The trustee and investment manager of TAP IV is FCM. TAP IV was established to invest in real estate and real estate related investments in Australia. TAP IV's investment emphasis is on value-add projects but TAP IV also seeks to capitalise on other real estate investment opportunities which meet the prescribed investment criteria.

TAP IV is a closed ended managed investment scheme which owns a series of sub-trusts being the real estate owning entities indirectly through its wholly owned subsidiary and controlled entity, TAP IV Co. Pty Limited ACN 642 736 329.

TAP IV's governance framework comprises:



- FCM as trustee of TAP IV which is ultimately responsible for management and ongoing operations of the Fund;
- Perpetual Corporate Trust Limited is the external third-party custodian appointed to hold title to the assets of Terra Australis Partners IV Trust and TAP IV Co. Pty Limited;
- an Investment Committee established to consider amongst other things Fund acquisitions and divestments;
- an Advisory Board responsible for considering related party arrangements and matters involving actual and/or potential conflicts of interests with TAP IV's interests; and
- the Fife Capital Compliance and Risk Management Committee which has oversight of the compliance and risk management framework of FCM and the entities it manages.

TAP IV is committed to eradicating all forms of modern slavery and is committed to respecting human rights. TAP IV recognises the importance of identifying, preventing and mitigating modern slavery practices in its supply chains and operations.

## **Supply chains and modern slavery risk assessment**

TAP IV's supply chains in respect of its development activities generally comprise building contractors, tradespeople and professional services firms including, but not limited to, architects, engineers, designers project managers, and town planners).

With respect to TAP IV's activities as property owner, supplier categories (by dollar spend) include agents, local councils, utilities providers, lawyers, financiers, security and maintenance contractors and insurers.

TAP IV understands that modern slavery is a global issue and every organisation has a responsibility to prevent, mitigate and remediate, the risks of human trafficking, forced, bonded and child labour and to respect human rights in our operations and our supply chain. To this end, TAP IV has continued its risk assessment of its modern slavery risks and outlined a process to identify suppliers from known higher risk industries incorporating:

- country/jurisdictional specific risks
- sector/industry specific risks
- labour skill level and reliance on manual/ low cost labour
- modern slavery and human rights track record

### **Country/jurisdictional specific risks**

TAP IV's third-party suppliers are predominately Australian based. However, TAP IV recognises that principal contractors engaged often themselves utilise contractors and sub-contractors to fulfil the various requirements of project delivery. Additionally, there is also higher risk associated with suppliers that have a global presence and operate in higher risk jurisdictions.

### **Sector/industry specific risks and reliance on manual and/or low cost labour**

Some examples of TAP IV's suppliers in industries with an inherent high modern slavery risk include suppliers that provide security services, cleaning services or builders that contract and sub-contract their services. These industries generally have a higher reliance on manual or low-cost labour.

### **Modern slavery and human rights track record**

General due diligence is conducted on TAP IV's suppliers including background search on the business and/or personnel.

A preliminary modern slavery risk category of low/medium/high is assigned to the relevant third-party supplier.

## **Modern slavery due diligence and remediation**

For those suppliers considered medium or high risk TAP IV has implemented a process whereby the identified supplier completes and returns a modern slavery due diligence questionnaire in which the supplier is requested to provide detailed information on their procurement, recruitment, workplace relations and supplier/subcontractor management and internal governance process.

These responses are then reviewed internally, and the preliminary assessment is updated with the secondary review findings. These results are used to determine whether the supplier can be accepted, or whether the assessment results require escalation to the directors of the Trustee for approval to proceed with the business relationship. This assessment process is an ongoing process to be completed at least annually for TAP IV.

Any suspected instances of modern slavery should be reported internally for investigation.

As part of the investigation process, the rights of the person at risk or affected by suspected modern slavery are to be respected. TAP IV will consider and assess the extent of its involvement; seek external advice (where appropriate); and consider which remedies are most appropriate to protect the person affected under the circumstances. This may include but is not limited to, reporting the matter to authorities revisiting the appropriateness of commercial relationships with suppliers, and/or implementing changes to existing business practices to mitigate the risk of modern slavery from any future occurrences in its operations or supply chains.

## **Effectiveness assessment and continuous Improvement**

TAP IV has improved its review of modern slavery risks in its supply chains at onboarding and as part of its annual retrospective assessment of suppliers. Additionally, Fife Capital's modern slavery policy which applies to TAP IV is reviewed at least once every two years (and more frequently if required) with the objective of

evaluating the effectiveness of the implemented practices and identifying process improvements to be adopted going forward. This review incorporates feedback from relevant stakeholders including, but not limited to:

- persons carrying out the modern slavery assessments;
- persons who liaise directly with the suppliers;
- suppliers directly (for example, via legal contract negotiation, onboarding due diligence, delivery of services or materials, and/or general relationship monitoring);
- the officeholders of the trustee of TAP IV;
- Fife Capital's business functions; and
- feedback received from Fife Capital's internal training sessions held to advance modern slavery risk awareness; and
- the Attorney General's Department (if any) with respect to any prior modern slavery statements submitted.

TAP IV also recognises its modern slavery assessment and control measures as an evolving process. Over the last year, additional on-boarding processes were implemented based on contract sum thresholds, which require new suppliers to provide certain details concerning their approach to modern slavery so that TAP IV could better understand modern slavery supplier risks at on-boarding rather than as part of its annual assessment process.

As at the date of this statement, TAP IV is satisfied that the modern slavery assessment procedures adopted under the Fife Capital Modern Slavery Policy demonstrates commitment to improving engagement with third party suppliers on modern slavery issues and provides a solid framework for its ongoing management of modern slavery risks within in its operations and supply chains.

### Other information

It is noted that TAP IV and its controlled entities is considered a reporting entity for this period as a result of revenue that was derived from the divestment of real estate assets during the financial year ended 30 June 2025.

### Statement

This statement was approved by the sole director of Fife Capital Management Pty Limited in its capacity as trustee of TAP IV on 6 November 2025.



**ALLAN FIFE**

Director

06 Nov 2025



**SUSAN VUONG**

Secretary

10 Nov 2025