30 June 2026

Stockland



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Property Portfolio

Our portfolio as at 30 June 2026



See pages 04-11

Logistics

Strategically positioned assets in key locations for logistics, infrastructure and employment.

- **27%** portfolio weighting[1]
- **28** assets
- **$4.0bn** net funds employed



See pages 12-15

Workplace

Strategic holdings of well-located assets providing future development opportunities.

- **11%** portfolio weighting[1]
- **7** assets
- **$1.7bn** net funds employed



See pages 16-21

Retail

Suburban and regional portfolio, providing a curated and convenient essentials-based mix to our communities.

- **34%** portfolio weighting[1]
- **20** assets
- **$5.0bn** net funds employed



See pages 22-25

Masterplanned Communities

Vibrant and connected communities across our nationally diversified pipeline.

- **19%** portfolio weighting[1]
- **51** communities[2]
- **$2.9bn** net funds employed



See pages 26-28

Land Lease Communities

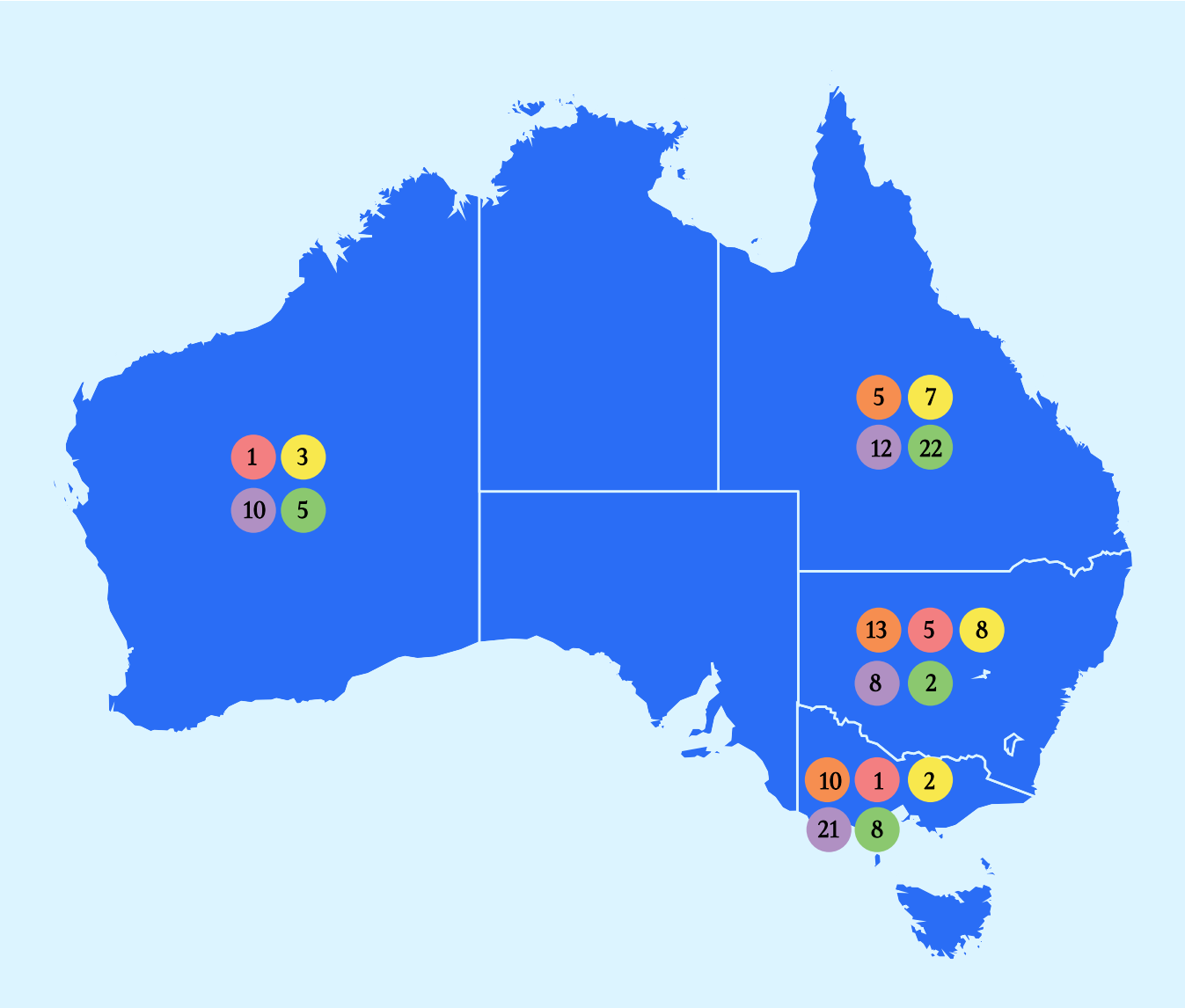
Portfolio of established and development communities that offer a lifestyle underpinned by high-quality facilities and social connectivity.

- **8%** portfolio weighting[1]
- **37** communities[3]
- **$1.2bn** net funds employed

[1] Includes WIP and sundry properties of $1.0bn Cost to completion provision, deferred land payments and option payments are excluded. CRE represents ~1% portfolio weighting.
[2] Includes Apartments.
[3] Includes communities in planning and under review.

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Our Portfolio



- Land Lease Communities
- Logistics
- Masterplanned Communities
- Retail
- Workplace

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Logistics



Yennora Distribution Centre South, NSW

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Logistics Portfolio

Logistics Portfolio Summary

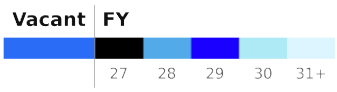
Property	Ownership	GLA[1]	Book value at Ownership	Cap rate
NSW				
122 Canterbury Road	100%	5,842 sqm	$25.8m	5.63%
Forrester Distribution Centre	100%	59,947 sqm	$185.0m	5.50%
Granville Industrial Estate	100%	48,518 sqm	$155.7m	5.75-6.00%
Padstow Complex	100%	32,556 sqm	$143.3m	-
Wetherill Park Distribution Centre	100%	16,112 sqm	$73.6m	5.25%
Yennora Intermodal	100%	257,833 sqm	$772.1m	5.25%
QLD				
Carole Park Distribution Centre	100%	52,091 sqm	$149.3m	5.50%
Hendra Industrial Estate	100%	84,079 sqm	$237.0m	5.50%
Yatala Distribution Centre South	100%	19,160 sqm	$54.4m	5.75%
VIC				
20 & 42 Amherst Drive	100%	38,838 sqm	$78.0m	5.75%
90 Melbourne Drive	100%	31,567 sqm	$65.9m	5.75%
Altona Industrial Estate	100%	71,270 sqm	$181.5m	5.75%
Brooklyn Distribution Centre	100%	130,161 sqm	$236.6m	5.50%
Cranbourne West Distribution Centre	100%	35,945 sqm	$87.0m	5.75%
Oakleigh Industrial Estate	100%	45,489 sqm	$120.0m	5.63%
Somerton Distribution Centre	100%	71,341 sqm	$127.1m	5.75%
Portfolio Total		**1,000,749 sqm**	**$2,692.2m**	
In Partnership				
23 Wonderland Drive, Leppington Business Park and Stockland Momenta[2]	30%	94,961 sqm	$129.1m	4.75-5.25%
Coopers Paddock, Ingleburn Logistics Park and Willawong Distribution Centre[3]	50%	278,424 sqm	$454.6m	5.375-6.25%
Willawong Connect[4]	50%	34,974 sqm	$75.0m	5.63%
In Partnership Total		**408,359 sqm**	**$658.7m**	

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Property	Ownership	GLA[1]	Book value at Ownership	Cap rate
Inventory Land[5]				
NSW				
Kemps Creek		-	-	-
VIC				
Melbourne Business Park[6]		-	-	-
72-76 Cherry Lane				
Merrifield North		-	-	-
Inventory Land Total		**0 sqm**	**$0.0m**	
Development Land[7]				
NSW				
Kemps Creek[4]		277,400 sqm	-	-
Yennora Stage 1		39,800 sqm	-	-
Kogarah Golf Club[8]		334,500 sqm	-	-
Development Land Total		**651,700 sqm**	**$0.0m**	
Total		**1,409,108 sqm**[9]	**$3,350.9m**	

1 Gross lettable area. Excludes hardstand and vehicle storage and reflects 100% interest.
2 Stockland Logistics Partnership Trust (SLPT1). In partnership with KKR.
3 Stockland M&G Asia Partnership Trust. In partnership with M&G Real Estate.
4 Under joint venture with Fife Group.
5 Assets are held as inventory therefore not included in total gross lettable area or book value.
6 Under a property delivery agreement and with rights to acquire a 50% interest.
7 Lettable area is estimated on completion, not included in total gross lettable area.
8 In partnership with John Boyd Properties.
9 Excluding development land.

Expiry profile legend



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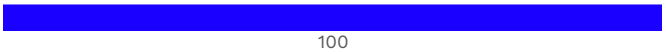
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122 Canterbury Road

Bankstown, Western Sydney, NSW

Acquisition date	Dec 2021
Ownership/title	100%/Freehold
Cost including additions	$32.2m
Last Independent Valuation	
Date	Dec 2025
Valuation	$25.8m
Valuation per sqm	$4,408/sqm
Capitalisation rate	5.63%
Discount rate	6.75%
Gross lettable area	5,842 sqm
Site area	1.0 Ha
Hardstand	-
WALE	2.4 yrs
Major Tenant	**GLA**
Amart Furniture Pty Ltd	5,842 sqm

Lease expiry profile %



Granville Industrial Estate

Granville, Western Sydney, NSW

Acquisition date	Apr 2003/Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$65.1m
Last Independent Valuation	
Date	Jun 2025
Valuation	$155.6m
Valuation per sqm	$3,206/sqm
Capitalisation rate	5.75-6.00%
Discount rate	7.25%
Gross lettable area	48,518 sqm
Site area	9.0 Ha
Hardstand	-
WALE	3.6 yrs
Major Tenant	**GLA**
VIP Plastic Packaging Pty Ltd	17,547 sqm
IVE Group Australia Pty Ltd	13,216 sqm
Rafalog Pty Ltd	10,897 sqm
Harvest Hub Pty Ltd	3,434 sqm

Lease expiry profile %



Forrester Distribution Centre

St Marys, Western Sydney, NSW

Acquisition date	Dec 2013
Ownership/title	100%/Freehold
Cost including additions	$91.6m
Last Independent Valuation	
Date	Dec 2025
Valuation	$185.0m
Valuation per sqm	$3,086/sqm
Capitalisation rate	5.50%
Discount rate	7.25%
Gross lettable area	59,947 sqm
Site area	12.0 Ha
Hardstand	-
WALE	1.7 yrs
Major Tenant	**GLA**
Northline Pty Ltd	36,052 sqm
Linfox Australia Pty Limited	18,271 sqm
Shaw Fabrics (NSW) Pty Ltd	5,624 sqm

Lease expiry profile %

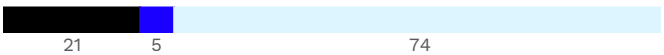


Padstow Complex

Padstow, South-West Sydney, NSW

Acquisition date	Dec 2021/Jan 2023
Ownership/title	100%/Freehold
Cost including additions	$157.1m
Last Independent Valuation	
Date	Jun 2024
Valuation	$140.7m
Valuation per sqm	$4,320/sqm
Capitalisation rate	-
Discount rate	-
Gross lettable area	32,556 sqm
Site area	7.2 Ha
Hardstand	8,500 sqm
WALE	3.6 yrs
Major Tenant	**GLA**
Starcorp Inventory Trust	21,581 sqm
Furniture By Design Pty Ltd	4,455 sqm
Corporate Culture Pty Ltd	2,759 sqm
ANC Global Logistics Pty Ltd	2,170 sqm

Lease expiry profile %



Wetherill Park Distribution Centre

Wetherill Park, Western Sydney, NSW

Acquisition date	Apr 2003
Ownership/title	100%/Freehold
Cost including additions	$26.3m
Last Independent Valuation	
Date	Dec 2025
Valuation	$73.3m
Valuation per sqm	$4,546/sqm
Capitalisation rate	5.25%
Discount rate	6.88%
Gross lettable area	16,112 sqm
Site area	4.0 Ha
Hardstand	9,009 sqm
WALE	4.0 yrs
Major Tenant	**GLA**
Freight Specialists Pty Ltd	10,152 sqm
Stora Enso Australia Pty Ltd	5,960 sqm

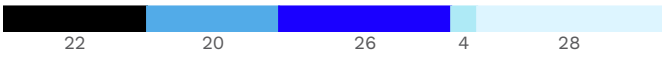
Lease expiry profile %

Yennora Intermodal

Yennora, Western Sydney, NSW

Acquisition date	Jul 2000/Nov 2010
Ownership/title	100%/Freehold
Cost including additions	$350.5m
Last Independent Valuation	
Date	Dec 2024
Valuation	$834.3m
Valuation per sqm	$3,236/sqm
Capitalisation rate	5.25%
Discount rate	7.00%
Gross lettable area	257,833 sqm
Site area	70.0 Ha
Hardstand	66,837 sqm
WALE	1.9 yrs
Major Tenant	**GLA**
Australian Wool Handlers	48,924 sqm
DP World Australia Landside Pty Ltd	44,677 sqm
Austpac Logistics Pty Limited	40,936 sqm
Silk Contract Logistics Pty Ltd	17,602 sqm

Lease expiry profile %

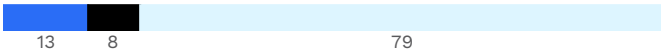


Carole Park Distribution Centre

Carole Park, South Brisbane, QLD

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	$127.2m
Last Independent Valuation	
Date	Dec 2025
Valuation	$150.0m
Valuation per sqm	$2,880/sqm
Capitalisation rate	5.50%
Discount rate	7.00%
Gross lettable area	52,091 sqm
Site area	10.0 Ha
Hardstand	-
WALE	6.5 yrs
Major Tenant	**GLA**
Lusty TIP Trailers Pty Ltd	14,336 sqm
Australian Brushware Corporation Pty Limited	14,233 sqm
PAC Trading Pty Ltd	7,280 sqm
Overhead Distribution Services Pty Ltd	4,775 sqm

Lease expiry profile %

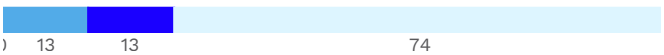


Hendra Industrial Estate

Hendra, North Brisbane, QLD

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	$75.1m
Last Independent Valuation	
Date	Jun 2026
Valuation	$237.0m
Valuation per sqm	$2,819/sqm
Capitalisation rate	5.50%
Discount rate	7.25%
Gross lettable area	84,079 sqm
Site area	15.0 Ha
Hardstand	6,694 sqm
WALE	5.3 yrs
Major Tenant	**GLA**
Easy Auto 123 Pty Ltd	29,075 sqm
CV Services Group Pty Ltd	10,547 sqm
Queensland Rail Limited	7,902 sqm
Rental Car Holdings Pty Ltd	6,124 sqm

Lease expiry profile %



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Yatala Distribution Centre South

Yatala, South Brisbane, QLD

Acquisition date	Jun 2021
Ownership/title	100%/Freehold
Cost including additions	$54.8m
Last Independent Valuation	
Date	Dec 2025
Valuation	$55.0m
Valuation per sqm	$2,871/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Gross lettable area	19,160 sqm
Site area	4.0 Ha
Hardstand	-
WALE	3.0 yrs
Major Tenant	**GLA**
Gilmour Space Pty Ltd	9,926 sqm
Tricab Australia Pty Ltd	4,617 sqm
Prestige Blending Pty Ltd	4,617 sqm

Lease expiry profile %

100

20 & 42 Amherst Drive

Truganina, Melbourne West, VIC

Acquisition date	Jun 2022
Ownership/title	100%/Freehold
Cost including additions	$76.7m
Last Independent Valuation	
Date	Jun 2025
Valuation	$78.0m
Valuation per sqm	$2,008/sqm
Capitalisation rate	5.75%
Discount rate	7.50%
Gross lettable area	38,838 sqm
Site area	6.3 Ha
Hardstand	-
WALE	3.4 yrs
Major Tenant	**GLA**
Tesla Motors Australia Pty Ltd	16,169 sqm
The Consortium Clemenger Pty Ltd	11,952 sqm
Medline International Two Australia Pty	10,717 sqm

Lease expiry profile %

100

90 Melbourne Drive

Truganina, Melbourne West, VIC

Acquisition date	Sep 2022
Ownership/title	100%/Freehold
Cost including additions	$49.7m
Last Independent Valuation	
Date	Jun 2025
Valuation	$66.5m
Valuation per sqm	$2,107/sqm
Capitalisation rate	5.75%
Discount rate	7.50%
Gross lettable area	31,567 sqm
Site area	5.0 Ha
Hardstand	-
WALE	4.2 yrs
Major Tenant	**GLA**
New Aim Pty Ltd	31,567 sqm

Lease expiry profile %

100

Altona Industrial Estate

Altona, Melbourne West, VIC

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	$119.8m
Last Independent Valuation	
Date	Jun 2026
Valuation	$181.5m
Valuation per sqm	$2,547/sqm
Capitalisation rate	5.75%
Discount rate	7.00%
Gross lettable area	71,270 sqm
Site area	15.0 Ha
Hardstand	-
WALE	4.3 yrs
Major Tenant	**GLA**
S.A.N.D. Pty Ltd	11,635 sqm
Freight Assist Australia Pty Ltd	10,272 sqm
Prysmian Australia Pty Ltd	8,073 sqm
Schenker Australia Pty Ltd (DB Schenker)	7,321 sqm

Lease expiry profile %

13 34 53

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Brooklyn Distribution Centre

Brooklyn, Melbourne West, VIC

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$86.3m
Last Independent Valuation	
Date	Dec 2024
Valuation	$230.5m
Valuation per sqm	$1,771/sqm
Capitalisation rate	5.50%
Discount rate	7.00%
Gross lettable area	130,161 sqm
Site area	22.0 Ha
Hardstand	10,641 sqm
WALE	2.6 yrs
Major Tenant	**GLA**
FCC Construction Australia Pty Ltd	24,034 sqm
New Aim Pty Ltd	19,985 sqm
TFMXpress Pty Limited	12,805 sqm
Carlins Automotive Auctioneers Pty Ltd	11,825 sqm

Lease expiry profile %

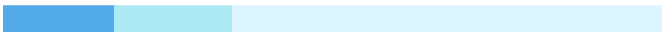


Cranbourne West Distribution Centre

Cranbourne West, Melbourne South-East, VIC

Acquisition date	Jun 2022
Ownership/title	100%/Freehold
Cost including additions	$76.3m
Last Independent Valuation	
Date	Dec 2025
Valuation	$87.0m
Valuation per sqm	$2,420/sqm
Capitalisation rate	5.75%
Discount rate	7.63/7.50%
Gross lettable area	35,945 sqm
Site area	6.2 Ha
Hardstand	-
WALE	7.7 yrs
Major Tenant	**GLA**
Mills Styrox Pty Ltd	7,477 sqm
Claymark Australia Pty Ltd	7,441 sqm

Lease expiry profile %



Oakleigh Industrial Estate

Oakleigh, Melbourne South-East, VIC

Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	$70.4m
Last Independent Valuation	
Date	Jun 2026
Valuation	$120.0m
Valuation per sqm	$2,638/sqm
Capitalisation rate	5.63%
Discount rate	7.00%
Gross lettable area	45,489 sqm
Site area	8.0 Ha
Hardstand	-
WALE	3.6 yrs
Major Tenant	**GLA**
Specialty Packaging Group Pty Ltd	22,204 sqm
Australian Postal Corporation	13,430 sqm
World Wire Cables (Aust) Pty Ltd	8,334 sqm
Reece Pty Limited	686 sqm

Lease expiry profile %



Somerton Distribution Centre

Somerton, Melbourne North, VIC

Acquisition date	Jul 2006/Sep 2006
Ownership/title	100%/Freehold
Cost including additions	$74.2m
Last Independent Valuation	
Date	Jun 2025
Valuation	$127.0m
Valuation per sqm	$1,780/sqm
Capitalisation rate	5.75%
Discount rate	7.25/7.50%
Gross lettable area	71,341 sqm
Site area	16.0 Ha
Hardstand	-
WALE	0.6 yrs
Major Tenant	**GLA**
Regent RV Pty Ltd	31,185 sqm
McPhee Distribution Services Pty Ltd	18,826 sqm
Clifton Productions Pty Limited	10,641 sqm

Lease expiry profile %



Melbourne Business Park[1]

Truganina, Melbourne West, VIC

Acquisition date	Dec 2018/Feb 2024
Ownership/title	Delivery agreement - 50% interest
Area details	
Gross lettable area	-
Site area	-
Hardstand	-

1 Under a property delivery agreement and with rights to acquire a 50% interest.

Kemps Creek[1]

Kemps Creek, Western Sydney, NSW

Acquisition date	Est. 1H23 (subject to exercise of option)
Ownership/title	50%/Freehold
Area details	
Gross lettable area	277,400 sqm
Site area	-
Hardstand	-

1 Under joint venture with Fife Group.

72-76 Cherry Lane

Laverton North, Melbourne West, VIC

Acquisition date	May 2026
Ownership/title	100%/Freehold
Area details	
Gross lettable area	-
Site area	-
Hardstand	-

Yennora Stage 1

Yennora, Western Sydney, NSW

Acquisition date	1H26
Ownership/title	100%/Freehold
Area details	
Gross lettable area	39,800 sqm
Site area	-
Hardstand	-

Merrifield North

Beveridge, Melbourne North, VIC

Acquisition date	2019
Ownership/title	JV under a project delivery agreement
Area details	
Gross lettable area	-
Site area	-
Hardstand	-

Kogarah Golf Club[1]

Arncliffe, South Sydney, NSW

Acquisition date	Jun 2025
Ownership/title	50%/Freehold
Area details	
Gross lettable area	334,500 sqm
Site area	
Hardstand	-

1 In partnership with John Boyd Properties.

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Workplace

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MPark, NSW

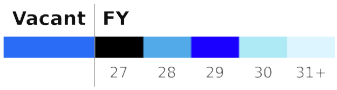
Workplace Portfolio

Workplace Summary

	Ownership	NLA[1]	Book value at Ownership	Cap rate
Workplace				
NSW				
Piccadilly Complex	100%	41,973 sqm	$490.0m	6.75-7.00%
Walker Street Complex[2]	100%	10,019 sqm	-	-
WA				
Durack Centre	100%	24,944 sqm	$69.4m	9.00%
Workplace Total		**76,936 sqm**	**$559.4m**	
Business Parks				
NSW				
Triniti Business Park	100%	27,798 sqm	$200.7m[3]	7.63%
VIC				
Mulgrave Corporate Park	100%	20,890 sqm	$50.0m	8.50%
Business Parks Total		**48,688 sqm**	**$250.7m**	
In Partnership				
Optus Centre	51%	84,194 sqm	$306.0m	6.75%
MPark[4]	51%	63,045 sqm	$291.2m	4.75-6.875%
In Partnership Total		**147,239 sqm**	**$597.2m**	
Business Parks Development Land[5]				
NSW				
Triniti Business Park		-	-	-
Business Parks Development Land Total		**-**	**-**	
Masterplanning[6]				
MPark, Stage 2[6]		100,000 sqm	-	-
Masterplanning Total		**100,000 sqm**	**-**	
Total		**272,863 sqm[3]**	**$1,407.3m**	

1 Net Lettable Area.
2 Asset held for development.
3 Excluding development land.
4 MPark Capital Partnership with La Caisse.
5 Lettable area is estimated on completion, not included in total lettable area.
6 Area represents GFA.

Expiry profile legend



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Piccadilly Complex

Sydney CBD, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold (Expiry 2091)
Cost including additions	$470.1m
Last Independent Valuation	
Date	Jun 2026
Valuation	$490.0m
Valuation per sqm	$11,674/sqm
Capitalisation rate	6.75-7.00%
Discount rate	7.75/7.50%
Net lettable area	41,973 sqm
Car parking spaces	274
WALE	2.8 yrs
NABERS	4.5/4.5 (Energy) 3.5/4.5 (Water)
Green Star rating	6 (Office Interiors - Stockland Office) 4/4 Star (Performance)
Major Tenant	**NLA**
Stockland Development Pty Ltd	10,250 sqm
The Uniting Church in Australia Property Trust (NSW)	5,405 sqm
GHD Services Pty Limited	3,739 sqm
University of Sydney	2,411 sqm
Boulay Pty Ltd	1,234 sqm

Lease expiry profile %



Walker Street Complex

North Sydney CBD, NSW

Acquisition date	Oct 2000/Nov 2019
Ownership/title	100%/Freehold
Cost including additions	
Last Independent Valuation	
Date	-
Valuation	-
Valuation per sqm	-
Capitalisation rate	-
Discount rate	-
Net lettable area	10,019 sqm
Car parking spaces	131
WALE	1.1 yrs
NABERS	-
Green Star rating	-
Major Tenant	**NLA**
AUSTEC Institute Pty Ltd	637 sqm
HBA Learning Centres	636 sqm
Thames International College Pty Ltd	578 sqm
Anytime Fitness	550 sqm
Check Point Software Technologies Australia	319 sqm

Lease expiry profile %

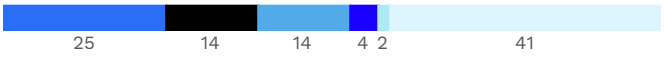


Durack Centre

Perth CBD, WA

Acquisition date	Oct 2006
Ownership/title	100%/Leasehold (Expiry 2051 or 2084 subject to the exercise of option)
Cost including additions	$128.3m
Last Independent Valuation - Asset held for development	
Date	Jun 2025
Valuation	$70.0m
Valuation per sqm	$2,800/sqm
Capitalisation rate	9.00%
Discount rate	8.00%
Net lettable area	24,944 sqm
Car parking spaces	150
WALE	3.6 yrs
NABERS	4.5/4.5 (Energy) 4.5/4.0 (Water)
Green Star rating	5 (As Built - 2 Victoria Avenue) 4/4 Star (Performance)
Major Tenant	**NLA**
Minister for Works	3,810 sqm
DRA Pacific Pty Ltd	2,656 sqm
Optus Administration Pty Ltd	1,908 sqm
Colliers International Engineering & Design (WA) Pty Ltd	1,327 sqm
Stockland Development Pty Ltd	815 sqm

Lease expiry profile %



Triniti Business Park

North Ryde, North-West Sydney, NSW

Acquisition date	Jun 2001
Ownership/title	100%/Freehold
Cost including additions	$165.9m
Last Independent Valuation	
Date	Dec 2025
Valuation	$200.0m
Valuation per sqm	$7,195/sqm
Capitalisation rate	7.63%
Discount rate	8.13%
Net lettable area	27,798 sqm
Car parking spaces	996
WALE	4.2 yrs
NABERS	5.5 Combined (Energy) 4.5 Combined (Water)
Green Star rating	4 Star Combined (Performance) 5 Star Combined (As Built)
Major Tenant	**NLA**
Downer EDI Services Pty Ltd	7,091 sqm
Boral Constructions Materials Ltd	4,962 sqm
Nick Scali Limited	1,241 sqm
360 Early Education Pty Ltd	1,005 sqm
GF Services Company Pty Ltd	935 sqm

Lease expiry profile %



Mulgrave Corporate Park

Mulgrave, Melbourne South-East, VIC

Acquisition date	Apr 2016
Ownership/title	100%/Freehold
Cost including additions	$105.3m
Last Independent Valuation	
Date	Jun 2026
Valuation	$50.0m
Valuation per sqm	$2,393/sqm
Capitalisation rate	8.50%
Discount rate	8.75%
Net lettable area	20,890 sqm
Car parking spaces	1309
WALE	1.0 yrs
NABERS	4.5/5.5/5.0 (Energy) 2.0/3.5/3.0 (Water)
Green Star rating	3/3/2 Star (Performance)
Major Tenant	**NLA**
Kmart Australia Limited	13,505 sqm
doTERRA Australia Pty Ltd	1,724 sqm
Calvary Home Care Services Ltd	1,317 sqm
IMCD Australia Proprietary Limited	884 sqm
Loscam Australia Pty Ltd	641 sqm

Lease expiry profile %



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Retail

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Stockland
Shellharbour, NSW

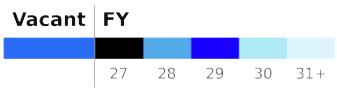
Retail Portfolio

Retail Summary

	Ownership	GLA[1]	Book value at Ownership	Cap rate
NSW				
Stockland Forster	100%	38,599 sqm	$221.2m	6.25%
Stockland Green Hills	100%	73,703 sqm	$875.0m	6.00%
Stockland Merrylands	100%	59,658 sqm	$603.5m	6.00%
Stockland Piccadilly	100%	2,983 sqm	$46.0m	7.00%
Stockland Shellharbour[2]	100%	86,149 sqm	$672.0m	6.25%
Shellharbour Retail Park	100%	22,233 sqm	$100.0m	6.00%
Stockland Wetherill Park	100%	64,069 sqm	$675.0m	6.00%
QLD				
Stockland Baringa	100%	6,972 sqm	$37.8m	6.00%
Stockland Birtinya	100%	18,281 sqm	$91.8m	5.75%
Stockland Burleigh Complex[3]	100%	36,654 sqm	$250.0m	5.75%
Stockland Hervey Bay	100%	37,698 sqm	$240.0m	6.50%
Stockland Rockhampton	100%	60,678 sqm	$370.0m	6.75%
VIC				
Stockland Point Cook	100%	43,455 sqm	$239.3m	6.75%
Stockland Wendouree	100%	28,257 sqm	$220.0m	6.50%
WA				
Stockland Baldivis	100%	33,068 sqm	$204.9m	6.50%
Stockland Harrisdale	100%	14,439 sqm	$68.7m	6.25%
Portfolio Total		**626,896 sqm**	**$4,915.2m**	
In Partnership				
Stockland Gables	30%	9,342 sqm	$26.2m	5.75%
Stockland Providence	30%	8,141 sqm	$24.0m	6.00%
Stockland Sienna Wood	50%	6,093 sqm	$22.5m	6.25%
In Partnership Total		**23,576 sqm**	**$72.7m**	
Development				
QLD				
Aura Stage 1	100%	16,300 sqm[4]		
Development Total		**16,300 sqm**		
Total		**650,472 sqm[5]**	**$4,987.9m**	

1 Gross lettable area. Reflects 100% interest.
2 Book value includes Lamerton House and Event Cinema.
3 Includes Stockland Burleigh Central.
4 Lettable area is estimated on completion, not included in total lettable area.
5 Excluding development land.

Expiry profile legend



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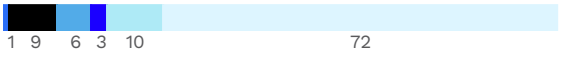
Stockland Forster

Forster, NSW

Acquisition date	Jul 2003/May 2010
Ownership/title	100%/Freehold
Cost including additions	$145.7m
Refurbishment history	2020, 2008
Last Independent Valuation	
Date	Dec 2025
Valuation	$221.0m
Valuation per sqm	$5,134/sqm
Capitalisation rate	6.25%
Discount rate	7.25%
Gross lettable area	38,599 sqm
Car parking spaces	1,459
Annual sales June 2026	$321.1m
Specialty occupancy cost	12.4%
WALE	4.9 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	4(Performance)

Major Tenant	GLA	Lease Expiry
Bunnings Warehouse	8,310 sqm	Mar-32
Kmart	7,218 sqm	Aug-31
Coles	4,034 sqm	Jun-33
Woolworths	3,800 sqm	Nov-32
Aldi	1,570 sqm	Aug-29

Lease expiry profile %



Stockland Merrylands

Merrylands, NSW

Acquisition date	Sep 1982
Ownership/title	100%/Freehold
Cost including additions	$474.2m
Refurbishment history	2013
Last Independent Valuation	
Date	Dec 2025
Valuation	$602.0m
Valuation per sqm	$9,159/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Gross lettable area	59,658 sqm
Car parking spaces	2,836
Annual sales June 2026	$502.3m
Specialty occupancy cost	18.3%
WALE	4.0 yrs
NABERS	4.5 (Energy) 2.0 (Water)
Green Star rating	4(As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Big W	7,900 sqm	Oct-32
Kmart	7,159 sqm	Nov-28
Target	6,088 sqm	Nov-28
Coles	4,431 sqm	Dec-31
Woolworths	3,820 sqm	Oct-32

Lease expiry profile %



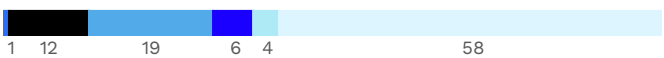
Stockland Green Hills

East Maitland, NSW

Acquisition date	Dec 2000
Ownership/title	100%/Freehold
Cost including additions	$568.7m
Refurbishment history	2018
Last Independent Valuation	
Date	Jun 2026
Valuation	$875.0m
Valuation per sqm	$10,644/sqm
Capitalisation rate	6.00%
Discount rate	7.25%
Gross lettable area	73,703 sqm
Car parking spaces	3,126
Annual sales June 2026	$744.0m
Specialty occupancy cost	16.5%
WALE	4.3 yrs
NABERS	5.0 (Energy) 3.0 (Water)
Green Star rating	5(As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Big W	8,024 sqm	Sep-30
Kmart	5,936 sqm	Nov-32
David Jones	5,903 sqm	Mar-28
Woolworths	4,871 sqm	Sep-32
Coles	3,702 sqm	Sep-30

Lease expiry profile %



Stockland Piccadilly

Sydney CBD, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold
Cost including additions	$57.5m
Refurbishment history	-
Last Independent Valuation	
Date	Jun 2026
Valuation	$46.0m
Valuation per sqm	$14,326/sqm
Capitalisation rate	7.00%
Discount rate	7.50%
Gross lettable area	2,983 sqm
Car parking spaces	274
Annual sales June 2026	$19.3m
Specialty occupancy cost	18.9%
WALE	3.0 yrs
NABERS	-
Green Star rating	-

Major Tenant	GLA	Lease Expiry

Lease expiry profile %



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Stockland Shellharbour[1]

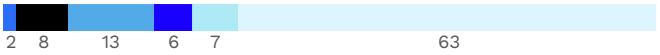
Shellharbour, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$562.4m
Refurbishment history	2016, 2013
Last Independent Valuation	
Date	Jun 2026
Valuation	$672.0m
Valuation per sqm	$7,128/sqm
Capitalisation rate	6.25%
Discount rate	7.00%
Gross lettable area	86,149 sqm
Car parking spaces	3,607
Annual sales June 2026	$550.3m
Specialty occupancy cost	16.2%
WALE	5.3 yrs
NABERS	5.0 (Energy) 3.0 (Water)
Green Star rating	4(As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Myer	11,939 sqm	May-38
Target	7,171 sqm	Jul-30
Kmart	6,500 sqm	May-32
Coles	4,660 sqm	May-32
Woolworths	3,867 sqm	Dec-32

1 Book value includes Lamerton House and Event Cinema.

Lease expiry profile %



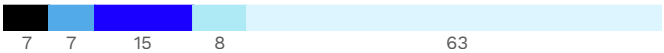
Shellharbour Retail Park

Shellharbour, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$64.4m
Refurbishment history	2020, 2019, 2018
Last Independent Valuation	
Date	Jun 2026
Valuation	$100.0m
Valuation per sqm	$4,003/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Gross lettable area	22,233 sqm
Car parking spaces	789
Annual sales June 2026	$163.2m
Specialty occupancy cost	-
WALE	5.0 yrs
NABERS	-
Green Star rating	-

Major Tenant	GLA	Lease Expiry
Woolworths	4,373 sqm	Nov-32

Lease expiry profile %



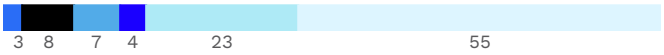
Stockland Wetherill Park

Wetherill Park, NSW

Acquisition date	Aug 1983
Ownership/title	100%/Freehold
Cost including additions	$398.9m
Refurbishment history	2016
Last Independent Valuation	
Date	Jun 2026
Valuation	$675.0m
Valuation per sqm	$9,983/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Gross lettable area	64,069 sqm
Car parking spaces	2,637
Annual sales June 2026	$472.4m
Specialty occupancy cost	18.6%
WALE	6.5 yrs
NABERS	3.0 (Energy) 1.5 (Water)
Green Star rating	5(As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Big W	8,097 sqm	Jun-30
Kmart	7,020 sqm	Jul-30
Woolworths	4,346 sqm	Jun-31
Coles	4,193 sqm	Dec-35

Lease expiry profile %



Stockland Baringa

Baringa, QLD

Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	$27.7m
Refurbishment history	2020
Last Independent Valuation	
Date	Jun 2026
Valuation	$37.8m
Valuation per sqm	$4,506/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Gross lettable area	6,972 sqm
Car parking spaces	306
Annual sales June 2026	$54.6m
Specialty occupancy cost	5.4%
WALE	3.4 yrs
NABERS	6.0 (Energy) 3.5 (Water)
Green Star rating	5(Design & As Built) 3(Performance)

Major Tenant	GLA	Lease Expiry
Supa IGA	1,983 sqm	Aug-29

Lease expiry profile %



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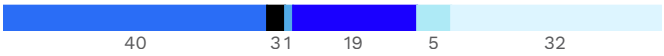
Stockland Birtinya

Birtinya, QLD

Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	$91.8m
Refurbishment history	2020, 2019
Last Independent Valuation	
Date	Jun 2026
Valuation	$91.8m
Valuation per sqm	$4,664/sqm
Capitalisation rate	5.75%
Discount rate	7.03%
Gross lettable area	18,281 sqm
Car parking spaces	554
Annual sales June 2026	$153.2m
Specialty occupancy cost	7.5%
WALE	4.7 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	5(Design & As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Coles	3,816 sqm	Dec-33
Aldi	1,693 sqm	Dec-28

Lease expiry profile %



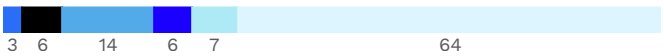
Stockland Hervey Bay

Hervey Bay, QLD

Acquisition date	Apr 2011
Ownership/title	100%/Freehold
Cost including additions	$220.3m
Refurbishment history	2021, 2017, 2015
Last Independent Valuation	
Date	Jun 2026
Valuation	$240.0m
Valuation per sqm	$5,436/sqm
Capitalisation rate	6.50%
Discount rate	7.50%
Gross lettable area	37,698 sqm
Car parking spaces	1,772
Annual sales June 2026	$340.4m
Specialty occupancy cost	13.0%
WALE	6.5 yrs
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	4(As Built) 4(Performance)

Major Tenant	GLA	Lease Expiry
Kmart	5,598 sqm	Jul-34
Fresh & Save Food WHS	5,465 sqm	Aug-41
Coles	3,955 sqm	Jul-34

Lease expiry profile %



Stockland Burleigh Complex[1]

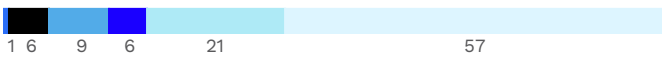
Burleigh Heads, QLD

Acquisition date	Aug 2003
Ownership/title	100%/Freehold
Cost including additions	$184.6m
Refurbishment history	2017
Last Independent Valuation	
Date	Jun 2026
Valuation	$250.0m
Valuation per sqm	$6,248/sqm
Capitalisation rate	5.75%
Discount rate	7.00%/7.25%
Gross lettable area	36,654 sqm
Car parking spaces	1,671
Annual sales June 2026	$282.3m
Specialty occupancy cost	13.7%
WALE	4.8 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4(Performance)

Major Tenant	GLA	Lease Expiry
Big W	6,673 sqm	Mar-30
Woolworths	4,356 sqm	Apr-31
Aldi	1,745 sqm	Apr-34

1 Includes Stockland Burleigh Central.

Lease expiry profile %



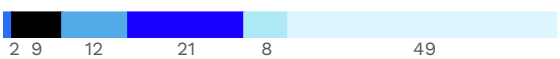
Stockland Rockhampton

Rockhampton, QLD

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$343.1m
Refurbishment history	2022, 2020, 2017, 2010
Last Independent Valuation	
Date	Jun 2026
Valuation	$370.0m
Valuation per sqm	$5,947/sqm
Capitalisation rate	6.75%
Discount rate	7.50%
Gross lettable area	60,678 sqm
Car parking spaces	2,768
Annual sales June 2026	$494.4m
Specialty occupancy cost	12.3%
WALE	4.7 yrs
NABERS	4.5 (Energy) 3.0 (Water)
Green Star rating	3(Performance)

Major Tenant	GLA	Lease Expiry
Big W	8,098 sqm	Nov-28
Kmart	6,280 sqm	Aug-34
Woolworths	3,950 sqm	Jun-32
Coles	3,642 sqm	Aug-34

Lease expiry profile %



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Stockland Point Cook

Point Cook, VIC

Acquisition date	Jun 2011
Ownership/title	100%/Freehold
Cost including additions	$247.0m
Refurbishment history	2015
Last Independent Valuation	
Date	Dec 2023
Valuation	$224.0m
Valuation per sqm	$5,112/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Gross lettable area	43,455 sqm
Car parking spaces	1,721
Annual sales June 2026	$284.5m
Specialty occupancy cost	13.5%
WALE	3.9 yrs
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	4(Performance)

Major Tenant	GLA	Lease Expiry
Target	6,500 sqm	Aug-28
Coles	4,008 sqm	Aug-28
Woolworths	3,995 sqm	Aug-35

Lease expiry profile %



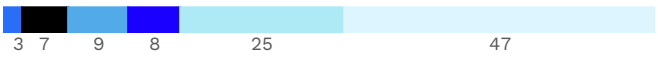
Stockland Baldivis

Baldivis, WA

Acquisition date	Aug 2006
Ownership/title	100%/Freehold
Cost including additions	$166.9m
Refurbishment history	2019, 2015
Last Independent Valuation	
Date	Dec 2025
Valuation	$204.0m
Valuation per sqm	$5,472/sqm
Capitalisation rate	6.50%
Discount rate	7.50%
Gross lettable area	33,068 sqm
Car parking spaces	1,433
Annual sales June 2026	$323.7m
Specialty occupancy cost	12.6%
WALE	5.4 yrs
NABERS	3.5 (Energy) 0.0 (Water)
Green Star rating	4(As Built) 3(Performance)

Major Tenant	GLA	Lease Expiry
Kmart	5,937 sqm	Mar-35
Coles	4,129 sqm	Sep-29
Woolworths	4,097 sqm	May-35
Aldi	1,900 sqm	Jul-29

Lease expiry profile %



Stockland Wendouree

Wendouree, VIC

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	$130.4m
Refurbishment history	2018
Last Independent Valuation	
Date	Jun 2026
Valuation	$220.0m
Valuation per sqm	$6,735/sqm
Capitalisation rate	6.50%
Discount rate	7.50%
Gross lettable area	28,257 sqm
Car parking spaces	1,223
Annual sales June 2026	$251.3m
Specialty occupancy cost	15.6%
WALE	3.7 yrs
NABERS	5.5 (Energy) 4.5 (Water)
Green Star rating	4(Performance)

Major Tenant	GLA	Lease Expiry
Kmart	7,831 sqm	Oct-28
Woolworths	3,873 sqm	Jun-33
Coles	3,252 sqm	Aug-29

Lease expiry profile %



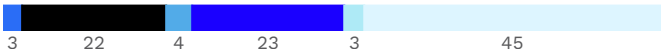
Stockland Harrisdale

Harrisdale, WA

Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	$57.0m
Refurbishment history	2016
Last Independent Valuation	
Date	Jun 2025
Valuation	$68.0m
Valuation per sqm	$4,486/sqm
Capitalisation rate	6.25%
Discount rate	7.00%
Gross lettable area	14,439 sqm
Car parking spaces	532
Annual sales June 2026	$117.2m
Specialty occupancy cost	15.5%
WALE	5.7 yrs
NABERS	0.0 (Energy) 2.5 (Water)
Green Star rating	4(As Built) 3(Performance)

Major Tenant	GLA	Lease Expiry
Woolworths	4,151 sqm	Jun-36
Aldi	1,529 sqm	Dec-26

Lease expiry profile %



Masterplanned Communities



The Gables, NSW

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Masterplanned Communities

NSW/ACT - released to market

Property	Acq. Year	Suburb	TPV[1]	Total lots	Settled
Calderwood Valley[2]	2024	Calderwood	$896m	2,790	14%
Elara Place	2023	Marsden Park	$508m	736	24%
Stanton Place	2017	Rosebery	$274m	144	0%
Figtree Hill[2]	2024	Gilead	$511m	1,437	34%
The Gables	2020, 2021	Gables	$2,276m	2,868[3]	68%
			$4,465m	**7,975**	

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Projects under capital partnership as at 30 June 2026.
3 Includes dwellings.

NSW/ACT - development pipeline

Property	Acq. Year	Suburb	TPV[1]	Total lots
Waterloo South[2]	2025	Waterloo	$3,900m	3,300
601 Pacific Hwy[2]	2026	St Leonards	$1,337m	538
Werrington Campus, Western Sydney University[2]	2022	Werrington	$1,036m	1,076
			$6,273m	**4,914**

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Subject to rezoning and/or approvals.

QLD - released to market

Property	Acq. Year	Suburb	TPV[1]	Total lots	Settled
Aura[2]	2004	Caloundra	$3,874m	17,500[3]	42%
Birtinya	2004	Sunshine Coast	$309m	70	64%
Botanica	2010	Deebing Heights	$1,251m	2,142	12%
Rivermont	2008	Caboolture West	$834m	1,709	10%
Kinma Valley[4]	2024	Morayfield	$597m	2,180	24%
Providence	2020	South Ripley	$4,051m	7,513	24%
Springfield Rise[4]	2024	Spring Mountain	$276m	862	5%
Yarrabilba[4]	2024	Yarrabilba	$3,522m	10,571	8%
Shoreline[4]	2024	Redland Bay	$1,035m	2,621	12%
Kings Forest	2025	Kingscliff	$3,736m	4,380	5%
			$19,485m	**49,548**	

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Includes Stockland's share of project income.
3 Includes dwellings.
4 Projects under capital partnership as at 30 June 2026.

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QLD - development pipeline

Property	Acq. Year	Suburb	TPV[1]	Total lots
Twin Waters West	2005	Sunshine Coast	$654m	450
Kalina Village 2	2023	Springfield	$359m	514
			$1,013m	**964**

1 Total project value. Reflects total revenue generated throughout the life of the project.

VIC - released to market

Property	Acq. Year	Suburb	TPV[1]	Total lots	Settled
Atherstone[2]	2024	Cobblebank	$259m	1,841	10%
Aurora[2]	2024	Wollert	$229m	1,085	14%
Averley[2]	2024	Nar Nar Goon North	$273m	1,360	14%
Banksia	2021	Armstrong Creek	$185m	554	72%
Cloverton[3]	2010, 2023	Kalkallo	$4,610m	11,334	35%
Evergreen	2020	Clyde	$566m	1,445[4]	76%
Grand Central	2020	Tarneit	$166m	518	97%
Grandview[5]	2017	Truganina	$510m	1,708	87%
Harpley[2]	2024	Werribee	$294m	1,581	17%
Haven[6]	2017	Altona North	$238m	289[4]	79%
Highlands	2004, 2010, 2013, 2015, 2016, 2021, 2023	Craigieburn	$3,191m	11,942[4]	90%
Katalia[2,5]	2019	Donnybrook	$234m	1,505	71%
Lyra[2,5]	2021	Beveridge	$303m	1,484	28%
Mt Atkinson[5]	2017	Truganina	$878m	4,449	52%
Oak Place[6]	2021	Wantirna	$325m	307	27%
Starling Road	2024	Officer	$119m	281	40%
Wattle Park	2021	Tarneit	$296m	844	36%
			$12,676m	**42,527**	

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Projects under capital partnership as at 30 June 2026.
3 Includes options taken over land.
4 Includes dwellings.
5 Includes Stockland's share of project income.
6 A standalone medium density project indicating medium density price range.

VIC - development pipeline

Property	Acq. Year	Suburb	TPV[1]	Total lots
South Morang	2025	South Morang	$304m	464
Eucalypt	2009, 2011	Epping	$421m	1,742
Blackshaws Road[2,3]	2019	Altona North	$181m	220
Victoria Parade, Collingwood[4]	2024	Collingwood	$757m	478
			$1,663m	**2,904**

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Includes Stockland's share of project income.
3 A standalone medium density project.
4 Subject to rezoning and/or approvals.

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WA - released to market

Property	Acq. Year	Suburb	TPV[1]	Total lots	Settled
Alkimos Beach[2]	2024	Alkimos	$46m	606	51%
Alkimos Vista[2]	2024	Alkimos	$30m	362	64%
Amberton Beach[3]	2010	Eglinton	$352m	2,633	97%
Beaconsfield	2022	Beaconsfield	$271m	206	13%
Grevillea[4]	2021	Mariginiup	$764m	1,638	7%
Illyarrie	2017	Sinagra	$212m	478	94%
Sienna Wood[3]	2004, 2007, 2010	Hilbert & Haynes	$609m	3,954[5]	50%
Wildflower	2021	Piara Waters	$134m	367	93%
			$2,417m	**10,244**	

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Projects under capital partnership as at 30 June 2026.
3 Includes Stockland's share of project income.
4 A standalone medium density project indicating medium density price range.
5 Includes dwellings.

WA - development pipeline

Property	Acq. Year	Suburb	TPV[1]	Total lots
Ellenbrook[2,3]	2021	Bullsbrook	$686m	2,208
Wellard Farm[3]	2017, 2018	Baldivis	$1,823m	3,801
			$2,508m	**6,009**

1 Total project value. Reflects total revenue generated throughout the life of the project.
2 Includes Stockland's share of project income.
3 Subject to rezoning and/or approvals.

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Land Lease Communities



Halcyon Highlands, VIC

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Land Lease Communities

Established portfolio

Property[1]	Acq. year	Suburb	Book value[2]	Home sites	Cap rate	Occupancy	First settl.	Completion[3]
QLD								
Halcyon Glades	2021	Caboolture	$37m	217	-	100%	Dec 2014	Jan 2021
Halcyon Lakeside	2021	Bli Bli	$43m	232	-	100%	Sep 2016	Jul 2020
Halcyon Landing	2021	Bli Bli	$28m	171	-	100%	Aug 2012	Oct 2015
Halcyon Parks	2021	Meridan Plains	$31m	171	-	100%	Aug 2004	Feb 2007
Halcyon Waters	2021	Hope Island	$46m	227	-	100%	May 2006	Apr 2014
Vision by Halcyon	2021	Hope Island	$15m	88	-	100%	Dec 2014	May 2018
Portfolio Total			**$200m**	**1,106**	**5.00%**			
In Partnership								
QLD								
B by Halcyon[4]	2021	Buderim	$67m	345	-	100%	Mar 2021	Feb 2026
Halcyon Greens[4]	2021	Pimpama	$111m	522	-	100%	Sep 2017	Nov 2024
Halcyon Nirimba[4]	2021	Nirimba	$45m	244	-	100%	Jun 2021	Jun 2025
Halcyon Rise[4]	2021	Logan Reserve	$55m	328	-	100%	Sep 2020	Aug 2025
VIC								
Halcyon Berwick[4]	2017	Berwick	$31m	175	-	100%	Apr 2022	Dec 2024
In Partnership Total			**$309m**	**1,614**	**5.00%**			
Total			**$509m**	**2,720**	**5.00%**			

1 Projects with >95% occupancy.
2 Completed asset value at cap rate.
3 Last settlement date.
4 Stockland Residential Rental Partnership (SRRP). In partnership with Mercer (post balance date).

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In development portfolio

Property	Acq. year	Suburb	TPV[1]	Home sites	Established	First settl.[2]	Completion[3]
NSW							
Halcyon Gables[4]	2020, 2021	Gables	$317m	231	24%	Mar 2026	FY29
QLD							
Halcyon Coves[4]	2004	Banya	$398m	431	23%	Jun 2025	FY30
Halcyon Dales	2023	Beerwah	$203m	212	28%	Jul 2025	FY29
Halcyon Edgebrook	2023	Eagleby	$255m	318	30%	May 2025	FY30
Halcyon Promenade[4]	2021	Burpengary East	$346m	411	65%	Jun 2023	FY28
Halcyon Serrata	2023	Burpengary	$324m	358	16%	Nov 2025	FY30
Halcyon Vista[4]	2023	Logan Village	$127m	161	51%	Mar 2025	FY29
Halcyon Providence[4]	2020, 2024	South Ripley	$204m	254	17%	Mar 2026	FY30
Halcyon Bayside[4]	2025	Redland Bay	$625m	536	0%	Nov 2027	FY32
Halcyon Yandina[4]	2025	Yandina	$250m	250	0%	Sep 2026	FY29
VIC							
Halcyon Evergreen[4]	2020	Clyde	$244m	295	24%	Sep 2024	FY30
Halcyon Highlands[4]	2004, 2010, 2013, 2015, 2016, 2021	Mickleham	$172m	239	21%	Mar 2025	FY30
Halcyon Horizon[4]	2021	Armstrong Creek	$186m	234	57%	Jun 2024	FY28
Halcyon Greenhaven	2026	Armstrong Creek	$313m	347	0%	Oct 2027	FY32
Halcyon Jardin[4]	2022	Clyde North	$235m	278	34%	Nov 2024	FY29
WA							
Halcyon Illyarrie	2017, 2025	Sinagra	$141m	153	10%	Jun 2026	FY30
Halcyon Wildflower	2021	Piara Waters	$263m	288	17%	Dec 2025	FY29
In Development Total			**$4,603m**	**4,996**			

1 Total project value (development). Represents 100% of the project revenue post acquisition.
2 Estimated first settlement date.
3 Estimated last settlement financial year.
4 Projects under capital partnership as at 30 June 2026.

In planning portfolio

Property	State	TPV[1]	Home sites
LLC Braemar	NSW	$287m	238
LLC Botanica	QLD	$249m	268
LLC Caboolture	QLD	$291m	315
LLC Peregian	QLD	$801m	450
LLC Providence 2	QLD	$126m	145
LLC Yandina 2	QLD	$303m	270
LLC Cloverton	VIC	$142m	193
LLC Peninsula	VIC	$468m	446
LLC Grevillea	WA	$245m	252
LLC North Ellenbrook	WA	$220m	250
LLC Wellard	WA	$226m	250
Communities in Planning[2]		**$3.4bn**	**3,077**

1 Total project value (development). Represents 100% of the project revenue.
2 Includes projects under capital partnership as at 30 June 2026.

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Addresses



Aura, QLD

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Logistics Addresses

Asset Name	Address	Suburb	State	Postcode
23 Wonderland Drive	23 Wonderland Drive	Eastern Creek, Western Sydney	NSW	2766
122 Canterbury Road	122 Canterbury Road	Bankstown, Western Sydney	NSW	2200
Coopers Paddock	200 Governor Macquarie Drive	Warwick Farm, South-West Sydney	NSW	2170
Forrester Distribution Centre	40-88 Forrester Road	St Marys, Western Sydney	NSW	2760
Granville Industrial Estate	9-11a Ferndell Street	Granville, Western Sydney	NSW	2142
Ingleburn Logistics Park	35-47 Stennett Road	Ingleburn, South-West Sydney	NSW	2565
Kemps Creek	200 Aldington Road	Kemps Creek, Western Sydney	NSW	2178
Kogarah Golf Club	19A Marsh St	Arncliffe, South Sydney	NSW	2205
Leppington Business Park	17 Eastwood Road	Leppington, South-West Sydney	NSW	2179
Padstow Complex	84-116 Gow Street	Padstow, South-West Sydney	NSW	2211
Stockland Momenta	2-8 Baker Street	Banksmeadow, South Sydney	NSW	2019
Wetherill Park Distribution Centre	2 Davis Road	Wetherill Park, Western Sydney	NSW	2164
Yennora Intermodal	81 Byron Road	Yennora, Western Sydney	NSW	2161
Carole Park Distribution Centre	39 Silica Street	Carole Park, South Brisbane	QLD	4300
Hendra Industrial Estate	420-448 Nudgee Road	Hendra, North Brisbane	QLD	4011
Willawong Connect	182-202 Bowhill Road	Willawong, South Brisbane	QLD	4110
Willawong Distribution Centre	261-269 Gooderham Road	Willawong, South Brisbane	QLD	4110
Yatala Distribution Centre South	77 Darlington Drive	Yatala, South Brisbane	QLD	4207
20 & 42 Amherst Drive	20-42 Amherst Drive	Truganina, Melbourne West	VIC	3029
72-76 Cherry Lane	72-76 Cherry Lane	Laverton North, Melbourne West	VIC	3026
90 Melbourne Drive	Hopkins Road	Truganina, Melbourne West	VIC	3029
Altona Industrial Estate	20-24, 52-66 Ajax Road, 201-219 Maidstone Street & 18-64 Slough Road	Altona, Melbourne West	VIC	3018
Brooklyn Distribution Centre	413 Francis Street	Brooklyn, Melbourne West	VIC	3012
Cranbourne West Distribution Centre	79 Fergus Lane and 100 Missens Road	Cranbourne West, Melbourne South-East	VIC	3977
Melbourne Business Park	Hopkins Road	Truganina, Melbourne West	VIC	3029
Merrifield North	Gunns Gully Road	Beveridge, Melbourne North	VIC	3064
Oakleigh Industrial Estate	1090-1124 Centre Road	Oakleigh, Melbourne South-East	VIC	3167
Somerton Distribution Centre	20-50, 76-82 Fillo Drive & 10 Stubb Street	Somerton, Melbourne North	VIC	3061

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Workplace Addresses

Asset Name	Address	Suburb	State	Postcode
MPark	11-17 Khartoum Road	Macquarie Park, North-West Sydney	NSW	2113
MPark, Stage 2	1-5 Khartoum Rd	Macquarie Park, North-West Sydney	NSW	2113
Optus Centre	1 Lyonpark Road	Macquarie Park, North-West Sydney	NSW	2113
Piccadilly Complex	133-145 Castlereagh Street & 222 Pitt Street	Sydney CBD	NSW	2000
Triniti Business Park	39 Delhi Road	North Ryde, North-West Sydney	NSW	2113
Walker Street Complex	110, 118 & 122 Walker Street	North Sydney CBD	NSW	2060
Mulgrave Corporate Park	350, 352 Wellington Road & 690 Springvale Road	Mulgrave, Melbourne South-East	VIC	3170
Durack Centre	263 Adelaide Terrace & 2 Victoria Avenue	Perth CBD	WA	6000

Retail Addresses

Asset Name	Address	Suburb	State	Postcode
Shellharbour Retail Park	New Lake Entrance Road	Shellharbour	NSW	2529
Stockland Forster	3-17 Breese Parade	Forster	NSW	2428
Stockland Green Hills	1 Molly Morgan Drive	East Maitland	NSW	2323
Stockland Merrylands	McFarlane Street	Merrylands	NSW	2160
Stockland Piccadilly	210 Pitt Street	Sydney CBD	NSW	2000
Stockland Shellharbour	211 Lake Entrance Road	Shellharbour	NSW	2529
Stockland The Gables	2-4 Lakefront Drive	Gables	NSW	2765
Stockland Wetherill Park	561-583 Polding Street	Wetherill Park	NSW	2164
Stockland Baringa	1 Edwards Terrace	Baringa	QLD	4551
Stockland Birtinya	8 The Avenue	Birtinya	QLD	4575
Stockland Burleigh Complex	149 West Burleigh Road	Burleigh Heads	QLD	4220
Stockland Hervey Bay	6 Central Ave	Hervey Bay	QLD	4655
Stockland Providence	7004 Barrams Road	South Ripley	QLD	4306
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	QLD	4701
Stockland Point Cook	Cnr Murnong & Main Streets	Point Cook	VIC	3030
Stockland Wendouree	Cnr Norman & Gillies Streets	Wendouree	VIC	3355
Stockland Baldivis	20 Settlers Avenue	Baldivis	WA	6171
Stockland Harrisdale	Cnr Nicholson Road & Yellowwood Avenue	Harrisdale	WA	6112
Stockland Sienna Wood	Cnr Weatherly Way and Forrest Road	Hilbert	WA	6112

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Masterplanned Communities Addresses

Asset Name	Address	Suburb	State	Postcode
Calderwood Valley	Corner of Escarpment Drive and Brushgrove Circuit	Calderwood	NSW	2527
Elara Place	312 South Street	Marsden Park	NSW	2765
Figtree Hill	913 Appin Road	Gilead	NSW	2560
Stanton Place	5-15 Dunning Ave	Rosebery	NSW	2018
The Gables	121 Old Pitt Town Road	Gables	NSW	2765
Waterloo South	Waterloo South Estate	Waterloo	NSW	2017
Werrington Campus, Western Sydney University	14 Great Western Highway (South site) & 653-729 Great Western Highway (North site)	Werrington	NSW	2747
601 Pacific Highway	601 Pacific Highway	St Leonards	NSW	2065
Kings Forest	Kings Forest Parkway	Kings Forest	NSW	2487
Aura	Tucker St	Bells Creek	QLD	4551
Birtinya	Kawana Way	Birtinya	QLD	4575
Botanica	Grampian Drive	Deebing Heights	QLD	4306
Rivermont	Caboolture River Road	Caboolture West	QLD	4510
Kalina Village 2	7001 Murr Boulevard	Springfield	QLD	4300
Kinma Valley	739 Oakley Flat Road	Morayfield	QLD	4506
Providence	6 Amity Way (off Centenary Highway)	South Ripley	QLD	4306
Shoreline	Serpentine Creek Road	Redland Bay	QLD	4165
Springfield Rise	7001 Victoria Way	Spring Mountain	QLD	4300
Twin Waters West	David Low Way	Pacific Paradise	QLD	4564
Yarrabilba	50 Expedition Road	Yarrabilba	QLD	4207
Atherstone	Atherstone Boulevard	Strathtulloh	VIC	3338
Aurora	Edgars Road	Epping	VIC	3076
Averley	Dore Road	Pakenheim East	VIC	3810
Banksia	502 Boundary Road	Armstrong Creek	VIC	3217
Blackshaws Road	246-268 Blackshaws Road	Altona North	VIC	3025
Cloverton	Corner Dwyer Street & Design Way	Kalkallo	VIC	3064
Victoria Parade, Collingwood	79 Victoria Parade	Collingwood	VIC	3066
Eucalypt	Bindts Road	Wollert	VIC	3750
Evergreen	470 Pattersons Road	Clyde	VIC	3978
Grand Central	4 Medallion Boulevard	Tarneit	VIC	3029
Grandview	317 Greigs Road	Truganina	VIC	3029
Harpley	Ison Road	Werribee	VIC	3030
Haven	278 - 288 Blackshaws Road	Altona North	VIC	3025
Highlands	1 North Shore Drive	Craigieburn	VIC	3064
Katalia	975 Donnybrook Road	Donnybrook	VIC	3064
Lyra	Stewart Street	Beveridge	VIC	3753
Mt Atkinson	1 McKinley Drive	Truganina	VIC	3029
Oak Place	203 Mountain Highway	Wantirna	VIC	3152
Starling Road	Starling Road	Officer	VIC	3809
Wattle Park	Sewells Road	Tarneit	VIC	3029
South Morang	25 Hunters Road	South Morang	VIC	3752
Alkimos Beach	Graceful Boulevard	Alkimos	WA	6038
Alkimos Vista	Picasso Promenade	Alkimos	WA	6038
Amberton Beach	Cnr Cinnabar Drive & Marmion Avenue	Eglinton	WA	6034

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Asset Name	Address	Suburb	State	Postcode
Beaconsfield	Naylor Street	Beaconsfield	WA	6162
Canopy	66 Penzance Circuit	Glendalough	WA	6016
Ellenbrook	Maralla Road	Bullsbrook	WA	6084
Illyarrie	1040 Wanneroo Road	Sinagra	WA	6065
Grevillea	285 Rousset Road and 200 Mariginiup Road	Mariginiup	WA	6078
Sienna Wood	Cnr Weatherly Way & Forrest Rd	Hilbert and Haynes	WA	6112
Wellard Farm	Telephone Lane	Baldivis	WA	6171
Wildflower	387 Armadale Road	Piara Waters	WA	6112

Land Lease Communities Addresses

Asset Name	Address	Suburb	State	Postcode
Halcyon Gables	117B Old Pitt Town Road	Gables	NSW	2765
B by Halcyon	2 Retreat Drive	Buderim	QLD	4556
Halcyon Coves	1 Anchorage Esplanade	Banya	QLD	4551
Halcyon Dales	1219–1221 Steve Irwin Way	Beerwah	QLD	4519
Halcyon Edgebrook	144–150 Eagleby Road	Eagleby	QLD	4207
Halcyon Glades	34 Ardrossan Road	Caboolture	QLD	4510
Halcyon Greens	7 Halcyon Drive	Pimpama	QLD	4209
Halcyon Lakeside	1 Halcyon Way	Bli Bli	QLD	4560
Halcyon Landing	27 Waigani Street	Bli Bli	QLD	4560
Halcyon Nirimba	25 Banya Avenue	Nirimba	QLD	4551
Halcyon Parks	42 Meridan Way	Meridan Plains, Caloundra	QLD	4551
Halcyon Promenade	1- 37 Caulfield Drive	Burpengary East	QLD	4505
Halcyon Providence	162 Cumner Road	White Rock	QLD	4306
Halcyon Rise	8 Halcyon Way	Logan Reserve	QLD	4133
Halcyon Serrata	85 Twists Road	Burpengary East	QLD	4505
Halcyon Vista	64 Quinzeh Creek Road	Logan Reserve	QLD	4207
Halcyon Waters	1 Halcyon Way	Hope Island	QLD	4212
Vision by Halcyon	11 Grant Avenue	Hope Island	QLD	4212
Halcyon Bayside	245 Serpentine Creek Rd	Redland Bay	QLD	4165
Halcyon Yandina	47 Steggalls Road	Yandina	QLD	4561
Halcyon Berwick	21 Sunset Boulevard	Berwick	VIC	3806
Halcyon Evergreen	1965 Ballarto Road	Clyde	VIC	3978
Halcyon Highlands	640 Craigieburn Road	Mickleham	VIC	3064
Halcyon Horizon	529 Horseshoe Bend Road	Armstrong Creek	VIC	3217
Halcyon Jardin	215S St Germain Boulevard	Clyde North	VIC	3978
Halcyon Greenhaven	71 Harkness Boulevard	Armstrong Creek	VIC	3217
Halcyon Wildflower	Cnr Wateron Road and Armadale Road	Piara Waters	WA	6112
Halcyon Illyarrie	1040 Wanneroo Road	Sinagra	WA	6065

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Important notice

This Property Portfolio Presentation ("Presentation") has been prepared and issued by Stockland Corporation Limited (ACN 000 181 733) and Stockland Trust Management Limited (ACN 001 900 741; AFSL 241190) as Responsible Entity for Stockland Trust (ARSN 092 897 348) ("Stockland"). Figures stated in this Presentation are as at 30 June 2026 unless stated otherwise. Whilst every effort is made to provide accurate and complete information, Stockland does not warrant or represent that the information included in this Presentation is free from errors or omissions or is suitable for your intended use. Except as required by law, Stockland does not assume any obligation to update or revise this Presentation after the date of this Presentation.

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This announcement is authorised for release to the market by Ms Katherine Grace, Stockland's Company Secretary.

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Stockland

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ACN 000 181 733

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As responsible entity
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