

Terra Australis Partners IV Trust

Modern Slavery Statement for the year ended 30 June 2024

This statement has been prepared pursuant to the *Modern Slavery Act 2018 (Cth)* (the **Act**). It applies to 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 2023 to 30 June 2024 and was approved by the trustee of TAP IV on 5 October 2024.

About TAP IV

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 Fife Capital Management Pty Limited (**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 unit trust 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. This statement was prepared in consultation with the entities included in the TAP IV investment structure.

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.

Governance

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.

Supply chains and modern slavery risk assessment

TAP IV's supply chains in respect of its development activities are dominated by dollar spend by professional services firms including but not limited to architects, engineers, design and construction firms, 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'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 global operations.

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:

- Sector/industry specific risks
- Country/jurisdictional specific risks
- Reliance on manual/ low cost labour

Some examples of these high-level risk indicators include suppliers that provide security services, cleaning services or builders that contract and sub-contract their services and those suppliers with a global presence in higher risk jurisdictions. For those suppliers considered high or medium risk TAP IV has implemented a process whereby the identified supplier completes and returns a modern slavery due diligence questionnaire. These responses are then reviewed internally to determine the appropriate actions to be taken. This assessment process is and will be an ongoing process to be completed at least annually.

TAP IV's modern slavery risk assessment practice is reviewed as part of the trustee's policy at least once every two years 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 on behalf of TAP IV;
- persons who liaise directly with the supplier;
- suppliers;
- the trustee's management team; 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 several months, additional processes were implemented as part of new supplier onboarding so that all new suppliers to TAP IV would need to supply details of their business' modern slavery policies and procedures so that TAP IV could better understand these supplier risks at the on-boarding stage rather than as part of the retrospective annual assessment process. As at the date of this statement, TAP IV is satisfied that its current modern slavery assessment procedures prescribed in its policy framework has improved TAP IV's engagement with suppliers on modern slavery issues and also serves to reinforce TAP IV's support to eradicate modern slavery practices in its operations and supply chains.

Consultation

As FCM is the trustee and investment manager of TAP IV and its controlled entities, the TAP IV supply chain risks are overseen by FCM directors 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.

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 2024.

Statement

This statement was approved by the sole director of Fife Capital Management Pty Limited in its capacity as trustee of TAP IV on 5 October 2024.



ALLAN FIFE

Director

5 October 2024



SUSAN VUONG

Secretary

8 October 2024