

Appendix 4E

For the year ended 30 June 2022

(previous corresponding period being the year ended 30 June 2021)

Results for announcement to the market

STAPLING ARRANGEMENT

Stockland was established for the purpose of facilitating a joint quotation of Stockland Corporation Limited (ABN 43 000 181 733) and its controlled entities, and Stockland Trust (ARSN 092 897 348) and its controlled entities on the Australian Securities Exchange. Stockland Trust Management Limited (ABN 86 001 900 741) is the Responsible Entity of Stockland Trust.

The Financial Report has been prepared based on a business combination of the parent entity, Stockland Corporation Limited and its controlled entities, and Stockland Trust and its controlled entities, in accordance with AASB 3 *Business Combinations*.

\$M		2022	2021
Revenue from continuing operations	Up 7.8% to	2,847	2,641
Revenue from discontinued operations ¹	Up 12.2% to	129	115
Net profit after tax from continuing operations attributable to securityholders	Up 28.0% to	1,425	1,113
Net loss after tax from discontinued operations attributable to securityholders ¹	Down 450.0% to	(44)	(8)
Funds from operations attributable to securityholders	Up 8.0% to	851	788

Dividends and distributions

	Amount per security	Franked amount per security	Record date	Payment date
Interim dividend/distribution	12.0 ¢	– ¢	31 December 2021	28 February 2022
Final dividend/distribution	14.6 ¢	– ¢	30 June 2022	31 August 2022

Other information

	2022	2021
Net tangible assets per security	\$4.31	\$3.98

Stockland did not lose control over any entity in the period. Stockland gained control over the following entities in the period:

Name of Entity	Date of change in control
Halcyon Constructions (QLD) Pty Ltd	17 August 2021
Halcyon Resales Pty Ltd	17 August 2021
Halcyon Resales Unit Trust	17 August 2021
Halcyon TF Pty Ltd	17 August 2021
Armstrong Creek Pty Ltd	22 February 2022
Sequoia Victoria Trust	6 June 2022

This report is based on the Stockland Financial Report 2022 which has been audited by PwC.

The remainder of information requiring disclosure to comply with listing rule 4.3A is contained in the Stockland Financial Report 2022 that follows.

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

¹ Represents the current and prior year revenue and net profit after tax attributable to the Retirement Living business which was classified as a discontinued operation held for sale at 30 June 2022.