



FY20 Modern Slavery Statement

This is MAB Corporation Pty Ltd's first Modern Slavery Statement in respect to the Australian financial year from 1 July 1999 to 30 June 2020.

A handwritten signature in black ink, appearing to be 'A. Buxton', with a long horizontal stroke extending to the right.

Andrew Buxton
Managing Director, MAB Corporation

March 2021

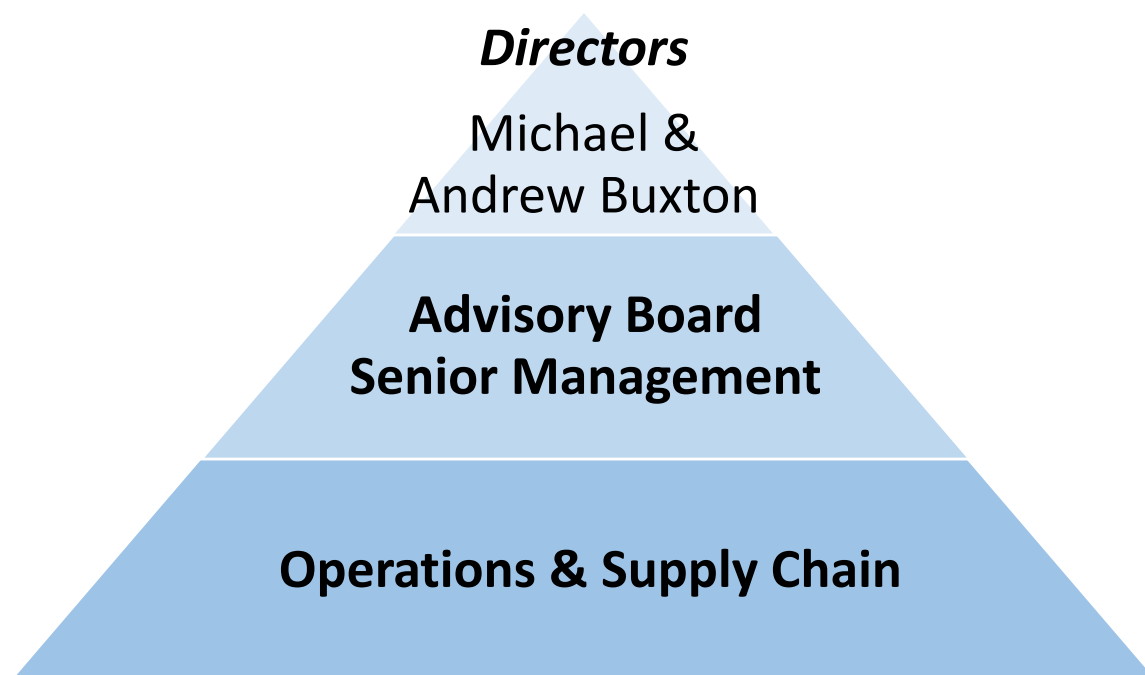
Requirement 1 – The Reporting Entity

MAB Corporation Pty Ltd (ACN 065 207 230) (“**MAB**”) is a private property development company established and owned by fifth generation Melbourne property identities, Michael and Andrew Buxton.

Requirement 2 – MAB’s Structure, Operations and Supply Chain

Structure

MAB is comprised of a group of trusts, companies and joint arrangements (The MAB Group). These entities are not controlled by a single parent entity, but rather a collection of entities owned and controlled by Michael and Andrew Buxton. A list of the MAB Group entities is set out in Appendix 1 annexed hereto.



Operations

MAB’s property development activities include communities, residential, business parks, retail, commercial, as well as an investment management business. With an unrivalled ability to deliver on complex planning outcomes for major projects and an established track record of creating outstanding public places, our people are committed to the vision of producing quality developments.

The majority of MAB’s income is derived from the development and property sales.

MAB’s head office is located at Level 5, 441 St Kilda Road, Melbourne, Victoria, 3004.

For more information on our business, visit www.mab.com.au.

Supply Chain

MAB's supply chain involves the engagement of approximately 320 suppliers to provide goods and services. The annual spend for FY20 was in the vicinity of \$22,000,000.

MAB is based in Australia, however engages with a broad range of suppliers which include:

- Builders, civil contractors, property and design consultants;
- Suppliers of construction materials and related logistics;
- Tradespeople;
- Suppliers of IT and telecommunications services, professional services and sales and marketing.

It is acknowledged that subcontractors may be engaged in foreign countries.

MAB's supply chain should be viewed in the context of multiple categories; project-based engagement, goods and services supplied for functional purposes and property development transactions with third parties.

Requirement 3 – Risks of Modern Slavery Practices

Direct Operations

We consider the risks of modern slavery practices within our direct operations and workforce as very low. This is because our employees are primarily working in professional services exclusively within Australia, where employee-employer relations are strictly regulated by the Fair Work Act 2009 and relevant modern awards.

The health and wellbeing of our people is a MAB priority. To this end, MAB's dedicated Human Resources team maintains various programs to promote diverse and inclusive workplaces free from discrimination, bullying and harassment; support good health and wellbeing including through flexible working arrangements to ensure work-life balance; and encourage learning, development and equal opportunities. MAB's remuneration committee ensures employees are compensated appropriately.

In addition, MAB implements a comprehensive Health and Safety Management System across our portfolio, supported by high levels of awareness, an independent audit program and a strong safety culture.

These initiatives further minimise an already low risk of modern slavery practices.

Supply Chain

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

Potential risks could be directly or indirectly linked to:

- building construction contractors and subcontractors and materials suppliers for our development projects; and
- hardware, software and supplies for our corporate office.

Requirement 4 – Actions

The following are actions MAB undertakes to address the risks referred to above.

- CONTINUOUS OVERSIGHT as to the conditions of work and engagement in respect of MAB's direct workforce.
- ASSESSMENT of tender responses from potential contractors and suppliers in the context of relevant regulatory framework.
- CONTRACT OBLIGATIONS require third parties to maintain compliance with all laws and regulations.

Requirement 5 – Assessing Effectiveness

MAB's modern slavery due diligence is an ongoing process of continuous improvement.

The following processes are currently used to gauge the effectiveness of actions:

- MAB conducts independent audits of employee shared services (including work, health and safety, payroll, and IT functions) to ensure compliance with legislative and contractual obligations.
- MAB analyses tender responses from potential contractors and suppliers to ensure legislative compliance.

Requirement 6 – Consultation

Not applicable.

Requirement 7 – Other Relevant Information

By the end of FY21, MAB will develop a supply chain management framework and processes, establish reporting and remediation frameworks, and provide training on modern slavery to our employees, as well as implement initiatives to further assess and manage modern slavery risk.

Appendix 1

Companies, Trust and Joint Ventures (100% MAB Group owned and controlled)

MAB Corporation Pty Ltd as trustee for The MAB Unit Trust
396 Docklands Drive Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Alliance Business Park Pty Ltd as trustee for The Alliance Business Parks Trust
ARB Ascotown Pty Ltd as trustee for ARB Ascotown Trust
ARB Bellhall Pty Ltd as trustee for ARB Bellhall Trust
ARB Copperdust Pty Ltd as trustee for The Copperdust Charles Trust
ARB Copperdust Pty Ltd as trustee for The Copperdust James Trust
ARB Copperdust Pty Ltd as trustee for The Copperdust Lisa Trust
ARB Crayridge Pty Ltd as trustee for ARB Crayridge Trust
ARB Merrifield Delivery Pty Ltd as trustee for ARB Merrifield Delivery Trust
ARB Merrifield Pty Ltd as trustee for ARB Merrifield Trust
ARB Mickleham Delivery Pty Ltd as trustee for ARB Mickleham Delivery Trust
ARB Rosedust Pty Ltd as trustee for ARB Rosedust Trust
ARB Shadebrook Pty Ltd as trustee for ARB Shadebrook Trust
ARB Walshbrook Pty Ltd as trustee for ARB Walshbrook Trust
Avalon Lot A Pty Ltd as trustee for Avalon Lot A Class Trust
Avalon Lot B Pty Ltd as trustee for Avalon Lot B Class Trust
Avalon Lot C Pty Ltd as trustee for Avalon Lot C Class Trust
Clyde North Business Park Pty Ltd as trustee for The Clyde North Business Park Class Trust
Clyde North Retail Pty Ltd as trustee for The Clyde North Retail Class Trust
Conder Tower Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Cranbourne Business Park Pty Ltd
Darislane Pty Ltd
Dock 9 Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Grangehall Pty Ltd
Harbour One Finance Pty Ltd
Harbour One Tower Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Hayleycross Pty Ltd as nominee for Rickmore Pty Ltd (as trustee for The Rickmore Trust)
Kirkhall Pty Ltd
Kitestone Pty Ltd
Lot 5 Delivery Pty Ltd as trustee for The Lot 5 Delivery Class Trust
Lot 5 Finance Pty Ltd as trustee for The Lot 5 Finance Class Trust
Lot 5 Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Lot 9 Delivery Pty Ltd as trustee for The Lot 9 Delivery Class Trust
Lot 9 Developments Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Lot 9 Finance Pty Ltd as trustee for The Lot 9 Finance Class Trust
Lot 9 Pty Ltd as bare nominee for The MAB Docklands Joint Venture
MAB Administration and Management Services Pty Ltd as Trustee for The MAB
Administration and Services Trust
MAB Beetham Parade Delivery Pty Ltd as trustee for The MAB Beetham Parade Delivery
Class Trust
MAB Beetham Parade Pty Ltd as trustee for The MAB Beetham Parade Class Trust
MAB Bell Street Delivery Pty Ltd as trustee for The MAB Bell Street Delivery Class Trust
MAB Bell Street Pty Ltd as trustee for The MAB Bell Street Class Trust
MAB Bruce Street Delivery Pty Ltd as trustee for The MAB Bruce Street Delivery Class Trust
MAB Bruce Street Pty Ltd as trustee for The MAB Bruce Street Class Trust
MAB Business Parks Delivery Pty Ltd as trustee for MAB Business Parks Developer Trust
MAB Cascades Pty Ltd as trustee for MAB Cascades Unit Trust

MAB Canterbury Pty Ltd as trustee for The MAB Canterbury Class Trust
MAB Corporation Services Pty Ltd as trustee for The MAB Corporation Services Trust
MAB Delivery Pty Ltd as trustee for the MAB Delivery Trust
MAB Docklands Pty Ltd as bare nominee for The MAB Docklands Joint Venture
MAB Docklands Pty Ltd as trustee for The MAB Docklands Unit Trust
MAB Funds Management Limited
MAB High Street Delivery Pty Ltd as trustee for The MAB High Street Delivery Class Trust
MAB High Street Pty Ltd as trustee for The MAB High Street Class Trust
MAB Industrial Pty Ltd
MAB IRC Publix Pty Ltd as trustee for MAB IRC Publix Trust
MAB Mount Street Delivery Pty Ltd as trustee for The MAB Mount Street Delivery Class Trust
MAB Mount Street Pty Ltd as trustee for The MAB Mount Street Class Trust
Maizwest Pty Ltd as trustee for The Maizwest Class Trust
Molesworth Place North Melbourne Pty Ltd as trustee for The Molesworth Place North Melbourne Class Trust
Metro Real Estate Services Pty Ltd as trustee for the MAB Real Estate Services Trust
MRB Ascotown Pty Ltd as trustee for MRB Ascotown Trust
MRB Bellhall Pty Ltd as trustee for MRB Bellhall Trust
MRB Copperdust Pty Ltd as trustee for MRB Copperdust Trust
MRB Crayridge Pty Ltd as trustee for MRB Crayridge Trust
MRB Merrifield Delivery Pty Ltd as trustee for MRB Merrifield Delivery Trust
MRB Merrifield Pty Ltd as trustee for MRB Merrifield Trust
MRB Mickleham Delivery Pty Ltd as trustee for MRB Mickleham Delivery Trust
MRB Rosedust Pty Ltd as trustee for MRB Rosedust Trust
MRB Shadebrook Pty Ltd as trustee for MRB Shadebrook Trust
MRB Walshbrook Pty Ltd as trustee for MRB Walshbrook Trust
Narre Warren Commercial Pty Ltd as trustee for The Narre Warren Commercial Class Trust
NewQuay Car Park Pty Ltd as trustee for The NewQuay Car Park Unit Trust
NewQuay Nodal and Marina Pty Ltd as trustee for the New Quay Nodal and Marina Unit Trust
NewQuay Promenade C Delivery Pty Ltd as trustee for The NewQuay Promenade C Delivery Class Trust
NewQuay Promenade Delivery Pty Ltd as trustee for The NewQuay Promenade Delivery Class Trust
NewQuay Promenade Pty Ltd as trustee for The NewQuay Promenade Class Trust
NewQuay Stage 2 Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Nolan Properties Investment Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Nolan Tower Pty Ltd as bare nominee for The MAB Docklands Joint Venture
North Woods Northcote Pty Ltd as trustee for The North Woods Northcote Class Trust
Piazzanova Piazza Pty Ltd as trustee for The Piazzanova Piazza Class Trust
Piazzanova Retail Pty Ltd as trustee for The Piazzanova Retail Class Trust
Pincove Pty Ltd as trustee for The Pincove Class Trust
Quay Park North Finance Pty Ltd
Quay Park North Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Quays Tower Finance Pty Ltd
Richmond Commercial Pty Ltd as trustee for The Richmond Commercial Class Trust
Rickmore Delivery Pty Ltd as trustee for The Rickmore Delivery Class Trust
Shadowfield Pty Ltd as trustee for The Shadowfield Unit Trust
The Avenues Stage 1 Pty Ltd as bare nominee for The MAB Docklands Joint Venture
The Quays Towers Delivery Pty Ltd as trustee for The Quays Towers Delivery Trust
The Quays Towers Pty Ltd as bare nominee for The MAB Docklands Joint Venture
University Hill North Pty Ltd as trustee for The University Hill North Trust

Village Bell Preston Pty Ltd as trustee for The Village Bell Preston Class Trust
West B Delivery Pty Ltd as trustee for The West B Delivery Class Trust
West B Pty Ltd as bare nominee for The MAB Docklands Joint Venture
West H Delivery Pty Ltd as trustee for The West H Delivery Class Trust
West H Pty Ltd as bare nominee for The MAB Docklands Joint Venture
Yarranova Pty Ltd as trustee for The Yarranova Unit Trust

Joint Operations – 80% MAB Group owned

Ascotown Pastoral Company Pty Ltd as nominee for Ascotown Joint Venture
Bellhall Pty Ltd as nominee for Bellhall Joint Venture
Copperdust Pty Ltd as nominee for Copperdust Joint Venture
Crayridge Pty Ltd as nominee for Crayridge Joint Venture
Floraldew Pty Ltd
Merrifield Corporation Pty Ltd as nominee for Merrifield Corporation Joint Venture
Merrifield Delivery Pty Ltd as nominee for Merrifield Delivery Joint Venture
Mickleham Delivery Pty Ltd as nominee for Mickleham Delivery Joint Venture
Rosedust Pty Ltd as nominee for Rosedust Joint Venture
Shadebrook Pty Ltd as trustee for The Shadebrook Unit Trust
Walshbrook Pty Ltd as trustee for The Walshbrook Unit Trust