Appendix 4G

Key to Disclosures
Corporate Governance Council Principles and Recommendations

Name of entity

Lifestyle Communities Ltd

ABN/ARBN

11 078 675 153

Financial year ended:

30 June 2026

Our corporate governance statement[1] for the period above can be found at:[2]

☐ These pages of our annual report:

☒ This URL on our website: https://www.lifestylecommunities.com.au/investor-centre/corporate-governance

The Corporate Governance Statement is accurate and up to date as at 21 August 2026 and has been approved by the board.

The annexure includes a key to where our corporate governance disclosures can be located.[3]

Date:	21 August 2026
Name of authorised officer authorising lodgement:	Anita Addorisio

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[1] "Corporate governance statement" is defined in Listing Rule 19.12 to mean the statement referred to in Listing Rule 4.10.3 which discloses the extent to which an entity has followed the recommendations set by the ASX Corporate Governance Council during a particular reporting period.

Listing Rule 4.10.3 requires an entity that is included in the official list as an ASX Listing to include in its annual report either a corporate governance statement that meets the requirements of that rule or the URL of the page on its website where such a statement is located. The corporate governance statement must disclose the extent to which the entity has followed the recommendations set by the ASX Corporate Governance Council during the reporting period. If the entity has not followed a recommendation for any part of the reporting period, its corporate governance statement must separately identify that recommendation and the period during which it was not followed and state its reasons for not following the recommendation and what (if any) alternative governance practices it adopted in lieu of the recommendation during that period.

Under Listing Rule 4.7.4, if an entity chooses to include its corporate governance statement on its website rather than in its annual report, it must lodge a copy of the corporate governance statement with ASX at the same time as it lodges its annual report with ASX. The corporate governance statement must be current as at the effective date specified in that statement for the purposes of Listing Rule 4.10.3.

Under Listing Rule 4.7.3, an entity must also lodge with ASX a completed Appendix 4G at the same time as it lodges its annual report with ASX. The Appendix 4G serves a dual purpose. It acts as a key designed to assist readers to locate the governance disclosures made by a listed entity under Listing Rule 4.10.3 and under the ASX Corporate Governance Council's recommendations. It also acts as a verification tool for listed entities to confirm that they have met the disclosure requirements of Listing Rule 4.10.3.

The Appendix 4G is not a substitute for, and is not to be confused with, the entity's corporate governance statement. They serve different purposes and an entity must produce each of them separately.

[2] Tick whichever option is correct and then complete the page number(s) of the annual report, or the URL of the web page, where your corporate governance statement can be found. You can, if you wish, delete the option which is not applicable.

[3] Throughout this form, where you are given two or more options to select, you can, if you wish, delete any option which is not applicable and just retain the option that is applicable. If you select an option that includes "OR" at the end of the selection and you delete the other options, you can also, if you wish, delete the "OR" at the end of the selection.

See notes 4 and 5 below for further instructions on how to complete this form.

ANNEXURE – KEY TO CORPORATE GOVERNANCE DISCLOSURES

Corporate Governance Council recommendation		Where a box below is ticked,[4] we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]
PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT			
1.1	A listed entity should have and disclose a board charter setting out: (a) the respective roles and responsibilities of its board and management; and (b) those matters expressly reserved to the board and those delegated to management.	☒ and we have disclosed a copy of our Board Charter at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable
1.2	A listed entity should: (a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and (b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.	☒	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable
1.3	A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.	☒	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable
1.4	The company secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.	☒	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable

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[4] Tick the box in this column only if you have followed the relevant recommendation <u>in full</u> for the <u>whole</u> of the period above. Where the recommendation has a disclosure obligation attached, you must insert the location where that disclosure has been made, where indicated by the line with "*insert location*" underneath. If the disclosure in question has been made in your corporate governance statement, you need only insert "our corporate governance statement". If the disclosure has been made in your annual report, you should insert the page number(s) of your annual report (eg "pages 10-12 of our annual report"). If the disclosure has been made on your website, you should insert the URL of the web page where the disclosure has been made or can be accessed (eg "www.entityname.com.au/corporate governance/charters/").

[5] If you have followed all of the Council's recommendations <u>in full</u> for the <u>whole</u> of the period above, you can, if you wish, delete this column from the form and re-format it.

Corporate Governance Council recommendation		Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]
1.5	A listed entity should: (a) have and disclose a diversity policy; (b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of its board, senior executives and workforce generally; and (c) disclose in relation to each reporting period: (1) the measurable objectives set for that period to achieve gender diversity; (2) the entity's progress towards achieving those objectives; and (3) either: (A) the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined "senior executive" for these purposes); or (B) if the entity is a "relevant employer" under the Workplace Gender Equality Act, the entity's most recent "Gender Equality Indicators", as defined in and published under that Act. If the entity was in the S&P / ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.	☒ and we have disclosed a copy of our Diversity and Inclusion Policy at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters and we have disclosed the information referred to in paragraph (c) in our Corporate Governance Statement, available at; https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters As the Company was included in the S&P/ASX 300 Index at the commencement of the reporting period, it adopted a measurable objective of achieving not less than 30% of directors of each gender on the Board within a specified period, consistent with the ASX Corporate Governance Council's diversity recommendations for entities in the S&P/ASX 300 Index.	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
1.6	A listed entity should: (a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and (b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.	☒ and we have disclosed the evaluation process referred to in paragraph (a) in our Corporate Governance Statement, available at; https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters and whether a performance evaluation was undertaken for the reporting period in accordance with that process in our Corporate Governance Statement.	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable

Corporate Governance Council recommendation		Where a box below is ticked,[4] we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]
1.7	A listed entity should: (a) have and disclose a process for evaluating the performance of its senior executives at least once every reporting period; and (b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.	☒ and we have disclosed the evaluation process referred to in paragraph (a) in our Corporate Governance Statement, available at: https://www.lifestylecommunities.com.au/investor-centre/corporate-governance and whether a performance evaluation was undertaken for the reporting period in accordance with that process in our Corporate Governance Statement, available at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable

Corporate Governance Council recommendation		Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]
PRINCIPLE 2 - STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE			
2.1	The board of a listed entity should: (a) have a nomination committee which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) if it does not have a nomination committee, disclose that fact and the processes it employs to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively.	☒ and we have disclosed a copy of our People & Culture Committee Charter at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. and the information referred to in paragraphs (4) and (5) at in our 2026 Annual Report available at https://www.lifestylecommunities.com.au/investor-centre.	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
2.2	A listed entity should have and disclose a board skills matrix setting out the mix of skills that the board currently has or is looking to achieve in its membership.	☒ and we have disclosed our board skills matrix in our 2026 Annual Report available at: https://www.lifestylecommunities.com.au/investor-centre.	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
2.3	A listed entity should disclose: (a) the names of the directors considered by the board to be independent directors; (b) if a director has an interest, position, affiliation or relationship of the type described in Box 2.3 but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position or relationship in question and an explanation of why the board is of that opinion; and (c) the length of service of each director.	☒ and we have disclosed the names of the directors considered by the board to be independent directors and the information referred to in paragraph (b) in the Corporate Governance Statement at https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. and the length of service of each director in both our Corporate Governance Statement and in our 2026 Annual Report, with the latter available at: https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
2.4	A majority of the board of a listed entity should be independent directors.	☒	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
2.5	The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.	☒	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
2.6	A listed entity should have a program for inducting new directors and for periodically reviewing whether there is a need for existing directors to undertake professional development to maintain the skills and knowledge needed to perform their role as directors effectively.	☒	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
PRINCIPLE 3 – INSTIL A CULTURE OF ACTING LAWFULLY, ETHICALLY AND RESPONSIBLY			
3.1	A listed entity should articulate and disclose its values.	☒ and we have disclosed our values in our 2026 Annual Report, available at: https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement
3.2	A listed entity should: (a) have and disclose a code of conduct for its directors, senior executives and employees; and (b) ensure that the board or a committee of the board is informed of any material breaches of that code.	☒ and we have disclosed our Employee Code of Conduct at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement
3.3	A listed entity should: (a) have and disclose a whistleblower policy; and (b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.	☒ and we have disclosed our Whistleblower Policy at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement
3.4	A listed entity should: (a) have and disclose an anti-bribery and corruption policy; and (b) ensure that the board or committee of the board is informed of any material breaches of that policy.	☒ and we have disclosed our Fraud, Bribery and Corruption (Prevention and Awareness) Policy at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
PRINCIPLE 4 – SAFEGUARD THE INTEGRITY OF CORPORATE REPORTS			
4.1	The board of a listed entity should: (a) have an audit committee which: (1) has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and (2) is chaired by an independent director, who is not the chair of the board, and disclose: (3) the charter of the committee; (4) the relevant qualifications and experience of the members of the committee; and (5) in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) if it does not have an audit committee, disclose that fact and the processes it employs that independently verify and safeguard the integrity of its corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner.	☒ and we have disclosed a copy of our Audit & Risk Committee Charter at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters and the information referred to in paragraphs (4) and (5) in our 2026 Annual Report, available on our website at: https://www.lifestylecommunities.com.au/investor-centre.	☐ set out in our Corporate Governance Statement
4.2	The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.	☒	☐ set out in our Corporate Governance Statement
4.3	A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.	☒	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
PRINCIPLE 5 – MAKE TIMELY AND BALANCED DISCLOSURE			
5.1	A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.	☒ and we have disclosed our Communications and Continuous Disclosure Policy on our website at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement
5.2	A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.	☒	☐ set out in our Corporate Governance Statement
5.3	A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.	☒	☐ set out in our Corporate Governance Statement
PRINCIPLE 6 – RESPECT THE RIGHTS OF SECURITY HOLDERS			
6.1	A listed entity should provide information about itself and its governance to investors via its website.	☒ and we have disclosed information about us and our governance on our website and in our 2026 Annual Report at: https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement
6.2	A listed entity should have an investor relations program that facilitates effective two-way communication with investors.	☒	☐ set out in our Corporate Governance Statement
6.3	A listed entity should disclose how it facilitates and encourages participation at meetings of security holders.	☒ and we have disclosed how we facilitate and encourage participation at meetings of security holders in our Corporate Governance Statement, available at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement
6.4	A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.	☒	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
6.5	A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.	☒	☐ set out in our Corporate Governance Statement
PRINCIPLE 7 – RECOGNISE AND MANAGE RISK			
7.1	The board of a listed entity should: (a) have a committee or committees to oversee risk, each of which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) if it does not have a risk committee or committees that satisfy (a) above, disclose that fact and the processes it employs for overseeing the entity's risk management framework.	☒ and we have disclosed a copy of our Audit & Risk Committee Charter at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters and the information referred to in paragraphs (4) and (5) in our 2026 Annual Report, available on our website at: https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement
7.2	The board or a committee of the board should: (a) review the entity's risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and (b) disclose, in relation to each reporting period, whether such a review has taken place.	☒ and we have disclosed whether a review of the entity's risk management framework was undertaken during the reporting period in our Corporate Governance Statement, available at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
7.3	A listed entity should disclose: (a) if it has an internal audit function, how the function is structured and what role it performs; or (b) if it does not have an internal audit function, that fact and the processes it employs for evaluating and continually improving the effectiveness of its governance, risk management and internal control processes.	☒ we have disclosed the fact that we do not have an internal audit function and the processes we employ for evaluating and continually improving the effectiveness of our risk management and internal control processes in our Corporate Governance Statement, available at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement
7.4	A listed entity should disclose whether it has any material exposure to environmental or social risks and, if it does, how it manages or intends to manage those risks.	☒ and we have disclosed whether we have any material exposure to environmental and social risks and how we manage or intend to manage them in our 2026 Annual Report, available at: https://www.lifestylecommunities.com.au/investor-centre.	☐ set out in our Corporate Governance Statement

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
PRINCIPLE 8 – REMUNERATE FAIRLY AND RESPONSIBLY			
8.1	The board of a listed entity should: (a) have a remuneration committee which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) if it does not have a remuneration committee, disclose that fact and the processes it employs for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive.	☒ we have disclosed a copy of our People & Culture Committee Charter at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters and the information referred to in paragraphs (4) and (5) at in our 2026 Annual Report available at https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
8.2	A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.	☒ and we have disclosed separately our remuneration policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives in our 2026 Annual Report, available at: https://www.lifestylecommunities.com.au/investor-centre	☐ set out in our Corporate Governance Statement **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable
8.3	A listed entity which has an equity-based remuneration scheme should: (a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and (b) disclose that policy or a summary of it.	☒ and we have disclosed our policy on this issue in our Securities Trading Policy, available at: https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters	☐ set out in our Corporate Governance Statement **OR** ☐ we do not have an equity-based remuneration scheme and this recommendation is therefore not applicable **OR** ☐ we are an externally managed entity and this recommendation is therefore not applicable

Corporate Governance Council recommendation		**Where a box below is ticked,[4] we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:**	**Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are:[5]**
ADDITIONAL RECOMMENDATIONS THAT APPLY ONLY IN CERTAIN CASES			
9.1	A listed entity with a director who does not speak the language in which board or security holder meetings are held or key corporate documents are written should disclose the processes it has in place to ensure the director understands and can contribute to the discussions at those meetings and understands and can discharge their obligations in relation to those documents.	☐ and we have disclosed information about the processes in place at: …………………………………………………………………… [*insert location*]	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☒ we do not have a director in this position and this recommendation is therefore not applicable **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable
9.2	A listed entity established outside Australia should ensure that meetings of security holders are held at a reasonable place and time.	☐	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☒ we are established in Australia and this recommendation is therefore not applicable **<u>OR</u>** ☐ we are an externally managed entity and this recommendation is therefore not applicable
9.3	A listed entity established outside Australia, and an externally managed listed entity that has an AGM, should ensure that its external auditor attends its AGM and is available to answer questions from security holders relevant to the audit.	☐	☐ set out in our Corporate Governance Statement **<u>OR</u>** ☒ we are established in Australia and not an externally managed listed entity and this recommendation is therefore not applicable ☐ we are an externally managed entity that does not hold an AGM and this recommendation is therefore not applicable
ADDITIONAL DISCLOSURES APPLICABLE TO EXTERNALLY MANAGED LISTED ENTITIES			
-	*Alternative to Recommendation 1.1 for externally managed listed entities:* The responsible entity of an externally managed listed entity should disclose: (a) the arrangements between the responsible entity and the listed entity for managing the affairs of the listed entity; and (b) the role and responsibility of the board of the responsible entity for overseeing those arrangements.	☐ and we have disclosed the information referred to in paragraphs (a) and (b) at: …………………………………………………………………………….. [*insert location*]	☐ set out in our Corporate Governance Statement
-	*Alternative to Recommendations 8.1, 8.2 and 8.3 for externally managed listed entities:* An externally managed listed entity should clearly disclose the terms governing the remuneration of the manager.	☐ and we have disclosed the terms governing our remuneration as manager of the entity at: …………………………………………………………………………….. [*insert location*]	☐ set out in our Corporate Governance Statement

Corporate Governance Statement

The Board and management of Lifestyle Communities Ltd (ACN 078 675 153) ("LIC" or the "Company") recognise their duties and obligations to shareholders and other stakeholders to implement and maintain a proper system of corporate governance. LIC believes that good corporate governance helps ensure the future sustainability of the Company, adds value to stakeholders and enhances investor confidence.

The ASX Listing Rules require listed companies to prepare a statement disclosing the extent to which they have complied with the recommendations of the ASX Corporate Governance Council ("ASX Recommendations") in the reporting period. The ASX Recommendations are guidelines designed to improve the efficiency, quality, and integrity of the Company. They are not prescriptive, and this means that if a company considers a recommendation to be inappropriate having regard to its own circumstances, it has the flexibility not to follow it. Where a company has not followed all the ASX Recommendations, it must identify which ASX Recommendations have not been followed and give reasons for not following them.

This Corporate Governance Statement ("Statement") sets out a description of the Company's main corporate practices and provides details of the Company's compliance with the ASX Recommendations, or where appropriate, indicates a departure from the ASX Recommendations with an explanation.

This Statement is current as at 21 August 2026 and has been approved by the Board of Directors of Lifestyle Communities Ltd.

Principle 1 – Lay solid foundations for management and oversight

Corporate Governance Council Recommendation		Compliance	Disclosure
1.1	A listed entity should disclose: (a) the respective roles and responsibilities of its board and management; and (b) those matters expressly reserved to the board and those delegated to management.	Complies	The Board is responsible for the overall corporate governance of the Company. The Company has a Board Charter which describes the roles and responsibilities of the Board. A copy of the Board Charter is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. The role of the Board is to oversee development of the long-term vision and strategy of the Group, and provide effective oversight of management while safeguarding the Company's interest and fostering sustainable value creation. Matters reserved for the Board are set out in the Board Charter and Delegation of Authority, and include for example: • reviewing and approving the strategic direction of the Company, ensuring that it is aligned with the Company's purpose and long-term vision, and monitoring its implementation; • overseeing the behavioural and cultural framework and practices of the Company; • approving acquisition and commencement of new development projects; • approving and monitoring operating budgets, financial performance and major capital expenditure; • overseeing the integrity of the Company's financial reporting and management of debt facilities; • overseeing the Company's risk management strategy and approval of the risk management framework, internal controls and compliance to manage material business risks; • selecting, appointing, and where necessary removing, the Chief Executive Officer ("CEO") (as applicable); • approving and reviewing delegations of authority and authority limits; • reviewing Board composition and performance and appointing committees to assist in the oversight of the Company.

			The Board has delegated the day-to-day management of the business of the Group to Management through the CEO and the Chief Financial Officer, subject to agreed authority limits and specific reserve matters set out in the Delegation of Authority. Following Mr Darren Rowland's resignation as Chief Financial Officer and Joint Company Secretary on 30 January 2026, Ms Angela Farbridge-Currie assumed the role of Chief Financial Officer, having previously held the role of Deputy Chief Financial Officer since February 2025. The Board has reserved for itself matters of a strategic, sensitive or extraordinary nature or which exceed the authority limits of Management. The Chair is primarily responsible for facilitating effective Board meetings by encouraging contribution from all directors and by promoting constructive and respectful relations between management and the Board.
1.2	A listed entity should: (a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and (b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.	Complies	The Board is responsible for ensuring it is comprised of individuals who are best able to discharge the responsibilities of directors having regard to the law and the best standards of governance. Vetting is undertaken before new directors are appointed, elected, or re-elected to the Board to ensure they are appropriate candidates. This includes background checks, such as for bankruptcy. For the election or re-election of Directors at annual general meetings, the notice of meeting sets out for shareholders all material information on candidates, including details of qualifications, experience, and any other directorships. The Directors' Report of the Annual Report for the year ended 30 June 2026 also sets out the special responsibilities of the Board Members. Background checks are undertaken prior to an offer being made for Senior Executives.
1.3	A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.	Complies	The Company has a written agreement with each Director and senior executive, and which clearly outlines the terms of their appointment. For Non-Executive Directors, the agreement includes the Company's expectations concerning involvement with individual committees, remuneration, circumstances under the Company's Constitution in which a director's office becomes vacant, indemnity and insurance arrangements, access to corporate information, confidentiality, and a requirement to comply with Company policies. For senior executives, the agreement includes similar material (where relevant) as well as a description of the position, roles and responsibilities, the term of appointment, resignation and termination processes, and entitlements on resignation or termination. Further details of the key terms for the employment agreements for the CEO, Mr Henry Ruiz, and senior executives are set out in the Remuneration Report found in the Annual Report.

1.4	The Company Secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.	Complies	The Company Secretary is accountable directly to the Board, though the Chair, on all matters to do with the proper functioning of the Board. The Company Secretary's role includes advising the Board and its committees on governance matters, managing communication with regulatory bodies, monitoring Board and committee policies and procedures including drafting and coordinating papers and drafting of minutes, and assisting in the organisation and facilitation of directors' induction. Ms Anita Addorisio is currently the Company Secretary of the Company. All directors have unfettered access to the Company Secretary. The appointment and removal of the Company Secretary must be made or approved by the Board. Details regarding LIC's Company Secretary, including experience and qualifications, are set out in the Annual Report.
1.5	A listed entity should: (a) have and disclose a diversity policy; (b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of its board, senior executives and workforce generally; and (c) disclose in relation to each reporting period: (1) the measurable objectives set for that period to achieve gender diversity; (2) the entity's progress towards achieving those objectives; and (3) either: A. the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined "senior executive" for these purposes); or B. if the entity is a "relevant employer" under the Workplace Gender Equality Act, the entity's most recent "Gender Equality	Complies	The Company values diversity and recognises the value of attracting and retaining employees with diverse backgrounds, knowledge, experience, and abilities. Embracing such diversity contributes to better performance due to the many benefits arising from diversity, including: • A broader pool of employees: Accepting diversity in recruitment and advancement increases the available labour pool for selection; • Accessing different perspectives and ideas: Engaging persons from diverse backgrounds enables different approaches to problem solving and decision making; and • Improving efficiency and retention: Engaging workplace diversity and inclusion will foster a culture whereby persons from different backgrounds are valued, providing motivation for increased retention and productivity. The Company has developed a Diversity and Inclusion Policy, which is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. The Company supports diversity in its workforce by: • treating all employees fairly and with respect and dignity; • actively promoting a working environment that values diversity and is inclusive of differences; • implementing recruitment practices to ensure that applicants and employees of all backgrounds are encouraged to apply for, and have fair opportunity to be considered for, all available roles; • ensuring that the Group's policies encourage diversity and inclusion to address specific barriers to groups of employees, such as those with domestic responsibilities, by making reasonable provision for the special needs of these Employees. For example, by offering flexible working arrangements, parental leave, and other leave standards, and recognising and rewarding innovative strategies to accommodate diverse groups within the workforce; • providing development opportunities for Employees from all backgrounds equally to prepare them, over time, for opportunities in senior management; • complying with all anti-discrimination and equal opportunity legislation; • appropriately resource and fund programs to minotor the effectiveness and continue to expand our initiatives to support diversity and inclusion; • setting, reviewing, and reporting annually on measurable objectives; and • having our leaders and role models in the business reinforce the objectives of diversity and inclusion through a fair, transparent appraoch to recruitment, access to training and development opportunities, recognition and reward and advancement opportunities.

<table>
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<td></td>
<td>Indicators”, as defined in and published under that Act.

If the entity was in the S&P / ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.</td>
<td></td>
<td>Gender diversity is of particular importance to LIC as over 45% of homes are occupied by single females and over 62% of homeowners are female. It is the Group’s policy to achieve 50% gender equality on the Board.

The Company has developed targets for female representation in the leadership team and across the team, with targets designed to reflect an appropriate gender balance that best supports the Lifestyle Communities customer.

The targets, and the Group’s progress toward meeting them are presented below:

<table>
<tr><th>Employee Group</th><th>Target</th><th>Actual at 30 June 2026</th></tr>
<tr><td>Board</td><td>40% female, 40% male and 20% any gender</td><td>50% female, 50% male</td></tr>
<tr><td>Executive Team</td><td>40% female, 40% male and 20% any gender</td><td>33% female, 66% male</td></tr>
<tr><td>Entire Workforce</td><td>40% female, 40% male and 20% any gender</td><td>63% female, 37% male</td></tr>
</table>

In addition, through its team development program, LIC can identify emerging leaders who show high leadership potential. Emerging leaders are given focused training and mentoring to accelerate their cultural and business leadership capabilities. The pool presently comprises 48% women and 52% men, helping to secure a strong pipeline for the future.

The Company regularly reviews its objectives to ensure that they remain relevant and appropriate in the Company’s context.

The Company has reported against a set of standardised gender equality indicators provided by the Workplace Gender Equality Agency. The full WGEA Report can be found at https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.</td>
</tr>
<tr>
<td>1.6</td>
<td>A listed entity should:

(a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and

(b) disclose, in relation to each reporting period, whether a performance evaluation was undertaken in the reporting period in accordance with that process.</td>
<td>Complies</td>
<td>The Company’s performance evaluation process for Board and committee performance focuses on the role of the Board and committees, their size and composition, the procedures and practices of the Board and meeting arrangements. The evaluation also includes an assessment of the future requirements of the Board and its committees in relation to the skills and experience required to ensure that composition is appropriate for the needs of the Company.

Reviews and evaluation are conducted at least annually. Directors meet with and provide feedback to the Chair which is then collated and discussed with the Board with consideration given to steps to be taken to improve performance of the Board and its committees. Director performance is assessed by the Chair to ensure that the Director continues to operate effectively within the Board. This may involve discussions with the Director and with other members of the Board, and considering the Director's:

• skills, experience, performance and contributions to the Board, committees and other aspects of the Company;
• degree of independence; and
• availability to attend and prepare for Board and committee meetings.

A performance evaluation was undertaken for the individual directors, the Board, and each standing committee during this reporting period.</td>
</tr>
</table>

1.7	A listed entity should: (a) have and disclose a process for periodically evaluating the performance of its senior executives at least once every reporting period; (b) disclose, in relation to each reporting period, whether a performance evaluation was undertaken in the reporting period in accordance with that process.	Complies	The Company has an on-going evaluation process for senior management. The People and Culture Committee ("PCC"), together with the CEO, set necessary performance objectives for senior executives to achieve the strategic objectives of the Company. Performance of senior executives is assessed annually by the CEO. In accordance with the Board Charter, the Board is responsible to review the performance of the CEO. A performance evaluation of senior executives was undertaken during the reporting period.

Principle 2 – Structure the board to add value

<table>
<tr>
<td>2.1</td>
<td>The board of a listed entity should:
(a) have a nomination committee which:
(1) has at least three members, a majority of whom are independent directors; and
(2) is chaired by an independent director,
and disclose:
(3) the charter of the committee;
(4) the members of the committee; and
(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or
(b) if it does not have a nomination committee, disclose that fact and the processes it employs to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively.</td>
<td>Complies</td>
<td>The Company's PCC Charter provides for the establishment of a committee with at least three members, a majority of whom are independent Non-Executive Directors, and which must be chaired by an independent Director who is not Chair of the Board. The PCC assists the Board in the discharge of its responsibilities regarding the selection, appointment, and reappointment of directors on the Board.
The PCC Charter is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.
The PCC's composition during the financial year ended 30 June 2026 has been outlined in the table below:
<table>
<tr><th>Role</th><th></th></tr>
<tr><td>PCC Chair</td><td>Ms Claire Hatton</td></tr>
<tr><td>PCC Members</td><td>Mr David Blight
Ms JoAnne Stephenson</td></tr>
</table>
All directors have relevant experience as shown in their biographies in the Directors Report contained in the Annual Report. Details of meetings held by the PCC during the year and member attendances are set out in the 2026 Directors' Report contained in the Annual Report.</td>
</tr>
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<td>2.2</td>
<td>A listed entity should have and disclose a board skills matrix setting out the mix of skills and diversity that the board currently has or is looking to achieve in its membership.</td>
<td>Complies</td>
<td>It is intended that the Board includes directors with a broad range of skills, expertise, and experience from a diverse range of backgrounds. The Board, with input from the PCC, will review the skills, experience, expertise, and diversity represented by directors on the Board and determine whether the composition and mix remain appropriate for the Group's strategy, subject to any limits imposed by the Constitution.
The Board has identified a range of core skills and experience that will assist the Board collectively to fulfil its oversight role effectively. The Company's skill matrix has been disclosed in the 2026 Annual Report available on the Company's website https://www.lifestylecommunities.com.au/investor-centre.</td>
</tr>
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<tr>
<td>2.3</td>
<td>A listed entity should disclose:
(a) the names of the directors considered by the board to be independent directors;
(b) if a director has an interest, position, association or relationship of the type described in Box 2.3 of the ASX Corporate Governance Principles and Recommendations but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position, association or relationship in question and an explanation of why the board is of that opinion; and
(c) the length of service of each director.</td>
<td>Complies</td>
<td>An independent director is a Non-Executive Director who is not a member of management and free from any business or other relationship that could materially interfere with, or could reasonably be perceived to materially interfere with, the independent exercise of judgement.
The Board assesses independence of the directors at least annually based on the information which each Director is required to disclose in relation to any material contract or other relationship with the Company in accordance with the Director's terms of appointment, the <i>Corporations Act 2001</i> (Cth), and the Board Charter.
In assessing independence, the Board had regard to the "Factors relevant to assessing the independence of a director" in Box 2.3 of the ASX Recommendations. Having individually reviewed the position and associations of each of the current directors and former directors, the Board is of the view that five of its directors were independent during the year.
The Board's assessment of each current director is set out below.
<table>
<tr><th>Name</th><th>Position</th><th>Appointment Date</th><th>Status</th></tr>
<tr><td>Mr David Blight[1]</td><td>Non-Executive Chair</td><td>15 June 2018</td><td>Independent</td></tr>
<tr><td>Mr Mark Blackburn</td><td>Non-Executive Director</td><td>1 December 2019</td><td>Independent</td></tr>
<tr><td>Ms Claire Hatton</td><td>Non-Executive Director</td><td>1 May 2022</td><td>Independent</td></tr>
<tr><td>Ms JoAnne Stephenson</td><td>Non-Executive Director</td><td>1 July 2024</td><td>Independent</td></tr>
</table>
<i>[1] Executive Chair from 1 January 2025 to 9 April 2025</i>
The Board considered Mr Mark Blackburn, Ms Claire Hatton and Ms JoAnne Stephenson as independent as they were free from any business or any other relationship that could materially interfere with, or reasonably be perceived to interfere with, the exercise of their unfettered and independent judgement and were able to fulfil the role of independent director for the purpose of the ASX Recommendations.
The Board continues to regard Mr Blight as an independent Director. While Mr Blight served in a short-term executive capacity from 1 January 2025 to April 2025, this appointment was transitional in nature and solely intended to support the Company until the appointment of the new CEO, Mr Ruiz.
The Board wishes to confirm that Mr Blight continues to remain free from any business or any other relationship that could materially interfere with, or reasonably be perceived to interfere with, the exercise of their unfettered and independent judgement and was able to fulfil the role of independent director for the purpose of the ASX Recommendations.</td>
</tr>
<tr>
<td>2.4</td>
<td>A majority of the board of a listed entity should be independent directors.</td>
<td>Complies</td>
<td>Throughout the financial year ended 30 June 2026, the Board was comprised of a majority of independent directors, as noted under section 2.5 of the Corporate Governance Statement. As at date of this Corporate Governance Statement, the Board currently comprises a majority of independent directors being Mr David Blight, Mr Mark Blackburn, Ms Claire Hatton and Ms JoAnne Stephenson.</td>
</tr>
</table>

			As set out in the ASX Recommendations, the Board acknowledges that having a majority of independent directors makes it harder for any individual or small group of individuals to dominate the Board's decision-making and maximises the likelihood that the decisions of the Board will reflect the best interests of the Company and its security holders generally and not be biased towards the interests of management or any other person or group with whom a non-independent director may be associated.
2.5	The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.	Complies	The Chair, Mr David Blight, is considered an independent Director. The Chair provides leadership to the Board in relation to all Board matters and is responsible for ensuring that the Board meets its responsibilities under the Board Charter. The Chair's role is set out in more detail in the Board Charter, which is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.
2.6	A listed entity should have a program for inducting new directors and provide appropriate professional development opportunities for directors to develop and maintain the skills and knowledge needed to perform their role as directors effectively.	Complies	The Board has an induction program for newly appointed directors which includes an orientation session and the provision of written materials, briefings, training on accounting principles (where appropriate), site visits and educational opportunities designed to familiarise them with the Company and enable them to be better equipped to perform their duties. This seeks to build an understanding of the Company's business, the markets in which it operates, customers, suppliers, employees, and community residents. Throughout the year, directors received market briefings and expert presentations organised around Board meetings. Directors were also encouraged to attend external director education programs to develop and maintain their skills and knowledge.

Principle 3 – Instil a Culture of Acting lawfully, ethically and responsibly

3.1	A listed entity should articulate and disclose its values.	Complies	The Company's values are the guiding principles and norms that define what type of organisation LIC aspires to be and what it requires from its directors, employees, and related parties. The Company values seek to enable the business to support its homeowners and operate ethically, responsibly, and responsively. The Company's core values have been outlined in the 2026 Annual Report and are also available on the Company's website on https://www.lifestylecommunities.com.au/investor-centre
3.2	A listed entity should: (a) have and disclose a code of conduct for its directors, senior executives and employees; and (b) ensure that the board or a committee of the board is informed of any material breaches of that code.	Complies	The Company recognises that its reputation is one of its most valuable assets to build long-term value for its shareholders. The Company has a Code of Conduct which applies to its directors, senior executives and employees. The Code of Conduct is available on the Company's website at https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. The Company is committed to promoting and maintaining a high standard of corporate ethics and business integrity. As stated in the Company's Code of Conduct, all Directors, senior executives, and employees must act with integrity and professionalism and be scrupulous in the proper use of Company information, funds, equipment, and facilities. Directors, senior executives, and employees are to exercise fairness, equity, proper courtesy, consideration, and sensitivity in dealing with customers, employees, and other stakeholders. The Code of Conduct is a detailed statement concerning: • responsibilities of all directors, senior executives and employees; • practices to promote the best interests and reputation of the Company; • confidentiality; • Company property; • conflicts of interests; • public statements; • policies for preventing the acceptance or offering of bribes or other forms of unlawful or unethical payments or inducements; • measures to encourage the reporting of unlawful or unethical behaviour; • compliance; and • breaches of the Code. The Code of Conduct encourages the reporting of unlawful and unethical behaviour and protects whistleblowers. Any employee who makes a complaint and complies with the reporting process will not be disadvantaged or prejudiced in any way. All complaints are treated as confidential. Directors, senior executives, and employees can report straight to the CEO, Company Secretary, or the Chair of the Audit and Risk Committee if they believe their immediate supervisor may be implicated. Directors, senior executives, and employees must avoid any personal, financial, or other interest that may conflict with their duties and responsibilities to the Company. Any interest that may constitute a conflict of interest must be promptly disclosed to the CEO, Company Secretary, or the Chair of the Audit and Risk Committee. The Board has established a reporting framework through which it is informed of material breaches of the Code of Conduct.

3.3	A listed entity should: (a) have and disclose a whistleblower policy; and (b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.	Complies	The Company has a Whistleblower Policy in line with regulatory requirements, to provide an avenue for employees and contractors to report matters of concern about the business via a confidential process. The Board is informed of any material incidents reported under that policy. The Whistleblower Policy is available on the Company's website at https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.
3.4	A listed entity should: (a) have and disclose an anti-bribery and corruption policy; and (b) ensure that the board or committee of the board is informed of any material breaches of that policy.	Complies	The Fraud, Bribery and Corruption (Prevention and Awareness) Policy demonstrates that the Company is committed to maintain high standards of integrity and accountability in conducting its business. The policy provides guidance to all employees and stakeholders on the expectations, principles and processes that must be adhered to in relation to ethical behaviour, preventing fraud, bribery and corruption, facilitation payments, gifts and entertainment and political engagement within the Group and its operations. The Board is informed of any material incidents reported under that policy. The Fraud, Bribery and Corruption (Prevention and Awareness) Policy is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.

Principle 4 – Safeguard integrity in corporate reporting

<table>
<tr>
<td>4.1</td>
<td>The board of a listed entity should:
(a) have an audit committee which:
1. has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and
2. is chaired by an independent director, who is not the chair of the board;
and disclose:
3. the charter of the committee;
4. the relevant qualifications and experience of the members of the committee; and
5. in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; OR
(b) if it does not have an audit committee, disclose that fact and the processes it employs that independently verify and safeguard the integrity of its corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner.</td>
<td>Complies</td>
<td>The Company’s Audit and Risk Committee (“ARC”) Charter provides for the establishment of an ARC, with at least three members, a majority of whom are independent Non-Executive Directors, and which must be chaired by an independent Director who is not the Board Chair. The ARC assists the Board in the discharge of its responsibilities with regards to risks, internal control, financial reporting, internal and external audit matters, and overall compliance with relevant legal and regulatory requirements. The ARC Charter is available on the Company’s website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.
The ARC’s composition during the financial year ended 30 June 2026 has been outlined in the table below:
<table>
<tr><th>Role</th><th></th></tr>
<tr><td>ARC Chair</td><td>Mr Mark Blackburn</td></tr>
<tr><td>ARC Members</td><td>Mr David Blight
Ms JoAnne Stephenson</td></tr>
</table>
All directors have relevant experience as shown in their biographies in the Directors Report contained in the Annual Report. The number of meetings held and the individual attendances of ARC members at those meetings are disclosed in the 2026 Directors’ Report.</td>
</tr>
</table>

4.2	The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.	Complies	Prior to the approval of the Company's FY2026 half year and full year financial results, the Board received declarations from the Chief Executive Officer and Chief Financial Officer that, in their opinion, the financial records of the Group had been properly maintained, the financial statements complied with the applicable accounting standards and gave a true and fair view of the financial position and performance of the Group, and that their opinion had been formed on the basis of a sound system of risk management and internal control operating effectively in all material respects.
4.3	A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.	Complies	The Company's periodic reporting undergoes the following process prior to release: • Executive review • CFO review • Legal/company secretary review • CEO certification • Board approval The Company's external auditor attends every annual general meeting as required by the Corporations Act, and members are allowed a reasonable opportunity at the meeting to ask the auditor questions relevant to the audit, their report and independence, and the accounting policies adopted by the Company. The external auditor's independence declaration is contained in the Directors' Report in our FY26 Annual Report. Any periodic corporate report the Company releases to the market that is not audited or reviewed by an external auditor is reviewed and approved by the Board so that it is satisfied the report in question is materially correct, balanced and provides investors with appropriate information to make an informed investment decision. Following review by the Board of Directors the report is formally approved prior to release.

Principle 5 – Make timely and balanced disclosure

5.1	(a) A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.	Complies	The Company is committed to providing information to shareholders and to the market in a manner that is consistent with the meaning and intention of the ASX Listing Rules and the Corporations Act. To comply with these obligations, the Company has in place a Communications and Continuous Disclosure Policy and it is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. This policy sets out the key obligations of directors, officers, and employees of the Group in relation to continuous disclosure and obligations under the ASX Listing Rules and the Corporations Act. The policy also provides procedures for internal notification and external disclosure, as well as procedures for promoting understanding of compliance with the disclosure requirements. The Board is committed to the promotion of investor confidence by ensuring that trading in the Company's securities takes place in an efficient, competitive, and informed market. In accordance with continuous disclosure obligations under the ASX Listing Rules, the Company has procedures in place to ensure that all price sensitive information is identified, reviewed by management, and disclosed to the ASX in a timely manner. The Company website includes a link to all information disclosed to the ASX.
5.2	A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.	Complies	The Board approves all material market announcements prior to lodgement and immediately receives notification of the release of any announcement following their release to the market.
5.3	A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.	Complies	In accordance with the recommendation, the Company ensures that all substantive presentations are released to the market to enable security holders the opportunity to participate in the presentation. The Company also maintains a separate investor page on its website to provide shareholders with links to annual and interim reports, ASX announcements, presentations, and other key information. Investor presentations are provided (at least) twice yearly and lodged with the ASX Market Announcement Platform prior to presentation to investors and/or analysts.

Principle 6 – Respect the rights of security holders

6.1	A listed entity should provide information about itself and its governance to investors via its website.	Complies	The Company's website is one of the Company's key communication tools. The Company uses its website, annual report, market disclosures and media announcements to communicate with its shareholders, as well as encourages participation at general meetings. The Company endeavours to keep the website up-to-date and accurate to provide information about the Company's performance and governance to investors. The Company values transparency in all areas of operations and understands that quality disclosure can foster the trust and confidence of shareholders and investors. The Company encourages shareholders to take an active interest in the Company, and publishes information about the Company's history, current projects, and corporate structure.
6.2	A listed entity should design and implement an investor relations program to facilitate effective two-way communication with investors.	Complies	The CEO and the Chief Financial Officer Ms Angela Farbridge-Currie, generally deal with analysts, investors, media, and other stakeholders, taking account of regulatory guidelines including those issued by the ASX on continuous disclosure. Presentations for the 30 June and 31 December results and other presentations are sent to the ASX and are available promptly on the Company's website. Presentations comprising face to face, teleconference, and videoconference delivery (where possible) are held in respect of the 30 June and 31 December results following their release on the market. The Company is committed to: • ensuring that shareholders and the financial markets are provided with full and timely information about the Company's activities in a balanced and understandable way through the annual and half yearly reports, ASX releases, general meetings and the Company's website; • arranging a videoconference and in person delivery (where possible) in respect of the 30 June and 31 December presentations; • actively responding to shareholder's direct enquiries; • complying with continuous disclosure obligations contained in the applicable ASX Listing Rules and the Corporations Act in Australia; and • encouraging shareholder participation at general meetings. The Company's Communications and Continuous Disclosure Policy is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.
6.3	A listed entity should disclose the policies and processes it has in place to facilitate and encourage participation at meetings of security holders.	Complies	The annual general meeting allows the Company to provide shareholders with a greater understanding of the Company's operations, governance, performance, and prospects, and gives shareholders the opportunity to raise questions or concerns. Shareholders are invited throughout the meeting to ask questions of the Company and external auditors.

6.4	A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.	Complies	To ascertain the true will of the Company’s security holders attending and voting at its security holder meetings, whether they attend in person, electronically or by proxy or other representative, the Company will conduct the voting procedure by a poll.
6.5	A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.	Complies	The Company recognises the timeliness, convenience, and environmental advantages of electronic communication. Shareholders have the option of communicating with the Company electronically. Shareholders who wish to update their communication preferences should contact the Company's share registry.

Principle 7 – Recognise and manage risk

7.1	The board of a listed entity should: (a) have a committee or committees to oversee risk, each of which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; **OR** (b) if it does not have a risk committee or committees that satisfy (a) above, disclose that fact and the processes it employs for overseeing the entity's risk management framework.	Complies	The Company considers risk management as a core principle of sound corporate governance. The Company recognises the importance of managing risk and controlling its business activities in a manner which enables it to protect established value, identify and capitalise on opportunities to create value, enhance resilience to external events and avoid or reduce risks which may cause injury or loss. Responsibility for risk identification, monitoring and management is allocated between the ARC and Management, as set out in the ARC Charter. The ARC is responsible for oversight and monitoring of the Company's risk management and control framework and receives monthly and quarterly reports from Management on risk matters. Management undertakes ongoing review of the risk management procedures to ensure that the Company complies with its legal obligations and that the ARC / Board, and ultimately shareholders, can take comfort that an appropriate system of checks is in place in areas of financial and operational risk. The Company's risk management processes and systems include: • robust planning and budgeting process providing a long-term financial model that enables the Board to review timely financial forecasts as well as analyse future opportunities and sensitivities. The Board also receives regular forecasts in relation to the liquidity of the business; • comprehensive site selection process that requires Board approval of any acquisition case prior to any land acquisition. The Board is then notified and approves any changes (positive or negative) to the acquisition case prior to the commencement of construction; • a system of delegated authorities that cascades authority levels for expenditure and commitments from the Board, the delegation to the CEO and further cascading of authorities from the CEO to the rest of the organisation; • maintaining insurance cover appropriate to the size and nature of the Company's operations to reduce the financial impact of any significant insurable losses; • maintaining a risk register which identifies the material risks facing the Company and which is regularly reviewed and updated by both Management and the Board. This includes providing a risk rating, assessment of the key controls in place to manage the risk, relationship to risk tolerances set by the Board, and the person(s) responsible for implementing and reviewing controls; and • all members of the senior management team report to the Board on financial and non-financial matters and meet with the Board on a periodic basis. The ARC composition has been outlined under section 4.1 of the Corporate Governance Statement. All directors have relevant experience as shown in their biographies in the Directors Report. Details of meetings held by the ARC during the year and member attendances are set out in the 2026 Directors' Report contained in the Annual Report.
7.2	The board or a committee of the board should:	Complies	A formal risk management framework has been developed and endorsed by the Board and provides the framework for the reporting and monitoring of material risks across the Company.

	(a) review the entity's risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and (b) disclose, in relation to each reporting period, whether such a review has taken place.		The framework is accompanied by risk tolerances approved by the Board and a risk register which identifies specific risks at an operational and strategic level. The risk management framework, risk register, and risk tolerances are reviewed throughout the year by the Board and Management. The Board's assessment of risk includes consideration of contemporary and emerging risks such as cyber-security, sustainability, and climate change. The Company discloses its current material business risks to the market in the Director's Report. An annual review of the risk management framework was undertaken in FY26.
7.3	A listed entity should disclose: (a) if it has an internal audit function, how the function is structured and what role it performs; **OR** (b) if it does not have an internal audit function, that fact and the processes it employs for evaluation and continually improving the effectiveness of its governance, risk management and internal control processes.	Complies	The Company does not have a formal internal audit function. In view of the size of the Company, such a function is not considered necessary or appropriate at this time. The Board reviews this position periodically. The ARC annually assesses whether an internal audit function is appropriate having regard to the size, complexity and risk profile of the Group. During the 2026 financial year, the Company continued process improvements in relation to the following areas: Homeowner experience and our approach to customer engagement, IT governance and oversight by the Board, cyber security risk identification, governance and mitigations, workplace health and safety policies and procedures and continuing to evolve the risk management and tax governance frameworks, new IT systems and processes, and monthly reporting processes. These systems are anticipated to be continuously improved on an ongoing basis. The Executive Leadership Team works closely with the Board to identify and manage governance, operational, financial and compliance risks which could prevent the Company from achieving its objectives. In addition to monthly governance, risk and controls reporting and the escalation of material matters, a headline risk report addressing business activities across all material heads of risk is provided to the Board monthly, through which the efficacy of existing processes and controls can be identified and discussed. The Board also actively encourages the external auditors to raise internal control issues and improvement opportunities and oversees management's timely remediation thereof.

7.4	A listed entity should disclose whether it has any material exposure to economic, environmental or social risks and, if it does, how it manages or intends to manage those risks.	Complies	The Company was created with a clear focus to be socially and ethically responsible. The Company's risk register identifies economic, environmental, and social risks for the Company at an operational and strategic level, and key risks are reported in the Directors' Report. Across its decision-making activity, the Board has regard to economic, environmental, and social risks. It does so by considering: • which issues are important to the sustainability of the Company's business; • how those issues are and could be addressed; and • whether it is in the interests of the Company to adopt particular measures, having regard to the opportunity and value generated by the measure, materiality of the risk addressed and the likely costs of doing so or failing to do so. The Company's risk analyses are integrated into the annual planning and budget approval process, when setting the Company's strategy and when considering significant transactions. At all times, the Board ensures that it acts in the best interests of the Company.

Principle 8 – Remunerate fairly and responsibly

8.1	The board of a listed entity should: (a) have a remuneration committee which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; **OR** (b) if it does not have a remuneration committee, disclose that fact and the processes it employs for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive.	Complies	The Company's PCC Charter provides for the establishment of a committee with at least three members, a majority of whom are independent Non-Executive Directors, and which must be chaired by an independent Director who is not Chair of the Board. The PCC assists the Board in the discharge of its responsibilities regarding the remuneration policies and practices of the Group. The PCC Charter is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters. The PCC composition has been outlined under section 2.1 of the Corporate Governance Statement. All directors have relevant experience as shown in their biographies in the Directors Report. Details of meetings held by the PCC during the year and member attendances are set out in the 2026 Directors' Report.
8.2	A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.	Complies	Details of remuneration of directors and senior executives are included in the Remuneration Report section of the 2026 Annual Report.

8.3	A listed entity which has an equity-based remuneration scheme should: (a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and (b) disclose that policy or a summary of it.	Complies	The Company offers an Employee Share Incentive scheme to support the alignment of the interests of employees with those of shareholders. Details of the scheme are included in the Remuneration Report section of the 2026 Annual Report. The Company has a Securities Trading Policy for dealing in securities and directors and employees must not create, enter into, or deal in derivatives, a derivative arrangement or margin calls in relation to Company securities at any time. The policy is regularly reviewed an updated to ensure it meets current regulatory requirements. A copy of the Securities Trading Policy for dealing in securities is available on the Company's website https://www.lifestylecommunities.com.au/investor-centre/policies-and-charters.