

Appendix 4E

For the year ended 30 June 2023

(previous corresponding period being the year ended 30 June 2022)



Results for announcement to the market

		\$M
Revenue from continuing operations	Down 1.3% to	2,808
Revenue from discontinued operations ¹	Down 92.2% to	10
Net profit after tax from continuing operations attributable to securityholders	Down 69.3% to	438
Net profit after tax from discontinued operations attributable to securityholders	Up 105.4% to	2
Funds from operations attributable to securityholders	Down 0.5% to	847

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	11.8 ¢	– ¢	30 December 2022	28 February 2023
Final dividend/distribution	14.4 ¢	– ¢	30 June 2023	31 August 2023

Other information

	30 June 2023	30 June 2022
Net tangible assets per security	\$4.24	\$4.31

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

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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
ARC Joint Ventures Pty Limited	29 July 2022
Australian Retirement Services Pty Ltd	29 July 2022
Bellevue Gardens Trust	29 July 2022
IOR Friendly Society Pty Limited	29 July 2022
Knowles Property Management Unit Trust	29 July 2022
Knox Unit Trust	29 July 2022
Mount Gravatt Retirement Village Unit Trust	29 July 2022
Patterson Lakes Unit Trust	29 July 2022
Retirement Living Acquisition Trust	29 July 2022
Retirement Living Holding Trust No 1	29 July 2022
Retirement Living Holding Trust No 2	29 July 2022
Retirement Living Holding Trust No 3	29 July 2022
Retirement Living Holding Trust No 4	29 July 2022
Retirement Living Holding Trust No 5	29 July 2022
Retirement Living Holding Trust No 6	29 July 2022
Retirement Living Unit Trust No. 1	29 July 2022
Retirement Living Unit Trust No. 2	29 July 2022
SDRT2 Property 1 Trust	29 July 2022
SDRT2 Property 2 Trust	29 July 2022
SDRT2 Property 3 Trust	29 July 2022
SDRT2 Property 4 Trust	29 July 2022
Stockland Bellevue Gardens Pty Limited	29 July 2022
Stockland Birtinya Retirement Living Pty Limited	29 July 2022
Stockland Castlehaven Pty Limited	29 July 2022
Stockland Castleridge Pty Limited	29 July 2022
Stockland Catering Pty Limited	29 July 2022
Stockland Direct Retail Trust No. 2	29 July 2022
Stockland Epping Retirement Village Pty Limited	29 July 2022
Stockland Farrington Grove Retirement Village Pty Limited	29 July 2022
Stockland Golden Ponds Forster Pty Limited	29 July 2022
Stockland Greenleaves Management Services Pty Limited	29 July 2022
Stockland Greenleaves Village Pty Limited	29 July 2022
Stockland Hibernian Investment Company Pty Limited	29 July 2022
Stockland Highlands Retirement Village Pty Limited	29 July 2022
Stockland Holding Trust No. 3	29 July 2022
Stockland Holding Trust No. 4	29 July 2022
Stockland Holding Trust No. 5	29 July 2022
Stockland Holding Trust No. 6	29 July 2022
Stockland IOR Group Pty Limited	29 July 2022
Stockland Knox Village Pty Limited	29 July 2022
Stockland Lincoln Gardens Pty Limited	29 July 2022
Stockland Long Island Village Pty Limited	29 July 2022
Stockland Maybrook Manor Pty Limited	29 July 2022
Stockland Mernda Retirement Village Pty Limited	29 July 2022
Stockland Midlands Terrace Adult Community Pty Limited	29 July 2022
Stockland Newport Retirement Village Pty Limited	29 July 2022
Stockland Oak Grange Pty Limited	29 July 2022
Stockland Patterson Village Pty Limited	29 July 2022
Stockland Pine Lake Management Services Pty Ltd	29 July 2022
Stockland Pine Lake Village Pty Limited	29 July 2022
Stockland Property Services Pty Limited	29 July 2022
Stockland Queenslake Village Pty Limited	29 July 2022
Stockland Retirement Pty Limited	29 July 2022
Stockland Ridgecrest Village Management Services Pty Limited	29 July 2022
Stockland Ridgecrest Village Pty Limited	29 July 2022

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Name of entity	Date of change in control
Stockland RRV Pty Limited	29 July 2022
Stockland RVG (Queensland) Pty Limited	29 July 2022
Stockland Salford Living Pty Limited	29 July 2022
Stockland Selandra Rise Retirement Village Pty Limited	29 July 2022
Stockland Templestowe Retirement Village Pty Limited	29 July 2022
Stockland The Hastings Valley Parklands Village Pty Ltd	29 July 2022
Stockland The Pines Retirement Village Pty Limited	29 July 2022
Stockland Vermont Retirement Village Pty Limited	29 July 2022
Stockland Wantirna Village Pty Limited	29 July 2022
Stockland Willowdale Retirement Village Pty Limited	29 July 2022
Stockland Willows Retirement Village Services Pty Limited	29 July 2022
Templestowe Village Unit Trust	29 July 2022
The M_Park Trust ¹	1 July 2022
The Pine Lake Management Services Unit Trust	29 July 2022
The Rogan's Hill Retirement Village Trust	29 July 2022
Vermont Unit Trust	29 July 2022

¹During the year Stockland sold 49% of this entity.

This report is based on the Stockland Financial Report 2023 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 2023.

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