

Property Portfolio

30 June 2022



About Stockland

A leading creator and curator of communities and spaces for people to live, work and thrive.

OUR STORY

When Stockland was founded in 1952, Ervin Graf had a vision, the essence of which endures today, “to not merely achieve growth and profits, but to make a worthwhile contribution to the development of our cities and great country”. Pursuing that vision has seen Stockland grow to become one of Australia’s largest diversified property groups. We develop and manage Town Centres, Logistics, Workplace properties, Masterplanned and Land Lease Communities. With the benefit of our diverse property skills, we connect different types of properties in shared locations, to create places that inspire people to gather, to share and to live life. We recognise our responsibilities to the environment and are a leader in sustainable business practices. For 70 years, we have worked hard to grow our portfolio of assets and projects. We have a long and proud history of creating places that meet the needs of our customers and communities.



OUR PROPERTY PORTFOLIO

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We are one of the largest diversified real estate groups in Australia, creating communities and whole of life housing solutions across our Masterplanned and Land Lease Communities. We also own, manage and develop leading Town Centres, Workplaces and Logistics centres.

More information on Stockland’s activities and an online version of the portfolio data is available at www.stockland.com.au

Image: Newport, QLD

Property Portfolio

Commercial Property

Logistics

PAGE 10

29 properties
1,210,170 sqm GLA^{1,2}
\$3.1bn ownership interest value³
\$3.1bn gross book value³

Workplace

PAGE 26

10 assets
253,134 sqm NLA^{1,2}
\$2.1bn ownership interest value
\$2.5bn gross book value

Town Centres

PAGE 34

23 properties
822,203 sqm GLA¹
\$5.5bn ownership interest value
\$5.7bn gross book value

Communities

Masterplanned Communities

PAGE 46

53 Masterplanned communities
~75,000 lots remaining
\$22.5bn end-market value

Land Lease Communities

PAGE 62

33⁴ Land Lease Communities
~9,000 Home sites
~7,200 Home sites in the development pipeline
\$5.1bn End-market value

¹ Reflects 100% interest.

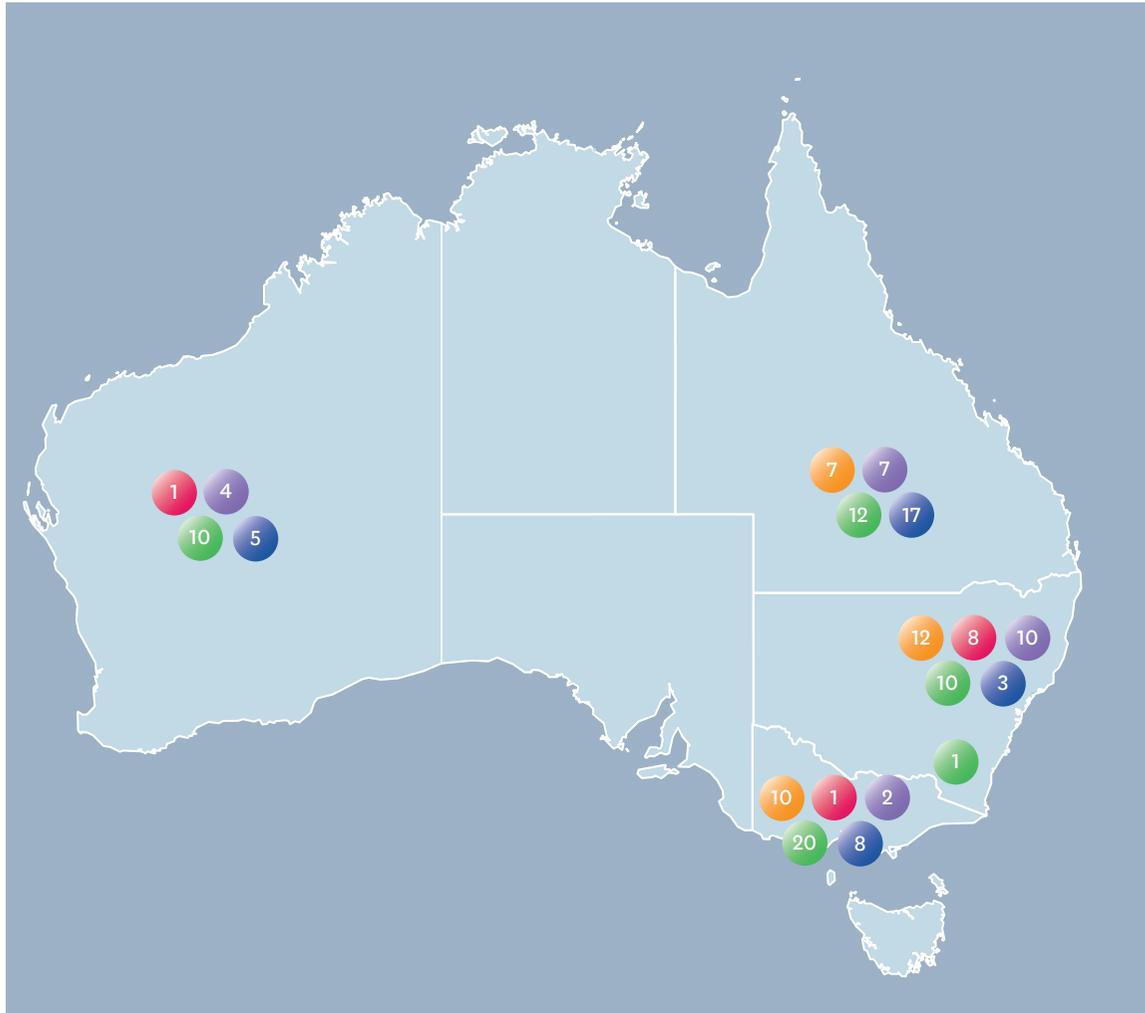
² GLA and NLA excludes development and inventory land.

³ Value excludes inventory land.

⁴ Includes sites in planning and under review.

AUSTRALIA

Property portfolio



- LOGISTICS
- WORKPLACE
- TOWN CENTRES
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES

NEW SOUTH WALES

Sydney CBD and North shore



- WORKPLACE
- TOWN CENTRES

NEW SOUTH WALES

Greater Sydney



- LOGISTICS
 - WORKPLACE
 - TOWN CENTRES
 - MASTERPLANNED COMMUNITIES
 - LAND LEASE COMMUNITIES
- A**
 - 16 Giffnock Avenue
 - 60-66 Waterloo Road
 - Macquarie Technology Park
 - Optus Centre
 - B**
 - Yennora Distribution Centre
 - Granville Industrial Estate
 - C**
 - Kemps Creek
 - 89 Quarry Road

NEW SOUTH WALES

North/South Coast Canberra and surrounds



- TOWN CENTRES
 - MASTERPLANNED COMMUNITIES
 - LAND LEASE COMMUNITIES
- D**
 - Stockland Shellharbour
 - Shellharbour Retail Park
 - Illawarra
 - Forest Reach

QUEENSLAND

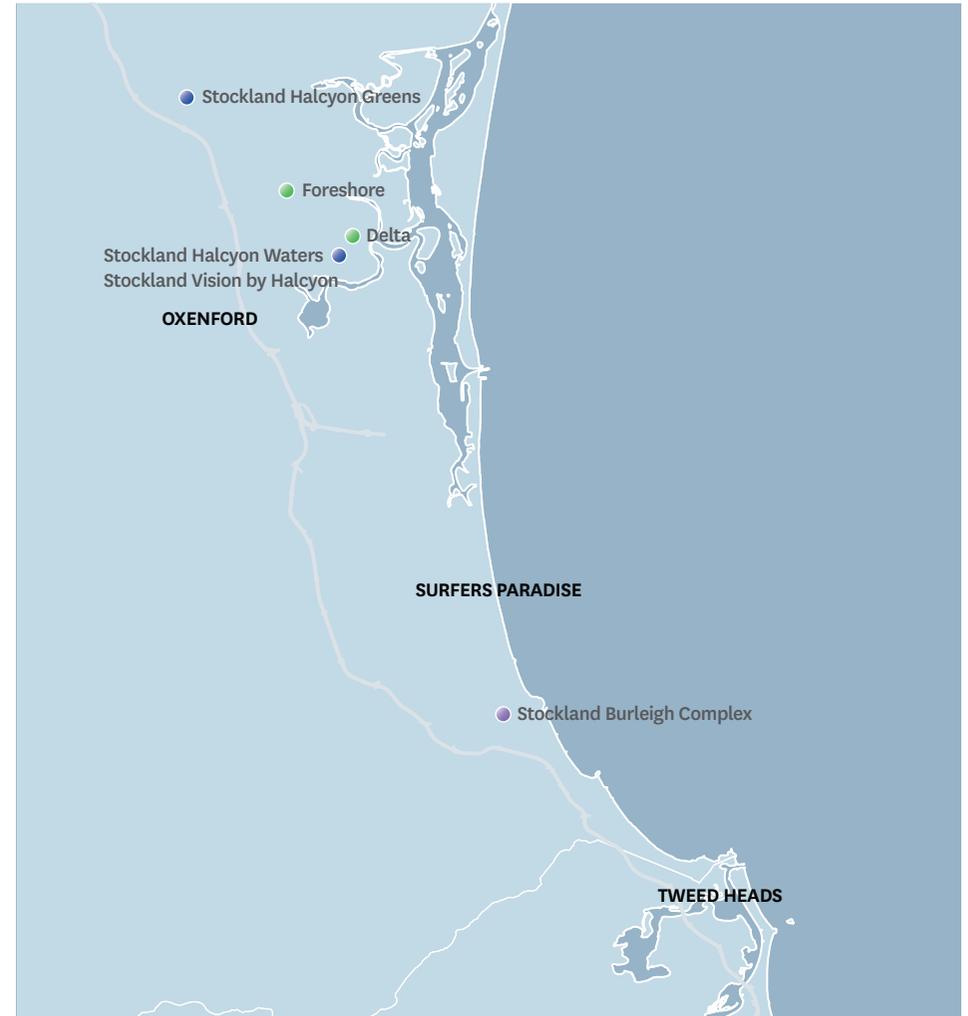
Greater Brisbane



- LOGISTICS
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES
- F**
 - 787 Boundary Road, Richlands
 - Willawong Distribution Centre
 - 182-202 Bowhill Road, Willawong
- G**
 - Yatala Distribution Centre
 - Yatala Distribution Centre South

QUEENSLAND

Gold Coast



- TOWN CENTRES
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES

QUEENSLAND

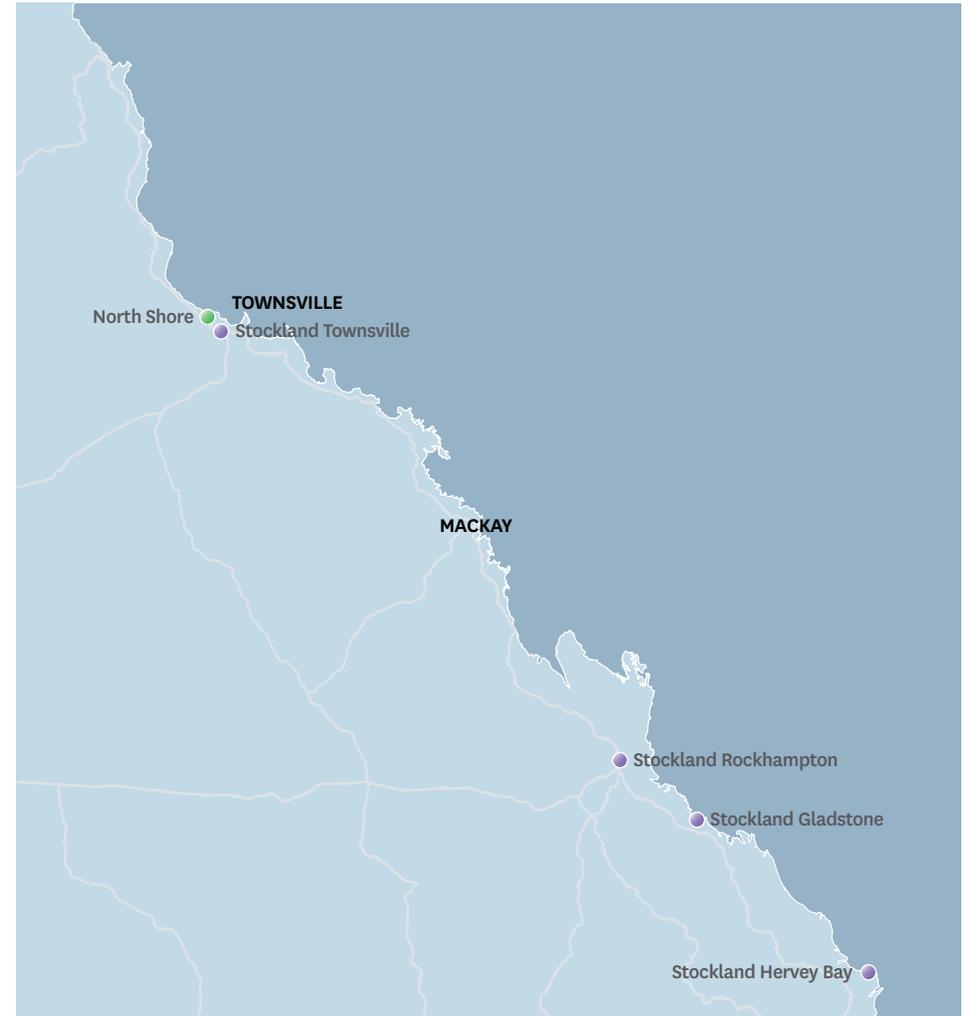
Sunshine Coast



- TOWN CENTRES
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES

QUEENSLAND

North Queensland



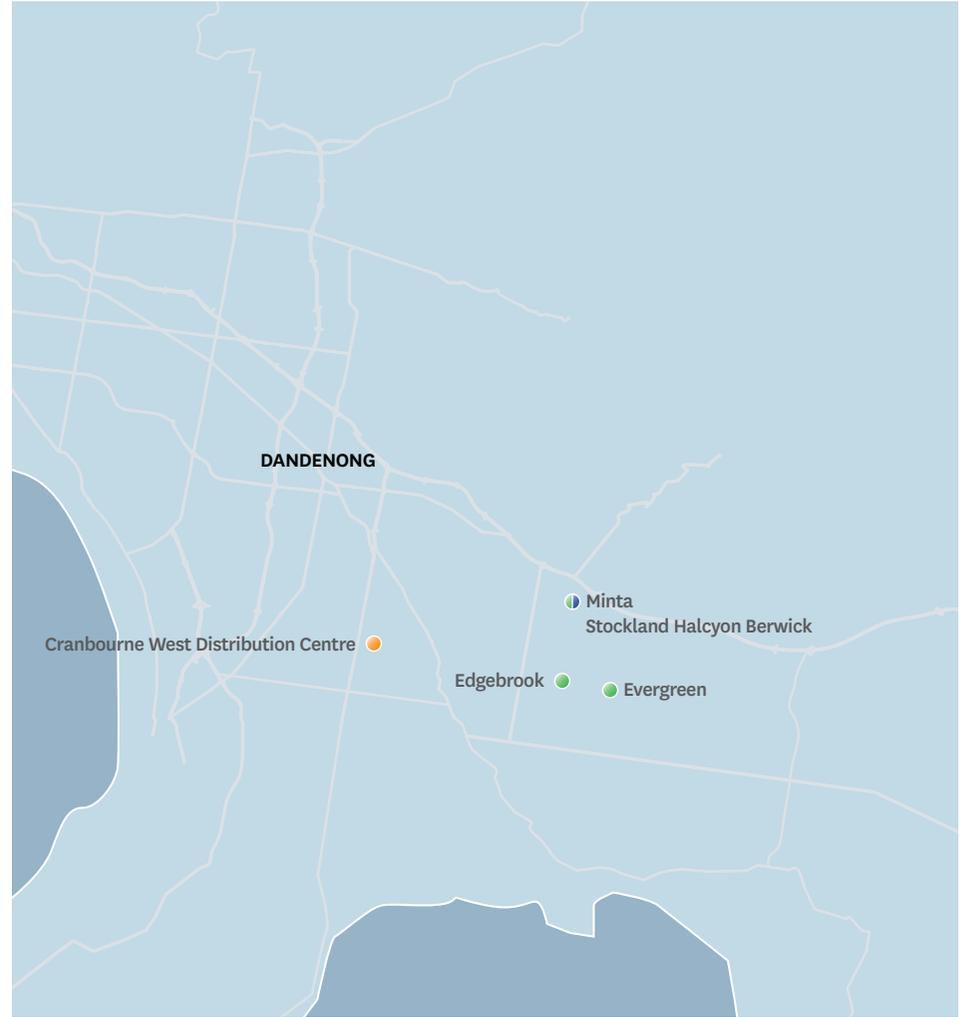
- TOWN CENTRES
- MASTERPLANNED COMMUNITIES

VICTORIA
Greater Melbourne



- LOGISTICS
- WORKPLACE
- TOWN CENTRES
- MASTERPLANNED COMMUNITIES
- Haven
- Altona North
- Altona Distribution Centre
- Brooklyn Distribution Centre

VICTORIA
Casey Region



- LOGISTICS
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES

VICTORIA
Geelong



● MASTERPLANNED COMMUNITIES

WESTERN AUSTRALIA
Perth and surrounds

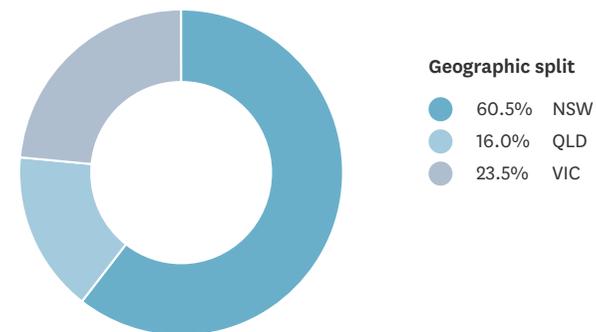


● WORKPLACE
● TOWN CENTRES
● MASTERPLANNED COMMUNITIES

Logistics

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

LOGISTICS PORTFOLIO



Ownership interest value¹

\$3.1bn

¹ Value excludes inventory land.

Assets

29

Gross book value¹

\$3.1bn

Yennora Distribution Centre, NSW

One of the largest distribution centres in the southern hemisphere, Yennora Distribution Centre has ~300,000 sqm of warehousing and ~67,000 sqm of dedicated container hardstand. The ~70 hectare prime industrial asset is located 29km west of Sydney and operates as an intermodal terminal with rail sidings connected to the main Southern Rail Line. The site has future development potential.





Leppington Business Park, NSW

This 10-hectare development site will comprise 3 premium warehouse buildings with ancillary offices totalling ~57,100 sqm.

Built to target a 5 Star Green Star rating, the site is situated within a newly released industrial precinct at the gateway to the future Western Sydney Aerotropolis and Nancy Bird Walton International Airport.

Image: Artist impression.

LOGISTICS PORTFOLIO

Page	Property	State	Gross lettable area*	Book value	FY22 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Logistics Portfolio#
Logistics									
15	23 Wonderland Drive, Eastern Creek	NSW	23,159 sqm	\$77.0m	\$13.8m	21.9%	3.88%	\$2.9m	2.5%
15	89 Quarry Road, Erskine Park	NSW	11,725 sqm	\$41.9m	\$5.3m	14.6%	3.75%	\$1.6m	1.4%
15	96-112 Gow Street, Padstow	NSW	34,819 sqm	\$130.1m	\$(5.1)m	(3.8)%	4.00 - 4.13%	\$3.0m	4.2%
16	Coopers Paddock, Warwick Farm	NSW	51,102 sqm	\$171.5m	\$29.7m	20.9%	3.63%	\$6.1m	5.6%
16	Forrester Distribution Centre, St Marys	NSW	59,947 sqm	\$127.8m	\$19.1m	17.6%	4.38%	\$6.6m	4.2%
16	Granville Industrial Estate	NSW	48,699 sqm	\$127.5m	\$20.1m	18.7%	4.00 - 4.25%	\$5.4m	4.2%
17	Ingleburn Logistics Park	NSW	72,445sqm	\$222.8m††	\$16.9m	8.4%	3.38 - 4.13%	\$8.4m	7.3%
17	Leppington Business Park	NSW	21,410 sqm	\$72.0m	\$16.0m	28.6%	3.75%	N/A	2.3%
17	Smeg Distribution Centre, Botany	NSW	9,492 sqm	\$47.0m	\$5.7m	13.9%	3.63%	\$1.8m	1.5%
18	Wetherill Park Distribution Centre	NSW	16,112 sqm	\$52.7m	\$7.6m	16.9%	4.00%	\$2.4m	1.7%
18	Yennora Distribution Centre	NSW	301,247 sqm	\$747.0m	\$85.3m	12.9%	4.00%	\$34.5m	24.4%
18	787 Boundary Road, Richlands	QLD	7,466 sqm	\$17.3m	\$1.5m	9.8%	5.00%	\$0.9m	0.6%
19	Carole Park Distribution Centre	QLD	28,251 sqm	\$54.3m††	\$10.1m	10.5%	4.75%	\$3.5m	1.8%
19	Hendra Industrial Estate	QLD	84,079 sqm	\$173.0m	\$25.4m	17.2%	4.75%	\$8.9m	5.6%
19	Willawong Distribution Centre	QLD	44,025 sqm	\$95.1m††	\$11.2m	13.3%	4.75%	\$4.0m	3.1%
20	Yatala Distribution Centre	QLD	27,993 sqm	\$66.3m††	\$9.6m	11.2%	4.38%	\$2.6m	2.2%
20	72-76 Cherry Lane, Laverton North	VIC	20,492 sqm	\$61.0m	\$9.5m	18.5%	4.25%	\$2.7m	2.0%
20	Altona Distribution Centre	VIC	35,945 sqm	\$61.5m	\$8.9m	17.0%	4.50%	\$3.0m	2.0%
21	Altona Industrial Estate	VIC	34,270 sqm	\$74.0m	\$13.8m	23.0%	4.50%	\$3.4m	2.4%
21	Brooklyn Distribution Centre	VIC	130,174 sqm	\$219.0m	\$33.7m	18.2%	4.00%	\$9.6m	7.1%
21	KeyWest Distribution Centre, Truganina	VIC	30,488 sqm	\$67.0m	\$12.8m	23.7%	3.75%	\$2.4m	2.2%
22	Oakleigh Industrial Estate	VIC	45,489 sqm	\$122.0m	\$21.1m	20.9%	3.75%	\$4.3m	4.0%
22	Somerton Distribution Centre	VIC	71,341 sqm	\$115.2m	\$19.1m	19.8%	4.25 - 4.50%	\$5.2m	3.8%
			1,210,170 sqm	\$2,943.0m				\$123.2m	96.0%

LOGISTICS PORTFOLIO (CONTINUED)

Page	Property	State	Gross lettable area*	Book value	FY22 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Logistics Portfolio#
Logistics Inventory Land⁺									
	Kemps Creek	NSW	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Melbourne Business Park	VIC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A					N/A
Logistics Development Land[§]									
	Ingleburn Logistics Park	NSW	49,000 sqm	\$36.5m	N/A	N/A	N/A	N/A	1.2%
23	Kemps Creek	NSW	344,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Leppington Business Park	NSW	36,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
23	182-202 Bowhill Road, Willawong	QLD	120,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Carole Park Distribution Centre	QLD	31,000 sqm	\$52.8m	N/A	N/A	N/A	N/A	1.6%
	Willawong Distribution Centre	QLD	60,000 sqm	\$25.0m	N/A	N/A	N/A	N/A	0.8%
	Yatala Distribution Centre	QLD	15,000 sqm	\$7.9m	N/A	N/A	N/A	N/A	0.4%
23	Yatala Distribution Centre South	QLD	19,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
24	20 & 42 Amherst Drive, Truganina	VIC	39,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
24	Cranbourne West Distribution Centre	VIC	15,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Melbourne Business Park	VIC	31,000 sqm [^]	N/A	N/A	N/A	N/A	N/A	N/A
			759,000 sqm	\$122.2m					4.0%
			1,210,170 sqm^{††}						

* Excludes hardstand and vehicle storage and reflects 100% interest.

Book value.

+ Assets are held as inventory therefore not included in total lettable area or book value.

§ Lettable area is estimated on completion, not included in total lettable area.

^ This GLA represents Stockland's land of 5 hectares owned at 100%. It does not reflect future development potential based on options to acquire future land parcels at this site.

†† Excluding development land.



23 WONDERLAND DRIVE, EASTERN CREEK

23 Wonderland Drive comprises a modern freestanding warehouse with a GLA of ~23,200 sqm. The asset is conveniently located in the established western Sydney Industrial precinct of Eastern Creek with excellent access to the M4 and M7 Interchange. The property is fully leased to Icehouse Logistics.

Location: Western Sydney, NSW

Acquisition date	Sep 2015
Ownership/title	100%/Freehold
Cost including additions	\$38.5m

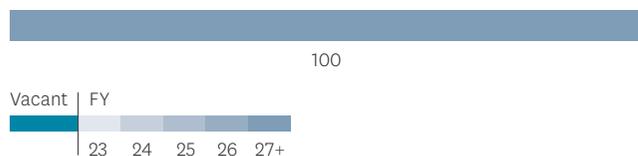
Last independent valuation

Date	Jun 2022
Valuation	\$77.0m
Valuation per sqm	\$3,325/sqm
Capitalisation rate	3.88%
Discount rate	5.25%
Gross lettable area	23,159 sqm
Site area	4.3 Ha
Hardstand	-
Weighted average lease expiry	4.2 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Icehouse Logistics Pty Ltd	23,159 sqm
-	-
-	-
-	-

Lease expiry profile %



89 QUARRY ROAD, ERSKINE PARK

Quarry Road comprises a ~11,700 sqm contemporary warehouse located within Erskine Park, one of Sydney's premier industrial locations. The property is in proximity to the M4 and M7 Interchange and is fully leased to Viscount Plastics.

Location: Western Sydney, NSW

Acquisition date	Jan 2016
Ownership/title	100%/Freehold
Cost including additions	\$19.8m

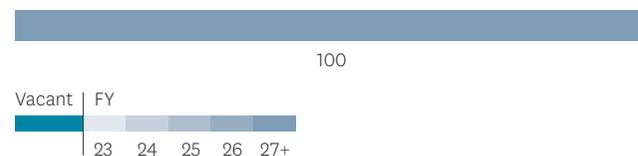
Last independent valuation

Date	Jun 2022
Valuation	\$41.9m
Valuation per sqm	\$3,574/sqm
Capitalisation rate	3.75%
Discount rate	5.25%
Gross lettable area	11,725 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	5.2 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Viscount Plastics Pty Ltd	11,725 sqm
-	-
-	-
-	-

Lease expiry profile %



96-112 GOW STREET, PADSTOW

The 5.5 hectare site is made up of two adjoining properties, 96-112 Gow Street, Padstow and 122 Canterbury Road, Bankstown. The property is strategically positioned with access to major arterial road networks including Canterbury Road and the M5 Motorway and benefits from the WestConnex. The site presents an opportunity to deliver a multi-storey industrial facility with initial planning underway*.

Location: South-West Sydney, NSW

Acquisition date	Dec 2021
Ownership/title	100%/Freehold
Cost including additions	\$129.0m

Last independent valuation

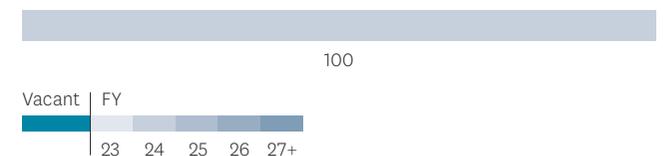
Date	Jun 2022
Valuation	\$130.1m
Valuation per sqm	\$3,736/sqm
Capitalisation rate	4.00 - 4.13%
Discount rate	5.25 - 5.50%
Gross lettable area	34,819 sqm
Site area	5.5 Ha
Hardstand	-
Weighted average lease expiry	1.7 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Gerard Lighting Holdings Pty Ltd	29,042 sqm
Amart Furniture Pty Ltd	5,777 sqm
-	-
-	-

* Subject to planning and authority approvals.

Lease expiry profile %





COOPERS PADDOCK, WARWICK FARM

Coopers Paddock is a PCA Award-winning industrial estate. The prime 11 hectare site has four modern buildings totalling ~51,100 sqm. Situated in Warwick Farm, the property has good access to metropolitan Sydney and interstate markets via the M5 motorway and several arterial highways.

Location: South-West Sydney, NSW

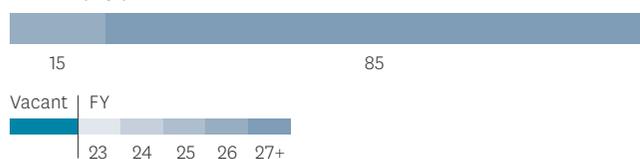
Acquisition date	Apr 2015
Ownership/title	100%/Freehold
Cost including additions	\$67.3m

Last independent valuation

Date	Jun 2022
Valuation	\$171.5m
Valuation per sqm	\$3,356/sqm
Capitalisation rate	3.63%
Discount rate	5.25%
Gross lettable area	51,102 sqm
Site area	11.0 Ha
Hardstand	-
Weighted average lease expiry	5.3 yrs
NABERS	-
Green Star rating	-

Major Tenants	GLA
Daikin Australia Pty Ltd	33,299 sqm
Opal Packaging Australia Pty Ltd	9,582 sqm
ILS Warehousing and Distribution Services Pty Ltd	8,221 sqm
-	-

Lease expiry profile %



FORRESTER DISTRIBUTION CENTRE, ST MARYS

Forrester Distribution Centre comprises three modern flexible facilities with drive-around access and a GLA of ~59,900 sqm set on 12 hectares. The site is close to rail, the Great Western Highway and the M4 and M7 motorways. Tenants include Linfox and Shaw Fabrics.

Location: Western Sydney, NSW

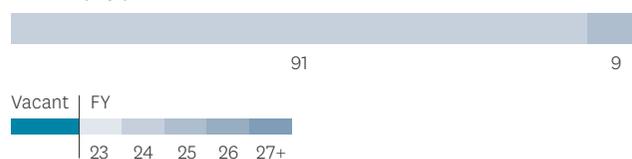
Acquisition date	Dec 2013
Ownership/title	100%/Freehold
Cost including additions	\$87.8m

Last independent valuation

Date	Jun 2022
Valuation	\$127.8m
Valuation per sqm	\$2,132/sqm
Capitalisation rate	4.38%
Discount rate	5.38%
Gross lettable area	59,947 sqm
Site area	12.0 Ha
Hardstand	-
Weighted average lease expiry	1.6 yrs
NABERS	-
Green Star rating	-

Major Tenants	GLA
Linfox Australia Pty Ltd	54,324 sqm
Shaw Fabrics (NSW) Pty Ltd	5,623 sqm
-	-
-	-

Lease expiry profile %



GRANVILLE INDUSTRIAL ESTATE

Granville Industrial Estate comprises three warehouses with ancillary offices and a manufacturing facility with a GLA of ~48,700 sqm across a 9 hectare site. The asset is well located 20km west of the Sydney CBD.

Location: Western Sydney, NSW

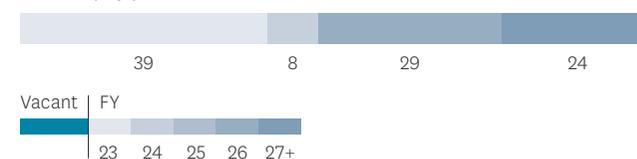
Acquisition date	Apr 2003/Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$60.5m

Last independent valuation

Date	Jun 2022
Valuation	\$127.5m
Valuation per sqm	\$2,618/sqm
Capitalisation rate	4.00 - 4.25%
Discount rate	5.25 - 5.38%
Gross lettable area	48,699 sqm
Site area	9.0 Ha
Hardstand	-
Weighted average lease expiry	2.8 yrs
NABERS	-
Green Star rating	-

Major Tenants	GLA
VIP Plastic Packaging Pty Ltd	17,547 sqm
Ive Group Australia Pty Ltd	13,203 sqm
Rafalog Pty Ltd	10,897 sqm
Papaya Pty Ltd	3,619 sqm

Lease expiry profile %





INGLEBURN LOGISTICS PARK

Ingleburn Logistics Park is a 28 hectare land holding that will comprise ~121,000 sqm of logistics and manufacturing space when fully developed. Stages 1 and 2 are complete and provide ~72,400 sqm. Stage 3 is under construction and will deliver ~49,000 sqm over three warehouse buildings, due for completion 3Q23. The site is close to the M5 and M7 motorways and other key southwestern Sydney industrial markets.

Location: South-West Sydney, NSW

Acquisition date	Jun 2014
Ownership/title	100%/Freehold
Cost including additions	\$137.0m

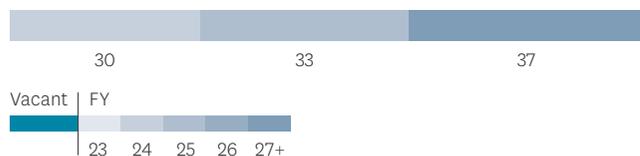
Last independent valuation

Date	Dec 2021
Valuation	\$218.1m ^{††}
Valuation per sqm	\$3,011/sqm
Capitalisation rate	3.38 - 4.13%
Discount rate	5.50%
Gross lettable area	72,445sqm
Site area	28.0 Ha
Hardstand	40,000 sqm
Weighted average lease expiry	4.1 yrs
NABERS	-
Green Star rating	-

Major Tenants	GLA
Next Logistics Pty Ltd	15,687 sqm
Hipotek Grosser Pty Ltd	13,346 sqm
Ewe Group Pty Ltd	11,275 sqm
BGC (Australia) Pty Ltd	10,439 sqm

†† Valuation figure excludes development land.

Lease expiry profile %



LEPPINGTON BUSINESS PARK

This ~10 hectare development site will comprise three premium warehouse buildings with ancillary offices totalling ~57,000 sqm. Warehouse 1 (~21,400 sqm) is due for completion 1Q23 with Warehouse 2 (~21,000 sqm) and Warehouse 3 (~15,000 sqm) due to complete construction in 3Q23. Built to target a 5 star Green Star rating, the site is situated within a newly released industrial precinct at the gateway to the Future Western Sydney Aerotropolis and Nancy Bird Walton International Airport.

Location: South-West Sydney, NSW

Acquisition date	Sep 2020
Ownership/title	100% / Freehold
Cost including additions	\$56.0m

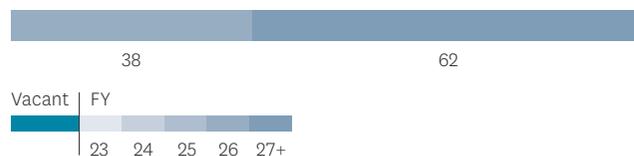
Last independent valuation

Date	Jun 2022
Valuation	\$72.0m ^{††}
Valuation per sqm	\$3,363/sqm
Capitalisation rate	3.75%
Discount rate	5.25%
Gross lettable area	21,410 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	4.2 yrs
NABERS	-
Green Star rating	-

Major Tenants	GLA
Nisbets Australia Pty Ltd	13,692 sqm
Next Logistics Pty Ltd	7,718 sqm
-	-
-	-

†† Valuation figure excludes development land.

Lease expiry profile %



SMEG DISTRIBUTION CENTRE, BOTANY

Smeg Distribution Centre comprises a large showroom, office and warehouse with a GLA of ~9,500 sqm. The asset is located 11km south of the Sydney CBD and is close to Port Botany and Sydney Airport with excellent connectivity to major arterial roads, including Southern Cross Drive, The Eastern Distributor and the M5 motorway. It is fully leased by Smeg.

Location: South Sydney, NSW

Acquisition date	Mar 2015
Ownership/title	100%/Freehold
Cost including additions	\$23.6m

Last independent valuation

Date	Jun 2022
Valuation	\$47.0m
Valuation per sqm	\$4,952/sqm
Capitalisation rate	3.63%
Discount rate	5.25%
Gross lettable area	9,492 sqm
Site area	1.6 Ha
Hardstand	-
Weighted average lease expiry	1.0 yr
NABERS	-
Green Star rating	-

Major Tenants	GLA
Smeg Australia Pty Ltd	9,492 sqm
-	-
-	-
-	-

†† Valuation figure excludes development land.

Lease expiry profile %





WETHERILL PARK DISTRIBUTION CENTRE

Wetherill Park Distribution Centre comprises a warehouse and ancillary office with a GLA of ~16,100 sqm. The asset is approximately 30km west of the CBD and at the geographic centre of Sydney's major industrial zones with good connectivity to the M4 and M7 motorways. The asset is fully leased to Stora Enso Australia and Freight Specialists.

Location: Western Sydney, NSW

Acquisition date	Apr 2003
Ownership/title	100%/Freehold
Cost including additions	\$24.8m

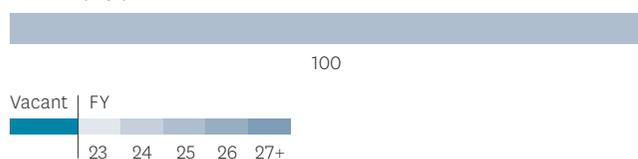
Last independent valuation

Date	Jun 2022
Valuation	\$52.7m
Valuation per sqm	\$3,271/sqm
Capitalisation rate	4.00%
Discount rate	5.50%
Gross lettable area	16,112 sqm
Site area	4.0 Ha
Hardstand	9,009 sqm
Weighted average lease expiry	2.5 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Freight Specialists Pty Ltd	10,152 sqm
Stora Enso Australia Pty Ltd	5,960 sqm
-	-
-	-

Lease expiry profile %



YENNORA DISTRIBUTION CENTRE

Yennora Distribution Centre is one of the largest distribution centres in the southern hemisphere, with ~300,000 sqm of warehousing and ~67,000 sqm of dedicated container hardstand. The 70 hectare prime industrial asset is located 29km west of Sydney and operates as an intermodal terminal with rail sidings connected to the main Southern Rail Line. The site has future development potential.

Location: Western Sydney, NSW

Acquisition date	Jul 2000/Nov 2010
Ownership/title	100%/Freehold
Cost including additions	\$330.0m

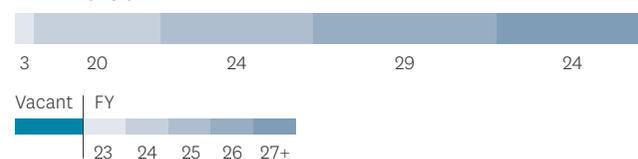
Last independent valuation

Date	Jun 2022
Valuation	\$747.0m
Valuation per sqm	\$2,480/sqm
Capitalisation rate	4.00%
Discount rate	5.25%
Gross lettable area	301,247 sqm
Site area	70.0 Ha
Hardstand	66,837 sqm
Weighted average lease expiry	3.0 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

AWH Pty Ltd	59,596 sqm
Qube Logistics Pty Ltd	44,677 sqm
Austpac Logistics Pty Ltd	40,936 sqm
Silk Contract Logistics Pty Ltd	24,792 sqm

Lease expiry profile %



787 BOUNDARY ROAD, RICHLANDS

787 Boundary Road comprises a recently refurbished ~7,500 sqm warehouse and office facility, conveniently located near the Ipswich Motorway in the Richlands Industrial precinct.

Location: South Brisbane, QLD

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$16.1m

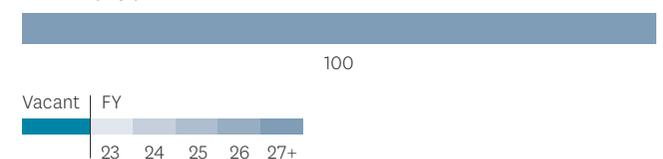
Last independent valuation

Date	Jun 2022
Valuation	\$17.3m
Valuation per sqm	\$2,317/sqm
Capitalisation rate	5.00%
Discount rate	6.00%
Gross lettable area	7,466 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	6.0 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Norm Engineering Pty Ltd	7,466 sqm
-	-
-	-
-	-

Lease expiry profile %





CAROLE PARK DISTRIBUTION CENTRE

Carole Park Distribution Centre is a 10 hectare site that will comprise ~60,000 sqm of logistics and manufacturing space when fully developed. Warehouses 1 and 2 are complete and provide ~28,200 sqm. Stage 3 will comprise of a ~31,000 sqm warehouse which is yet to commence. The development is located 19km from the Brisbane CBD and surrounded by the western industrial hubs of Redbank and Richlands.

Location: South Brisbane, QLD

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$86.7m

Last independent valuation

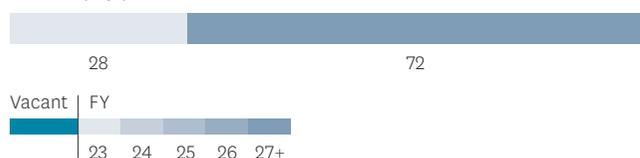
Date	Dec 2021
Valuation	\$106.5m ^{††}
Valuation per sqm	\$1,901/sqm
Capitalisation rate	4.75%
Discount rate	6.00%
Gross lettable area	28,251 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	8.4 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Australian Trailer Solutions Group Pty Ltd	14,336 sqm
Fife	9,350 sqm
Pac Trading Pty Ltd	4,565 sqm
-	-

^{††} Valuation figure excludes development land.

Lease expiry profile %



HENDRA INDUSTRIAL ESTATE

Hendra Industrial Estate comprises 14 warehouses with ancillary office space totalling ~84,000 sqm across 15 hectares. The asset has undergone progressive refurbishment to create a functional, modern and well-presented estate. Its strategic location within Brisbane's Trade Coast precinct boasts excellent road, port and air accessibility.

Location: North Brisbane, QLD

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$64.8m

Last independent valuation

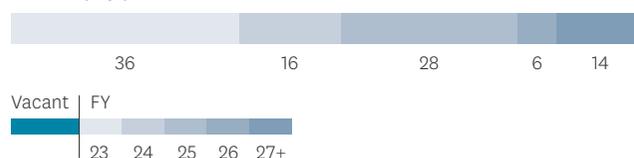
Date	Jun 2022
Valuation	\$173.0m
Valuation per sqm	\$2,058/sqm
Capitalisation rate	4.75%
Discount rate	5.75%
Gross lettable area	84,079 sqm
Site area	15.0 Ha
Hardstand	6,694 sqm
Weighted average lease expiry	2.2 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Easy Auto 123 Pty Ltd	14,810 sqm
Global Express Couriers Pty Ltd	12,858 sqm
CV Services Group Pty Ltd	8,881 sqm
USG Boral Building Products Pty Ltd	8,275 sqm

^{††} Valuation figure excludes development land.

Lease expiry profile %



WILLAWONG DISTRIBUTION CENTRE

Willawong Distribution Centre is a 20 hectare estate that will comprise ~100,000 sqm of prime warehousing space when fully developed. Stages 1 and 2 are complete comprising ~44,000 sqm with Stage 2 achieving a 5 Star Green Star rating. Stages 3 and 4 can accommodate a further GLA of ~55,000 sqm, construction of Stage 3 is underway and forecast to be completed 2Q23. The development is located 19.5km south of the Brisbane CBD.

Location: South Brisbane, QLD

Acquisition date	Mar 2016
Ownership/title	100%/Freehold
Cost including additions	\$56.6m

Last independent valuation

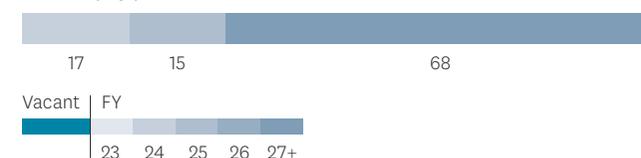
Date	Dec 2021
Valuation	\$95.0m ^{††}
Valuation per sqm	\$2,158/sqm
Capitalisation rate	4.75%
Discount rate	5.50%
Gross lettable area	44,025 sqm
Site area	20.0 Ha
Hardstand	-
Weighted average lease expiry	4.2 yrs
NABERS	-
Green Star rating	5* (As Built)

Major Tenants **GLA**

Allanbee (101 Investments) Pty Ltd	15,272 sqm
Apergy Artificial Lift Pty Ltd	6,759 sqm
Medline International Two Australia Pty Ltd	6,480 sqm
Ewe Brisbane Pty Ltd	5,987 sqm

^{††} Valuation figure excludes development land. *Stage 2 only.

Lease expiry profile %





YATALA DISTRIBUTION CENTRE

Yatala Distribution Centre is a 9 hectare site comprising ~44,000 sqm of prime warehousing and distribution facilities, to be developed over three stages. Stages 1 and 2 comprising ~28,000 sqm are complete, with ~16,000 sqm in Stage 3 under construction with practical completion expected in 2Q23. Located 33km south of the Brisbane CBD, the site benefits from direct access to the Pacific (M1) Motorway via Darlington Drive.

Location: South Brisbane, QLD

Acquisition date	Nov 2006
Ownership/title	100%/Freehold
Cost including additions	\$64.0m

Last independent valuation

Date	Dec 2021
Valuation	\$66.5m ^{††}
Valuation per sqm	\$2,376/sqm
Capitalisation rate	4.38%
Discount rate	5.25%
Gross lettable area	27,993 sqm
Site area	9.0 Ha
Hardstand	-
Weighted average lease expiry	7.1 yrs
NABERS	-
Green Star rating	-

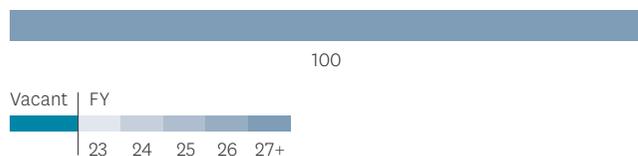
Major Tenants

GLA

Simtech Creations Pty Ltd	8,784 sqm
Crimsafe Security Systems Pty Ltd	5,457 sqm
Supercharge Batteries Pty Ltd	5,060 sqm
Oz Wide Trading Group Pty Ltd	4,752 sqm

^{††} Valuation figure excludes development land.

Lease expiry profile %



72-76 CHERRY LANE, LAVERTON NORTH

72-76 Cherry Lane is a ~10 hectare site comprising a ~20,500 sqm warehouse with significant container-rated hardstand. The asset is well located in Melbourne's western industrial precinct 18km from the CBD and has scope for further redevelopment due to low site coverage.

Location: Melbourne West, VIC

Acquisition date	Feb 2015
Ownership/title	100%/Freehold
Cost including additions	\$32.9m

Last independent valuation

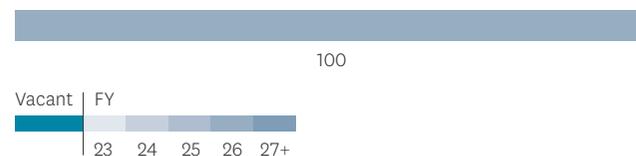
Date	Jun 2022
Valuation	\$61.0m
Valuation per sqm	\$2,977/sqm
Capitalisation rate	4.25%
Discount rate	5.25%
Gross lettable area	20,492 sqm
Site area	9.8 Ha
Hardstand	45,033 sqm
Weighted average lease expiry	4.0 yrs
NABERS	-
Green Star rating	-

Major Tenants

GLA

Toll Transport Pty Ltd	20,492 sqm
-	-
-	-
-	-

Lease expiry profile %



ALTONA DISTRIBUTION CENTRE

Altona Distribution Centre comprises two modern warehouse and distribution facilities with a GLA of ~36,000 sqm located in Melbourne's booming west. The site is well connected with good access to the Port of Melbourne and Western Ring Road and is leased by Asaleo and Toll Transport.

Location: Melbourne West, VIC

Acquisition date	Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$42.5m

Last independent valuation

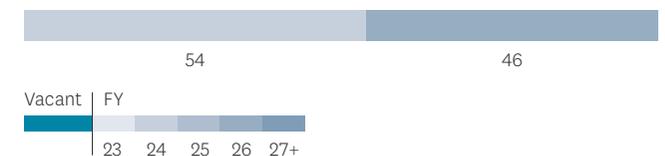
Date	Jun 2022
Valuation	\$61.5m
Valuation per sqm	\$1,711/sqm
Capitalisation rate	4.50%
Discount rate	5.50%
Gross lettable area	35,945 sqm
Site area	13.0 Ha
Hardstand	-
Weighted average lease expiry	1.4 yrs
NABERS	-
Green Star rating	-

Major Tenants

GLA

Toll Transport Pty Ltd	18,727 sqm
Asaleo Personal Care Pty Ltd	16,888 sqm
Guru Freightlines Pty Ltd	330 sqm
-	-

Lease expiry profile %





ALTONA INDUSTRIAL ESTATE

This nine building multi-tenanted industrial estate is located in the inner corridor of Melbourne’s rapidly growing western industrial precinct, close to the Western Ring Road. Masterplanning is underway to redevelop a further ~40,000 sqm of modern warehouse and office accommodation.

Location: Melbourne West, VIC

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$31.5m

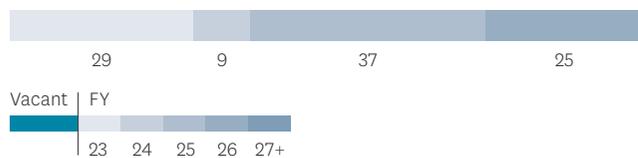
Last independent valuation

Date	Jun 2022
Valuation	\$74.0m
Valuation per sqm	\$2,159/sqm
Capitalisation rate	4.50%
Discount rate	5.50%
Gross lettable area	34,270 sqm
Site area	15.0 Ha
Hardstand	63,706 sqm
Weighted average lease expiry	2.2 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Autonexus Pty Ltd	9,863 sqm
Freight Assist Australia Pty Ltd	5,222 sqm
Monza Australia Pty Ltd	5,049 sqm
Lloyds Auctioneers and Valuers Pty Ltd	4,878 sqm

Lease expiry profile %



BROOKLYN DISTRIBUTION CENTRE

Brooklyn Distribution Centre is a flexible multi-tenanted estate featuring ten warehouses across ~22 hectares. The asset is well located just 12km west of the Melbourne CBD and is adjacent to the four-way interchange of the West Gate Freeway and the Princes Highway. The site has future development potential.

Location: Melbourne West, VIC

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$81.0m

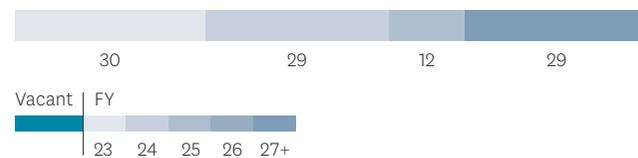
Last independent valuation

Date	Jun 2022
Valuation	\$219.0m
Valuation per sqm	\$1,682/sqm
Capitalisation rate	4.00%
Discount rate	5.25%
Gross lettable area	130,174 sqm
Site area	22.0 Ha
Hardstand	10,641 sqm
Weighted average lease expiry	2.4 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

New Aim Pty Ltd	73,964 sqm
Redfilt Pty Ltd	12,805 sqm
Easy Auto 123 Pty Ltd	8,750 sqm
Novo Shoes Group Pty Ltd	8,514 sqm

Lease expiry profile %



KEYWEST DISTRIBUTION CENTRE, TRUGANINA

KeyWest Distribution Centre is a prime ~30,500 sqm warehouse and office facility on a ~5 hectare site. The asset is in the key western Melbourne industrial precinct of Truganina with excellent access to metropolitan Melbourne and interstate markets via the Ring Road network.

Location: Melbourne West, VIC

Acquisition date	May 2018
Ownership/title	100%/Freehold
Cost including additions	\$31.0m

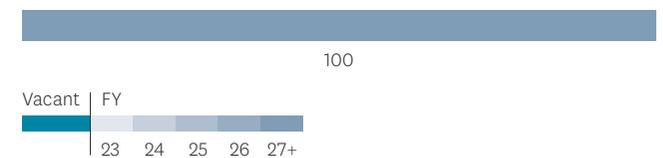
Last independent valuation

Date	Jun 2022
Valuation	\$67.0m
Valuation per sqm	\$2,198/sqm
Capitalisation rate	3.75%
Discount rate	5.25%
Gross lettable area	30,488 sqm
Site area	5.1 Ha
Hardstand	-
Weighted average lease expiry	4.6 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

JB Hi-Fi Group Pty Ltd	18,011 sqm
Brandlink Pty Ltd	12,477 sqm
-	-
-	-

Lease expiry profile %





OAKLEIGH INDUSTRIAL ESTATE

Oakleigh Industrial Estate is an 8 hectare industrial estate with a GLA of ~45,500 sqm comprising of five freestanding buildings. The asset is well located in Melbourne’s south eastern suburbs, 17km from the CBD.

Location: Melbourne South East, VIC

Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$69.3m

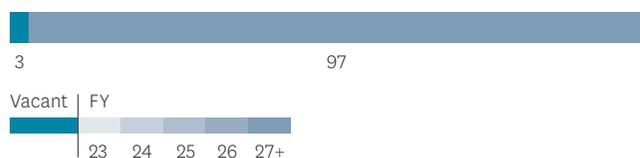
Last independent valuation

Date	Jun 2022
Valuation	\$122.0m
Valuation per sqm	\$2,682/sqm
Capitalisation rate	3.75%
Discount rate	5.25%
Gross lettable area	45,489 sqm
Site area	8.0 Ha
Hardstand	-
Weighted average lease expiry	5.2 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Specialty Packaging Group Pty Ltd	22,204 sqm
Australian Postal Corporation	13,430 sqm
Sello Products Pty Ltd	8,334 sqm
Reece Pty Ltd	686 sqm

Lease expiry profile %



SOMERTON DISTRIBUTION CENTRE

Somerton Distribution Centre consists of three modern warehouse facilities with adjacent boundaries: 20-50 Fillo Drive, a ~31,000 sqm distribution facility; 10 Stubb Street, a ~21,000 sqm warehouse; and 76-82 Fillo Drive, a ~19,000 sqm industrial building recently refurbished.

Location: Melbourne North, VIC

Acquisition date	Jul 2006/Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$70.5m

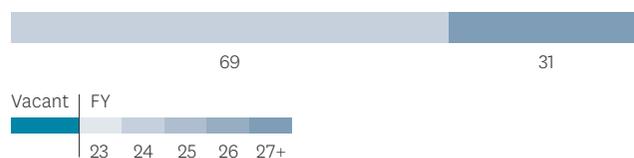
Last independent valuation

Date	Jun 2022
Valuation	\$115.2m
Valuation per sqm	\$1,615/sqm
Capitalisation rate	4.25 - 4.50%
Discount rate	5.50%
Gross lettable area	71,341 sqm
Site area	16.0 Ha
Hardstand	-
Weighted average lease expiry	3.3 yrs
NABERS	-
Green Star rating	-

Major Tenants **GLA**

Toll Transport Pty Ltd	31,185 sqm
Pro-Pac Packaging Group (Aust) Pty Ltd	21,330 sqm
McPhee Distribution Services Pty Ltd	18,826 sqm

Lease expiry profile %



MELBOURNE BUSINESS PARK

This 260 hectare logistics and business park project is set to become one of the largest of its kind. Located around 25km west of Melbourne’s CBD in the suburb of Truganina, the site benefits from excellent existing and proposed infrastructure including the Western Freeway diamond interchange, and the future Outer Metropolitan Ring Road (OMR). Stockland has acquired 100% ownership of ~5 hectares of land in addition to options to acquire future land parcels, the site will deliver ~31,000 sqm of GLA on completion.

Location: Melbourne West, VIC

Acquisition date	Dec 2018*
Ownership/title	Property Development Agreement/50% freehold on partial land
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	N/A
Site area	N/A
Hardstand	N/A
Weighted average lease expiry	N/A
NABERS	N/A
Green Star rating	N/A

Major Tenants **GLA**

* Property Development Agreement entered into with options to acquire land parcels.



KEMPS CREEK

Kemps Creek Land was acquired under a joint venture arrangement with Fife Group. Stockland holds an interest to acquire ~100 hectares of land within the Western Sydney Employment Area. The location benefits from excellent access to M4 and M7 motorways and the Future Western Sydney Aerotropolis and Nancy Bird Walton International Airport.

Location: Western Sydney, NSW

Acquisition date	Est. 1H23 (subject to exercise of the options)
Ownership/title	50% / Freehold (subject to completion of the acquisition)
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	344,000 sqm
Site area	N/A
Hardstand	-
Weighted average lease expiry	-
NABERS	-
Green Star rating	-

Major Tenants	GLA
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182-202 BOWHILL ROAD, WILLAWONG

182-202 Bowhill Road was acquired under a joint venture arrangement with Fife Group. Stockland holds an interest to potentially develop up to ~120,000 sqm of warehousing and distribution facilities. The 27 hectare site is well located, 19.5km south of the Brisbane CBD, midway between the Logan Motorway and the Acacia Ridge Rail Marshalling Yards.

Location: South Brisbane, QLD

Acquisition date	Jul 2020
Ownership/title	50% / Freehold
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	120,000 sqm
Site area	27.0 Ha
Hardstand	-
Weighted average lease expiry	-
NABERS	-
Green Star rating	-

Major Tenants	GLA
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Image: boundaries are indicative only.



YATALA DISTRIBUTION CENTRE SOUTH

Yatala Distribution Centre, South is a recently acquired ~4 hectare vacant parcel of industrial zoned land adjacent to Yatala Distribution Centre. The development will deliver ~19,000 sqm of GLA on completion.

Location: South Brisbane, QLD

Acquisition date	Jun 2021
Ownership/title	100% / Freehold
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	19,000 sqm
Site area	4.0 Ha
Hardstand	-
Weighted average lease expiry	-
NABERS	-
Green Star rating	-

Major Tenants	GLA
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This image is indicative only and the landscape subject to change. Boundaries are indicative only.



20 & 42 AMHERST DRIVE, TRUGANINA

20 & 42 Amherst Drive is a development delivering ~39,000 sqm of prime industrial space on ~6 hectares. The estate will comprise of two modern warehouses, both due for practical completion in 2Q23. The asset is located in the key western Melbourne industrial precinct of Truganina with excellent access to the Princess Freeway.

Location: Melbourne West, VIC

Acquisition date	Jun 2022
Ownership/title	100% / Freehold
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	39,000 sqm
Site area	6.3 Ha
Hardstand	-
Weighted average lease expiry	-
NABERS	-
Green Star rating	-

Major Tenants	GLA



CRANBOURNE WEST DISTRIBUTION CENTRE

Cranbourne West Distribution Centre is a development delivering ~15,000 sqm over two tenancies with ancillary office and dedicated hardstand, due for completion in 2Q23. Located in an expanding industrial precinct in Melbourne's southeast, the site has proximity to major arterials Western Port Highway and South Gippsland Highway.

Location: Melbourne South East, VIC

Acquisition date	Jun 2022
Ownership/title	100% / Freehold
Cost including additions	N/A

Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	15,000 sqm
Site area	6.2 Ha
Hardstand	-
Weighted average lease expiry	-
NABERS	-
Green Star rating	-

Major Tenants	GLA

Artist impression.



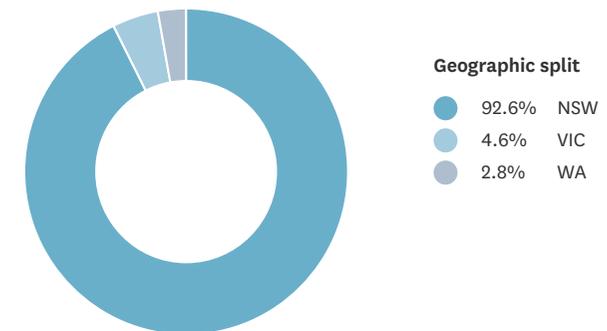
Melbourne Business Park, VIC

This 260 hectare logistics and business park project is set to become one of the largest of its kind. Located around 25km west of Melbourne's CBD in the suburb of Truganina, the site benefits from excellent existing and proposed infrastructure including the Western Freeway diamond interchange, and the future Outer Metropolitan Ring Road (OMR) and Western Interstate Freight Terminal (WIFT).

Workplace

High-quality portfolio with an attractive development pipeline, providing the opportunity to create next-gen curated workplaces focused on innovation and sustainability

WORKPLACE PORTFOLIO



Assets

10

Ownership interest value

\$2.1bn

Gross book value

\$2.5bn

Affinity Place, NSW

Three adjacent office buildings at 110, 118 and 122 Walker Street have received Development Application approval. Affinity Place will deliver ~59,000 sqm of premium office space, activated lobby and ground plane, and excellent retail and amenity. The development will target a 6 Star Green Star and 5.5 Star NABERS Base Building Energy ratings and a Climate Active carbon neutral certification. Located in North Sydney's CBD, Affinity Place will have superior access to metro, rail, bus, road and ferry.

Image: Artist impression.





Piccadilly Complex, NSW

Piccadilly Complex includes an A-grade 32-storey office space, a B-grade 14-storey office building, as well as a dual-level retail shopping centre. Piccadilly Complex presents a city-changing development opportunity, with planning approval processes underway.

Image: Artist impression.

WORKPLACE PORTFOLIO

Page	Property	State	Net lettable area	Book value	FY22 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Workplace Portfolio#
30	601 Pacific Highway, St Leonards	NSW	12,455 sqm	\$132.0m	\$(2.7)m	(2.0)%	5.75%	\$6.3m	6.2%
30	Piccadilly Complex, Sydney*	NSW	42,082 sqm	\$614.0m	\$(1.4)m	(0.2)%	5.00 - 5.50%	\$34.7m	28.9%
30	Walker Street Complex, North Sydney†	NSW	10,019 sqm	\$191.1m	\$0.0m	0.0%	N/A	\$4.0m	9.0%
31	Durack Centre	WA	25,114 sqm	\$58.4m	\$(20.6)m	(26.1)%	8.00 - 8.25%	\$12.0m	2.7%
			89,670 sqm	\$995.5m				\$57.0m	47%
	Business Parks								
31	16 Giffnock Avenue, Macquarie Park	NSW	11,525 sqm	\$79.8m	\$3.3m	4.4%	5.25%	\$4.6m	3.8%
31	60-66 Waterloo Road, Macquarie Park	NSW	17,407 sqm	\$147.9m	\$8.6m	6.2%	5.13%	\$8.3m	7.0%
32	Macquarie Technology Park, Macquarie Park††	NSW	1,650 sqm	\$162.4m	\$0.0m	0.0%	N/A	\$0.1m	7.6%
32	Optus Centre, Macquarie Park‡	NSW	84,194 sqm	\$379.4m	\$32.5m	9.3%	4.75%	\$21.0m	17.8%
32	Trinity Business Park, North Ryde	NSW	27,798 sqm	\$243.0m§§	\$18.4m	7.5%	5.25%	\$14.0m	11.4%
33	Mulgrave Corporate Park	VIC	20,890 sqm	\$98.2m	\$(0.8)m	(0.8)%	6.75%	\$5.8m	4.6%
			163,464 sqm	\$1,110.7m				\$53.8m	52%
	Business Parks Development Land§								
	M_Park, Stage 1	NSW	62,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Trinity Business Park, North Ryde (Dev)	NSW	N/A	\$20.2m	N/A	N/A	N/A	N/A	0.9%
				\$20.2m					1%
	Master Planning§								
	M_Park, Stage 2 Johnson & Johnson Medical Pty Ltd^	NSW	105,000 sqm						
			253,134 sqm§§						

Book value.

* Book value and NLA, office component only. Retail component included in Retail Portfolio.

† Book value represents 110, 118 and 122 Walker St as a consolidated development site.

†† Book value represents asset valued as a development site.

‡ Book value represents Stockland's 51% ownership interest.

§ Lettable area is estimated on completion, not included in total lettable area.

^ Subject to approvals and exercise of the Put & Call Option.

§§ Excluding development land.



601 PACIFIC HIGHWAY, ST LEONARDS

601 Pacific Highway is a 14 storey A-grade office tower boasting a 5.5 Star NABERS Energy Rating, ~160 parking spaces and a recently refurbished lobby and forecourt. The asset is conveniently located close to St Leonards railway station and the future Crows Nest metro station as well as aerial roads and transport networks.

Location: St Leonards, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$80.2m

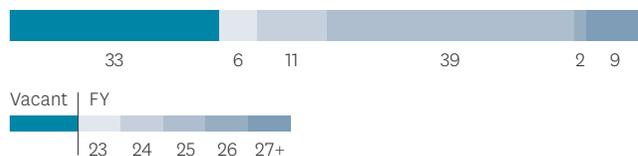
Last independent valuation

Date	Jun 2022
Valuation	\$132.0m
Valuation per sqm	\$10,598/sqm
Capitalisation rate	5.75%
Discount rate	6.38%
Car parking spaces	165
Net lettable area	12,455 sqm
Weighted average lease expiry	2.4 yrs
NABERS	5.5 (Energy) 3.5 (Water)
Green Star rating	4 Star (Performance)

Major Tenants **NLA**

IBM Australia Ltd	2,737 sqm
Fleet Partners Pty Ltd	1,818 sqm
Allity Pty Ltd	912 sqm
Asterx Pty Ltd	434 sqm
Vertex Pharmaceutical (Australia) Pty Ltd	424 sqm

Lease expiry profile %



PICCADILLY COMPLEX, SYDNEY*

The Piccadilly Complex includes an A-grade 32-storey office tower, a B-grade 14-storey office building, as well as a dual-level retail shopping centre. Boasting 4.5-Star and 5.5-Star NABERS Energy Ratings respectively, the site has convenient connections to transport, retail, and amenity and ~270 parking spaces. The Piccadilly Complex presents a city-changing development opportunity that has received endorsement in the planning approval process for the redevelopment of the site.

Location: Sydney CBD, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold (Expiry 2091)
Cost including additions	\$452.8m

Last independent valuation

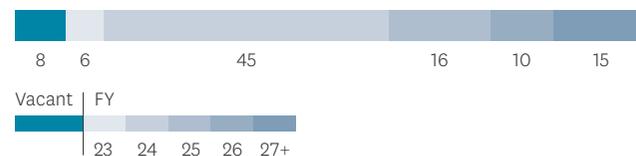
Date	Jun 2022
Valuation	\$614.0m
Valuation per sqm	\$14,591/sqm
Capitalisation rate	5.00 - 5.50%
Discount rate	5.75 - 6.00%
Car parking spaces	274
Net lettable area	42,082 sqm
Weighted average lease expiry	2.4 yrs
NABERS	4.5/5.5† (Energy) 5.0/5.0† (Water)
Green Star rating	6 (Office Interiors - Stockland Office) 4/4† Star (Performance)

Major Tenants **NLA**

Stockland Development Pty Ltd	10,250 sqm
The Uniting Church of Australia Property Trust	6,965 sqm
GHD Services Pty Ltd	3,739 sqm
The University of Sydney	3,648 sqm
Smartgroup Benefits Pty Ltd	3,264 sqm

* Excludes Retail.
† Piccadilly Tower (133 Castlereagh St base building) and Piccadilly Court (222 Pitt Street) respectively.

Lease expiry profile %



WALKER STREET COMPLEX, NORTH SYDNEY†

Three adjacent office buildings at 110, 118 and 122 Walker Street have received Development Application approval. Affinity Place will deliver ~59,000 sqm of premium office space, with an activated lobby and ground plane, including excellent retail and amenity. The development will target a 6 Star Green Star and 5.5 Star NABERS Base Building Energy ratings and a Climate Active carbon neutral certification. Located in North Sydney's CBD, Affinity Place will have superior access to metro, rail, bus, road and ferry.

Location: North Sydney CBD, NSW

Acquisition date	Oct 2000/Nov 2019*
Ownership/title	100%/Freehold
Cost including additions	\$156.8m

Last independent valuation

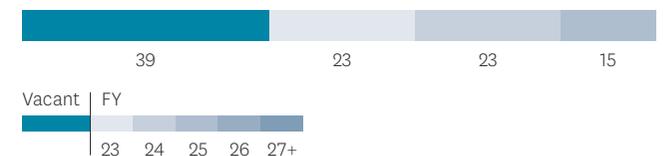
Date	Jun 2020
Valuation	\$190.0m†
Valuation per sqm	\$18,964/sqm†
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	128
Net lettable area	10,019 sqm
Weighted average lease expiry	1.4 yrs
NABERS	5.0 / N/A*/N/A* (Energy) 4.0 / N/A*/N/A* (Water)
Green Star rating	4 Star / N/A*/N/A*(Performance)

Major Tenants **NLA**

EFTsure Pty Ltd	1,112 sqm
Austec Institute Pty Ltd	637 sqm
HBA Learning Centres Pty Ltd	636 sqm
International School of Colour & Design Pty Ltd	578 sqm
Hdnd Enterprises Pty Ltd	550 sqm

† Valuation represents 110, 118 and 122 Walker St as a consolidated development site.
* 110 Walker St, 122 Walker St and 118 Walker St respectively.

Lease expiry profile %





DURACK CENTRE

Durack Centre consists of 263 Adelaide Terrace, 2 Victoria Avenue (Optus Centre) and EB Johnston House. This complex has A-grade office accommodation with premium end of trip facilities and great amenity. The assets boast a 5 Star NABERS Energy rating, expansive floor plates and 180-degree views of the Swan River.

Location: Perth CBD, WA

Acquisition date	Oct 2006
Ownership/title	100%/Leasehold (Expiry 2051)
Cost including additions	\$117.9m

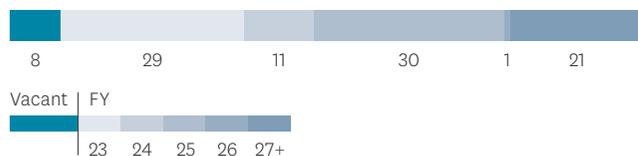
Last independent valuation

Date	Jun 2022
Valuation	\$58.4m
Valuation per sqm	\$2,325/sqm
Capitalisation rate	8.00 - 8.25%
Discount rate	8.25 - 8.50%
Car parking spaces	142
Net lettable area	25,114 sqm
Weighted average lease expiry	2.5 yrs
NABERS	5.5/4.0* (Energy) 4.5/3.5* (Water)
Green Star rating	5 (As Built - 2 Victoria Avenue) 4/3* Star (Performance)

Major Tenants	NLA
Jacobs Group Pty Ltd	5,299 sqm
Minister for Works	4,127 sqm
Commonwealth of Australia	3,044 sqm
Optus Administration Pty Ltd	1,908 sqm
Linkforce Hire Pty Ltd	1,752 sqm

*263 Adelaide Tce and 2 Victoria Ave respectively.

Lease expiry profile %



16 GIFFNOCK AVENUE, MACQUARIE PARK

16 Giffnock Avenue is a 1.3 hectare business park offering open-plan office space set among landscaped gardens with ~280 parking spaces, an ancillary warehouse, an onsite coffee cart operator and end-of-trip facilities. The asset is well-located in innovation and growth precinct Macquarie Park, 12 km north west of the Sydney CBD and in close proximity to the M2 motorway.

Location: North-West Sydney, NSW

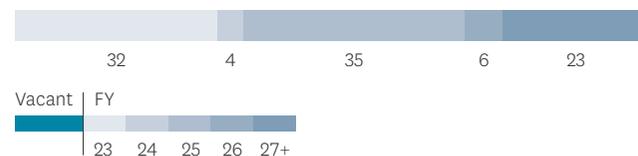
Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$36.7m

Last independent valuation

Date	Dec 2021
Valuation	\$79.5m
Valuation per sqm	\$6,898/sqm
Capitalisation rate	5.25%
Discount rate	6.13%
Car parking spaces	279
Net lettable area	11,525 sqm
Weighted average lease expiry	2.3 yrs
NABERS	5.0 (Energy) 5.0 (Water)
Green Star rating	4 Star (Performance)

Major Tenants	NLA
Apotex Pty Ltd	1,951 sqm
Alstom Transport Australia Pty Ltd	1,820 sqm
Nokia Solutions and Networks Australia Pty Ltd	1,777 sqm
Sonartech Atlas Pty Ltd	1,672 sqm
Endress & Hauser Australia Pty Ltd	1,671 sqm

Lease expiry profile %



60-66 WATERLOO ROAD, MACQUARIE PARK

60-66 Waterloo Road comprises A-grade office, warehouse and laboratory facilities with premium end-of-trip facilities, an onsite café and excellent amenity. The asset is well located 12 km north west of the Sydney CBD with proximity to the M2 motorway and major arterial roads. It is fully leased to Laverty Pathology, Yokogawa, Becton Dickinson and Janssen Cilag.

Location: North-West Sydney, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$58.9m

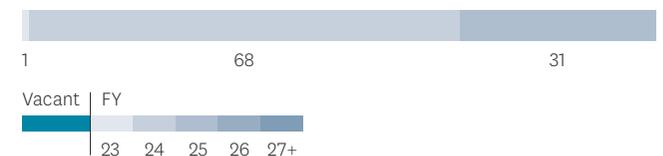
Last independent valuation

Date	Dec 2021
Valuation	\$148.5m
Valuation per sqm	\$8,531/sqm
Capitalisation rate	5.13%
Discount rate	6.00%
Car parking spaces	490
Net lettable area	17,407 sqm
Weighted average lease expiry	2.0 yrs
NABERS	5.5* (Energy) 4.5* (Water)
Green Star rating	4* Star (Performance)

Major Tenants	NLA
Idameneo Ltd (Laverty Pathology)	7,260 sqm
Janssen Cilag Pty Ltd	4,857 sqm
Becton Dickinson Pty Ltd	3,506 sqm
Yokogawa Pty Ltd	1,764 sqm

* 66 Waterloo Road only.

Lease expiry profile %





MACQUARIE TECHNOLOGY PARK, MACQUARIE PARK††

The 3 hectare site spanning 33-39 Talavera Road and 11-17 Khartoum Road will be redeveloped to deliver leading life sciences and technology innovation precinct, M_Park. The masterplanned commercial precinct will integrate office, retail medical and open green space dedicated to whole-of-business and whole-of-life health. The precinct also includes a purpose-built data centre facility. Construction of Stage 1 is underway with target completion for the entire precinct in 2024.

Location: North-West Sydney, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$92.7m

Last independent valuation

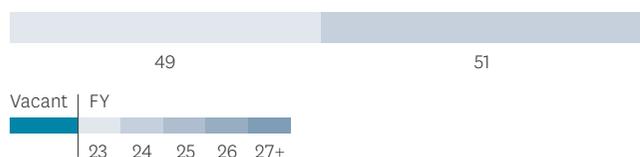
Date	Jun 2020
Valuation	\$61.0m
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	42
Net lettable area	1,650 sqm
Weighted average lease expiry	1.0 yr
NABERS	N/A
Green Star rating	N/A

Major Tenants **NLA**

Wise Medical Pty Ltd	859 sqm
TRED Australia Pty Ltd	678 sqm
Stockland Development Pty Ltd	113 sqm

†† Book value represents asset valued as a development site.

Lease expiry profile %



OPTUS CENTRE, MACQUARIE PARK‡

Optus Centre is one of Australia’s largest single-tenant office campuses – having recently been upgraded, the integrated campus comprises six low-rise A-grade buildings with 84,194 sqm of campus space and 2,080 car parking spaces with a 5 Star NABERS rating. This prime ~8 hectare site is incredibly connected within tech and innovation hub Macquarie Park, a mere 12km northwest of Sydney CBD. Optus have committed to the campus until 2033.

Location: North-West Sydney, NSW

Acquisition date	Jul 2000
Ownership/title	51%/Freehold
Cost including additions	\$179.0m

Last independent valuation

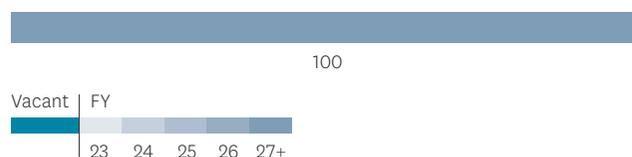
Date	Mar 2022
Valuation	\$379.4m
Valuation per sqm	\$8,837/sqm§§
Capitalisation rate	4.75%
Discount rate	5.88%
Car parking spaces	2,080
Net lettable area	84,194 sqm
Weighted average lease expiry	11.0 yrs
NABERS	5.0 (Energy) 5.0 (Water)
Green Star rating	4 Star (Performance)

Major Tenants **NLA**

Optus Administration Pty Ltd	84,194 sqm
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‡ Book value represents Stockland’s 51% ownership interest. §§100% interest.

Lease expiry profile %



TRINITI BUSINESS PARK, NORTH RYDE

Triniti Business Park is an office precinct comprising three A-grade buildings across three hectares with a total NLA of ~28,000 sqm. The asset boasts a 5.5 Star NABERS Energy Rating, green space, an onsite café and excellent amenities. It is well connected, adjacent to the North Ryde metro station with Sydney CBD and district views. The asset is leased by a range of blue-chip tenants including Boral Construction Materials, CSR, Downer EDI and Nick Scali.

Location: North-West Sydney, NSW

Acquisition date	Jun 2001
Ownership/title	100%/Freehold
Cost including additions	\$160.7m

Last independent valuation

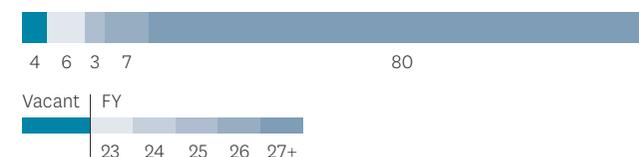
Date	Dec 2021
Valuation	\$244.0m††
Valuation per sqm	\$8,778/sqm
Capitalisation rate	5.25%
Discount rate	6.25%
Car parking spaces	996
Net lettable area	27,798 sqm
Weighted average lease expiry	5.5 yrs
NABERS	5.5 Combined (Energy) 4.5 Combined (Water)
Green Star rating	4 Star Combined (Performance) 5 Star Combined (As Built)

Major Tenants **NLA**

Downer EDI Ltd	10,198 sqm
CSR Ltd	5,693 sqm
Boral Construction Materials Ltd	4,008 sqm
Nick Scali Ltd	1,241 sqm
GF Services Company Pty Ltd	935 sqm

†† Valuation figure excludes development land.

Lease expiry profile %





MULGRAVE CORPORATE PARK

Mulgrave Corporate Park comprises three large office buildings with a multi-level carpark, outdoor podium, end of trip facilities and onsite café. Located in the south eastern suburb of Mulgrave, 25km from Melbourne CBD, the site has excellent access to the Monash Freeway and arterial roads, Springvale Road, Wellington Road and Ferntree Gully Road. The business park is predominantly leased as the head offices for Kmart Australia and DoTerra.

Location: Melbourne South East, VIC

Acquisition date	Apr 2016
Ownership/title	100%/Freehold
Cost including additions	\$101.7m

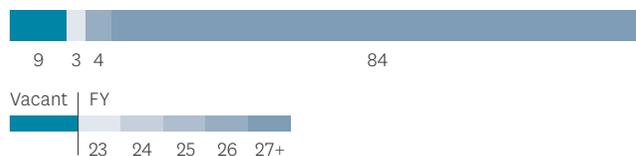
Last independent valuation

Date	Dec 2021
Valuation	\$98.0m
Valuation per sqm	\$4,691/sqm
Capitalisation rate	6.75%
Discount rate	6.50%
Car parking spaces	1,339
Net lettable area	20,890 sqm
Weighted average lease expiry	4.6 yrs
NABERS	4.5/1.0/5.0* (Energy) 4.5/1.5/4.5* (Water)
Green Star rating	N/A

Major Tenants	NLA
Kmart Australia Ltd	15,626 sqm
doTerra Australia Pty Lrd	1,724 sqm
IMCD Australia Pty Ltd	884 sqm
Loscam Australia Pty Ltd	641 sqm
Y & G Garment Pty Ltd	350 sqm

* 350 Wellington Road, 352 Wellington Road and 690 Springvale Road respectively.

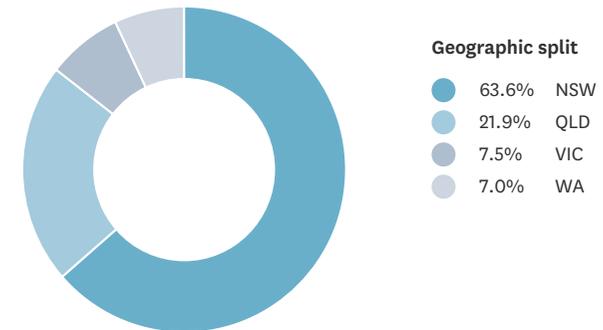
Lease expiry profile %



Town Centres

Stockland's Town Centre portfolio is focused on suburban and regional locations, providing a curated and convenient essential-based mix to our communities

TOWN CENTRE PORTFOLIO



Town centres

23

Ownership interest value

\$5.5bn

Gross book value

\$5.7bn

Tenants

>2,360

Town centres sales

~\$5.3bn

Stockland Rockhampton, QLD

A leading fashion and entertainment destination in Central Queensland, Stockland Rockhampton recently underwent a remix which saw the opportunity to include mini-majors TK Maxx and Timezone to the existing 13 mini-majors. The centre also features an all-weather casual dining precinct making Stockland Rockhampton one of the most all-encompassing town centres in the Stockland portfolio.





Stockland Harrisdale, WA

Located 20km south-east of the Perth CBD, Stockland Harrisdale recently launched 'The Patch', an outdoor inclusive space for community connection and engagement. 'The Patch' is designed to connect people to their environment, learn about health and general well-being with plenty of seating, a cubby house, sandpit and sensory play.

TOWN CENTRES PORTFOLIO

Page	Property	Location	State	Gross lettable area	Book Value	FY22 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Retail Portfolio	Annual sales June 2022	Specialty occupancy cost*	Specialty sales†
38	Stockland Balgowlah	Balgowlah	NSW	12,802 sqm	\$165.0m	\$18.7m	13.0%	5.25%	\$7.9m	3.0%	\$131.2 m	21.3%	\$6,779/sqm
38	Stockland Forster	Forster	NSW	39,105 sqm	\$199.6m	\$20.2m	11.4%	5.75%	\$12.8m	3.6%	\$263.5 m	14.2%	\$8,862/sqm
38	Stockland Glendale	Glendale	NSW	52,786 sqm	\$336.0m	\$37.0m	12.4%	5.75%	\$19.2m	6.1%	\$330.3 m	15.2%	\$8,680/sqm
39	Stockland Green Hills	East Maitland	NSW	74,227 sqm	\$770.0m	\$27.6m	3.7%	5.75%	\$42.2m	13.9%	\$547.9 m	17.8%	\$9,726/sqm
39	Stockland Merrylands	Merrylands	NSW	59,461 sqm	\$534.5m	\$19.1m	3.7%	5.75%	\$28.1m	9.6%	\$374.8 m	20.1%	\$8,272/sqm
39	Stockland Nowra	Nowra	NSW	16,036 sqm	\$126.2m	\$21.8m	21.1%	5.75%	\$7.0m	2.3%	\$132.7 m	13.7%	\$12,121/sqm
40	Stockland Piccadilly‡	Sydney CBD	NSW	2,984 sqm	\$51.0m	\$(12.2)m	(19.3)%	5.50%	\$1.6m	0.9%			
40	Stockland Shellharbour~	Shellharbour	NSW	87,763 sqm	\$597.1m	\$(9.7)m	(1.6)%	6.00%	\$34.7m	10.8%	\$413.3 m	17.6%	\$8,249/sqm
40	Shellharbour Retail Park	Shellharbour	NSW	22,275 sqm	\$101.0m	\$20.9m	26.1%	5.00%	\$4.8m	1.8%	\$125.2 m	12.0%	\$3,621/sqm
41	Stockland Wetherill Park	Wetherill Park	NSW	66,197 sqm	\$646.0m	\$1.7m	0.3%	5.50%	\$33.6m	11.7%	\$352.8 m	21.9%	\$7,411/sqm
41	Stockland Baringa	Baringa	QLD	6,547 sqm	\$29.9m	\$2.7m	9.9%	5.75%	\$1.6m	0.5%	\$36.5 m	3.7%	\$13,760/sqm
41	Stockland Birtinya	Birtinya	QLD	17,368 sqm	\$79.6m	\$7.0m	9.6%	5.00 - 5.75%	\$4.4m	1.4%	\$118.7 m	9.8%	\$8,344/sqm
42	Stockland Burleigh Complex+	Burleigh Heads	QLD	36,753 sqm	\$225.0m	\$30.7m	15.8%	5.25 - 5.75%	\$14.1m	4.1%	\$242.3 m	14.2%	\$8,231/sqm
42	Stockland Gladstone	Gladstone	QLD	29,269 sqm	\$143.6m	\$11.2m	8.5%	6.50%	\$10.0m	2.6%	\$212.7 m	10.8%	\$12,415/sqm
42	Stockland Hervey Bay‡	Hervey Bay	QLD	37,626 sqm	\$189.7m	\$7.7m	4.3%	6.75%	\$14.0m	3.4%	\$270.3 m	11.4%	\$10,757/sqm
43	Stockland Rockhampton	Rockhampton	QLD	59,314 sqm	\$392.3m	\$21.2m	5.7%	6.00%	\$24.7m	7.1%	\$416 m	13.0%	\$11,344/sqm
43	Stockland Townsville^	Aitkenvale	QLD	44,994 sqm	\$150.0m	\$3.5m	2.4%	6.25%	\$9.5m	2.7%	\$264.4 m	14.7%	\$10,527/sqm
43	Stockland Point Cook	Point Cook	VIC	44,065 sqm	\$236.0m	\$25.0m	11.8%	6.25%	\$14.6m	4.3%	\$264.9 m	13.8%	\$6,553/sqm
44	Stockland Wendouree	Wendouree	VIC	28,024 sqm	\$179.3m	\$19.1m	12.0%	6.25%	\$13.0m	3.2%	\$201.2 m	14.7%	\$8,519/sqm
44	Stockland Baldivis	Baldivis	WA	33,361 sqm	\$198.2m	\$13.5m	7.4%	6.00%	\$14.2m	3.6%	\$270.4 m	13.9%	\$9,816/sqm
44	Stockland Bull Creek^^	Bull Creek	WA	16,968 sqm	\$78.0m	\$(0.6)m	(0.9)%	6.50%	\$5.1m	1.4%	\$112.3 m	12.5%	\$11,548/sqm
45	Stockland Harrisdale	Harrisdale	WA	14,486 sqm	\$64.4m	\$3.8m	6.3%	5.75%	\$4.3m	1.2%	\$111.9 m	10.4%	\$9,907/sqm
45	Stockland Riverton^	Riverton	WA	19,792 sqm	\$48.3m	\$(0.3)m	(0.6)%	6.50%	\$4.1m	0.9%	\$137 m	14.1%	\$9,069/sqm
				822,203 sqm	\$5,540.6m				\$325.5m	100%	\$5,330.2 m		\$9,035

* Occupancy cost reflects stable assets, adjusted to reflect tenants trading more than 24 months, and for COVID-19 abatements agreed to date for the period.

† This is based on the MLA calculation.

‡ Assets under development or still in stabilisation mode; Transitional MAT.

~ Book value includes Lamerton House and Greater Union Cinema.

^^ Asset held for sale.

+ Includes Stockland Burleigh Central.

^ Book value represents Stockland's 50% ownership.



STOCKLAND BALGOWLAH

Located in the northern suburbs of Sydney, the centre occupies ~12,800 sqm of a mixed-use development with ~240 residential apartments. The centre includes Coles, Harbord Growers Market, Fitness First Platinum, more than 60 specialty stores and over 700 car parking spaces. This neighbourhood centre also has a medical centre and an open-air plaza on the second level featuring a number of restaurants and service offerings.

Location: Balgowlah, NSW

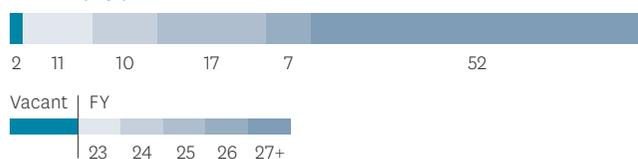
Acquisition date	2001
Ownership/title	100%/Freehold
Cost including additions	\$140.5m
Refurbishment history	2007

Last independent valuation

Date	Dec-21
Valuation	\$163.0m
Valuation per sqm	\$12,732/sqm
Capitalisation rate	5.25%
Discount rate	5.75%
Car parking spaces	736
Gross lettable area	12,802 sqm
Annual sales June 2022	\$131.2 m
Specialty occupancy cost	21.3%
Weighted average lease expiry	4.6 yrs
NABERS	4.0 (Energy) 3.0 (Water)
Green Star rating	N/A

Major tenants	GLA	Lease Expiry
Coles	4,443 sqm	Jun 2029
-	-	-
-	-	-
-	-	-
-	-	-

Lease expiry profile %



STOCKLAND FORSTER

Located on the mid-north coast of NSW, this town centre includes Coles, Woolworths, ALDI, Kmart and mini-majors Priceline, The Reject Shop and Cotton On Mega. The centre has ~70 specialty stores, an outdoor food and cafe precinct, a children's play area and well equip amenities. The adjoining retail park has seven large-format retail tenancies including Bunnings Warehouse, Petbarn, Jax Tyres and Hungry Jacks.

Location: Forster, NSW

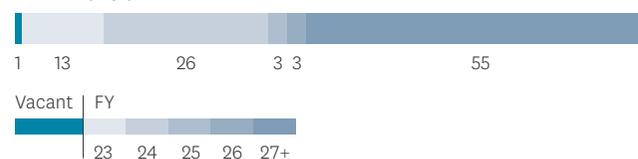
Acquisition date	Jul 2003/May 2010
Ownership/title	100%/Freehold
Cost including additions	\$138.8m
Refurbishment history	2020, 2008

Last independent valuation

Date	Dec-21
Valuation	\$197.0m
Valuation per sqm	\$5,038/sqm
Capitalisation rate	5.75%
Discount rate	6.25%
Car parking spaces	1,459
Gross lettable area	39,105 sqm
Annual sales June 2022	\$263.5 m
Specialty occupancy cost	14.2%
Weighted average lease expiry	5.4 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Bunnings	8,310 sqm	Mar 2024
Kmart	6,938 sqm	Aug 2031
Coles	4,034 sqm	Jun 2033
Woolworths	3,800 sqm	Nov 2030
ALDI	1,570 sqm	Aug 2029

Lease expiry profile %



STOCKLAND GLENDALE

Located on the northern fringe of Lake Macquarie, this town centre was the first of the true super centre outdoor concepts combining retail, leisure and entertainment on a ~20 hectare site. The centre houses majors Coles, Woolworths, Kmart, Target, Event Cinemas, boasts 11 mini-majors including TK Maxx, Rebel Sport, Cotton On Mega and Dan Murphy's. ~75 specialty stores and parking for more than 2,270 cars. The centre recently installed a multimillion dollar shade sail which will house weekly Farmers and Artisan Markets from July 2022.

Location: Glendale, NSW

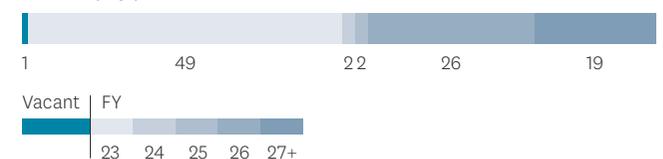
Acquisition date	Mar 1996
Ownership/title	100%/Freehold
Cost including additions	\$129.4m
Refurbishment history	2021, 2006

Last independent valuation

Date	Jun-22
Valuation	\$336.0m
Valuation per sqm	\$6,365/sqm
Capitalisation rate	5.75%
Discount rate	6.25%
Car parking spaces	2,278
Gross lettable area	52,786 sqm
Annual sales June 2022	\$330.3 m
Specialty occupancy cost	15.2%
Weighted average lease expiry	2.4 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Target	8,522 sqm	Holdover
Kmart	6,425 sqm	Holdover
Events Cinemas	4,148 sqm	Holdover
Coles	5,109 sqm	Mar 2026
Woolworths	4,952 sqm	Mar 2026

Lease expiry profile %





STOCKLAND GREEN HILLS

Located 26km north west of the Newcastle CBD, this award winning regional centre is anchored by David Jones, Woolworths, Coles, Big W and Kmart. There are also -14 mini-majors including H&M, Cotton On Mega, Dan Murphy's, JB Hi-Fi, TK Maxx, an indoor and outdoor dining precinct featuring over 15 eateries, a seven-screen HOYTS Lux cinema complex, over 3,100 parking spaces and more than 210 specialty stores.

Location: East Maitland, NSW

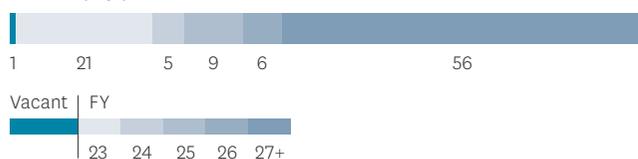
Acquisition date	Dec 2000
Ownership/title	100%/Freehold
Cost including additions	\$546.3m
Refurbishment history	2018

Last independent valuation

Date	Jun-22
Valuation	\$770.0m
Valuation per sqm	\$10,374/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	3,125
Gross lettable area	74,227 sqm
Annual sales June 2022	\$547.9 m
Specialty occupancy cost	17.8%
Weighted average lease expiry	5.8 yrs
NABERS	N/A (Energy) 3.5 (Water)
Green Star rating	5 (As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,024 sqm	Sep 2030
David Jones	5,903 sqm	Mar 2028
Kmart	5,936 sqm	Nov 2032
Woolworths	4,871 sqm	Sep 2032
Coles	3,702 sqm	Sep 2022

Lease expiry profile %



STOCKLAND MERRYLANDS

Situated 25km west of the Sydney CBD and adjacent to rail, this town centre is a hub for food and fashion, and has serviced the local community since 1972. The centre includes six major retailers ALDI, Coles, Woolworths, Big W, Kmart and Target. There are also eight mini-majors including JB Hi-Fi, Best&Less, Rebel Sport, Service NSW and more than 190 specialty stores including a child care facility located on the rooftop.

Location: Merrylands, NSW

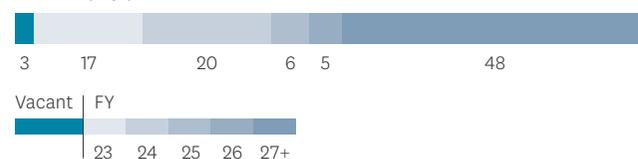
Acquisition date	Sep 1982
Ownership/title	100%/Freehold
Cost including additions	\$457.5m
Refurbishment history	2013

Last independent valuation

Date	Dec-21
Valuation	\$532.0m
Valuation per sqm	\$8,947/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Car parking spaces	2,965
Gross lettable area	59,461 sqm
Annual sales June 2022	\$374.8 m
Specialty occupancy cost	20.1%
Weighted average lease expiry	5.0 yrs
NABERS	5.0 (Energy) 3.0 (Water)
Green Star rating	4 (Design) 3 (Performance)

Major tenants	GLA	Lease Expiry
Big W	7,900 sqm	Oct 2032
Kmart	7,159 sqm	Nov 2023
Target	6,088 sqm	Nov 2028
Coles	4,431 sqm	Dec 2031
Woolworths	3,820 sqm	Oct 2032

Lease expiry profile %



STOCKLAND NOWRA

A sub-regional centre conveniently located on the Princes Highway, a major arterial road, 160km south of the Sydney CBD. The centre is anchored by Kmart, Woolworths and more than 40 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

Location: Nowra, NSW

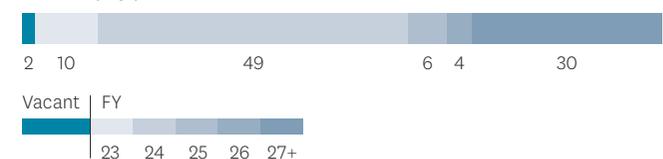
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$75.8m
Refurbishment history	-

Last independent valuation

Date	Dec-21
Valuation	\$125.0m
Valuation per sqm	\$7,795/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Car parking spaces	818
Gross lettable area	16,036 sqm
Annual sales June 2022	\$132.7 m
Specialty occupancy cost	13.7%
Weighted average lease expiry	4.5 yrs
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,190 sqm	Nov 2023
Woolworths	4,230 sqm	Jul 2034
-	-	-
-	-	-
-	-	-

Lease expiry profile %





STOCKLAND PICCADILLY‡

A two-level shopping centre located in Sydney’s premier CBD retail precinct, 100 metres from Pitt Street Mall. The centre is situated within Sydney’s rapidly developing Midtown precinct and benefits from main entrances off Pitt and Castlereagh Streets. Stockland Piccadilly has more than 30 speciality stores, including a food court. The centre forms part of the Piccadilly Complex, which combines office space across two buildings. The Complex recently received initial endorsement in the planning approval process for the potential redevelopment of the site.

Location: Sydney CBD, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold
Cost including additions	\$54.5m
Refurbishment history	-

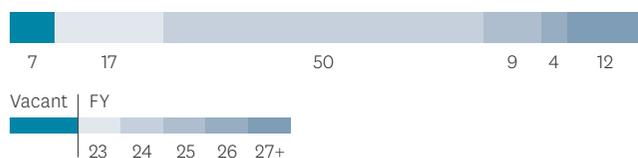
Last independent valuation

Date	Jun-22
Valuation	\$51.0m
Valuation per sqm	\$17,091/sqm
Capitalisation rate	5.50%
Discount rate	6.50%
Car parking spaces	274
Gross lettable area	2,984 sqm
Annual sales June 2022	-
Specialty occupancy cost	-
Weighted average lease expiry	2.0 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA	Lease Expiry
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

‡ Assets under development or still in stabilisation mode; Transitional MAT.

Lease expiry profile %



STOCKLAND SHELLHARBOUR~

Located on the south coast of NSW, this major regional centre is the largest within the trade area. Anchored by Myer, Kmart, Target, Coles and Woolworths, the centre benefits from 15 mini-majors including JB Hi-Fi, Best&Less, Harris Scarfe and Best Friends Pets, and over 230 speciality stores. The centre boasts an alfresco casual dining precinct and an adjacent free-standing Event Cinemas theatre complex. The centre also includes three play areas, five-star parents' facilities and Timezone. There are ~3 hectares of additional land for future development.

Location: Shellharbour, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$544.1m
Refurbishment history	2016, 2013

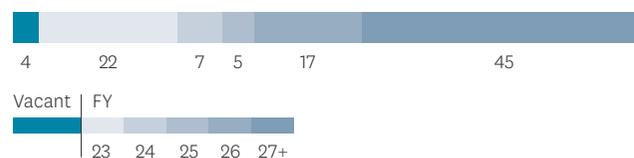
Last independent valuation

Date	Jun-22
Valuation	\$597.1m
Valuation per sqm	\$6,804/sqm
Capitalisation rate	6.00%
Discount rate	6.75%
Car parking spaces	3,607
Gross lettable area	87,763 sqm
Annual sales June 2022	\$413.3 m
Specialty occupancy cost	17.6%
Weighted average lease expiry	6.2 yrs
NABERS	5.5 (Energy) 4.0 (Water)
Green Star rating	4 (As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Myer	11,939 sqm	May 2038
Target	7,171 sqm	Jul 2025
Kmart	6,500 sqm	May 2032
Coles	4,660 sqm	May 2032
Woolworths	3,867 sqm	Dec 2032

~Book value includes Lamerton House and Greater Union Cinema.

Lease expiry profile %



SHELLHARBOUR RETAIL PARK

A strategically significant property located on a 7.5 hectare site, close to Stockland Shellharbour. The Retail Park is anchored by Woolworths, Dan Murphy’s and Chemist Warehouse, who are joined by other large-format retail tenancies including, TK Maxx, Rebel Sport, Baby Bunting, Roni’s and Petbarn.

Location: Shellharbour, NSW

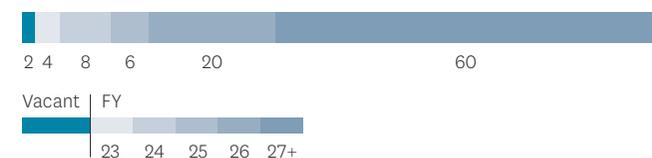
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$62.8m
Refurbishment history	2020, 2019, 2018

Last independent valuation

Date	Jun-22
Valuation	\$101.0m
Valuation per sqm	\$4,534/sqm
Capitalisation rate	5.00%
Discount rate	6.00%
Car parking spaces	789
Gross lettable area	22,275 sqm
Annual sales June 2022	\$125.2 m
Specialty occupancy cost	12.0%
Weighted average lease expiry	4.9 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA	Lease Expiry
Woolworths	4,417 sqm	Nov 2028
Dan Murphy's	1,503 sqm	Sep 2025
-	-	-
-	-	-
-	-	-

Lease expiry profile %





STOCKLAND WETHERILL PARK

This town centre is a community hub for the Wetherill Park trade area, providing customers with a dining and entertainment precinct, Kinchin Lane, which includes a 12-screen HOYTS cinema and Timezone. Anchored by Coles, Woolworths, Big W and Kmart the centre also includes 12 mini-majors including Uniqlo, JB Hi-Fi, Rebel Sport, JD Sports and Kathmandu, as well as over 190 speciality stores. It also offers a full range of services including a 24-hour gym, medical and dental services.

Location: Wetherill Park, NSW

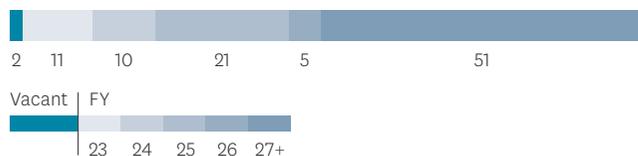
Acquisition date	Aug 1983
Ownership/title	100%/Freehold
Cost including additions	\$371.3m
Refurbishment history	2016

Last independent valuation

Date	Jun-22
Valuation	\$646.0m
Valuation per sqm	\$9,759/sqm
Capitalisation rate	5.50%
Discount rate	6.50%
Car parking spaces	2,637
Gross lettable area	66,197 sqm
Annual sales June 2022	\$352.8 m
Specialty occupancy cost	21.9%
Weighted average lease expiry	8.0 yrs
NABERS	4.0 (Energy) 3.0 (Water)
Green Star rating	5 (As Built) 3 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,097 sqm	Jun 2025
Kmart	7,020 sqm	Jul 2030
Hoyts	5,313 sqm	Nov 2043
Woolworths	4,346 sqm	Jun 2031
Coles	4,193 sqm	Dec 2035

Lease expiry profile %



STOCKLAND BARINGA

Stockland Baringa is a neighbourhood centre including a full-line IGA, ~18 speciality retailers, commercial floorspace and over 300 car spaces. The centre is located in Stockland Aura, one of the largest masterplanned communities in Australia. The centre includes a state-of-the-art medical centre, swim school and tavern.

Location: Baringa, QLD

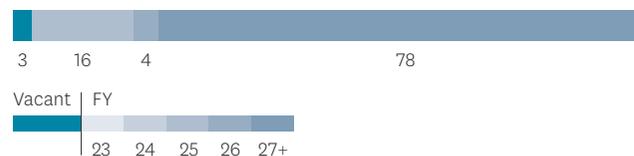
Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$26.3m
Refurbishment history	2020

Last independent valuation

Date	Dec-21
Valuation	\$30.0m
Valuation per sqm	\$4,582/sqm
Capitalisation rate	5.75%
Discount rate	7.25%
Car parking spaces	306
Gross lettable area	6,547 sqm
Annual sales June 2022	\$36.5 m
Specialty occupancy cost	3.7%
Weighted average lease expiry	6.2 yrs
NABERS	N/A
Green Star rating	5 star (Design & As Built)

Major tenants	GLA	Lease Expiry
Supa IGA	1,983 sqm	Aug 2029
-	-	-
-	-	-
-	-	-
-	-	-

Lease expiry profile %



STOCKLAND BIRTINYA

Stockland Birtinya is centrally located on the Sunshine Coast and has a GLA of ~17,400 sqm including Coles, ALDI, three mini-major tenants and over 30 speciality stores alongside Malt Shovel Taphouse and NightQuarter - a food and entertainment precinct.

Location: Birtinya, QLD

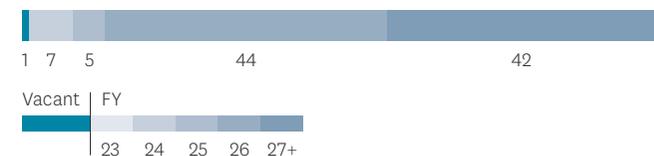
Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$89.7m
Refurbishment history	2020, 2019

Last independent valuation

Date	Dec-21
Valuation	\$79.6m
Valuation per sqm	\$4,583/sqm
Capitalisation rate	5.00 - 5.75%
Discount rate	5.75 - 6.50%
Car parking spaces	554
Gross lettable area	17,368 sqm
Annual sales June 2022	\$118.7 m
Specialty occupancy cost	9.8%
Weighted average lease expiry	5.7 yrs
NABERS	6.0 (Energy) 3.5 (Water)
Green Star rating	5 (Design & As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Coles	3,816 sqm	Dec 2033
ALDI	1,701 sqm	Dec 2028
-	-	-
-	-	-
-	-	-

Lease expiry profile %





STOCKLAND BURLEIGH COMPLEX+

A fully enclosed town centre located on the Gold Coast, 80km south of the Brisbane CBD. Situated near the intersection of two arterial roads and just 1.4km from Burleigh Beach, the centre is anchored by Big W, Woolworths and ALDI. The centre boasts five mini-majors and more than 90 specialty stores, alongside an external-facing dining precinct. Adjacent to Stockland Burleigh Heads is Stockland Burleigh Central, made up of two small, well-located bulky good sites including Harris Scarfe Home, Spotlight, Pillow Talk and World Gym.

Location: Burleigh Heads, QLD

Acquisition date	Aug 2003
Ownership/title	100%/Freehold
Cost including additions	\$171.7m
Refurbishment history	2017

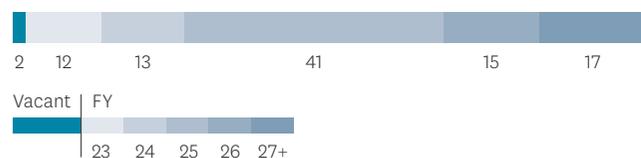
Last independent valuation

Date	Jun-22
Valuation	\$225.0m
Valuation per sqm	\$6,122/sqm
Capitalisation rate	5.25 - 5.75%
Discount rate	6.25 - 7.00%
Car parking spaces	1,699
Gross lettable area	36,753 sqm
Annual sales June 2022	\$242.3 m
Specialty occupancy cost	14.2%
Weighted average lease expiry	3.1 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Big W	6,673 sqm	Mar 2025
Woolworths	4,356 sqm	Apr 2026
ALDI	1,745 sqm	April 2024
-	-	-
-	-	-

+ Includes Stockland Burleigh Central.

Lease expiry profile %



STOCKLAND GLADSTONE

Spanning on both sides of the Dawson Highway, Stockland Gladstone is the only major shopping centre in the region. The centre includes majors Coles, Woolworths, Big W and Kmart, a dining precinct, over 50 specialty stores and more than 1,200 parking spaces.

Location: Gladstone, QLD

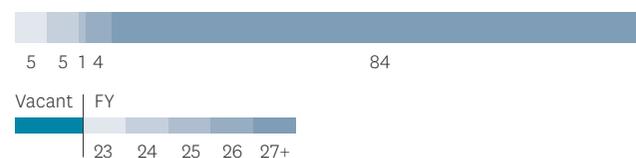
Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$116.2m
Refurbishment history	2019, 2014

Last independent valuation

Date	Jun-22
Valuation	\$143.6m
Valuation per sqm	\$4,906/sqm
Capitalisation rate	6.50%
Discount rate	7.25%
Car parking spaces	1,280
Gross lettable area	29,269 sqm
Annual sales June 2022	\$212.7 m
Specialty occupancy cost	10.8%
Weighted average lease expiry	5.6 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,513 sqm	Feb 2029
Big W	7,203 sqm	Aug 2026
Coles	3,890 sqm	Feb 2029
Woolworths	3,609 sqm	Mar 2032
-	-	-
-	-	-

Lease expiry profile %



STOCKLAND HERVEY BAY‡

This single level sub-regional town centre is located on the Fraser Coast, 300km north of the Brisbane CBD. The centre is the largest fully enclosed air-conditioned mall between Rockhampton and Maroochydoore. The centre includes majors Kmart, Coles, Fresh & Save and five mini-majors including, TK Maxx, Petbarn, Spotlight, JB Hi-Fi, SportFirst and over 100 specialty stores.

Location: Hervey Bay, QLD

Acquisition date	Apr 2011
Ownership/title	100%/Freehold
Cost including additions	\$212.3m
Refurbishment history	2021, 2017, 2015

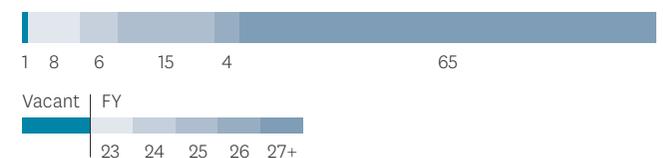
Last independent valuation

Date	Dec-21
Valuation	\$188.0m
Valuation per sqm	\$4,997/sqm
Capitalisation rate	6.75%
Discount rate	7.75%
Car parking spaces	1,772
Gross lettable area	37,626 sqm
Annual sales June 2022	\$270.3 m
Specialty occupancy cost	11.4%
Weighted average lease expiry	8.6 yrs
NABERS	5.5 (Energy) 4.5 (Water)
Green Star rating	4 (As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	5,598 sqm	Jul 2034
Fresh & Save	5,465 sqm	Aug 2041
Coles	3,955 sqm	Jul 2034
-	-	-
-	-	-

‡Assets under development or still in stabilisation mode; Transitional MAT.

Lease expiry profile %





STOCKLAND ROCKHAMPTON

The largest regional shopping centre between Maroochydore and Mackay, Stockland Rockhampton includes Woolworths, Coles, Kmart, Big W plus ~15 mini-majors, including Cotton On Mega, JB Hi-Fi and Rebel Sport, more than 160 specialty stores and a six-screen BCC Cinema. The centre features an all-weather casual dining precinct. The centre also opened TK Maxx and Timezone in September 2021.

Location: Rockhampton, QLD

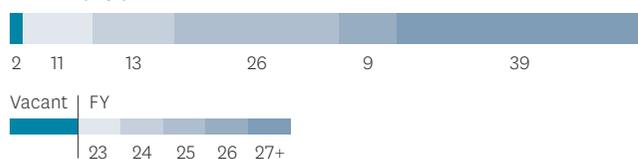
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$310.4m
Refurbishment history	2022, 2020, 2017, 2010

Last independent valuation

Date	Dec-21
Valuation	\$395.0m
Valuation per sqm	\$6,659/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	2,999
Gross lettable area	59,314 sqm
Annual sales June 2022	\$416 m
Specialty occupancy cost	13.0%
Weighted average lease expiry	4.2 yrs
NABERS	4.0 (Energy) 2.5 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,200 sqm	Nov 2028
Kmart	6,000 sqm	Aug 2024
Woolworths	3,950 sqm	Jun 2032
Coles	3,642 sqm	Aug 2024
Birch Carroll and Coyle Cinemas	3,392 sqm	Dec 2023

Lease expiry profile %



STOCKLAND TOWNSVILLE^

Located in the geographic heart of Townsville, this destinational town centre is anchored by the region's only full-line Myer department store, as well as Woolworths and Big W. It features seven mini-majors Rebel, Priceline, Country Road, Cotton On Mega, The Reject Shop, Best & Less, dining precinct and more than 130 specialty stores, with ~2 hectares of adjacent development land.

Location: Aitkenvale, QLD

Acquisition date	Jun 1987/Mar 2012
Ownership/title	50%/Freehold
Cost including additions	\$137.3m
Refurbishment history	2022, 2017, 2013

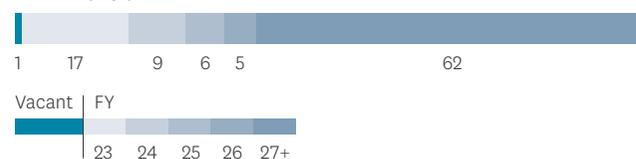
Last independent valuation

Date	Jun-22
Valuation	\$150.0m
Valuation per sqm	\$3,334/sqm
Capitalisation rate	6.25%
Discount rate	7.50%
Car parking spaces	2,251
Gross lettable area	44,994 sqm
Annual sales June 2022	\$264.4 m
Specialty occupancy cost	14.7%
Weighted average lease expiry	8.2 yrs
NABERS	4.5 (Energy) 4.0 (Water)
Green Star rating	4 (As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Myer	12,023 sqm	Oct 2037
Big W	6,559 sqm	Jun 2034
Woolworths	4,234 sqm	Dec 2031

^ Book value represents Stockland's 50% ownership.

Lease expiry profile %



STOCKLAND POINT COOK

A four-quadrant town centre layout located in a strong population growth corridor west of the Melbourne CBD. The centre is anchored by Target, Coles, Woolworths, ALDI, Dan Murphy's, Rebel Sport, 10 mini-majors, over 130 specialty stores as well as commercial suites and services. A significant dining precinct lines the main road.

Location: Point Cook, VIC

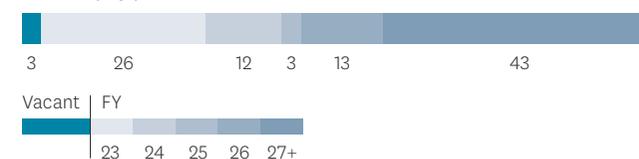
Acquisition date	Jun 2011
Ownership/title	100%/Freehold
Cost including additions	\$231.5m
Refurbishment history	2015

Last independent valuation

Date	Jun-22
Valuation	\$236.0m
Valuation per sqm	\$5,356/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Car parking spaces	1,721
Gross lettable area	44,065 sqm
Annual sales June 2022	\$264.9 m
Specialty occupancy cost	13.8%
Weighted average lease expiry	4.1 yrs
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Target	6,500 sqm	Aug 2028
Coles	4,008 sqm	Aug 2028
Woolworths	3,995 sqm	Aug 2035
ALDI	1,286 sqm	Holdover
-	-	-

Lease expiry profile %





STOCKLAND WENDOUREE

Located in the major regional city of Ballarat, 110km west of Melbourne, this sub-regional town centre includes Kmart, Coles, Woolworths, three mini-majors, more than 100 specialty stores and the regional library.

Location: Wendouree, VIC

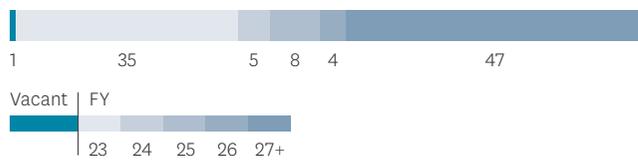
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$118.2m
Refurbishment history	2018

Last independent valuation

Date	Dec-21
Valuation	\$178.5m
Valuation per sqm	\$6,370/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Car parking spaces	1,239
Gross lettable area	28,024 sqm
Annual sales June 2022	\$201.2 m
Specialty occupancy cost	14.7%
Weighted average lease expiry	4.7 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,831 sqm	Oct 2028
Woolworths	3,874 sqm	Jun 2033
Coles	3,252 sqm	Aug 2022
-	-	-
-	-	-

Lease expiry profile %



STOCKLAND BALDIVIS

Stockland Baldivis is located in one of the strongest growth corridors in Western Australia. The centre includes a full-line ALDI, Coles, Woolworths, Kmart, five mini-majors including Timezone and The Continental, more than 90 specialty stores and a main street restaurant precinct. There is ~8 hectares of land adjacent for future development.

Location: Baldivis, WA

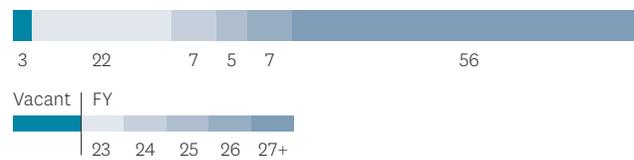
Acquisition date	Aug 2006
Ownership/title	100%/Freehold
Cost including additions	\$157.6m
Refurbishment history	2019, 2015

Last independent valuation

Date	Dec-21
Valuation	\$196.0m
Valuation per sqm	\$5,875/sqm
Capitalisation rate	6.00%
Discount rate	6.75%
Car parking spaces	1,427
Gross lettable area	33,361 sqm
Annual sales June 2022	\$270.4 m
Specialty occupancy cost	13.9%
Weighted average lease expiry	7.4 yrs
NABERS	3.5 (Energy) 1.5 (Water)
Green Star rating	4 (As Built) 3 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	5,937 sqm	Mar 2035
Coles	4,129 sqm	Sep 2029
Woolworths	4,097 sqm	May 2035
ALDI	1,900 sqm	Jul 2029
-	-	-

Lease expiry profile %



STOCKLAND BULL CREEK^^

A single level sub-regional centre located 15km south of the Perth CBD. The centre is anchored by Woolworths, Target and more than 50 specialty stores and is positioned as a convenience and value destination in this densely populated trade area.

Location: Bull Creek, WA

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$73.5m
Refurbishment history	-

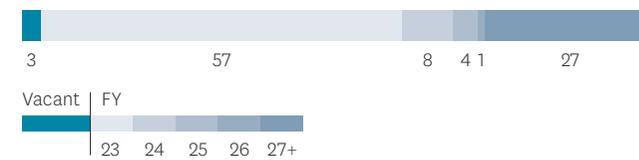
Last independent valuation

Date	Dec-21
Valuation	\$63.1m
Valuation per sqm	\$3,719/sqm
Capitalisation rate	6.50%
Discount rate	6.75%
Car parking spaces	900
Gross lettable area	16,968 sqm
Annual sales June 2022	\$112.3 m
Specialty occupancy cost	12.5%
Weighted average lease expiry	3.5 yrs
NABERS	4.5 (Energy) 3.0 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease Expiry
Target	8,131 sqm	Holdover
Woolworths	3,426 sqm	May 2035
-	-	-
-	-	-

^^ Asset held for sale.

Lease expiry profile %





STOCKLAND HARRISDALE

Stockland Harrisdale is a town centre located within the Newhaven masterplanned community, 20km south east of the Perth CBD. The centre is anchored by Woolworths and ALDI and includes Five Seasons Fresh, 32 specialty shops and kiosks, with a strong focus on retail services and food along with an alfresco dining precinct. The centre also includes an Early Learning Centre and other community services.

Location: Harrisdale, WA

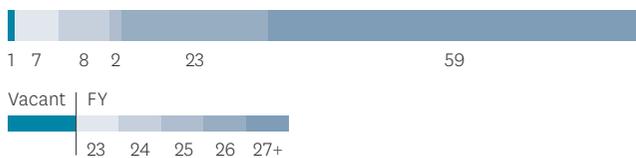
Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$53.4m
Refurbishment history	2016

Last independent valuation

Date	Dec-21
Valuation	\$64.0m
Valuation per sqm	\$4,418/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Car parking spaces	529
Gross lettable area	14,486 sqm
Annual sales June 2022	\$111.9 m
Specialty occupancy cost	10.4%
Weighted average lease expiry	7.2 yrs
NABERS	1.0 (Energy) 2.0 (Water)
Green Star rating	4 (As Built) 3 (Performance)

Major tenants	GLA	Lease Expiry
Woolworths	4,151 sqm	Jun 2036
ALDI	1,529 sqm	Jun 2026
-	-	-
-	-	-
-	-	-

Lease expiry profile %



STOCKLAND RIVERTON^

The centre occupies a ~6 hectare site on a major arterial road in Riverton, 11km south east of the Perth CBD. The centre comprises Woolworths, Big W, The Reject Shop, 60 specialty stores, an alfresco dining area, three pad sites and a Tavern.

Location: Riverton, WA

Acquisition date	Aug 2006
Ownership/title	50%/Freehold
Cost including additions	\$30.5m
Refurbishment history	2008

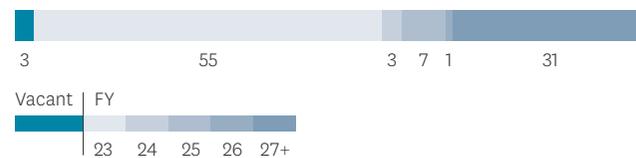
Last independent valuation

Date	Jun-22
Valuation	\$48.3m
Valuation per sqm	\$2,438/sqm
Capitalisation rate	6.50%
Discount rate	6.75%
Car parking spaces	1,182
Gross lettable area	19,792 sqm
Annual sales June 2022	\$137 m
Specialty occupancy cost	14.1%
Weighted average lease expiry	3.1 yrs
NABERS	5.0 (Energy) 2.5 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease Expiry
Big W	7,294 sqm	Jan 2023
Woolworths	3,963 sqm	Sep 2031
-	-	-
-	-	-
-	-	-

^ Book value represents Stockland's 50% ownership.

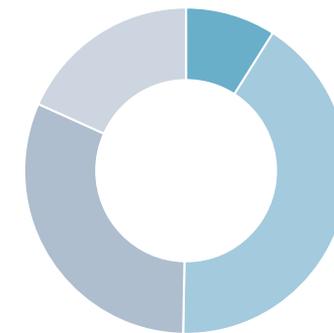
Lease expiry profile %



Masterplanned Communities

Stockland is Australia's leading community creator, focused on building thriving, connected communities across our nationally diversified land bank

MASTERPLANNED COMMUNITIES PORTFOLIO



Geographic split

- 9.0% NSW/ACT
- 41.3% QLD
- 31.4% VIC
- 18.3% WA

FEATURES LEGEND



Park



Shopping centre/Retail within 1km radius



Townhomes/Apartments



Train station/Retail within 1km radius

Communities

53

Lots remaining

~75,000

End-market value

\$22.5bn

Lakeside, NSW

Lakeside features 448 sites immersed within flowing expansive green space and in close proximity to the Leppington Train Station. This unique masterplan has been thoughtfully designed with seamless connections featuring walking paths, cycle paths and hectares of spacious parklands within Gledswood Hills.



NSW/ACT – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)	Project description
Altrove 2015, 2017		Schofields	\$432m	1,305§	43%	N/A	Located approximately 40km north-west of the Sydney CBD, Altrove adjoins Schofields Train Station and is less than 8km to Rouse Hill Town Centre. The community features over 400 residential lots and over 200 townhomes now complete and close to 20,000 sqm of parklands. The 1.6 hectare hilltop park is a key feature of the community with views to the Blue Mountains.
Elara / Clydesdale 2012, 2014, 2017		Marsden Park	\$2,287m	4,700§	86%	550,000 - 820,000	Elara is the largest masterplanned community in Sydney's north-west and features tree-lined streets, parks and green open spaces with views to the Blue Mountains. Key features include the Elara Village retail precinct, which includes a full line Coles, specialty stores, community, medical and child care centre. Elara is also home to St Luke's Catholic College, and the recently opened Northbourne public primary school. The 280 hectare site is close to key transport links, employment centres and has easy access to Blacktown, Parramatta and the Sydney CBD, which is less than an hour by train from nearby Schofields Train Station.
Forest Reach 2003		Huntley	\$278m	648	0%	377,000 - 596,000	A brand new masterplanned community is coming soon to Huntley in the beautiful Illawarra Valley, just 18km south-west of the bustling Wollongong CBD. Nestled in glorious natural surrounds with easy access to all the necessities, adjacent to the future Horsley town centre and recently completed Brooks Reach. Development approval received for central precinct of circa 170 lots, with the first stage of the development already sold out.
Lakeside 2022		Gledswood Hills	\$264m	448§	15%	675,000 - 939,000	Immersed within flowing expansive green space and vast stretches of open space, Lakeside is a unique masterplan that has been thoughtfully designed to seamlessly connect to walking paths, cycle paths and hectares of spacious parklands within Gledswood Hills.
Red Hill 2018		Red Hill	\$146m	108§	30%	1,290,000 - 2,100,000	DOMA and Stockland have come together to create a vibrant village precinct within a premier suburb. The Parks features a mix of luxury apartments, terraces and premium land with a central park at the heart. Located within the premium inner south suburb of Red Hill in Canberra, it is surrounded by leafy green streets and a high level of amenity.
The Gables 2020, 2021		Gables	\$1,629m	2,362	19%	699,000 - 897,000	The Gables is a masterplanned community set among rolling hills in Sydney's enviable Hills district in the North West of Sydney. Once complete, The Gables will include a future lake, parklands, leafy neighbourhood streets, plus a vibrant future town centre which will feature proposed dining, education and retail precincts.
Willowdale 2011, 2017		Denham Court	\$1,553m	3,717§	97%	608,000 - 1,229,000	Willowdale is a picturesque community that is well connected to greater Sydney from its Denham Court location. It is less than 3km to Leppington railway station, 10km to the M5 & M7 motorways, and ~50km from the Sydney CBD. Willowdale is now an almost fully sold-out community, featuring ~3,700 homes, including ~270 townhomes. Residents enjoy a community centre, neighbourhood shopping centre with a Coles supermarket and specialty shops, natural riparian corridors, a childcare centre, public primary school, a dedicated off leash dog park and playgrounds.
			\$6,590m	13,288			

§ Includes dwellings.

* Total revenue generated throughout the life of the project.

NSW/ACT – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Illawarra ^ 2003		South Coast	\$281m	760	Located 21km south of Wollongong in the foothills of the Illawarra escarpment in Stage 4 of the West Dapto Urban Release Area.
Parramatta §§ ^ 2017		Parramatta	N/A	N/A	An apartment development opportunity in Parramatta. Subject to conditions precedent relating to planning.
Rosebery ^ 2017		Rosebery	N/A	N/A	An apartment development opportunity within the heart of the inner city suburb of Rosebery.
Western Sydney University §§ ^ 2022		Werrington	N/A	N/A	A mixed used development opportunity in partnership with the Western Sydney University Werrington Campus.
			\$281m	760	

* Total revenue generated throughout the life of the project.

^ Features are only indicative, subject to change.

§§ Subject to rezoning and approvals.



AURA BUSINESS PARK

Aura, QLD

Aura is a 6 star Green Star rated community, already home to over 10,000 residents, with the potential to deliver 20,000 new homes and 20,000 on-site jobs upon completion. Aura has been awarded the 2021 UDIA Excellence award for masterplanned communities, in recognition of its distinctive urban villages that blend seamlessly.

QUEENSLAND – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Aura†† 2004		Caloundra	\$3,321m	20,000§	21%	290,000 - 580,000	Aura is a 6 star Green Star rated community already home to over 10,000 residents, with the potential for 20,000 new homes and 20,000 on-site jobs upon completion. Aura was awarded the 2021 UDIA Excellence award for masterplanned communities, in recognition of its distinctive urban villages that blend seamlessly, with residential homes and town centres meeting business, enterprise hubs, schools and community centres. Aura's future 90-hectare City Centre is proposed to include a regional shopping centre, cinemas, restaurants, cafes, medical facilities, an urban university campus, private schools, transit centre, and vibrant public spaces.
Birtinya 2004		Sunshine Coast	\$232m	71	58%	N/A	Birtinya (previously Kawana Business Village and Birtinya) is a commercial and retail precinct of the Birtinya community including the Birtinya Town Centre. It is located on the southern end of the Sunshine Coast approximately 95km north of Brisbane, and adjacent to the Sunshine Coast Health Precinct.
Bokarina Beach 2004		Sunshine Coast	\$312m	334§	78%	459,000 - 1,599,000	A beachside precinct on the Sunshine Coast, Bokarina Beach provides an exciting, high quality mixed-use residential, retail and tourism hub, with public beach access and associated recreational spaces.
Delta◇ 2017		Hope Island	\$76m	92	0%	399,000 - 1,333,690	Delta is a 3.3 hectare waterfront site located within the Gold Coast's northern growth area. Delta is the site of Stockland's first standalone medium density community in Queensland. The development site is surrounded by established housing and is located opposite the Delta Market Place that includes a Woolworths, ALDI and speciality retail shops.
Foreshore 2016		Coomera	\$208m	585§	70%	358,900 - 633,800	Located in the high growth suburb of Coomera on the Gold Coast, approximately 27km north of Surfers Paradise and 58km south of the Brisbane CBD, Foreshore borders the Coomera River and Oakey Creek. A central community park overlooks the wetlands, and Foreshore Park and a jetty connect the community to the Coomera River.
Kalina 2017		Springfield	\$130m	445	85%	276,900 - 491,530	Located within Springfield, Kalina is a naturally connected community with walkways bordering the conservation area and a large explorative park with a café at its heart. The community is closely connected to the convenience of two shopping centres, schools, education and transport.
Newport 2015		Newport	\$992m	1,937§	79%	432,900 - 1,548,660	Set in a prime location on the Redcliffe Peninsula, Newport is an innovative masterplanned waterside community. Occupying a 143 hectare site, the project will deliver a diverse range of housing options including premium precincts that feature direct waterfront connection and high-mast boating access to the bay, and townhomes. Located just 39km from Brisbane, Newport will feature a proposed neighbourhood centre featuring waterfront retail and dining, multiple parks and a 22 hectare tidal lake.

QUEENSLAND – RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
North Shore 2001	 	Townsville	\$1,061m	5,514	42%	126,000 - 260,900	A true masterplanned community, 15km north west of the Townsville CBD, North Shore offers three schools, parks, an aquatic centre, a community clubhouse, a town square and a neighbourhood Town Centre. 40% of North Shore is dedicated to parkland and open space.
Providence 2020	   	South Ripley	\$2,531m	7,528	3%	188,000 - 399,400	Providence is located in the heart of the Ripley Valley in South-East Queensland. Residents can enjoy a connected neighbourhood with road, train and bus networks located nearby, including the Springfield Station and the Centenary Highway. The community features a primary and secondary school, several parks including a dog park, fitness park, half basketball court and a cafe that overlooks the Splash 'n Play Adventure Park. Providence will also be home to a future proposed satellite hospital to be delivered by the Queensland Government.
			\$8,864m	36,506			

* Total revenue generated throughout the life of the project.

† Relates to land lots only.

†† Aura is a Capital Partnership with Capital Property Group.

§ Includes dwellings.

◊ A standalone medium density project indicating medium density price range.

QUEENSLAND – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Botanica 2010		Deebing Heights	\$608m	2,062	Botanica is located in the Ripley Valley growth corridor and priority development area. The proposed community is planned to feature a landscaped nature reserve that runs through the heart of the community with park facilities, sporting fields, neighbourhood centre, café and community hub and a future school.
Caboolture 2008		Caboolture West	\$388m	1,661	Located approximately 10km west of Caboolture and 51km north of Brisbane CBD, the 177 hectare site is centrally located in the Caboolture West Major Expansion Area.
Twin Waters West 2005		Sunshine Coast	N/A	N/A	Located 10km from Maroochydore, Twin Waters is bordered by the Maroochy River, the Sunshine Motorway, the David Low Way and Ocean Drive. The application for the development of the site remains subject to planning and approvals.
			\$996m	3,723	

* Total revenue generated throughout the life of the project.



Highlands, VIC

An award-winning masterplanned community located in Melbourne's northern suburbs with picturesque views of surrounding hills and the Melbourne CBD skyline.

Highlands offers schools, child care, high quality sporting facilities, a medical centre and numerous retail and commercial amenities, including the Craigieburn Central Shopping Centre nearby.

VICTORIA – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m) [†]	Total lots	% Settled	Price range (\$)†	Project description
Banksia 2021		Armstrong Creek	\$180m	529	0%	267,000 - 424,000	Banksia is a brand new Stockland community located in Armstrong Creek, just ~10km from Geelong CBD and ~92km from Melbourne CBD. Located near the coast, the area will eventually be home to 529 families, where residents can enjoy beaches, hiking tracks and cafes.
Cloverton [‡] 2010	   	Kalkallo/Beveridge	\$4,258m	10,926	20%	224,000 - 470,000	Cloverton is a large consolidated development site within Melbourne's urban growth boundary, located on the Hume Freeway in Kalkallo, 38km north of the Melbourne CBD in the City of Hume, Whittlesea and Mitchell. It is a masterplanned community with over 11,000 sites, plus a metropolitan activity centre including a regional shopping centre and train station. Green Leaves child care facility opened on site in early 2020. Cloverton's first active open space has just opened and Hume Anglican Grammar school is due to open from 2023. Cloverton's Sales Centre features a cafe and adventure playground.
Edgebrook 2015	 	Clyde	\$238m	802	96%	N/A	Edgebrook is a 65 hectare parcel in Clyde, ~55km south-east of the Melbourne CBD and 1.6km east of Stockland's award-winning Selandra Rise project. The site is well located within Melbourne's fast growing Casey Corridor. A Livvi's Place all-abilities playground opened in its central park, beside Clyde Creek, in late 2020.
Eucalypt 2009, 2011	   	Epping	\$421m	1,742	75%	N/A	A community located in Melbourne's north-eastern suburbs with frontage to Findon Creek. The project provided for residential, medium density and mixed-use. The main Eucalypt project sold out in December 2016, whilst the Bindts Road consolidation is in planning.
Evergreen 2020	  	Clyde	\$499m	1,283	5%	288,000 - 510,000	Evergreen is located approximately 60km south-east of the Melbourne CBD in the up-and-coming suburb of Clyde. A private primary school, a government secondary school, community facilities, local sports reserve and a local town centre are all proposed for the site. The location also provides proximity to existing shops, schools, child care, connector freeways, the Mornington Peninsula and the proposed Clyde train station. Sales commenced in early July 2021.
Grand Central 2020	  	Tarneit	\$168m	511	16%	284,000 - 422,900	Grand Central is located 30km west of the Melbourne CBD in the thriving suburb of Tarneit. Grand Central benefits from over 12 quality existing schools within 6km of the site, a proposed government primary school just north of the site, plus a proposed child care centre on site. Existing retail is located in close proximity to the community, with a proposed town centre and Riverdale Train Station just west of Grand Central.
Grandview [^] 2017	   	Truganina	\$547m	1,716	36%	228,000 - 486,500	Grandview is located 28km west of Melbourne CBD, and will include approximately 1,700 dwellings with views to natural surrounds. Masterplanning includes a state primary school, local convenience centre, community activity centre, playgrounds, parks and a sports reserve. Future residents will also enjoy connections to other nearby education options, child care facilities, a future Westfield town centre, a proposed train station and a business precinct. Grandview's famous Dinosaur Park opened in early 2021.

VICTORIA – RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m) [†]	Total lots	% Settled	Price range (\$)†	Project description
Haven ^Ø 2017		Altona North	\$232m	289§	3%	699,000 - 930,000	Located in Altona North 11km west of Melbourne's CBD, Haven is a masterplanned residential townhome community. The 6 hectare development offers architecturally-designed two, three and four bedroom townhomes, with 5% to be allocated to affordable housing. The community is designed around a central park and playground. Haven is also located within close proximity to public transport, schools and retail. Upon completion, Haven will also comprise a town centre, community centre and commercial area. Sales commenced in October 2020.
Highlands 2004, 2010, 2013, 2015, 2016, 2021		Craigieburn	\$2,982m	11,567§	78%	254,000 - 543,000	An award-winning masterplanned community located in Melbourne's northern suburbs with picturesque views of surrounding hills and the Melbourne CBD skyline. Highlands offers schools, child care, high quality sporting facilities, a medical centre and numerous retail and commercial amenities, including the nearby Craigieburn Central Shopping Centre. With nearby access to Craigieburn Railway Station and Bus Depot, plus the Hume and Tullamarine Freeways, Highlands residents are easily connected to Melbourne Airport and Melbourne CBD. The community offers a diverse range of options including land, home and land, medium density and completed homes.
Katalia [^] 2019		Donnybrook	\$236m	1,542§	20%	260,000 - 369,500	Stockland's Katalia masterplanned community is located less than 40km north of the Melbourne CBD in the suburb of Donnybrook, just 3km east of Cloverton. The community will ultimately be home to over 1,500 families., with future residents enjoying access to ~ 11 hectares of open space, a P-12 government school planned on site and existing Donnybrook Train Station just 1.5km away.
Lyra 2021		Beveridge	\$573m	1,416	0%	245,000 - 427,000	Lyra is a brand-new Stockland community that has just started construction in the established suburb of Beveridge, located ~48km north of Melbourne's CBD. Upon completion the site will be home to ~1,400 lots and will include 2 schools, an active open space, local town centre and future train station.
Minta 2017		Berwick	\$656m	1,622	51%	312,000 - 685,000	One of the last remaining greenfield sites in the popular suburb of Berwick, approximately 46km south-east of Melbourne, the 114 hectare site is located within the Urban Growth Boundary in the City of Casey. The project, fronting Soldiers Road in Berwick, will offer over 1,500 home sites comprising residential lots, townhomes and Stockland Halcyon Berwick, a land lease community which launched in early 2021. The property includes outstanding natural and heritage features including ornamental lakes, extensive views, established landscapes and conservation areas.
Mt Atkinson [^] 2017		Truganina	\$856m	4,399§	30%	283,500 - 503,000	Mt Atkinson is a ~315 hectare site in the heart of the fastest growing residential corridor in Australia, 25km west of the Melbourne CBD. The site will include over 4,000 detached home and townhome sites set amongst a future Westfield town centre, a proposed railway station, three planned schools, child care facilities, other retail, playgrounds and public open spaces. Stockland is also developing Melbourne Business Park, and an integrated industrial park and business precinct, on the southern portion of the Mt Atkinson site.

VICTORIA - RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m) [*]	Total lots	% Settled	Price range (\$)†	Project description
Orion [◇] 2017		Braybrook	\$293m	431§	83%	619,000 - 857,000	Orion at Braybrook is a masterplanned residential townhome community set on ~11.5 hectares in Braybrook in the City of Maribyrnong, just 12km from Melbourne's CBD. Orion will ultimately comprise over 400 townhomes with a range of contemporary two, three and four-bedroom options. The development features pocket parks and a new community reserve all in close proximity to public transport, schools and retail.
Waterlea [◇] 2015		Rowville	\$129m	175§	97%	N/A	Waterlea is a 6 hectare medium density site, located 32km south east of Melbourne CBD. This innovative, sustainable community has achieved a 6 star Green Star rating and is comprised of single and two storey homes and townhomes. The community will be developed into the medium density residential component of a wider 40 hectare parkland, wetland and heritage precinct by Knox City Council. The community has recently sold out (May 2022).
Wattle Park 2021		Tarneit	\$300m	812	0%	299,000 - 408,800	Wattle Park is a brand new Stockland community located in Tarneit, offering Werribee river fronting views with proposed parks, a sports reserve and a community centre. Located ~33km west of Melbourne's CBD, the site will comprise of 812 residential lots.
			\$12,569m	39,762			

* Total revenue generated throughout the life of the project.

† Relates to land lots only.

‡ Includes options taken over land.

§ Includes dwellings.

◇ A standalone medium density project indicating medium density price range.

^ Includes Stockland's share of project income.

VICTORIA – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Albert Street, Brunswick 2020		Brunswick	\$119m	149	This 4,010 sqm site is located in the popular suburb of Brunswick, just 5km north of Melbourne's CBD. The community will comprise approximately 150 apartments and townhomes ranging from one to three bedrooms. Future residents will enjoy communal rooftops with city and park views, plus laneway activation and direct park access, with excellent transport connections.
Altona North [§] 2019		Altona North	\$182m	219 [§]	A development management agreement to develop additional townhomes adjacent to our existing Altona North Site (Haven), where we currently control approximately 220 dwellings.
Merrifield North 2019		Kalkallo	N/A	N/A	A long-dated project delivery agreement to develop 342 hectares of land in the Merrifield North Precinct Structure Plan in Victoria.
Wantirna [^] [◇] 2021		Wantirna	\$290m	303 [§]	Located 24km south east of the Melbourne CBD and 7km from Stockland's successful Waterlea Community, Wantirna is a future medium density development site. The ~8 hectare site has planning approval for approximately 248 dwellings and a 5,500 sqm site for future medium density use. With access to key transport routes, the site is adjacent to the Victorian Planning Authority's proposed Wantirna Health Precinct, a future integrated 'health city' anchored by a new public hospital with complementary health, research, education and innovation facilities.
			\$591m	671	

* Total revenue generated throughout the life of the project.

§ Includes dwellings.

^ Includes Stockland's share of project income.

◇ A standalone medium density project indicating medium density price range.



Vale, WA

An award-winning, masterplanned community 28km north-east of Perth's CBD. Adjacent to the famous Swan Valley Wine Region, Vale is renowned for its spectacular natural beauty paired with well-established amenity. Tree-lined streets and lakes meet with adventure playgrounds, a dog park, two shopping precincts, a district sporting complex and schools.

WESTERN AUSTRALIA – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Amberton Beach# 2010	 	Eglinton	\$316m	2,551	55%	113,000 - 420,000	A beachside community 48km north west of Perth's CBD. This estate is developed with a vision to deliver premium coastal living at an affordable price point. The community features a number of constructed parks including a flying fox adventure playground, an AFL sized sports oval and a skate park. Direct beach access with a carpark was completed in 2018. "The Amberton", a beachside bar and kitchen overlooking the Indian Ocean, opened in 2019. The foreshore precinct was completed in early 2020 with the addition of the 1.5 hectare Lighthouse park.
Canopy◊ 2018	   	Glendalough	\$77m	97	8%	849,500 - 909,900	Located 5km north west of Perth's CBD, Canopy launched to market in 2020. Canopy features a collection of 2, 3 and 4 bedroom green-title residences, with Fig Tree Park framing up the entrance to the community. Canopy is located adjacent to the Mitchell Freeway and fronts existing residential to the west, and is in close proximity to Lake Monger Primary School, Glendalough Village, Lake Monger, the Leederville entertainment precinct, Westfield Innaloo and is less than 1.0 km to Glendalough Train Station.
Sienna Wood# 2004, 2007, 2010	 	Hilbert & Haynes	\$402m	3,812	30%	137,000 - 252,000	A joint venture with Development WA, Sienna Wood is a masterplanned community 38km south east of Perth's CBD. At its hub is the \$4.8m Shipwreck feature park located adjacent to a cafe and dog adventure park. Explorer Park is Sienna Wood's second feature park which opened in late 2019. In the coming years, the community will continue to grow into a vibrant area with a planned town centre and additional local schools. The community provides for residential land and completed homes.
Vale 2011	  	Aveley	\$728m	3,418	97%	162,000 - 278,000	An award-winning, masterplanned community 28km north east of Perth's CBD. Adjacent to the famous Swan Valley Wine Region, Vale is renowned for its spectacular natural beauty paired with well-established amenity. Tree-lined streets and lakes meet with adventure playgrounds, a dog park, two shopping precincts, a district sporting complex and schools.
Whiteman Edge 2011, 2014, 2017	  	Brabham	\$527m	2,411	92%	90,000 - 330,000	Home to the famous Jungle Park and Western Australia's first inclusive Livvi's Place playground. Whiteman Edge is a masterplanned community 23km north east of Perth's CBD. In 2021 the community opened Brabham Primary school and a Coles owned shopping centre, with the first-of-its-kind drive-thru click & collect in WA. The Swan Valley Wine Region is within a short drive of the community. The project provides for residential land and townhomes.
			\$2,050m	12,289			

* Total revenue generated throughout the life of the project.

† Relates to land lots only.

Includes Stockland's share of project income.

◊ A standalone medium density project indicating medium density price range.

WESTERN AUSTRALIA – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Ellenbrook North# 2021		Bullsbrook	\$479m	2,208	The ~163 hectare site is located approximately 33km north east of the Perth CBD within the North East corridor and in close proximity to the existing suburbs of Aveley, Ellenbrook and The Vines. The community is approximately 5km north of the Ellenbrook Town Centre and the future Ellenbrook Train Station, which is expected to be completed in late 2024.
Illyarrie 2017	 	Sinagra	\$170m	500	Illyarrie is a ~40 hectare site located approximately 23km north of the Perth CBD within the inner North West corridor, with views across to Lake Joondalup. Illyarrie is well located with significant established amenity surrounding the site including St Anthony's Primary School, Wanneroo District Shopping Centre and Joondalup Regional City Centre. The property has convenient transport links via Mitchell Freeway and Joondalup Train Station.
Mariginiup§§ 2021	  	Mariginiup	N/A	N/A	Mariginiup is located in the North West corridor 37km from Perth CBD within the City of Wanneroo. The site sits within the broader East Wanneroo District Structure Plan area – a key growth district initiated by the State Government. Future retail and rail have been identified as part of the district structure plan and are within close proximity to the site.
Wildflower 2021		Piara Waters	\$105m	383	Wildflower is a ~36 hectare site located in the south-east corridor, 26km from the Perth CBD. Nestled between Stockland's highly successful Newhaven and Calleya projects, Stockland Wildflower is earmarked to deliver ~ 383 lots set within nature and parklands, with an abundance of existing nearby amenity, including schools, shops, sports and recreation. A new primary school and high school are planned within 1.0km of the community, with the latter planned to open in early 2023.
Wellard Farms 2017, 2018	 	Baldivis	\$1,392m	4,674	The ~409 hectare site is located approximately 37km south of the Perth CBD within the South West corridor, just off the Kwinana Freeway and abutting existing residential development to the North. The site is also in close proximity to Wellard Train Station and town centre, six existing schools, Stockland Baldivis Retail Town Centre, Kwinana industrial area and Rockingham Town Centre and foreshore.
			\$2,146m	7,765	

* Total revenue generated throughout the life of the project.

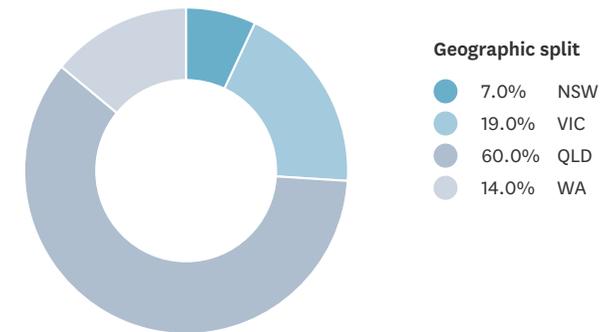
Includes Stockland's share of project income.

§§ Subject to rezoning and approvals.

Land Lease Communities

Creating and managing Land Lease Communities that offer lifestyle, amenity, and social connectivity

LAND LEASE COMMUNITIES PORTFOLIO



FEATURES LEGEND

-  Caravan and boat storage
-  Secure gated community
-  5-star resort style facilities

Land Lease Communities

33¹

¹ Includes sites in planning and under review.

Development pipeline home sites

~7,200

End-market value

\$5.1bn

Stockland Vision by Halcyon, QLD

Located in the Gold Coast's exclusive 'North Shore', Stockland Vision by Halcyon is an established boutique gated lifestyle community which fronts a magnificent canal in one of the most sought-after residential addresses on Hope Island. The natural attractions of the Broadwater and South Stradbroke Island are a short sail away from the luxurious established community, which has 88 home sites and a range of leisure and sporting activities on offer.



ESTABLISHED PORTFOLIO

Property	Features	Location	Book value (\$m)#	Total home sites	Capitalisation rate	Occupancy %	Opening date^	Completion date^^	Project description
Stockland Halcyon Glades 2021		Caboolture, QLD	\$32m	217	-	100%	Dec 2014	Jan-21	Stockland Halcyon Glades is ideally positioned between the convenience of Brisbane and the beaches of the Sunshine Coast. Stockland Halcyon Glades is a secure gated community, well established with 217 home sites set within a masterplan designed around landscapes, views and connectivity. The distinctive 'Long Island' clubhouse is the hub of the Lifestyle and Recreational Precinct that offers a range of outdoor and indoor activities.
Stockland Halcyon Lakeside 2021		Bli Bli, QLD	\$39m	232	-	100%	Sep 2016	Jul-20	Panoramic views across two adjoining lakes and a tree-lined horizon are the hallmarks of Lakeside, Stockland Halcyon's second lifestyle community in the growing coastal suburb of Bli Bli. Stockland Halcyon Lakeside is an award winning community, located within the established masterplanned community of Parklakes 2, offering residents picturesque lakes, waterfront amenities and 6km of walking trails.
Stockland Halcyon Landing 2021		Bli Bli, QLD	\$28m	171	-	100%	Aug 2012	Oct-15	Located at the centre of the Sunshine Coast, Stockland Halcyon Landing is Stockland Halcyon's second lifestyle community in the region and the first in the growing coastal village of Bli Bli. Stockland Halcyon Landing sits on ~10 hectares overlooking the magnificent Maroochy River, providing direct access to 2km of walking trails and natural parklands. The community is a prime example of award-winning masterplanning, with beautiful wide streetscapes, lush landscaping and natural tranquillity. Stockland Halcyon Landing's home sites are designed with state-of-the-art fittings and quality finishes to deliver a carefree, low maintenance 'lock and go' lifestyle.
Stockland Halcyon Parks 2021		Meridan Plains, QLD	\$27m	171	-	99%	Aug 2004	Feb-07	Located in beautiful and popular Caloundra, Stockland Halcyon Parks was the fastest selling land lease community of its kind, and won the 2006 Queensland UDIA Affordable Housing Award. Stockland Halcyon Parks is well established with 171 home sites across a leafy ~18 hectare site enveloped in nature, with ~8 hectares of open space, natural parklands and Caloundra's famed beaches and vibrant CBD just a five-minute drive away.
Stockland Halcyon Waters 2021		Hope Island, QLD	\$43m	227	-	100%	May 2006	Apr-14	Nestled within ~40 hectares of open space and tranquil lakefront parklands, Stockland Halcyon Waters offers a desirable and aspirational lifestyle. Located in the prestigious suburb of Hope Island, Stockland Halcyon Waters was Stockland Halcyon Communities first lifestyle community on the Gold Coast, redefining luxury living in a secure, gated environment. Wide-open spaces, lush gardens and a myriad of sporting and leisure facilities play host to a thriving and active community, conveniently located near shopping, medical facilities and the attractions of neighbouring Sanctuary Cove.
Stockland Vision by Halcyon 2021		Hope Island, QLD	\$13m	88	-	100%	Dec 2014	May-18	Located in the Gold Coast's exclusive North Shore, Stockland Vision by Halcyon is an established boutique gated lifestyle community which fronts a magnificent canal in one of the most sought-after residential addresses on Hope Island. The natural attractions of the Broadwater and South Stradbroke Island are a short sail away from the luxurious established community, which has 88 home sites and a range of leisure and sporting activities on offer.
			\$182m	1,106	4.75%				

^ First settlement date.

^^ Last settlement date.

Completed asset value at cap rate.

IN DEVELOPMENT PORTFOLIO

Property	Features	Location	Total project value - development (\$m)*	Total home sites	% established	Price range (\$)	Opening date [^]	Estimated completion date ^{^^}	Project description
Stockland B by Halcyon# 2021	  	Buderim, QLD	\$244m	335	36%	790,000 - 1,500,000	Mar 2021	FY25	Stockland B by Halcyon is nestled in a blue-chip location in the lush foothills of Buderim, minutes from the region's magnificent beaches. Within the secure gated community there is ~6 hectares of private open space, walking tracks, a central park and expansive lakes. Stockland B by Halcyon also boasts a lifestyle and recreational precinct offering a host of activities, including a health and wellness precinct which rivals the most exclusive of luxury retreats.
Stockland Halcyon Greens# 2021	  	Pimpama, QLD	\$116m	522	80%	700,000 - 1,200,000	Sep 2017	FY24	Stockland Halcyon Greens is a modern take on classic country club living as lifestyle community. Tucked away in a lush pocket of one of the country's fastest growing areas, and thoughtfully masterplanned by celebrated Sanctuary Cove architect Brian Toyota, the island is designed to create a unique gated community which fosters a social and active lifestyle, and a connection with the surrounding natural environment. Residents currently enjoy access to Gainsborough Greens golf course as well as Stockland Halcyon Greens' \$20m 5-star recreational precinct and private open space, all adjoined by a nature reserve.
Stockland Halcyon Nirimba 2004	 	Nirimba, QLD	\$154m	243	14%	600,000 - 930,000	Jun 2021	FY25	Stockland Halcyon Nirimba is located on the Sunshine Coast in Stockland's ~2,400 hectare masterplanned community of Aura, which has access to more than 200km of walking and cycle paths, providing residents with connectivity to a network of shops and facilities. Situated at the heart of the community is the clubhouse which will offer a place for residents to relax, exercise, socialise with neighbours and entertain family and friends.
Stockland Halcyon Promenade 2021	  	Burpengary East, QLD	\$278m	369	0%	550,000 - 800,000	N/A	FY27+	Stockland Halcyon Promenade is located just north of Brisbane and only a short drive to beautiful Moreton Bay. Set across ~24 hectares of prime northside land, the secure gated community also features a vibrant, pedestrianised main street that connects the two sides of the community. The community has been thoughtfully designed with a signature mix of quality home sites, state-of-the-art leisure and lifestyle facilities and plenty of greenspace that provides a way of life built around convenience and community.
Stockland Halcyon Rise# 2021	  	Logan Reserve, QLD	\$146m	320	27%	420,000 - 690,000	Sep 2020	FY25	Stockland Halcyon Rise offers country living while still being conveniently located near the vibrant Brisbane CBD. Sitting on ~40 hectares fronting the Logan River and framed by gently rolling hills, the secure gated community offers an idyllic, private and energised lifestyle. Remaining true to the region's rich heritage, Stockland Halcyon Rise has been thoughtfully designed with spacious home sites, unique sporting and leisure facilities rising above the community's vast open spaces and riverfront parkland.
Stockland Halcyon Berwick 2017	 	Berwick, VIC	\$119m	175	4%	500,000 - 850,000	Apr 2022	FY25	Stockland Halcyon Berwick is Stockland Halcyon's first land lease community in Victoria. Located in one of Melbourne's most sought-after suburbs within Stockland's Minta masterplanned community, the community offers a range of architecturally designed, low-maintenance home sites. The hub of the community will be the clubhouse which offers resort-style facilities, where like-minded residents can enjoy social, wellness and creative spaces.
			\$1,057m	1,964					

[^] First settlement date.

^{^^} Last settlement date / year.

* 100% of the project revenue post acquisition.

Projects under capital partnership as at 30 June 2022.

IN PLANNING PORTFOLIO

Property	Total project value - development (\$m)	Total home sites
Communities in planning	\$5.2bn	5,930

* 100% of the project revenue

Addresses

Stockland is one of Australia's largest diversified property groups and for 70 years it has been paving the way and creating sustainable, thriving communities where people live, shop and work

Halcyon Nirimba, QLD



LOGISTICS ADDRESSES

Asset Name	Address	Suburb	State	Postcode
23 Wonderland Drive, Eastern Creek	23 Wonderland Drive	Eastern Creek	NSW	2766
89 Quarry Road, Erskine Park	89 Quarry Road	Erskine Park	NSW	2759
96-112 Gow Street, Padstow	96-112 Gow Street, 122 Canterbury Rd	Padstow	NSW	2211
Coopers Paddock, Warwick Farm	200 Governor Macquarie Drive	Warwick Farm	NSW	2170
Forrester Distribution Centre, St Marys	40-88 Forrester Road	St Marys	NSW	2760
Granville Industrial Estate	9-11a Ferndell Street	South Granville	NSW	2142
Ingleburn Logistics Park	35-47 Stennett Road	Ingleburn	NSW	2565
Kemps Creek	106-124 Aldington Road	Kemps Creek	NSW	2178
Leppington Business Park	345-367 Bringelly Road	Leppington	NSW	2179
Smeg Distribution Centre, Botany	2-8 Baker Street	Botany	NSW	2019
Wetherill Park Distribution Centre	2 Davis Road	Wetherill Park	NSW	2164
Yennora Distribution Centre	81 Byron Road	Yennora	NSW	2161
182-202 Bowhill Road, Willawong	182-202 Bowhill Road	Willawong	QLD	4110
787 Boundary Road, Richlands	787 Boundary Road	Richlands	QLD	4077
Carole Park Distribution Centre	39 Silica Street	Carole Park	QLD	4300
Hendra Industrial Estate	420 Nudgee Road	Hendra	QLD	4011
Willawong Distribution Centre	261-269 Gooderham Road	Willawong	QLD	4110
Yatala Distribution Centre	Darlington Drive	Yatala	QLD	4207
Yatala Distribution Centre South	77 Darlington Drive	Yatala	QLD	4207
20 & 42 Amherst Drive, Truganina	20-42 Amherst Drive	Truganina	VIC	3029
72-76 Cherry Lane, Laverton North	72-76 Cherry Lane	Laverton North	VIC	3026
Altona Distribution Centre	32-54 & 56-60 Toll Drive	Altona	VIC	3025
Altona Industrial Estate	20-24, 52-66 Ajax Road, 201-219 Maidstone Street & 18-64 Slough Road	Altona	VIC	3018
Brooklyn Distribution Centre	413 Francis Street	Brooklyn	VIC	3012
Cranbourne West Distribution Centre	79 Fergus Lane	Cranbourne West	VIC	3977
KeyWest Distribution Centre	1 Carmen Street	Truganina	VIC	3029
Melbourne Business Park	Hopkins Road	Truganina	VIC	3029
Oakleigh Industrial Estate	1090-1124 Centre Road	Oakleigh South	VIC	3167
Somerton Distribution Centre	20-50, 76-82 Fillo Drive & 10 Stubb Street	Somerton	VIC	3061

WORKPLACE ADDRESSES

Asset Name	Address	Suburb	State	Postcode
16 Giffnock Avenue, Macquarie Park	16 Giffnock Avenue	Macquarie Park	NSW	2113
601 Pacific Highway, St Leonards	601 Pacific Highway	St Leonards	NSW	2065
60-66 Waterloo Road, Macquarie Park	60-66 Waterloo Road	Macquarie Park	NSW	2113
Macquarie Technology Park, Macquarie Park	11-17 Khartoum Road & 33-39 Talavera Road	Macquarie Park	NSW	2113
Optus Centre, Macquarie Park	1 Lyonpark Road	Macquarie Park	NSW	2113
Piccadilly Complex, Sydney	133-145 Castlereagh Street & 222 Pitt Street	Sydney CBD	NSW	2000
Triniti Business Park, North Ryde	39 Delhi Road	North Ryde	NSW	2113
Walker Street Complex, North Sydney	110 Walker Street & 118 Walker Street	North Sydney CBD	NSW	2060
Mulgrave Corporate Park	350, 352 Wellington Road & 690 Springvale Road	Mulgrave	VIC	3170
Durack Centre	263 Adelaide Terrace & 2 Victoria Avenue	Perth CBD	WA	6000

TOWN CENTRES ADDRESSES

Asset Name	Address	Suburb	State	Postcode
Stockland Balgowlah	197-215 Condamine Street	Balgowlah	NSW	2093
Stockland Forster	Breese Parade	Forster	NSW	2428
Stockland Glendale	387 Lake Road	Glendale	NSW	2285
Stockland Green Hills	1 Molly Morgan Drive	East Maitland	NSW	2323
Stockland Merrylands	McFarlane Street	Merrylands	NSW	2160
Stockland Nowra	32-60 East Street	Nowra	NSW	2541
Stockland Piccadilly	210 Pitt Street	Sydney CBD	NSW	2000
Stockland Shellharbour	Lake Entrance Road	Shellharbour	NSW	2529
Shellharbour Retail Park	Lake Entrance Road	Shellharbour	NSW	2529
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 Heads Complex	149 West Burleigh Road	Burleigh Heads	QLD	4220
Stockland Gladstone	Cnr Philip Street & Dawson Highway	Gladstone	QLD	4680
Stockland Hervey Bay	6 Central Ave	Hervey Bay	QLD	4655
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	QLD	4701
Stockland Townsville	Townsville (Main Centre): 310 - 334 Ross River Road Ross River Road Aitkenvale QLD 4814	Aitkenvale	QLD	4814
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 Bull Creek	Cnr South Street & Benningfield Road	Bull Creek	WA	6149
Stockland Harrisdale	Cnr Nicholson Road & Yellowwood Avenue	Harrisdale	WA	6112
Stockland Riverton	Cnr High Road & Willeri Drive	Riverton	WA	6148

MASTERPLANNED COMMUNITIES ADDRESSES

Asset Name	Address	Suburb	State	Postcode
Red Hill	165 Discovery Street	Red Hill	ACT	2603
Altrove	26 Altrove Boulevard	Schofields	NSW	2762
Elara / Clydesdale	1 Elara Boulevard	Marsden Park	NSW	2765
Forest Reach	Bong Bong Road	Huntley	NSW	2530
Illawarra	Cnr Cleveland Road and Avondale Road	Dapto	NSW	2530
Lakeside	Fairbank Drive	Gledswood Hills	NSW	2557
Parramatta	355 Church Street	Parramatta	NSW	2150
Rosebery	5-15 Dunning Ave	Rosebery	NSW	2018
The Gables	121 Old Pitt Town Road	Gables	NSW	2765
Western Sydney University	14 Great Western Highway (South site) & 653-729 Great Western Highway (North site)	Werrington	NSW	2747
Willowdale	Willowdale Drive	Denham Court	NSW	2565
Aura	1 Lukin Terrace	Baringa	QLD	4551
Birtinya (previously Kawana Business Village and Birtinya)	Kawana Way	Birtinya	QLD	4575
Bokarina Beach	Bokarina Boulevard	Bokarina	QLD	4575
Botanica	Grampian Drive	Deebing Heights	QLD	4306
Caboolture	Caboolture River Road	Caboolture West	QLD	4510
Delta	44 Marina Quays Boulevard	Hope Island	QLD	4212
Foreshore	Corner of Foxwell Road and Oakey Creek Road	Coomera	QLD	4209
Kalina	Kingfisher Street	Springfield	QLD	4300
Newport	Cnr Griffith Road & Boardman Road	Newport	QLD	4020
North Shore	5 Rockingham Drive	Burdell	QLD	4818
Providence	6 Amity Way (off Centenary Highway)	South Ripley	QLD	4306
Twin Waters West	David Low Way	Pacific Paradise	QLD	4564

MASTERPLANNED COMMUNITIES ADDRESSES (CONTINUED)

Asset Name	Address	Suburb	State	Postcode
Albert Street, Brunswick	429 Albert Street	Brunswick	VIC	3056
Altona North	1 Blackshaws Road	Altona North	VIC	3025
Banksia	Boundary Road	Armstrong Creek	VIC	3217
Cloverton	Corner Dwyer Street & Design Way	Kalkallo	VIC	3064
Edgebrook	Corner Merribrook Boulevard & Pattersons Road	Clyde	VIC	3978
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
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
Merrifield North	Gunns Gully Road	Kalkallo	VIC	3064
Minta	Soldiers Road (near intersection of Chase Boulevard)	Berwick	VIC	3806
Mt Atkinson	1 McKinley Drive	Truganina	VIC	3029
Orion	2a Beachley Street	Braybrook	VIC	3019
Wantirna	203 Mountain Highway	Wantirna	VIC	3152
Waterlea	1 Emmeline Row	Rowville	VIC	3178
Wattle Park	Sewells Road	Tarneit	VIC	3029
Amberton Beach	Cnr Cinnabar Drive & Marmion Avenue	Eglinton	WA	6034
Canopy	66 Penzance Circuit	Glendalough	WA	6016
Ellenbrook North	Maralla Road	Bullsbrook	WA	6084
Ilyarrie	1040 Wanneroo Road	Sinagra	WA	6065
Mariginiup	285 Rousset Road and 200 Mariginiup Road	Mariginiup	WA	6078
Sienna Wood	Cnr Weatherly Way & Forrest Rd	Hilbert and Haynes	WA	6112
Vale	25 Entwistle Way	Aveley	WA	6069
Wellard Farms	Telephone Lane	Baldivis	WA	6171
Whiteman Edge	Cnr Everglades Ave & Delegate Approach	Brabham	WA	6055
Wildflower	387 Armadale Road	Piara Waters	WA	6112

LAND LEASE COMMUNITIES ADDRESSES

Asset Name	Address	Suburb	State	Postcode
Stockland B by Halcyon	2 Retreat Drive	Buderim	QLD	4556
Stockland Halcyon Glades	34 Ardrossan Road	Caboolture	QLD	4510
Stockland Halcyon Greens	7 Halcyon Drive	Pimpama	QLD	4209
Stockland Halcyon Lakeside	1 Halcyon Way	Bli Bli	QLD	4560
Stockland Halcyon Landing	27 Waigani Street	Bli Bli	QLD	4560
Stockland Halcyon Nirimba	25 Banyan Avenue	Nirimba	QLD	4551
Stockland Halcyon Parks	42 Meridan Way	Meridan Plains, Caloundra	QLD	4551
Stockland Halcyon Promenade	17-23 Caulfield Drive	Burpengary East	QLD	4505
Stockland Halcyon Rise	8 Halcyon Way	Logan Reserve	QLD	4133
Stockland Halcyon Waters	1 Halcyon Way	Hope Island	QLD	4212
Stockland Vision by Halcyon	11 Grant Avenue	Hope Island	QLD	4212
Stockland Halcyon Berwick	10 Soho Boulevard	Berwick	VIC	3806

A further 21 Land Lease Communities home sites are in planning

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

Stockland Corporation Limited

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**As responsible entity
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