

25 August 2025

Correction to Appendix 4E

Stockland (ASX:SGP) advises that the Appendix 4E lodged with the ASX on Wednesday, 20 August 2025 incorrectly stated the Record Date for the final dividend/distribution as 27 June 2025.

The Record Date is 30 June 2025 as disclosed to the market on 23 June 2025 and most recently in the Appendix 3A.1 - Notification of dividend / distribution lodged with the ASX on Wednesday, 20 August 2025. All other details in the Appendix 4E remain unchanged.

An updated Appendix 4E reflecting the correct Record Date is attached to this announcement.

Ends

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

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Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.

Appendix 4E

For the year ended 30 June 2025
(previous corresponding period being the year ended 30 June 2024)



Results for announcement to the market

		\$M
Revenue from ordinary activities	Up 4.8% to	3,131
Net profit after tax attributable to securityholders	Up 170.6% to	826
Funds from operations attributable to securityholders	Up 2.8% to	808

STAPLING ARRANGEMENT

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

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

Dividends and distributions

	Amount per security	Franked amount per security	Record date	Payment date
Interim dividend/distribution	8.0 ¢	– ¢	31 December 2024	28 February 2025
Final dividend/distribution	17.2 ¢	– ¢	30 June 2025	29 August 2025

Other information

	30 June 2025	30 June 2024
Net tangible assets per security	\$4.22	\$4.12

Stockland did not gain control over any entities in the period. Stockland lost control over the following entities in the period:

Name of entity	Date of change in control
Stockland M&G Asia Partnership Trust	27 December 2024
Stockland M&G Asia Partnership Mid Trust	27 December 2024
Stockland Ingleburn Trust	27 December 2024
Stockland Logistics Partnership Trust	29 January 2025
Stockland Wonderland Drive No.2 Trust	29 January 2025
Stockland Leppington Industrial Trust	29 January 2025
Stockland Botany Trust	29 January 2025
SLP1 Midco Pty Ltd	29 January 2025

This report is based on the Stockland Financial Report 2025 which has been audited by PwC.

The remainder of information requiring disclosure to comply with ASX Listing Rule 4.3A is contained in the Stockland Financial Report 2025.

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