

Audit & Risk Committee Charter

1. Objectives

The Audit & Risk Committee (the "**Committee**") is a committee established by the Board of Directors ("**Directors**") of Lifestyle Communities Limited (the "**Company**") ("**Board**"). The Company and its controlled entities (collectively referred to as the "**Group**").

The objectives of the Committee are to assist the Board in the discharge of its responsibilities for:

- ensuring the integrity and reliability of annual reporting suite and financial statements;
- ensuring the adequacy of the internal control and risk management framework (for financial and non-financial risks) of the Company and its subsidiaries and the appropriate internal controls are implemented by management of the Group ("**Management**"), including the appropriateness of accounting judgments or choices exercised by Management in preparing the Group's annual reporting suite;
- ensuring the adequacy and effectiveness of the Company's supporting data for disclosures in the reporting suite for information related to environmental performance and risk;
- considering and reviewing the scope of work, reports and activities of the external auditor, including the recommendations for the appointment of the external auditor and the fees payable to the external auditor for audit and non-audit work;
- overseeing and appraising the quality and effectiveness of the external audit function, including the performance and independence of the external auditor;
- considering and reviewing the scope of work, reports and activities of independent investment property valuers;
- complying with applicable legal and regulatory requirements;
- considering the requirement for any internal audit activities;
- reviewing the annual Corporate Insurance program and give consideration to the level of cover required;
- monitoring management's performance against the Company's risk management framework; including whether it is operating within the risk appetite set by the Board;
- reviewing any material incident involving fraud or a break-down of the Company's risk controls and the "lessons learned";
- considering reports from any internal audit on its reviews of the adequacy of the Company's processes for managing risk;
- considering reports from management on new and emerging sources of risk and the risk controls and mitigation measures that management has put in place to deal with those risks; and
- making recommendations to the Board in relation to changes that should be made to the Company's risk management framework or to the risk appetite set by the Board.

2. Duties and Responsibilities

The key duties and responsibilities for the Committee are to oversee the Group's:

- Financial and other periodic corporate reporting
- Relationship with the external auditor and external audit process generally
- Relationship with the internal audit function (if the Group has an established internal audit function)
- Processes for identifying, assessing, prioritising and managing risks
- Internal controls and systems; and
- Processes for monitoring compliance with laws and regulations.

Financial Reporting

To oversee, review and report to the Board on:

- the half-year and full year reporting suite of the Group;
- the Group's material accounting policies and any change thereto;
- the disclosures on sustainability reporting;
- the CEO and CFO declarations relating to the Group's full year and half year financial statements; and
- Review the Group's financial budgets and forecasts where requested by the Board.

External Audit

To review, assess, recommend and report to the Board on:

- the scope and audit plan of the external auditor;
- the reports of the external auditor and any material issues arising from such audits;
- the independence of the external auditor, their procedures and rotation policy for audit partners;
- any recommendations that should be put to the Company's shareholders regarding the appointment or dismissal of the external auditor and the terms of their engagement.

Investment Property Valuations

To review, recommend and report to the Board on:

- the Group's independent investment property valuations;
- selection of independent valuers; and
- timing of independent valuations.

Internal Controls

To assess and report to the Board on:

- the adequacy and effectiveness of Management's internal control framework;
- the policies and procedures in place to ensure accurate external financial reporting;
- any material incident involving fraud (or suspected fraud) or a break-down of internal controls; and
- the overall performance of the Committee by:
 - obtaining feedback from the Board, Chief Executive Officer, Chief Financial Officer and Company Secretary;
 - completing a self-assessment process at least every two years; and
 - the Committee Chair assessing the contribution and performance of individual Committee members.
- Any changes to the Committee's membership, responsibilities, or function.

Risk Management

To oversee, review and report to the Board on:

- risk appetite, risk statement and risk management policies;
- risk management, risk reporting, internal compliance, and control systems;
- the efficiency and effectiveness of risk management systems or internal controls system in place; and
- the adequacy of the Group's insurance policies and program.

Sustainability Reporting

- review and assess the appropriateness and integrity of the sustainability reporting, in line with the Australian Sustainability Reporting Standards (ASRS).
- review and recommend to the Board any material climate related disclosures, including the Sustainability Report in the Group's Annual Reports

3. Reporting to the Board

The Committee must keep the Board informed of its activities through the minutes of all its meetings and must formally advise the Chair of the Board of any matters or recommendations requiring attention by the Board.

4. Authority

The Committee has the authority to meet with appropriate personnel, obtain relevant records, and discuss matters with internal and external auditors, senior management and, where necessary, independent experts and other consultants. Any costs will be borne by the Group.

The Committee is a review Committee and makes recommendations to the Board for consideration. It has no decision-making authority and holds no delegated authorities from the Board.

5. Membership

The Committee is appointed by the Board and must be comprised of at least three members, all must be Non-Executive Directors, the majority must be independent, and it must be chaired by an independent director who is not the Chair of the Board.

Non-members of the Committee, including management and the external auditor, may attend meetings of the Committee at the invitation of the Committee Chair.

The Committee's activities are to be fully supported by the Chief Executive Officer, Chief Financial Officer and Company Secretary. These executives are responsible for ensuring that adequate information is provided to enable the Committee to make assessments and judgments consistent with the purpose stated above.

The Board may appoint additional Non-Executive Directors to the Committee or remove and replace members of the Committee by ordinary resolution of the Board. Members of the Committee may resign from the Committee by written notification to the Board.

The members of the Committee between them should have the accounting and financial expertise, and a sufficient understanding of the industry in which the Group operates, to be able to discharge the Committee's responsibilities effectively.

If a Committee member ceases to be a Director of the Company, their appointment as a member of the Committee is automatically terminated with immediate effect.

Directors who are non-Committee members may attend all or part of a meeting at the invitation of the Committee Chair, subject to no conflict of interest on the matters being discussed.

The Company Secretary (or delegate) must attend all Committee meetings as minute secretary.

6. Meetings

The Committee is to meet at least three times per year, or more frequently as necessary. Special meetings may be called by the Committee Chair. Other Committee members may request a special meeting through the Committee Chair.

A quorum requires at least the Committee Chair and one other Committee member. However, if the Committee Chair is unavailable, a quorum may be formed by any two Committee members with the Committee Chair consent.

The external auditor of the Group may be invited to attend any or all meetings of the Committee. At any meeting, the Committee may meet with the external auditor without management present.

The Chief Executive Officer, Chief Financial Officer and Company Secretary are required to attend Committee meetings, unless requested otherwise by the Committee Chair. As needed, other management will be invited to attend meetings for appropriate agenda items.

The Secretary will ensure that a record of submissions and papers, together with minutes of meetings are maintained -and are available for review by any director who is not a member of the Committee

The auditor will receive a copy of the minutes, once they have been approved by the Committee, if requested and may also request copies of papers submitted to the Committee.

7. Review of this Charter

The Board will, at least once every two years, review the membership and Charter of the Committee to determine its adequacy for current circumstances.

The Charter will be available on the Company's website within a reasonable time after any such updates or amendments have been approved.

Policy Authorised by: The Board	Version No: 4
Policy Maintained by: Company Secretary	Last revised and approved: 15 December 2025