

# Property Portfolio

30 June 2023



Coopers Paddock, NSW

# About Stockland

**For more than 70 years, we have been creating and curating communities with people at the heart of the places we create.**

As one of Australia's largest diversified property groups, we are building on our legacy, helping more Australians achieve the dream of home ownership and creating places and spaces full of energy, soul and life – from Masterplanned and Land Lease Communities, through to Town Centres, Logistics and Workplaces properties.

Our purpose – a better way to live – is central to everything we do.

More information on Stockland's activities and an online version of our Property Portfolio are available at: [www.stockland.com.au](http://www.stockland.com.au)

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





# Property Portfolio

## Commercial Property



### Logistics

PAGE 10

30 properties

1,377,922 sqm GLA<sup>1,2</sup>

\$3.4bn ownership interest value<sup>3</sup>

\$3.4bn gross book value<sup>3</sup>



### Workplace

PAGE 26

10 assets

253,134 sqm NLA<sup>1,2</sup>

\$2.0bn ownership interest value

\$2.5bn gross book value



### Town Centres

PAGE 34

20 properties

748,983 sqm GLA<sup>1</sup>

\$5.2bn ownership interest value

\$5.3bn gross book value

## Communities



### Masterplanned Communities

PAGE 46

51 communities

~68,000 lots remaining

\$21.4bn end-market value



### Land Lease Communities

PAGE 62

33<sup>4</sup> Land Lease Communities

~9,200 Home sites

~7,100 Home sites in the development pipeline

\$5.6bn End-market value

<sup>1</sup> Reflects 100% interest.

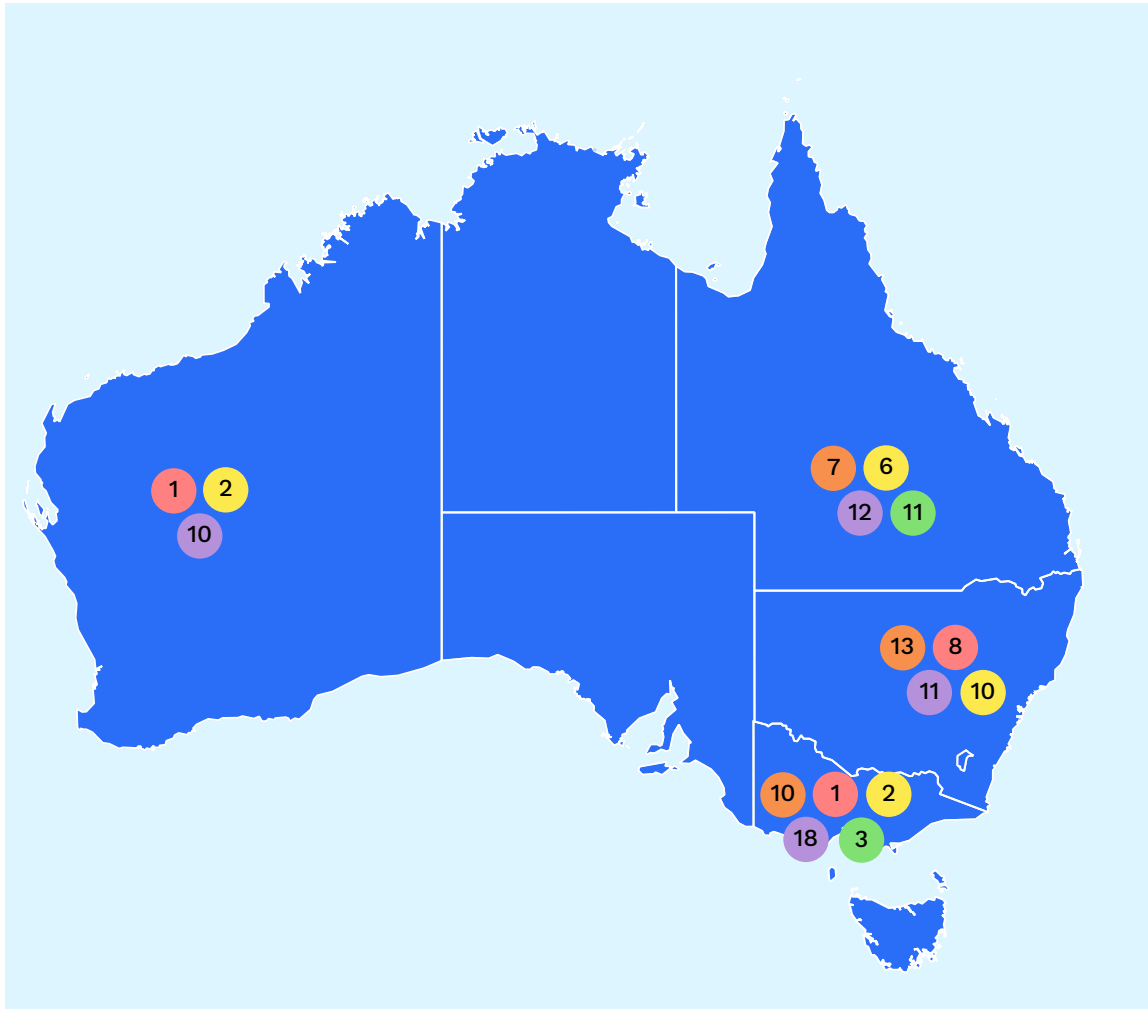
<sup>2</sup> GLA and NLA excludes development and inventory land.

<sup>3</sup> Value excludes inventory land.

<sup>4</sup> 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
- 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

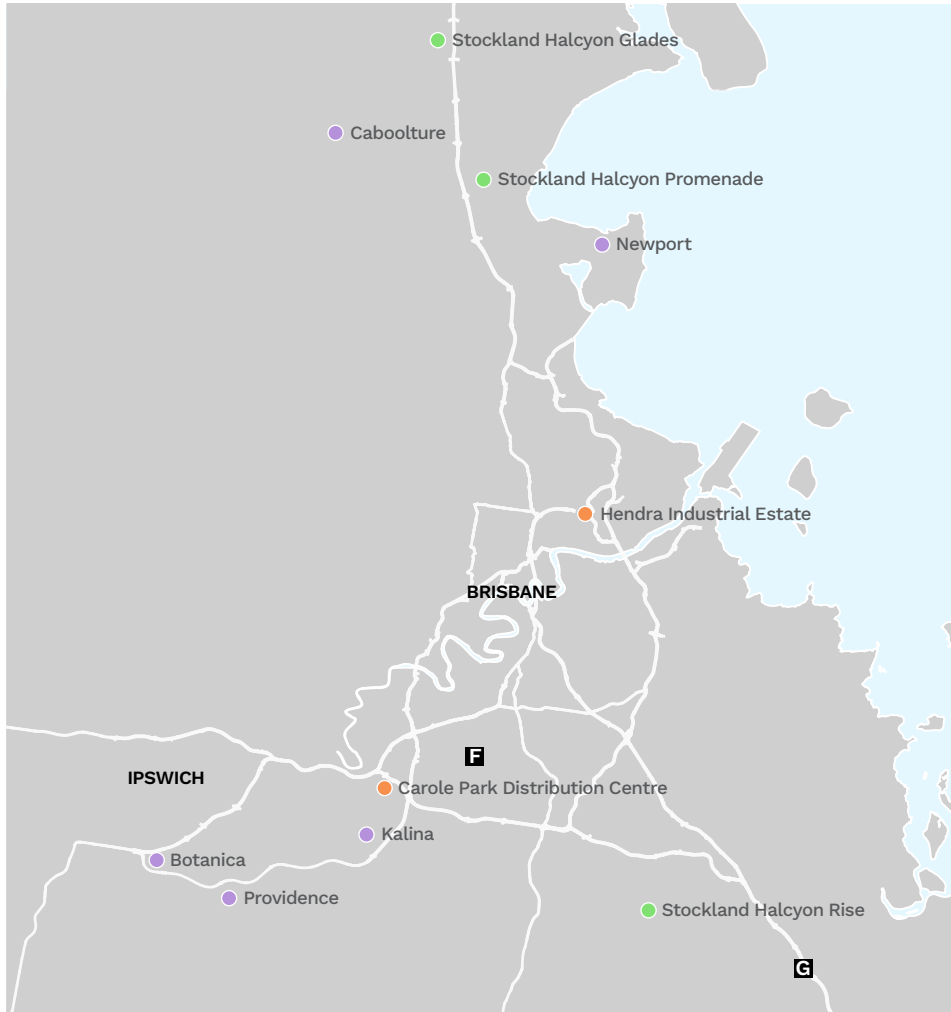
## New South Wales North/South Coast Canberra and surrounds



- TOWN CENTRES
- MASTERPLANNED COMMUNITIES

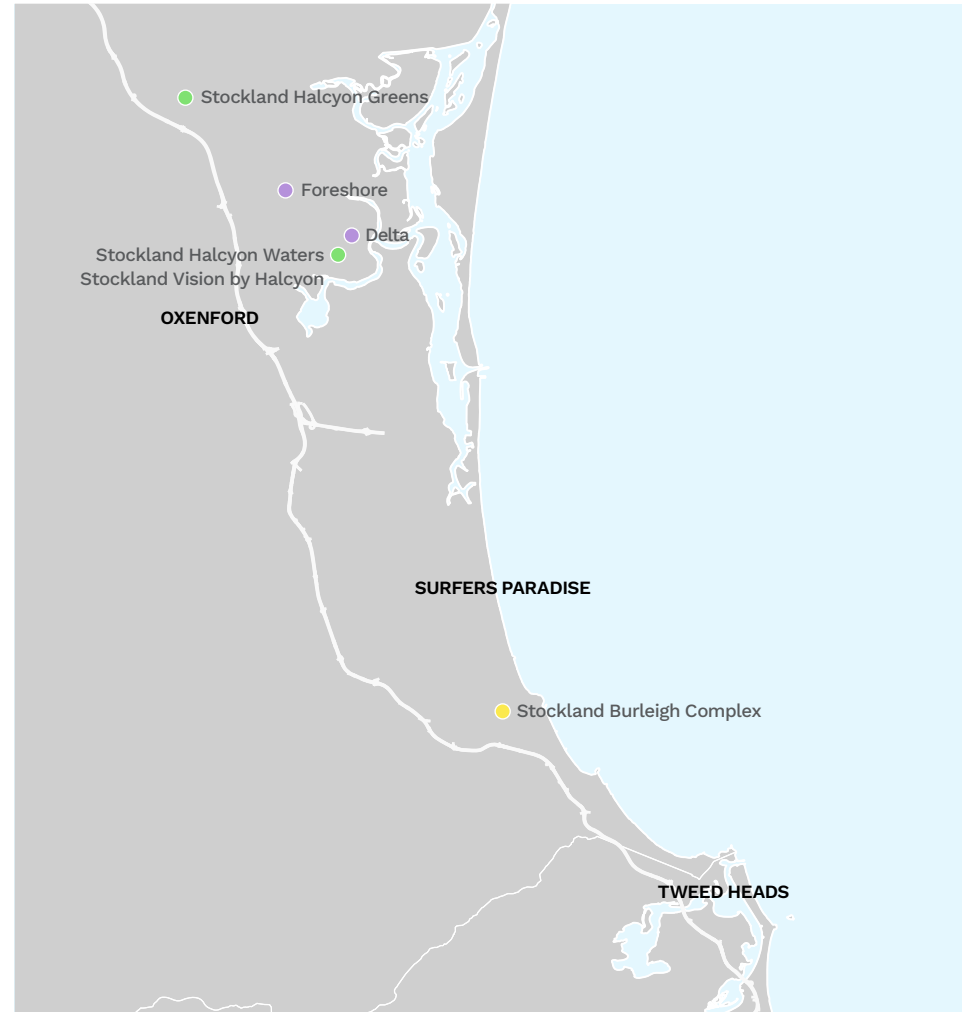


## Queensland Greater Brisbane



- 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

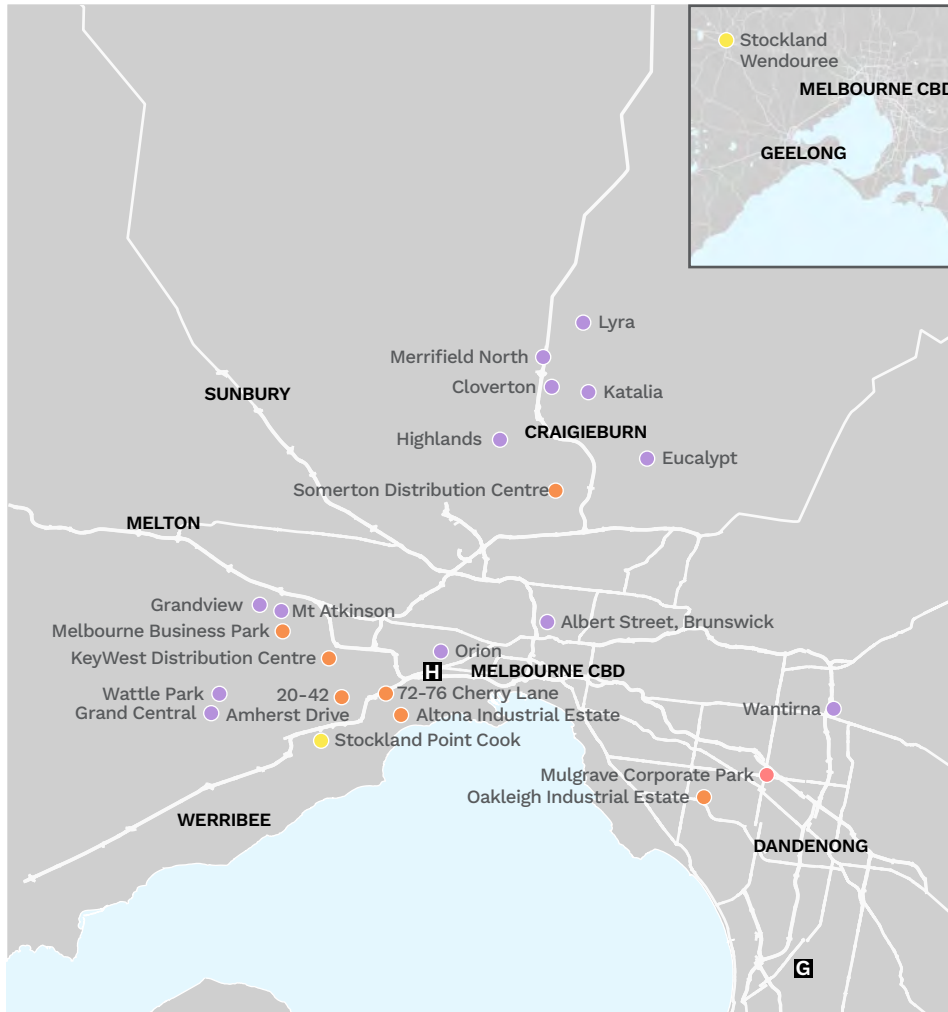
## Queensland North Queensland



- TOWN CENTRES
- MASTERPLANNED COMMUNITIES



## Victoria Greater Melbourne



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

## Victoria Casey Region



- LOGISTICS
- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES





## Victoria Geelong



- MASTERPLANNED COMMUNITIES
- LAND LEASE COMMUNITIES

## Western Australia Perth and surrounds



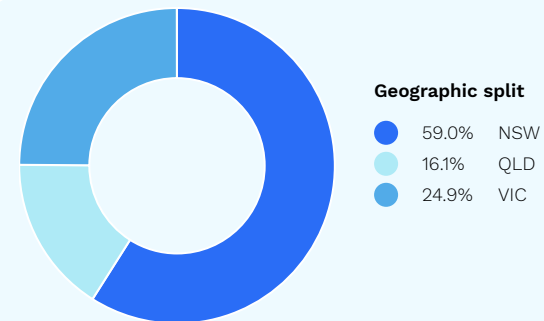
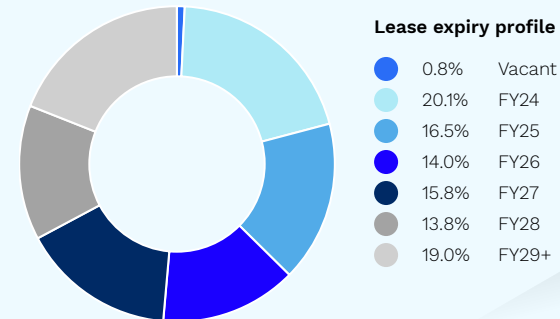
- WORKPLACE
- TOWN CENTRES
- MASTERPLANNED COMMUNITIES



# Logistics

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

## Logistics Portfolio



Ownership interest value<sup>1</sup>

\$3.4bn

Assets

30

Gross book value<sup>1</sup>

\$3.4bn

<sup>1</sup> Value excludes inventory land.

### 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.





### **Banksmeadow, NSW**

Strategically located 11km south of the Sydney CBD, in proximity to Port Botany and the M5 Motorway, the ~15,000 sqm site is a prime multi-level development opportunity. The proposed redevelopment consists of a 2-level warehouse with associated office and car parking to be delivered in a single stage, construction is anticipated to commence in 1H24\*.

\*Subject to planning and authority approvals.

Image: Artist impression.



## Logistics Portfolio

Page	Property	State	Gross lettable area*	Book value	FY23 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Logistics Portfolio#
<b>Logistics</b>									
15	23 Wonderland Drive, Eastern Creek	NSW	23,159 sqm	\$77.0m	\$(0.4)m	(0.5)%	4.75%	\$2.9m	2.3%
15	89 Quarry Road, Erskine Park	NSW	11,725 sqm	\$43.1m	\$0.3m	0.6%	4.25%	\$1.7m	1.3%
15	122 Canterbury Road, Bankstown	NSW	5,777 sqm	\$31.0m	\$(2.6)m	(7.8)%	4.75%	\$1.3m	0.9%
16	Coopers Paddock, Warwick Farm	NSW	51,102 sqm	\$167.0m	\$(4.0)m	(2.3)%	4.75%	\$6.3m	4.9%
16	Forrester Distribution Centre, St Marys	NSW	59,947 sqm	\$146.8m	\$18.3m	14.3%	5.00%	\$7.0m	4.3%
16	Granville Industrial Estate	NSW	48,699 sqm	\$139.5m	\$10.9m	8.5%	5.00 - 5.25%	\$6.0m	4.1%
17	Ingleburn Logistics Park	NSW	123,551 sqm\$\$	\$274.7m	\$5.9m	2.8%	3.38 - 4.13%	\$9.9m	8.1%
17	Leppington Business Park	NSW	57,160 sqm\$\$	\$75.0m	\$6.7m	10.3%	3.75%	\$2.3m	2.2%
17	Padstow Complex	NSW	36,801 sqm	\$152.8m	\$(3.2)m	(2.1)%	4.13%	\$4.8m	4.5%
18	Smeg Distribution Centre, Botany	NSW	9,492 sqm	\$46.5m	\$(0.5)m	(1.2)%	4.50%	\$1.9m	1.4%
18	Wetherill Park Distribution Centre	NSW	16,112 sqm	\$53.0m	\$(0.0)m	(0.1)%	5.00%	\$2.5m	1.6%
18	Yennora Distribution Centre	NSW	301,247 sqm	\$790.0m	\$41.2m	5.5%	4.50%	\$35.5m	23.4%
19	787 Boundary Road, Richlands	QLD	7,466 sqm	\$16.3m	\$(1.0)m	(5.8)%	5.50%	\$0.9m	0.5%
19	Carole Park Distribution Centre	QLD	28,251 sqm	\$55.0m††	\$0.0m	0.0%	4.75%	\$3.7m	1.6%
19	Hendra Industrial Estate	QLD	84,079 sqm	\$178.0m	\$4.5m	2.6%	5.25%	\$9.3m	5.3%
20	Willawong Distribution Centre	QLD	57,343 sqm	\$128.7m††	\$0.0m	0.0%	5.25%	\$5.3m	3.9%
20	Yatala Distribution Centre	QLD	43,428 sqm	\$105.0m	\$12.1m	13.0%	5.00%	\$3.4m	3.1%
20	20 & 42 Amherst Drive, Truganina	VIC	38,838 sqm	\$74.0m	\$(2.4)m	(3.1)%	4.50%	\$2.0m	2.2%
21	72-76 Cherry Lane, Laverton North	VIC	20,492 sqm	\$65.0m	\$3.7m	6.0%	4.75%	\$2.8m	1.9%
21	Altona Distribution Centre	VIC	35,945 sqm	\$74.8m	\$12.5m	20.2%	5.25%	\$3.2m	2.2%
21	Altona Industrial Estate	VIC	24,911 sqm	\$47.0m††	\$0.0m	0.0%	4.50%	\$3.9m	1.4%
22	Brooklyn Distribution Centre	VIC	130,161 sqm	\$220.0m	\$0.9m	0.4%	4.75%	\$9.2m	6.5%
22	Cranbourne West Distribution Centre	VIC	14,918 sqm	\$31.5m	\$1.4m	4.7%	4.75%	\$0.5m	0.9%
22	KeyWest Distribution Centre, Truganina	VIC	30,488 sqm	\$59.0m	\$(7.6)m	(11.4)%	5.00%	\$2.5m	1.7%



## Logistics Portfolio (continued)

Page	Property	State	Gross lettable area*	Book value	FY23 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Logistics Portfolio#
23	Oakleigh Industrial Estate	VIC	45,489 sqm	\$122.0m	\$(0.2)m	(0.2)%	4.50%	\$4.4m	3.6%
23	Somerton Distribution Centre	VIC	71,341 sqm	\$119.3m	\$3.8m	3.3%	4.88 - 5.00%	\$5.3m	3.5%
			<b>1,377,922 sqm</b>	<b>\$3,292.0m</b>				<b>\$138.5m</b>	<b>97.3%</b>
	<b>Logistics Inventory Land<sup>+</sup></b>								
	Kemps Creek	NSW	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Melbourne Business Park <sup>∅</sup>	VIC	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				<b>N/A</b>				<b>N/A</b>	
	<b>Logistics Development Land<sup>§</sup></b>								
24	Kemps Creek <sup>∅∅</sup>	NSW	238,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
24	182-202 Bowhill Road, Willawong <sup>∅∅</sup>	QLD	84,000 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	46,000 sqm	\$10.0m	N/A	N/A	N/A	N/A	0.3%
24	Yatala Distribution Centre South	QLD	19,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Altona Industrial Estate	VIC	46,000 sqm	\$27.6m	N/A	N/A	N/A	N/A	0.8%
	Melbourne Business Park <sup>∅</sup>	VIC	32,000 sqm <sup>^</sup>	N/A	N/A	N/A	N/A	N/A	N/A
			<b>496,000 sqm</b>	<b>\$90.4m</b>					<b>2.7%</b>
			<b>1,377,922 sqm<sup>††</sup></b>						

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

# Book value.

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

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

∅∅ Under joint venture with Fife Group.

§§ GLA includes recently completed stages.

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



### 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**

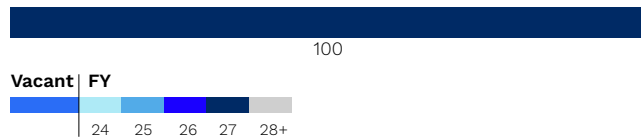
Acquisition date	Sep 2015
Ownership/title	100%/Freehold
Cost including additions	\$38.9m

**Last independent valuation**

Date	Jun 2023
Valuation	\$77.0m
Valuation per sqm	\$3,325/sqm
Capitalisation rate	4.75%
Discount rate	6.25%
Gross lettable area	23,159 sqm
Site area	4.3 Ha
Hardstand	
Weighted average lease expiry	3.2 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**

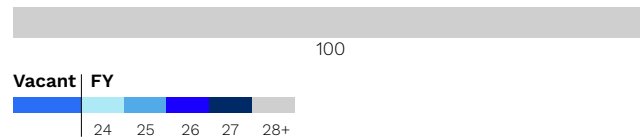
Acquisition date	Jan 2016
Ownership/title	100%/Freehold
Cost including additions	\$19.8m

**Last independent valuation**

Date	Jun 2023
Valuation	\$43.1m
Valuation per sqm	\$3,676/sqm
Capitalisation rate	4.25%
Discount rate	6.00%
Gross lettable area	11,725 sqm
Site area	2.2 Ha
Hardstand	
Weighted average lease expiry	4.2 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Viscount Plastics Pty Ltd	11,725 sqm

**Lease expiry profile %**



### 122 Canterbury Road, Bankstown

The ~1.0 hectare site is strategically positioned with excellent connectivity to Port Botany, Sydney Airport and major arterial road networks including the M5 Motorway and WestConnex. The property is fully leased to Amart.

**Location: South-West Sydney, NSW**

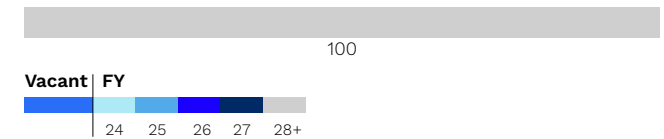
Acquisition date	Dec 2021
Ownership/title	100%/Freehold
Cost including additions	\$32.0m

**Last independent valuation**

Date	Jun 2023
Valuation	\$31.0m
Valuation per sqm	\$5,366/sqm
Capitalisation rate	4.75%
Discount rate	6.00%
Gross lettable area	5,777 sqm
Site area	1.0 Ha
Hardstand	
Weighted average lease expiry	5.4 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Amart Furniture Pty Ltd	5,777 sqm

**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. Daikin is a major tenant.

#### Location: South-West Sydney, NSW

Acquisition date	Apr 2015
Ownership/title	100%/Freehold
Cost including additions	\$67.6m

#### Last independent valuation

Date	Jun 2023
Valuation	\$167.0m
Valuation per sqm	\$3,263/sqm
Capitalisation rate	4.75%
Discount rate	6.25%
Gross lettable area	51,102 sqm
Site area	11.0 Ha
Hardstand	
Weighted average lease expiry	4.3 yrs
NABERS	
Green Star rating	

#### Major Tenants

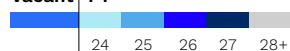
#### GLA

Daikin Australia Pty Ltd	33,299 sqm
Gilders Transport & Logistics Pty Ltd	9,582 sqm
ILS Warehousing and Distribution Services Pty Ltd	8,221 sqm

#### Lease expiry profile %



#### Vacant | FY



### Forrester Distribution Centre, St Marys

Forrester Distribution Centre comprises three 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	\$88.3m

#### Last independent valuation

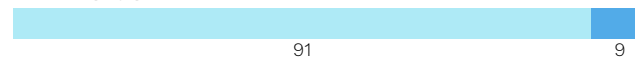
Date	Jun 2023
Valuation	\$146.8m
Valuation per sqm	\$2,428/sqm
Capitalisation rate	5.00%
Discount rate	6.25%
Gross lettable area	59,947 sqm
Site area	12.0 Ha
Hardstand	
Weighted average lease expiry	0.6 yrs
NABERS	
Green Star rating	

#### Major Tenants

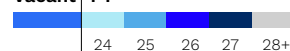
#### GLA

Linfox Australia Pty Ltd	54,324 sqm
Shaw Fabrics (NSW) Pty Ltd	5,623 sqm

#### Lease expiry profile %



#### Vacant | FY



### Granville Industrial Estate

Granville Industrial Estate comprises three separate warehouses with ancillary offices and a manufacturing facility with a GLA of ~48,700 sqm across 9 hectare neighbouring sites. These assets are 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	\$61.8m

#### Last independent valuation

Date	Jun 2023
Valuation	\$139.5m
Valuation per sqm	\$2,865/sqm
Capitalisation rate	5.00 - 5.25%
Discount rate	6.50%
Gross lettable area	48,699 sqm
Site area	9.0 Ha
Hardstand	
Weighted average lease expiry	3.9 yrs
NABERS	
Green Star rating	

#### Major Tenants

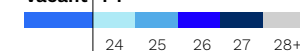
#### GLA

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 %



#### Vacant | FY







### Ingleburn Logistics Park

Ingleburn Logistics Park is a 28 hectare site in the established industrial precinct of Ingleburn, in close proximity to the M5 Motorway and key south western Sydney industrial markets. The site comprises ~123,600 sqm of logistics space with stage 3 being the final stage to be delivered ~49,000 sqm over three warehouse buildings.

#### Location: South-West Sydney, NSW

Acquisition date	Jun 2014
Ownership/title	100%/Freehold
Cost including additions	\$148.9m

#### Last independent valuation

Date	Dec 2021
Valuation	\$218.1m††
Valuation per sqm	\$2,892/sqm
Capitalisation rate	3.38 - 4.13%
Discount rate	5.50%
Gross lettable area	123,551 sqm§§
Site area	28.0 Ha
Hardstand	39,830 sqm
Weighted average lease expiry	5.6 yrs
NABERS	
Green Star rating	

#### Major Tenants

#### GLA

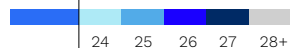
Next Logistics Pty Ltd	15,687 sqm
Hipotek Grosseer Pty Ltd	13,346 sqm
Smeg Australia Pty Ltd	13,000 sqm
Toll Transport Pty Ltd	12,148 sqm

†† Valuation figure excludes development land.  
§§ GLA includes recently completed stages.

#### Lease expiry profile %



#### Vacant | FY



### Leppington Business Park

This ~10 hectare site comprises three premium warehouse buildings with ancillary offices totalling ~57,000 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.

#### 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	\$1,706/sqm
Capitalisation rate	3.75%
Discount rate	5.25%
Gross lettable area	57,160 sqm§§
Site area	10.0 Ha
Hardstand	
Weighted average lease expiry	4.2 yrs
NABERS	
Green Star rating	

#### Major Tenants

#### GLA

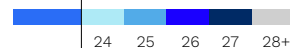
IFC Global Logistics Pty Ltd	20,679 sqm
Nisbets Australia Pty Limited	13,753 sqm
Next Logistics Pty Ltd	7,773 sqm

†† Valuation figure excludes development land.  
§§ GLA includes recently completed stages.

#### Lease expiry profile %



#### Vacant | FY



### Padstow Complex

The 7.2 hectare site is strategically positioned with access to major arterial road networks including Canterbury Road, the M5 Motorway and WestConnex. The site presents an opportunity to deliver a multi-level industrial facility with initial planning underway\*.

#### Location: South-West Sydney, NSW

Acquisition date	Dec 2021/Jan 2023
Ownership/title	100%/Freehold
Cost including additions	\$154.8m

#### Last independent valuation

Date	Dec 2022/Jan 2023
Valuation	\$145.0m
Valuation per sqm	\$3,228/sqm
Capitalisation rate	4.13%
Discount rate	5.50%
Gross lettable area	36,801 sqm
Site area	7.2 Ha
Hardstand	10,500 sqm
Weighted average lease expiry	0.8 yrs
NABERS	
Green Star rating	

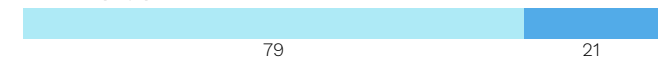
#### Major Tenants

#### GLA

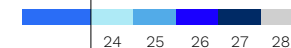
Gerard Lighting Holdings Pty Ltd	29,042 sqm
ANC Global Logistics Pty Ltd	7,420 sqm
LX Transport Pty Ltd	5,250 sqm
Furniture By Design	3,735 sqm

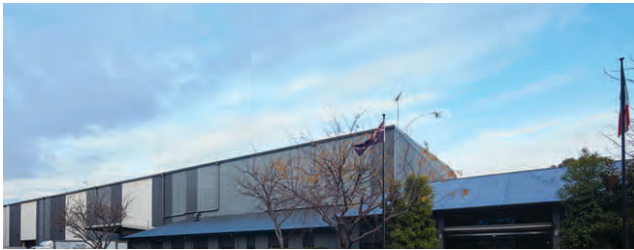
\* Subject to planning and authority approvals.

#### Lease expiry profile %



#### Vacant | FY





### 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. Planning is underway\* for a multi-level warehouse.

**Location: South Sydney, NSW**

Acquisition date	Mar 2015
Ownership/title	100%/Freehold
Cost including additions	\$23.9m

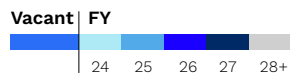
**Last independent valuation**

Date	Jun 2023
Valuation	\$46.5m
Valuation per sqm	\$4,899/sqm
Capitalisation rate	4.50%
Discount rate	6.25%
Gross lettable area	9,492 sqm
Site area	1.6 Ha
Hardstand	
Weighted average lease expiry	0.6 yr
NABERS	
Green Star rating	

Major Tenants	GLA
Smeg Australia Pty Ltd	9,492 sqm

\*Subject to planning and authority approvals.

**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	\$25.1m

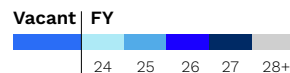
**Last independent valuation**

Date	Jun 2023
Valuation	\$53.0m
Valuation per sqm	\$3,289/sqm
Capitalisation rate	5.00%
Discount rate	6.50%
Gross lettable area	16,112 sqm
Site area	4.0 Ha
Hardstand	9,009 sqm
Weighted average lease expiry	1.5 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Freight Specialists Pty Ltd	10,152 sqm
Stora Enso Australia Pty Ltd	5,960 sqm

\*Subject to planning and authority approvals.

**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	\$335.2m

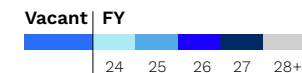
**Last independent valuation**

Date	Jun 2023
Valuation	\$790.0m
Valuation per sqm	\$2,622/sqm
Capitalisation rate	4.50%
Discount rate	5.75%
Gross lettable area	301,247 sqm
Site area	70.0 Ha
Hardstand	66,837 sqm
Weighted average lease expiry	2.1 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

\*Subject to planning and authority approvals.

**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	\$16.2m

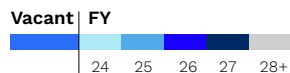
#### Last independent valuation

Date	Jun 2023
Valuation	\$16.3m
Valuation per sqm	\$2,183/sqm
Capitalisation rate	5.50%
Discount rate	6.25%
Gross lettable area	7,466 sqm
Site area	2.2 Ha
Hardstand	
Weighted average lease expiry	5.0 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 has DA approval for ~31,000 sqm warehouse which is yet to commence. The site 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	\$87.1m

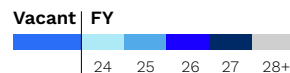
#### Last independent valuation

Date	Dec 2021
Valuation	\$106.5m
Valuation per sqm	\$2,551/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	8.3 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

#### 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	\$65.7m

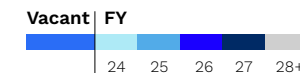
#### Last independent valuation

Date	Jun 2023
Valuation	\$178.0m
Valuation per sqm	\$2,117/sqm
Capitalisation rate	5.25%
Discount rate	6.50%
Gross lettable area	84,079 sqm
Site area	15.0 Ha
Hardstand	6,694 sqm
Weighted average lease expiry	2.3 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

#### 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 -3 are complete comprising ~57,000 sqm with Stages 2 and 3 achieving a 5 Star Green Star rating. Stages 4 and 5 currently under development will accommodate a further GLA of ~46,000 sqm. 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	\$66.0m

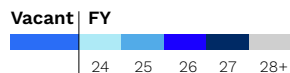
**Last independent valuation**

Date	Jun 2023
Valuation	\$128.7m††
Valuation per sqm	\$2,301/sqm
Capitalisation rate	5.25%
Discount rate	6.25%
Gross lettable area	57,343 sqm
Site area	20.0 Ha
Hardstand	
Weighted average lease expiry	3.5 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 ~43,000 sqm of prime warehousing and distribution facilities. The final stage was completed in 3Q23 delivering a ~15,000 sqm 5 Star Green Star rated warehouse. 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**

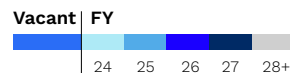
Acquisition date	Nov 2006
Ownership/title	100%/Freehold
Cost including additions	\$84.4m

**Last independent valuation**

Date	Jun 2023
Valuation	\$105.0m
Valuation per sqm	\$2,419/sqm
Capitalisation rate	5.00%
Discount rate	6.25%
Gross lettable area	43,428 sqm
Site area	9.0 Ha
Hardstand	
Weighted average lease expiry	6.3 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Moxy Logistics Pty Ltd	15,435 sqm
Simtech Creations Pty Ltd	8,784 sqm
Crimsafe Security Systems Pty Ltd	5,457 sqm
Supercharge Batteries Pty Ltd	5,060 sqm

**Lease expiry profile %**



### 20 & 42 Amherst Drive, Truganina

20 & 42 Amherst Drive comprises ~39,000 sqm of prime industrial space on ~6 hectares set across two modern warehouses. The asset is located in the key western Melbourne industrial precinct of Truganina with excellent access to the Princess Freeway.

**Location: Melbourne West, VIC**

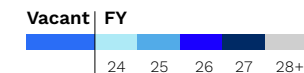
Acquisition date	Jun 2022
Ownership/title	100% / Freehold
Cost including additions	\$76.2m

**Last independent valuation**

Date	Jun 2023
Valuation	\$74.0m
Valuation per sqm	\$1,905/sqm
Capitalisation rate	4.50%
Discount rate	6.50%
Gross lettable area	38,838 sqm
Site area	6.3 Ha
Hardstand	
Weighted average lease expiry	6.4 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Tesla Motors Australia Pty Ltd	16,169 sqm
The Consortium Clemenger Pty Ltd	11,952 sqm
Medline International Two Australia Pty Ltd	10,717 sqm

**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

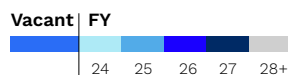
**Last independent valuation**

Date	Jun 2023
Valuation	\$65.0m
Valuation per sqm	\$3,172/sqm
Capitalisation rate	4.75%
Discount rate	6.00%
Gross lettable area	20,492 sqm
Site area	9.8 Ha
Hardstand	45,033 sqm
Weighted average lease expiry	3.0 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 inner 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	\$43.3m

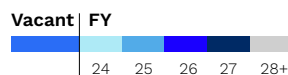
**Last independent valuation**

Date	Jun 2023
Valuation	\$74.8m
Valuation per sqm	\$2,081/sqm
Capitalisation rate	5.25%
Discount rate	6.75 - 7.00%
Gross lettable area	35,945 sqm
Site area	13.0 Ha
Hardstand	
Weighted average lease expiry	1.5 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. Redevelopment due to commence imminently for a further ~46,000 sqm of modern warehouse and office accommodation.

**Location: Melbourne West, VIC**

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$32.0m

**Last independent valuation**

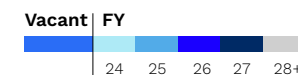
Date	Jun 2022
Valuation	\$47.0m††
Valuation per sqm	\$1,864/sqm
Capitalisation rate	4.50%
Discount rate	5.50%
Gross lettable area	24,911 sqm
Site area	15.0 Ha
Hardstand	
Weighted average lease expiry	2.7 yrs
NABERS	
Green Star rating	

**Major Tenants** **GLA**

Freight Assist Australia Pty Ltd	5,222 sqm
Monza Australia Pty Ltd	5,049 sqm
Lloyds Auctioneers and Valuers Pty Ltd	4,878 sqm
Transfab Reinforcement Australia Pty Ltd	3,912 sqm

†† Valuation figure excludes development land.

**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	\$81.3m

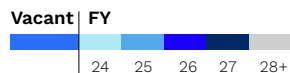
#### Last independent valuation

Date	Jun 2023
Valuation	\$220.0m
Valuation per sqm	\$1,691/sqm
Capitalisation rate	4.75%
Discount rate	6.50%
Gross lettable area	130,161 sqm
Site area	22.0 Ha
Hardstand	10,641 sqm
Weighted average lease expiry	2.1 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
New Aim Pty Ltd	41,249 sqm
Redfilt Pty Ltd	12,805 sqm
Easy Auto 123 Pty Ltd	8,750 sqm
MRL Technologies Pty Ltd	8,654 sqm

\*Subject to planning and authority approvals.

#### Lease expiry profile %



### Cranbourne West Distribution Centre

Cranbourne West Distribution Centre comprises ~15,000 sqm over two tenancies with ancillary office and dedicated hardstand. 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

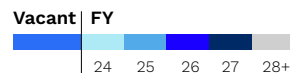
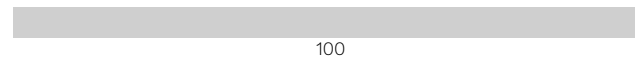
Acquisition date	Jun 2022
Ownership/title	100% / Freehold
Cost including additions	\$30.3m

#### Last independent valuation

Date	Jun 2023
Valuation	\$31.5m
Valuation per sqm	\$2,112/sqm
Capitalisation rate	4.75%
Discount rate	6.25%
Gross lettable area	14,918 sqm
Site area	6.2 Ha
Hardstand	
Weighted average lease expiry	5.4 yrs
NABERS	
Green Star rating	

Major Tenants	GLA
Mills Styrox Pty Ltd	7,477 sqm
Mortim Australia Pty Ltd	7,441 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

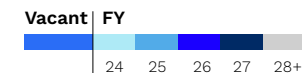
Acquisition date	May 2018
Ownership/title	100%/Freehold
Cost including additions	\$31.4m

#### Last independent valuation

Date	Jun 2023
Valuation	\$59.0m
Valuation per sqm	\$1,935/sqm
Capitalisation rate	5.00%
Discount rate	6.75%
Gross lettable area	30,488 sqm
Site area	5.1 Ha
Hardstand	
Weighted average lease expiry	3.6 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. Major tenants include Specialty Packaging Group, Australia Post, Sello Products and Reece.

**Location: Melbourne South East, VIC**

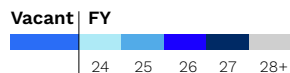
Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$69.6m

**Last independent valuation**

Date	Jun 2023
Valuation	\$122.0m
Valuation per sqm	\$2,682/sqm
Capitalisation rate	4.50%
Discount rate	6.00%
Gross lettable area	45,489 sqm
Site area	8.0 Ha
Hardstand	
Weighted average lease expiry	4.4 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**

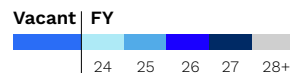
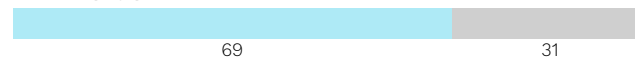
Acquisition date	Jul 2006/Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$70.9m

**Last independent valuation**

Date	Jun 2023
Valuation	\$119.3m
Valuation per sqm	\$1,672/sqm
Capitalisation rate	4.88 - 5.00%
Discount rate	6.00 - 6.25%
Gross lettable area	71,341 sqm
Site area	16.0 Ha
Hardstand	
Weighted average lease expiry	2.3 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). In addition to options to acquire future land parcels, Stockland has 100% ownership of ~5 hectares of land, which delivered ~32,000 sqm of GLA on completion.

**Location: Melbourne West, VIC**

Acquisition date	Dec 2018
Ownership/title	Under a property delivery agreement and with rights to acquire a 50% interest.
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

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



### Kemps Creek

Acquired under a joint venture arrangement with Fife Group, Stockland holds an interest to acquire ~90 hectares with a further interest to acquire ~20 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. State significant development approval has been obtained for a masterplanned estate.

**Location: Western Sydney, NSW**

Acquisition date	2H22 / 1H24
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	238,000 sqm
Site area	N/A
Hardstand	145,000 sqm
Weighted average lease expiry	
NABERS	
Green Star rating	

Major Tenants	GLA

Under joint venture with Fife Group.



### 182-202 Bowhill Road, Willawong

Acquired under a joint venture arrangement with Fife Group, Stockland holds an interest to potentially develop up to ~84,000 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	84,000 sqm
Site area	27.0 Ha
Hardstand	
Weighted average lease expiry	
NABERS	
Green Star rating	

Major Tenants	GLA

Under joint venture with Fife Group.  
 \* Subject to authority and planning approvals.  
 Image: boundaries are indicative only.



### Yatala Distribution Centre South

Yatala Distribution Centre, South is a ~4 hectare vacant parcel of industrial zoned land adjacent to Yatala Distribution Centre. The development will deliver ~19,000 sqm of GLA\*, construction has commenced with completion targeted for 3Q24.

**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

\* Subject to authority and planning approvals.  
 This image is indicative only and the landscape subject to change. Boundaries are indicative only.





**Altona  
Industrial Estate, VIC**

Altona Industrial Estate benefits from proximity to the Port of Melbourne, Melbourne CBD and future major infrastructure improvements like the West Gate Tunnel. Altona Industrial Estate consists of nine multi-tenanted warehouses with potential for redevelopment to deliver additional ~46,000 sqm\* of new modern warehouse and office accommodation.

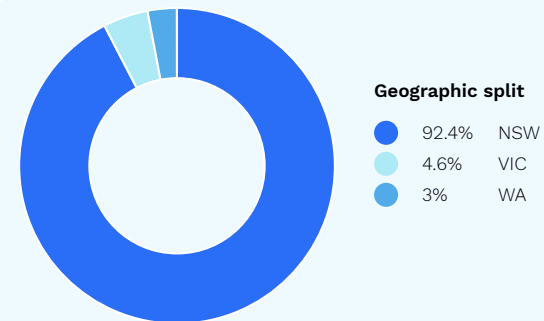
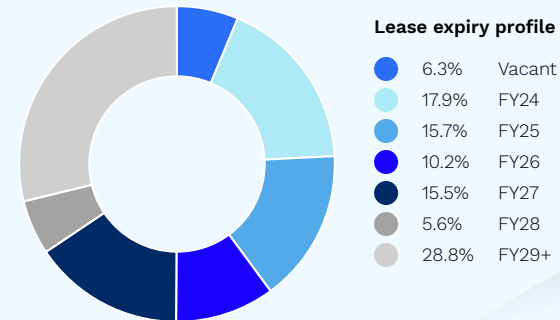
\* Subject to authority and planning approvals.  
Image: Artist impression.



# Workplace

High-quality portfolio with an attractive development pipeline, providing the opportunity to create vibrant workplaces focused on innovation, well-being and sustainability

## Workplace Portfolio



Assets

10

Ownership interest value

\$2.0bn

Gross book value

\$2.5bn



### Affinity Place, NSW

Three adjacent office buildings at 110, 118 and 122 Walker Street comprise the upcoming development, Affinity Place. Affinity Place will deliver ~56,000 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 proximity to metro, rail, bus, road and ferry.

Image: Artist impression.





### **M\_Park, NSW**

The 3 hectare site spanning 33-39 Talavera Road and 11-17 Khartoum Road will deliver a 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 health. The precinct also includes a purpose-built data centre facility. Construction of Stage 1 is underway with target completion in 2025.

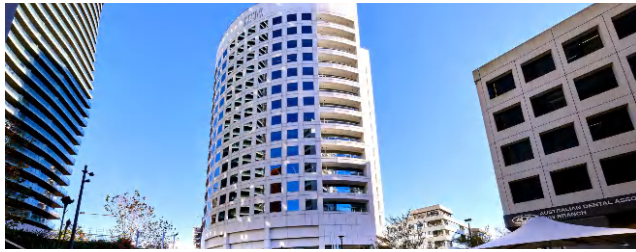
Image: Artist impression.



## Workplace Portfolio

Page	Property	State	Net lettable area	Book value	FY23 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Workplace Portfolio#
30	601 Pacific Highway, St Leonards	NSW	12,455 sqm	\$125.0m	\$(9.5)m	(7.1)%	6.00%	\$5.4m	7.7%
30	Piccadilly Complex, Sydney*	NSW	42,082 sqm	\$500.0m	\$(114.2)m	(18.6)%	6.00 - 6.25%	\$35.8m	30.6%
30	Walker Street Complex, North Sydney†	NSW	10,019 sqm	N/A	N/A	N/A	N/A	\$2.6m	N/A
31	Durack Centre	WA	25,034 sqm	\$58.5m	\$(1.9)m	(3.2)%	9.00%	\$7.8m	3.6%
			<b>89,590 sqm</b>	<b>\$683.5m</b>				<b>\$51.6m</b>	<b>41.8%</b>
<b>Business Parks</b>									
31	16 Giffnock Avenue, Macquarie Park	NSW	11,525 sqm	\$74.7m	\$(5.2)m	(6.5)%	5.75%	\$4.6m	4.6%
31	60-66 Waterloo Road, Macquarie Park	NSW	17,407 sqm	\$133.0m	\$(13.7)m	(9.4)%	5.50 - 5.75%	\$8.6m	8.1%
32	Macquarie Technology Park, Macquarie Park‡	NSW	1,650 sqm	\$31.1m	N/A	N/A	N/A	\$0.5m	1.9%
32	Optus Centre, Macquarie Park‡	NSW	84,194 sqm	\$384.0m	\$0.2m	0.1%	4.88%	\$21.7m	23.5%
32	Trinity Business Park, North Ryde	NSW	27,798 sqm	\$216.8m§§	\$(27.6)m	(11.3)%	6.00%	\$13.8m	13.3%
33	Mulgrave Corporate Park	VIC	20,890 sqm	\$90.0m	\$(7.8)m	(8.0)%	6.75%	\$6.7m	5.5%
			<b>163,464 sqm</b>	<b>\$929.6m</b>				<b>\$55.9m</b>	<b>56.9%</b>
<b>Business Parks Development Land§</b>									
	M_Park, Stage 1	NSW	63,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Trinity Business Park, North Ryde∅	NSW	N/A	\$20.2m	N/A	N/A	N/A	N/A	1.2%
				<b>\$20.2m</b>					<b>1.2%</b>
<b>Master Planning§</b>									
	M_Park, Stage 2^	NSW	110,000 sqm						
			<b>253,054 sqm§§</b>						

- # Book value.  
 \* Book value and NLA, office component only. Retail component included in Retail Portfolio.  
 † Asset held for development.  
 ‡ 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 to acquire the land. Area represents GFA.  
 §§ Excluding development land.  
 ∅ Subject to authority and planning approvals.



### 601 Pacific Highway, St Leonards

601 Pacific Highway is a 14 storey A Grade office tower boasting a 4.5 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 arterial roads and transport networks.

**Location: St Leonards, NSW**

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$84.1m

**Last independent valuation**

Date	Jun 2023
Valuation	\$125.0m
Valuation per sqm	\$10,036/sqm
Capitalisation rate	6.00%
Discount rate	6.63%
Car parking spaces	165
Net lettable area	12,455 sqm
Weighted average lease expiry	2.2 yrs
NABERS	4.5 (Energy) 3.5 (Water)
Green Star rating	4 Star (Performance)

**Major Tenants**

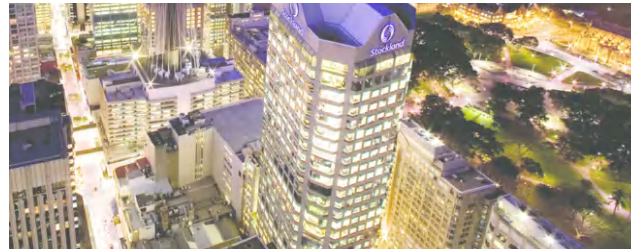
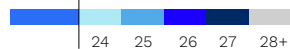
**NLA**

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 %**



**Vacant | FY**



### Piccadilly Complex, Sydney\*

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. Both buildings boasting 5 Star NABERS Energy Ratings, the site has convenient connections to transport, retail, and amenity and ~270 parking spaces.

**Location: Sydney CBD, NSW**

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold (Expiry 2091)
Cost including additions	\$455.8m

**Last independent valuation**

Date	Jun 2023
Valuation	\$500.0m
Valuation per sqm	\$11,882/sqm
Capitalisation rate	6.00 - 6.25%
Discount rate	6.50 - 6.75%
Car parking spaces	274
Net lettable area	42,082 sqm
Weighted average lease expiry	1.8 yrs
NABERS	5.0/5.0† (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
Smartgroup Benefits Pty Ltd	3,264 sqm
University of Sydney	2,411 sqm

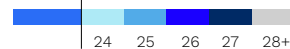
\* Excludes Retail.

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

**Lease expiry profile %**



**Vacant | FY**



### Walker Street Complex, North Sydney†

110, 118 and 122 Walker Street have received DA approval to be redeveloped into Affinity Place, delivering ~56,000 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	N/A

**Last independent valuation**

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	131
Net lettable area	10,019 sqm
Weighted average lease expiry	0.9 yrs
NABERS	0.0 / 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
Hdnd Enterprises Pty Ltd	550 sqm
Kilimanjaro Consulting Pty Ltd	499 sqm

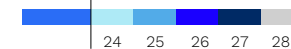
† Asset held for development.

\* 110 Walker St, 122 Walker St and 118 Walker St respectively.

**Lease expiry profile %**



**Vacant | FY**





### 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 4 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	\$118.7m

#### Last independent valuation

Date	Dec 2022
Valuation	\$57.5m
Valuation per sqm	\$2,290/sqm
Capitalisation rate	9.00%
Discount rate	9.00%
Car parking spaces	141
Net lettable area	25,034 sqm
Weighted average lease expiry	2.8 yrs
NABERS	4.0/3.5* (Energy) 4.5/3.0* (Water)
Green Star rating	5 (As Built - 2 Victoria Avenue) 4/3* Star (Performance)

#### Major Tenants

#### NLA

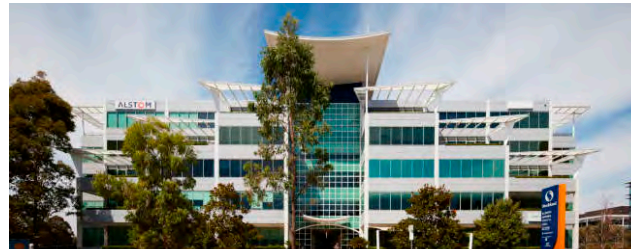
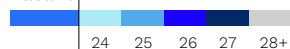
Minister for Works	5,932 sqm
Commonwealth of Australia	3,044 sqm
Optus Administration Pty Ltd	1,908 sqm
Linkforce Hire Pty Ltd	1,752 sqm
Stockland Development Pty Ltd	815 sqm

\*263 Adelaide Tce and 2 Victoria Ave respectively.  
# Expiry date 2084 subject to exercise of option.

#### Lease expiry profile %



#### Vacant | FY



### 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 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	\$37.8m

#### Last independent valuation

Date	Jun 2023
Valuation	\$74.7m
Valuation per sqm	\$6,482/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Car parking spaces	279
Net lettable area	11,525 sqm
Weighted average lease expiry	2.3 yrs
NABERS	5.5 (Energy) 5.0 (Water)
Green Star rating	4 Star (Performance)

#### Major Tenants

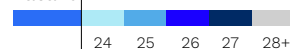
#### NLA

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
PSI CRO Australia Pty Ltd	991 sqm

#### Lease expiry profile %



#### Vacant | FY



### 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 good 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	\$59.6m

#### Last independent valuation

Date	Jun 2023
Valuation	\$133.0m
Valuation per sqm	\$7,641/sqm
Capitalisation rate	5.50 - 5.75%
Discount rate	6.13%
Car parking spaces	490
Net lettable area	17,407 sqm
Weighted average lease expiry	3.1 yrs
NABERS	6.0* (Energy) 4.5* (Water)
Green Star rating	4* Star (Performance)

#### Major Tenants

#### NLA

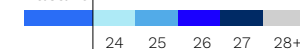
Idameneo Ltd (Laverty Pathology)	7,260 sqm
Janssen Cilag Pty Ltd	4,857 sqm
Becton Dickinson Pty Ltd	3,506 sqm
Yokogawa Pty Ltd	1,764 sqm

\* 66 Waterloo Road only.

#### Lease expiry profile %



#### Vacant | FY





### Macquarie Technology Park, Macquarie Park‡

The 3 hectare site spans 33-39 Talavera Road and 11-17 Khartoum Road. 11-17 Khartoum Road is being 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 health. The precinct also includes a purpose-built data centre facility. Construction of Stage 1 is underway.

#### Location: North-West Sydney, NSW

Acquisition date	Oct 2000
Ownership/title	51%/Freehold
Cost including additions	\$24.3m

#### Last independent valuation

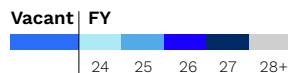
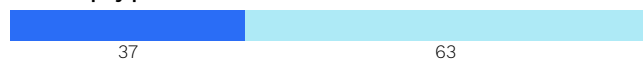
Date	Jun 2020
Valuation	\$31.1m
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	42
Net lettable area	1,650 sqm
Weighted average lease expiry	0.5 yr
NABERS	N/A
Green Star rating	N/A

#### Major Tenants

Major Tenants	NLA
Wise Medical Pty Ltd	859 sqm
Stockland Development Pty Ltd	113 sqm

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

#### 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	\$179.8m

#### Last independent valuation

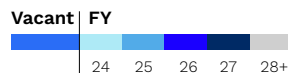
Date	Mar 2023
Valuation	\$384.0m
Valuation per sqm	\$8,944/sqm§§
Capitalisation rate	4.88%
Discount rate	6.00%
Car parking spaces	2,069
Net lettable area	84,194 sqm
Weighted average lease expiry	10.0 yrs
NABERS	5.0 (Energy) 5.0 (Water)
Green Star rating	4 Star (Performance)

#### Major Tenants

Major Tenants	NLA
Optus Administration Pty Ltd	84,194 sqm

‡ Book value represents Stockland's 51% ownership interest. §§100% interest.

#### Lease expiry profile %



### Trinita Business Park, North Ryde

Trinita Business Park is an office precinct comprising three A Grade buildings across 3 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	\$160.9m

#### Last independent valuation

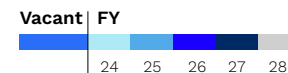
Date	Jun 2023
Valuation	\$216.0m††
Valuation per sqm	\$7,770/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	996
Net lettable area	27,798 sqm
Weighted average lease expiry	4.7 yrs
NABERS	5.5 Combined (Energy) 4.5 Combined (Water)
Green Star rating	4 Star Combined (Performance) 5 Star Combined (As Built)

#### Major Tenants

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	\$103.7m

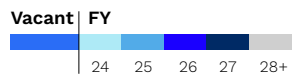
#### Last independent valuation

Date	Jun 2023
Valuation	\$90.0m
Valuation per sqm	\$4,308/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Car parking spaces	1,339
Net lettable area	20,890 sqm
Weighted average lease expiry	3.8 yrs
NABERS	4.5/4.0/5.0* (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 %

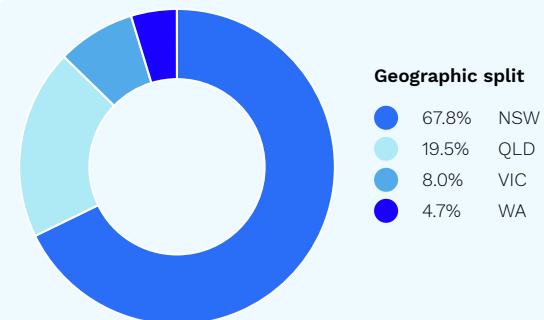
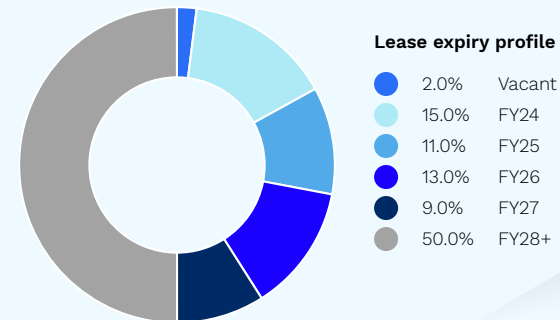




# Town Centres

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

20

Ownership interest value

\$5.2bn

Gross book value

\$5.3bn

Tenants

2,200

Town centres sales

~\$5.6bn

### Stockland Shellharbour, NSW

The largest town centre within the trade area, this major regional centre is anchored by majors Myer, Coles, Kmart, Target and Woolworths and boasts 15 mini-majors and over 230 specialty stores. A fashion and entertainment destination for the NSW South Coast, Stockland Shellharbour also offers a vibrant alfresco casual dining precinct, The Avenue, showcasing a range of international and local cuisines making this an all-encompassing town centre in regional NSW.





### Stockland Point Cook, VIC

Located 25km west of the Melbourne CBD, Stockland Point Cook is a colourful town centre anchored by majors Target, Coles, Woolworths and ALDI and 10 mini-majors. The centre is a pivotal part of the local community regularly hosting a range of vibrant cultural events within its Pop-Up Park. An outdoor inclusive space, Point Cook Pop-Up Park is where the local community connect, engage and celebrate throughout the year.



## Town Centres Portfolio

Page	Property	Location	State	Gross lettable area	Book Value	FY23 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Retail Portfolio	Annual sales June 2023	Specialty occupancy cost*	Specialty sales†
38	Stockland Balgowlah	Balgowlah	NSW	12,802 sqm	\$157.0m	\$(9.1)m	(5.5)%	5.50%	\$9.5m	3.0%	\$141.3m	19.3%	\$8,158/sqm
38	Stockland Forster	Forster	NSW	38,769 sqm	\$201.0m	\$(2.0)m	(1.0)%	6.00%	\$12.6m	3.9%	\$290.7m	12.9%	\$9,345/sqm
38	Stockland Glendale	Glendale	NSW	52,303 sqm	\$320.0m	\$(21.8)m	(6.4)%	6.25%	\$22.0m	6.2%	\$366.7m	13.4%	\$10,955/sqm
39	Stockland Green Hills	East Maitland	NSW	74,233 sqm	\$775.0m	\$6.9m	0.9%	5.75%	\$51.6m	14.9%	\$667.3m	15.3%	\$12,685/sqm
39	Stockland Merrylands	Merrylands	NSW	59,226 sqm	\$554.0m	\$12.6m	2.3%	6.00%	\$37.6m	10.7%	\$453.2m	16.4%	\$10,676/sqm
39	Stockland Nowra	Nowra	NSW	16,036 sqm	\$111.0m	\$(16.2)m	(12.7)%	6.50%	\$8.2m	2.1%	\$156.9m	13.3%	\$13,059/sqm
40	Stockland Piccadilly	Sydney CBD	NSW	2,984 sqm	\$49.0m	\$(1.2)m	(2.3)%	6.25%	\$2.9m	1.0%	\$15.8m	24.6%	\$6,654/sqm
40	Stockland Shellharbour~	Shellharbour	NSW	85,859 sqm	\$617.3m	\$22.6m	3.8%	6.25%	\$42.9m	11.9%	\$534.1m	15.6%	\$10,312/sqm
40	Shellharbour Retail Park	Shellharbour	NSW	22,275 sqm	\$96.0m	\$(8.4)m	(8.0)%	5.50%	\$5.0m	1.8%	\$133.4m	N/A	N/A
41	Stockland Wetherill Park	Wetherill Park	NSW	63,873 sqm	\$645.0m	\$(4.9)m	(0.8)%	5.75%	\$41.8m	12.4%	\$428.6 m	18.9%	\$9,814/sqm
41	Stockland Baringa	Baringa	QLD	6,547 sqm	\$28.5m	\$(1.0)m	(3.3)%	5.75%	\$1.7m	0.5%	\$40.4m	4.6%	\$15,187/sqm
41	Stockland Birtinya	Birtinya	QLD	17,368 sqm	\$77.4m	\$(0.2)m	(0.3)%	5.25 - 6.00%	\$3.7m	1.5%	\$125.2m	9.3%	\$9,744/sqm
42	Stockland Burleigh Complex+	Burleigh Heads	QLD	36,399 sqm	\$225.5m	\$(3.6)m	(1.6)%	5.50 - 6.00%	\$14.5m	4.4%	\$261.6m	13.6%	\$9,385/sqm
42	Stockland Hervey Bay‡	Hervey Bay	QLD	37,762 sqm	\$199.0m	\$9.8m	5.2%	7.00%	\$14.8m	3.8%	\$300m	12.3%	\$10,557/sqm
42	Stockland Rockhampton	Rockhampton	QLD	58,164 sqm	\$350.0m	\$(44.8)m	(11.4)%	6.50%	\$24.9m	6.7%	\$438.2m	12.6%	\$11,405/sqm
43	Stockland Townsville^	Aitkenvale	QLD	44,930 sqm	\$130.0m	\$(20.0)m	(13.4)%	7.00%	\$10.1m	2.5%	\$281.3m	15.0%	\$9,708/sqm
43	Stockland Point Cook	Point Cook	VIC	43,829 sqm	\$226.0m	\$(11.1)m	(4.7)%	6.50%	\$16.9m	4.3%	\$295.6m	13.4%	\$8,054/sqm
43	Stockland Wendouree	Wendouree	VIC	28,067 sqm	\$192.0m	\$9.4m	5.2%	6.50%	\$14.0m	3.7%	\$229.8m	13.5%	\$10,220/sqm
44	Stockland Baldivis	Baldivis	WA	33,070 sqm	\$183.0m	\$(21.0)m	(10.3)%	6.50%	\$13.8m	3.5%	\$294m	12.2%	\$8,883/sqm
44	Stockland Harrisdale	Harrisdale	WA	14,487 sqm	\$62.5m	\$(1.2)m	(1.9)%	6.00%	\$4.7m	1.2%	\$119.7m	9.8%	\$11,202/sqm
				<b>748,983 sqm</b>	<b>\$5,199.2m</b>				<b>\$353.2m</b>	<b>100%</b>	<b>\$5,573.8m</b>		<b>\$10,328/sqm</b>

\* Occupancy cost reflects stable assets, adjusted to reflect tenants trading more than 24 months.

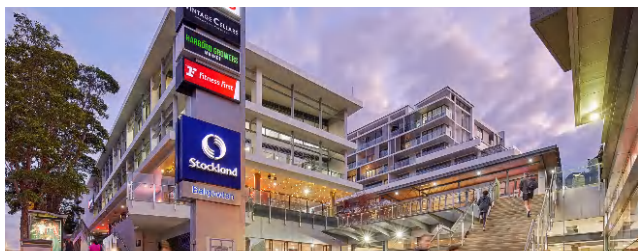
† This is based on the MLA calculation.

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

§ Book value includes Lamerton House and Event Cinema.

+ Includes Stockland Burleigh Central.

^ Book value represents Stockland's 50% ownership.



### Stockland Balgowlah

Located in the northern suburbs of Sydney, Stockland Balgowlah 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 50 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	\$141.3m
Refurbishment history	2007

#### Last independent valuation

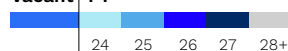
Date	Jun 2023
Valuation	\$157.0m
Valuation per sqm	\$12,264/sqm
Capitalisation rate	5.50%
Discount rate	6.25%
Car parking spaces	736
Gross lettable area	12,802 sqm
Annual sales June 2023	\$141.3m
Specialty occupancy cost	19.3%
Weighted average lease expiry	3.9 yrs
NABERS	2.0 (Energy) 2.0 (Water)
Green Star rating	N/A

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

#### Lease expiry profile %



#### Vacant | FY



### 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 café precinct, a children's play area and well-equipped amenities. The adjoining retail park has seven large-format retail tenancies including Bunnings Warehouse, Petbarn, Jax Tyres, Super Cheap Auto and Hungry Jacks.

#### Location: Forster, NSW

Acquisition date	Jul 2003/May 2010
Ownership/title	100%/Freehold
Cost including additions	\$140.6m
Refurbishment history	2020, 2008

#### Last independent valuation

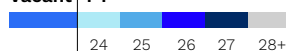
Date	Jun 2023
Valuation	\$201.0m
Valuation per sqm	\$5,185/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	1,459
Gross lettable area	38,769 sqm
Annual sales June 2023	\$290.7m
Specialty occupancy cost	12.9%
Weighted average lease expiry	4.7 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Bunnings	8,310 sqm	Mar 2024
Kmart	7,218 sqm	Aug 2031
Coles	4,034 sqm	Jun 2033
Woolworths	3,800 sqm	Nov 2032
ALDI	1,570 sqm	Aug 2029

#### Lease expiry profile %



#### Vacant | FY



### 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, and 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 2,250 cars. The recently installed shade sail structure now provides covered parking at the centre and also houses weekly Farmers and Artisan Markets onsite.

#### Location: Glendale, NSW

Acquisition date	Mar 1996
Ownership/title	100%/Freehold
Cost including additions	\$131.9m
Refurbishment history	2021, 2006

#### Last independent valuation

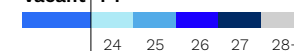
Date	Jun 2023
Valuation	\$320.0m
Valuation per sqm	\$6,118/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Car parking spaces	2,278
Gross lettable area	52,303 sqm
Annual sales June 2023	\$366.7m
Specialty occupancy cost	13.4%
Weighted average lease expiry	3.4 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Target	8,522 sqm	Jul 2026
Kmart	6,425 sqm	Mar 2026
Events Cinemas	4,148 sqm	Dec 2026
Coles	5,109 sqm	Mar 2026
Woolworths	4,952 sqm	Mar 2031

#### Lease expiry profile %



#### Vacant | FY





### 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	\$548.0m
Refurbishment history	2018

#### Last independent valuation

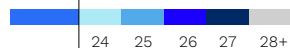
Date	Jun 2023
Valuation	\$775.0m
Valuation per sqm	\$10,440/sqm
Capitalisation rate	5.75%
Discount rate	7.25%
Car parking spaces	3,125
Gross lettable area	74,233 sqm
Annual sales June 2023	\$667.3m
Specialty occupancy cost	15.3%
Weighted average lease expiry	5.4 yrs
NABERS	N/A (Energy) 3.5 (Water)
Green 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	Holdover

#### Lease expiry profile %



#### Vacant | FY



### 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 seven mini-majors including JB Hi-Fi, Best&Less, Rebel Sport, Service NSW and more than 180 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	\$460.5m
Refurbishment history	2013

#### Last independent valuation

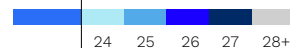
Date	Jun 2023
Valuation	\$554.0m
Valuation per sqm	\$9,354/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	2,965
Gross lettable area	59,226 sqm
Annual sales June 2023	\$453.2m
Specialty occupancy cost	16.4%
Weighted average lease expiry	4.9 yrs
NABERS	4.5 (Energy) 3.0 (Water)
Green Star rating	5 (As Built) 4 (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 %



#### Vacant | FY



### 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.

#### Location: Nowra, NSW

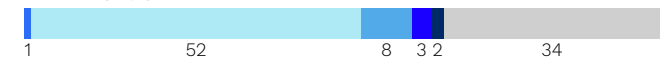
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$76.4m
Refurbishment history	

#### Last independent valuation

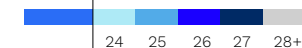
Date	Jun 2023
Valuation	\$111.0m
Valuation per sqm	\$6,922/sqm
Capitalisation rate	6.50%
Discount rate	7.25%
Car parking spaces	818
Gross lettable area	16,036 sqm
Annual sales June 2023	\$156.9m
Specialty occupancy cost	13.3%
Weighted average lease expiry	3.9 yrs
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	3 (Performance)

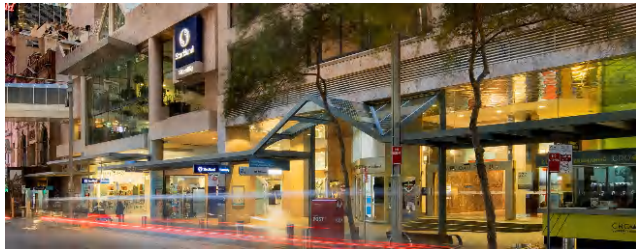
Major tenants	GLA	Lease Expiry
Kmart	7,190 sqm	Nov 2023
Woolworths	4,205 sqm	Jul 2034

#### Lease expiry profile %



#### Vacant | FY





### 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 specialty 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**

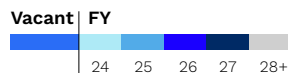
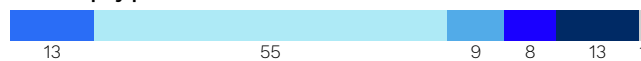
Acquisition date	Oct 2000
Ownership/title	100%/Leasehold
Cost including additions	\$55.4m
Refurbishment history	

**Last independent valuation**

Date	Jun 2023
Valuation	\$49.0m
Valuation per sqm	\$16,421/sqm
Capitalisation rate	6.25%
Discount rate	6.50%
Car parking spaces	274
Gross lettable area	2,984 sqm
Annual sales June 2023	\$15.8m
Specialty occupancy cost	24.6%
Weighted average lease expiry	1.3 yrs
NABERS	
Green Star rating	

Major tenants	GLA	Lease Expiry

**Lease expiry profile %**



Stockland 30 June 2023



### 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, plus over 230 specialty 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	\$546.4m
Refurbishment history	2016, 2013

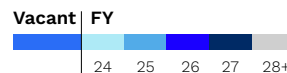
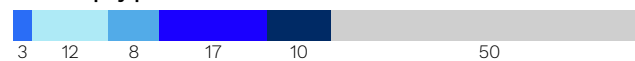
**Last independent valuation**

Date	Jun 2023
Valuation	\$617.3m
Valuation per sqm	\$7,190/sqm
Capitalisation rate	6.25%
Discount rate	7.00%
Car parking spaces	3,607
Gross lettable area	85,859 sqm
Annual sales June 2023	\$534.1m
Specialty occupancy cost	15.6%
Weighted average lease expiry	6.0 yrs
NABERS	5.5 (Energy) 3.5 (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 Event 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**

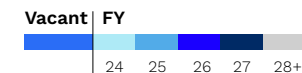
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$63.1m
Refurbishment history	2020, 2019, 2018

**Last independent valuation**

Date	Jun 2023
Valuation	\$96.0m
Valuation per sqm	\$4,310/sqm
Capitalisation rate	5.50%
Discount rate	6.50%
Car parking spaces	789
Gross lettable area	22,275 sqm
Annual sales June 2023	\$133.4m
Specialty occupancy cost	N/A
Weighted average lease expiry	4.5 yrs
NABERS	
Green Star rating	

Major tenants	GLA	Lease Expiry
Woolworths	4,373 sqm	Nov 2032
Dan Murphy's	1,505 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 185 specialty stores. It also offers a full range of services including a 24-hour gym, medical and dental services.

#### Location: Wetherill Park, NSW

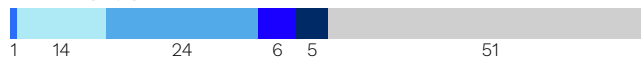
Acquisition date	Aug 1983
Ownership/title	100%/Freehold
Cost including additions	\$379.0m
Refurbishment history	2016

#### Last independent valuation

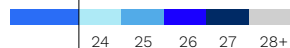
Date	Jun 2023
Valuation	\$645.0m
Valuation per sqm	\$10,098/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	2,637
Gross lettable area	63,873 sqm
Annual sales June 2023	\$428.6 m
Specialty occupancy cost	18.9%
Weighted average lease expiry	6.9 yrs
NABERS	3.5 (Energy) 2.5 (Water)
Green 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 %



#### Vacant | FY



Stockland 30 June 2023



### Stockland Baringa

Stockland Baringa is a neighbourhood centre including a full-line IGA, ~18 specialty 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	\$26.7m
Refurbishment history	2020

#### Last independent valuation

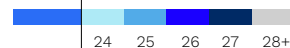
Date	Jun 2023
Valuation	\$28.5m
Valuation per sqm	\$4,353/sqm
Capitalisation rate	5.75%
Discount rate	7.00%
Car parking spaces	306
Gross lettable area	6,547 sqm
Annual sales June 2023	\$40.4m
Specialty occupancy cost	4.6%
Weighted average lease expiry	5.2 yrs
NABERS	N/A
Green Star rating	5 star (Design & As Built)

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

#### Lease expiry profile %



#### Vacant | FY



### 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 specialty stores including a range of dining options.

#### Location: Birtinya, QLD

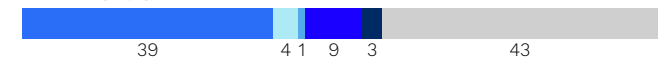
Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$90.1m
Refurbishment history	2020, 2019

#### Last independent valuation

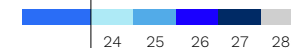
Date	Jun 2023
Valuation	\$77.4m
Valuation per sqm	\$4,454/sqm
Capitalisation rate	5.25 - 6.00%
Discount rate	6.25 - 6.75%
Car parking spaces	554
Gross lettable area	17,368 sqm
Annual sales June 2023	\$125.2m
Specialty occupancy cost	9.3%
Weighted average lease expiry	6.4 yrs
NABERS	6.0 (Energy) 4.0 (Water)
Green Star rating	5 (Design & As Built) 4 (Performance)

Major tenants	GLA	Lease Expiry
Coles	3,816 sqm	Dec 2033
ALDI	1,693 sqm	Dec 2028

#### Lease expiry profile %



#### Vacant | FY





### 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	\$176.2m
Refurbishment history	2017

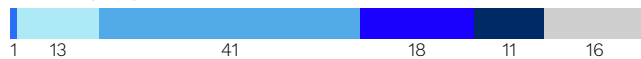
**Last independent valuation**

Date	Jun 2023
Valuation	\$225.5m
Valuation per sqm	\$6,195/sqm
Capitalisation rate	5.50 - 6.00%
Discount rate	7.00%
Car parking spaces	1,699
Gross lettable area	36,399 sqm
Annual sales June 2023	\$261.6m
Specialty occupancy cost	13.6%
Weighted average lease expiry	2.6 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	4 (Performance)

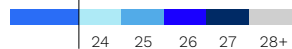
Major tenants	GLA	Lease Expiry
Big W	6,673 sqm	Mar 2025
Woolworths	4,356 sqm	Apr 2026
ALDI	1,745 sqm	April 2024

+Includes Stockland Burleigh Central.

**Lease expiry profile %**



**Vacant | FY**



### Stockland Hervey Bay‡

This single level sub-regional town centre is located in the popular tourist destination of the Fraser Coast, 300km north of the Brisbane CBD. A fully enclosed air-conditioned mall between Rockhampton and Maroochydore, Stockland Hervey Bay includes majors Kmart, Coles, Fresh & Save and nine mini-majors including, TK Maxx, Petbarn, Spotlight, JB Hi-Fi, SportsFirst and over 100 specialty stores.

**Location: Hervey Bay, QLD**

Acquisition date	Apr 2011
Ownership/title	100%/Freehold
Cost including additions	\$213.3m
Refurbishment history	2021, 2017, 2015

**Last independent valuation**

Date	Jun 2023
Valuation	\$199.0m
Valuation per sqm	\$5,270/sqm
Capitalisation rate	7.00%
Discount rate	8.00%
Car parking spaces	1,772
Gross lettable area	37,762 sqm
Annual sales June 2023	\$300m
Specialty occupancy cost	12.3%
Weighted average lease expiry	8.3 yrs
NABERS	5.5 (Energy) 0 (Water)
Green Star rating	4 (As Built) 4 (Performance)

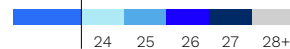
Major tenants	GLA	Lease Expiry
Kmart	5,598 sqm	Jul 2034
Fresh & Save	5,465 sqm	Aug 2041
Coles	3,955 sqm	Jul 2034

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

**Lease expiry profile %**



**Vacant | FY**



### Stockland Rockhampton

Located between Maroochydore and Mackay, Stockland Rockhampton is anchored by Woolworths, Coles, Kmart and Big W. It is home to ~15 mini-majors, including TK Maxx, Cotton On Mega, JB Hi-Fi, City Beach, Rebel Sport, Timezone and Anaconda, more than 160 specialty stores, swim school, a six-screen BCC Cinema and Green Leaves Early Learning Centre. The centre features an all-weather casual dining precinct.

**Location: Rockhampton, QLD**

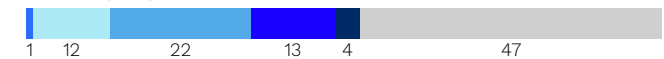
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$315.4m
Refurbishment history	2022, 2020, 2017, 2010

**Last independent valuation**

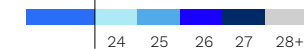
Date	Jun 2023
Valuation	\$350.0m
Valuation per sqm	\$6,017/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	2,999
Gross lettable area	58,164 sqm
Annual sales June 2023	\$438.2m
Specialty occupancy cost	12.6%
Weighted average lease expiry	4.1 yrs
NABERS	4.0 (Energy) 3.0 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,098 sqm	Nov 2028
Kmart	6,280 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 %**



**Vacant | FY**





### Stockland Townsville<sup>^</sup>

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 Sport, Priceline, Country Road, Cotton On Mega, JD Sports, The Reject Shop, Best & Less, a 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	\$138.7m
Refurbishment history	2022, 2017, 2013

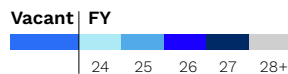
**Last independent valuation**

Date	Jun 2023
Valuation	\$130.0m
Valuation per sqm	\$5,787/sqm
Capitalisation rate	7.00%
Discount rate	7.50%
Car parking spaces	2,251
Gross lettable area	44,930 sqm
Annual sales June 2023	\$281.3m
Specialty occupancy cost	15.0%
Weighted average lease expiry	7.7 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

<sup>^</sup>Book value represents Stockland's 50% ownership.

**Lease expiry profile %**



### Stockland Point Cook

A four-quadrant town centre layout located 25km 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**

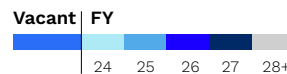
Acquisition date	Jun 2011
Ownership/title	100%/Freehold
Cost including additions	\$233.2m
Refurbishment history	2015

**Last independent valuation**

Date	Jun 2023
Valuation	\$226.0m
Valuation per sqm	\$5,156/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	1,721
Gross lettable area	43,829 sqm
Annual sales June 2023	\$295.6m
Specialty occupancy cost	13.4%
Weighted average lease expiry	4.4 yrs
NABERS	5.0 (Energy) 3.5 (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 such as Cotton On Mega and The Reject Shop, plus more than 100 specialty stores and the regional library.

**Location: Wendouree, VIC**

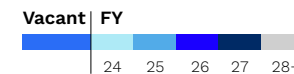
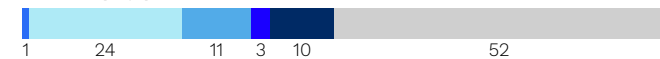
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$120.4m
Refurbishment history	2018

**Last independent valuation**

Date	Jun 2023
Valuation	\$192.0m
Valuation per sqm	\$6,841/sqm
Capitalisation rate	6.50%
Discount rate	7.25%
Car parking spaces	1,239
Gross lettable area	28,067 sqm
Annual sales June 2023	\$229.8m
Specialty occupancy cost	13.5%
Weighted average lease expiry	4.6 yrs
NABERS	5.5 (Energy) 4.5 (Water)
Green Star rating	4 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,831 sqm	Oct 2028
Woolworths	3,873 sqm	Jun 2033
Coles	3,252 sqm	Holdover

**Lease expiry profile %**





### Stockland Baldivis

Stockland Baldivis is a thriving town centre that is anchored by a full-line ALDI, Coles, Woolworths, Kmart, three mini-majors including Red Dot, Rivers and The Continental, more than 75 specialty stores and a main street restaurant precinct. There is ~8 hectares of land adjacent for future development.

#### Location: Baldivis, WA

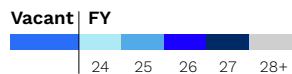
Acquisition date	Aug 2006
Ownership/title	100%/Freehold
Cost including additions	\$159.7m
Refurbishment history	2019, 2015

#### Last independent valuation

Date	Jun 2023
Valuation	\$183.0m
Valuation per sqm	\$5,534/sqm
Capitalisation rate	6.50%
Discount rate	6.75%
Car parking spaces	1,427
Gross lettable area	33,070 sqm
Annual sales June 2023	\$294m
Specialty occupancy cost	12.2%
Weighted average lease expiry	6.9 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 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 and more than 30 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

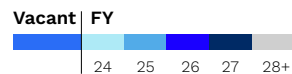
Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$54.0m
Refurbishment history	2016

#### Last independent valuation

Date	Jun 2023
Valuation	\$62.5m
Valuation per sqm	\$4,314/sqm
Capitalisation rate	6.00%
Discount rate	6.50%
Car parking spaces	529
Gross lettable area	14,487 sqm
Annual sales June 2023	\$119.7m
Specialty occupancy cost	9.8%
Weighted average lease expiry	6.6 yrs
NABERS	0.0 (Energy) 1.5 (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 Townsville, QLD**  
Located in the heart of Townsville, this bustling town centre stands as a prominent hub for fashion and entertainment. Anchored by the region's only full-line Myer department store, Stockland Townsville showcases a vibrant blend of retail, with seven mini-majors including JD Sports, Country Road, Rebel Sport, Priceline, Cotton On Mega and over 130 specialty stores. Additionally, the centre has 2 hectares of adjacent development land.

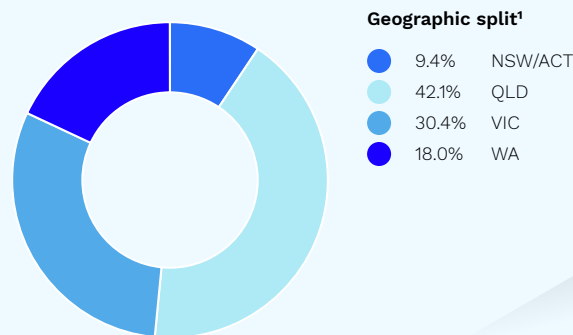




# Masterplanned Communities

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

## Residential Portfolio



<sup>1</sup> By lots remaining.

## Features Legend



Park



Shopping centre/Retail within 1km radius



Townhomes/Apartments



Train station/Retail within 1km radius

Communities

51

Lots remaining

~68,000

End-market value

\$21.4bn



### **The Gables, NSW**

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.





## 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 2012, 2014, 2017		Marsden Park	\$2,261m	4,598§	95%	599,000 - 850,000	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 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	\$297m	638	8%	335,000 - 699,000	A masterplanned community 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 ~170 lots, with the first stage of the development already sold out.
Lakeside 2022		Gledswood Hills	\$271m	442	28%	619,000 - 952,000	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	\$148m	108§	61%	N/A	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	\$1,681m	2,362	33%	540,000 - 1,360,000	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.
			<b>\$5,090m</b>	<b>9,453</b>			

\* Total revenue generated throughout the life of the project.

† Relates to land lots only.

§ Includes dwellings.





## NSW/ACT – development pipeline

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Church St, Parramatta§§†† 2017		Parramatta	N/A	N/A	A high rise apartment-led mixed use development opportunity in Parramatta. Subject to conditions precedent relating to planning.
Dunning Ave, Rosebery†† 2017		Rosebery	N/A	N/A	A DA-approved mid-rise apartment development within the heart of the inner city suburb of Rosebery. The community will enjoy both private and communal amenities.
Elara Glengarrie§§†† 2023		Marsden Park	\$383m	631	A 30 hectares, R3 zoned site split across three land parcels. Located less than 1km south of Stockland's existing Elara masterplanned community in Marsden Park.
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.
Western Sydney University§§†† 2022		Werrington	N/A	N/A	A mixed used development opportunity in partnership with the Western Sydney University Werrington Campus.
			<b>\$664m</b>	<b>1,391</b>	

\* Total revenue generated throughout the life of the project.

†† Features are only indicative, subject to change.

§§ Subject to rezoning and/or approvals.













### Aura, QLD

Aura is a 6 star Green Star rated community, already home to over 10,000 residents, with the potential to deliver ~19,000 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	\$3,449m	19,000\$	25%	297,000 - 594,000	Aura is a 6 star Green Star rated community already home to over 10,000 residents, with the potential for 19,000 new dwellings and 20,000 on-site jobs upon completion. Aura was awarded the 2021 UDIA QLD 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	\$239m	69	65%	N/A	Birtinya (previously Kawana Business Village) 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 99km north of Brisbane, and adjacent to the Sunshine Coast Health Precinct.
Bokarina Beach 2004	  	Sunshine Coast	\$317m	334\$	91%	460,530 - 1,699,785	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	\$78m	92\$	54%	N/A	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 Hope Island Marketplace that includes a Woolworths, ALDI, and specialty retail shops.
Foreshore 2016	 	Coomera	\$212m	585\$	98%	509,900 - 590,900	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	\$131m	442	98%	N/A	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.



## Queensland – released to market (continued)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Newport 2015		Newport	\$1,046m	1,961§	83%	571,900 - 2,099,800	Set in a prime location on the Redcliffe Peninsula, Newport is an innovative masterplanned waterside community. Occupying a 143 hectare site, the project has delivered 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 features a neighbourhood centre featuring waterfront retail and dining, multiple parks and a 22 hectare tidal lake.
North Shore 2001		Townsville	\$1,099m	5,541	43%	169,070 - 373,900	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	\$2,632m	7,233	7%	168,900 - 464,900	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 satellite hospital to be delivered by the Queensland Government.
			<b>\$9,204m</b>	<b>35,257</b>			

\* Total revenue generated throughout the life of the project.

† Relates to land lots only.







^ Includes Stockland's share of project income.

§ 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	2,173	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 proposed school.
Caboolture 2008	 	Caboolture West	\$525m	1,633	Located approximately 10km west of Caboolture and 51km north of Brisbane CBD, the 175 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.
			<b>\$1,132m</b>	<b>3,806</b>	

\* Total revenue generated throughout the life of the project.



**Highlands, VIC**  
Highlands is an award-winning masterplanned community in Melbourne's northern suburb of Craigieburn, with picturesque views of surrounding hills and the Melbourne CBD skyline. Highlands offers schools, childcare, sporting facilities, medical centres and numerous retail and commercial amenities nearby. The community offers a diverse range of living options including land, house & land and medium density townhomes.





## Victoria – released to market

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$) <sup>†</sup>	Project description
Banksia 2021		Armstrong Creek	\$194m	545	15%	271,000 - 460,000	Banksia is a new masterplanned Stockland community located in Armstrong Creek, 10km from Geelong CBD and 92km from Melbourne CBD. Launched in 2022, Banksia will develop ~545 lots and deliver onsite amenity including public open space, shared walking paths and proposed childcare centre.
Cloverton <sup>‡</sup> 2010		Kalkallo/Beveridge	\$4,335m	10,947	25%	228,000 - 493,000	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 that will be ~11,000 sites, plus a metropolitan activity centre including a regional shopping centre and train station. Cloverton's first primary school, Gilgai Plains Primary Schooled opening at the beginning of 2022 and Hume Anglican Grammar is set up open in Term 3 of 2023. In addition, residents can enjoy the outdoors with 6 parks and a sports reserve already open. The Kallo Town Centre featuring Woolworths, petrol station and other retailers will open in Spring of 2023.
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	\$549m	1,368	21%	343,000 - 471,000	Evergreen is located in Clyde approximately 60km south-east of the Melbourne CBD, 1.5km from Stockland Edgebrook and 11km from Stockland's Minta community. 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, childcare, connector freeways, the Mornington Peninsula and the proposed Clyde train station. Evergreen will border the proposed 120-hectare Clyde Regional Park, which will be a large community space three times bigger than the Royal Botanic Gardens in Melbourne. The project launched in July 2021.
Grand Central 2020		Tarneit	\$169m	510	51%	278,900 - 458,000	Grand Central is a masterplanned community located 30km west of the Melbourne CBD in the thriving suburb of Tarneit. The community has recently delivered a park & playground, and will deliver a future creek & wetlands and a proposed child care centre. Additional amenity includes a proposed primary school and sports reserves that will be delivered externally.
Grandview <sup>^</sup> 2017		Truganina	\$543m	1,715	55%	274,000 - 463,000	Grandview is located 28km west of Melbourne CBD and will include ~1,700 dwellings with views to natural surrounds. The project includes a proposed primary school, local convenience centre, community activity centre, childcare centre, parks, and a future 50+ hectare reserve. Residents also enjoy connections to other nearby education options, childcare facilities, a future Westfield town centre, a proposed train station, and a business precinct. Grandview's famous Dinosaur Park is a family favourite, and the sports-themed Highline Park will open in late-2023.









## Victoria – released to market (continued)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$) <sup>†</sup>	Project description
Haven◊ 2017		Altona North	\$236m	289\$	26%	694,065 - 956,530	Haven is a medium-density community, located in Altona North just 11km from Melbourne's CBD. The 6-hectare community launched in late 2020 and offers architecturally-designed two, three and four bedroom townhomes from \$694,000, with approximately 5% allocated to affordable housing. The townhomes have been designed in collaboration with SJB Architects. The community is designed around a central park & playground and offers significant sustainability initiatives, including an average 6.5-Star NatHERS rating. Haven forms part of 'precinct 15' which upon completion, will comprise residential, a town centre, community centre and commercial area.
Highlands 2004, 2010, 2013, 2015, 2016, 2021		Craigieburn	\$3,020m	11,568\$	80%	254,000 - 523,000	An award-winning masterplanned community located in Melbourne's northern suburb of Craigieburn, with picturesque views of surrounding hills and the Melbourne CBD skyline. Highlands offers schools, childcare, high quality sporting facilities, medical centres and numerous retail and commercial amenities, including the nearby Craigieburn Central Shopping Centre and Craigieburn Village Shopping Centre. With nearby access to Craigieburn Railway Station and Bus Depot, plus the Hume and Tullamarine Freeways, Highlands residents are easily connected to the Melbourne Airport and Melbourne CBD. The community offers a diverse range of options including land, home and land and medium density townhomes.
Katalia^ 2019		Donnybrook	\$243m	1,542	32%	269,000 - 358,000	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	\$299m	1,387	0%	264,400 - 390,000	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	\$673m	1,643	64%	313,000 - 577,000	Minta is one of the latest remaining greenfield sites in Berwick, located 46km south-east of the Melbourne CBD. The 114 hectare masterplanned community will deliver over 1,500 home sites comprising land lots, townhomes and Stockland Halcyon Berwick, a land lease community which launched in early 2021. Minta will deliver an ~\$30m major arterial roadway in 2023, providing a direct link to the Princess Freeway. The community offers 22+ hectares of green open spaces and sustainability initiatives including proposed shade-ways, Wi-Fi in public areas, future wetlands & parklands, abundant parks & playgrounds, walking trails and green open spaces.
Mt Atkinson^ 2017		Truganina	\$833m	4,398	38%	284,800 - 507,700	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 be ~4,400 detached home and townhome sites set amongst a future Westfield town centre, a proposed railway station, three future schools, childcare facilities, playgrounds, and 50+ hectares of parks 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 <sup>∅</sup> 2017	   	Braybrook	\$293m	431	92%	709,000 - 868,000	Orion is a medium density community set on ~11.5 hectares in Braybrook, just 12km from Melbourne CBD. Orion will comprise of 431 two, three and four bedroom townhomes, priced from \$709,000. The townhomes have been designed in collaboration with DKO Architecture. The community has delivered Kurrong Park, smaller pocket parks.
Wattle Park 2021	 	Tarneit	\$304m	812	0%	309,100 - 408,800	Wattle Park is a masterplanned community located in Tarneit, ~33km west of Melbourne's CBD. Offering Werribee river fronting views, the site will be comprised of ~812 lots and onsite amenity including parks, 29 hectares of future conversation area, future sports reserve and a proposed community centre and child care facilities
			<b>\$12,111m</b>	<b>38,897</b>			

\* Total revenue generated throughout the life of the project.

† Relates to land lots only.

‡ Includes options taken over land.












^ Includes Stockland's share of project income.

§ Includes dwellings.

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



## Victoria – development pipeline

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Albert Street, Brunswick 2020	  	Brunswick	N/A	N/A	A DA-approved mid-rise apartment development within the popular suburb of Brunswick, just 5km north of Melbourne's CBD. The community will comprise of a mix of apartments and townhomes. Future residents will enjoy communal rooftops with city and park views, plus laneway activation and direct park access, with excellent transport connections.
Haven^ <sup>∅</sup> 2019	   	Altona North	\$181m	219	A development management agreement to develop an additional 219 townhomes adjacent to our existing Altona North Site (Haven).
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.
Oak Place <sup>∅</sup> 2021	  	Wantirna	\$290m	303	Located 24km south east of the Melbourne CBD and 7km from Stockland's sold out Waterlea community, Oak Place is a future medium density development, anticipated to launch in FY24. The 8 hectare site has planning approval for approximately 303 dwellings, designed in collaboration with renowned architect, Rothelowan. With access to key transport routes, the site is also adjacent to the proposed Wantirna Health Precinct.
			<b>\$471m</b>	<b>522</b>	

\* Total revenue generated throughout the life of the project.  
<sup>∅</sup> A standalone medium density project indicating medium density price range.  
<sup>^</sup> Includes Stockland's share of project income.



### Amberton Beach, WA

Amberton Beach is a coastal community ~48km north-west of Perth's CBD in the beachside suburb of Eglinton. Residents enjoy direct beach access and numerous parks, including a flying fox adventure playground, a pirate park, an AFL sized sports oval, a skate park, and a foreshore precinct with a ~1.5 hectare Lighthouse Park. The community also offers childcare and education, with a government primary school scheduled to open in early 2025.



## Western Australia – released to market

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$) <sup>†</sup>	Project description
Amberton Beach <sup>^</sup> 2010		Eglinton	\$325m	2,574	62%	147,000 - 530,000	A beachside community 48km north west of Perth's CBD, developed with a vision to deliver premium coastal living at an affordable price point. The community features direct beach access and numerous parks including a flying fox adventure playground, an AFL sized sports oval and a skate park. The foreshore precinct was completed in early 2020 with the addition of the 1.5 hectare Lighthouse Park. A Busy Bees Childcare opened early 2022 and a government primary school is scheduled to open early 2025.
Canopy <sup>◇</sup> 2018	 	Glendalough	\$79m	97	33%	828,000 - 909,000	Located 5km north west of Perth's CBD, Canopy launched in 2020 and features a collection of green-title residences, with Fig Tree Park framing the entrance to the community. Canopy is located adjacent to the Mitchell Freeway and fronts existing residential to the west, in close proximity to Lake Monger Primary School, Glendalough Village, Lake Monger, the Leederville entertainment precinct, Westfield Innaloo and is less than 1km to Glendalough Train Station.
Illyarrie 2017		Sinagra	\$171m	484	0%	N/A	Illyarrie is a ~40 hectare site located ~26km north of Perth CBD with views across to Lake Joondalup. Illyarrie is well located with significant established amenity including St Anthony's Primary School, Wanneroo Central Shopping Centre and Joondalup Regional City Centre. The property has convenient transport links via Mitchell Freeway and Joondalup Train Station. Illyarrie is anticipated to launch in Spring 2023.
Sienna Wood <sup>^</sup> 2004, 2007, 2010		Hilbert & Haynes	\$433m	3,815 <sup>§</sup>	33%	110,000 - 267,000	A joint venture with Development WA, Sienna Wood is a masterplanned community 38km south east of Perth's CBD providing both residential land and completed homes. The community features two feature parks, the Explorer Park, and the ~\$4.8m Shipwreck Park adjacent to a cafe and dog adventure park. In coming years, the community will continue to grow into a vibrant area with a planned town centre and additional local schools.
Whiteman Edge 2011, 2014, 2017	 	Brabham	\$534m	2,411	95%	125,000 - 337,000	Whiteman Edge is located 23km north east of Perth's CBD, a short drive from the Swan Valley Wine Region, and home to the famous ~\$2m Jungle Park and WA's first inclusive Livvi's Place playground. In 2021 the community opened Brabham Primary school and a Coles owned shopping centre opened, with the first-of-its-kind drive-thru click & collect in WA. Whiteman Park Train Station is due to open in late 2024.
Wildflower 2021		Piara Waters	\$106m	372	0%	249,000 - 393,000	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 ~ 372 lots set within nature and parklands, with an abundance of existing nearby amenity, including schools, shops, sports and recreation. A new primary school is planned within 500m of the community and Piara Waters Secondary College is located within 1.3km and opened in early 2023.
			<b>\$1,648m</b>	<b>9,753</b>			

\* Total revenue generated throughout the life of the project.

<sup>†</sup> Relates to land lots only.








<sup>§</sup> Includes dwellings.

<sup>^</sup> Includes Stockland's share of project income.

<sup>◇</sup> 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
Beaconsfield 2022	  	Beaconsfield	\$196m	184	Beaconsfield is a 4.6 hectare site located approximately 2.5km south of the Fremantle metropolitan centre, 1km from South Beach and 15km from Perth CBD. The project is earmarked to deliver 184 architecturally designed townhomes and follows the direct success of Stockland WAs first standalone Medium Density project, Canopy in Glendalough. The masterplan has been designed for liveability, with a central and green public open space and nestled within close proximity to retail, education, transport (including a high frequency bus and train network) and recreation.
Ellenbrook North^ 2021		Bullsbrook	\$460m	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.
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.
Wellard Farms\$\$ 2017, 2018		Baldivis	\$1,200m	3,808	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.
			<b>\$1,857m</b>	<b>6,200</b>	

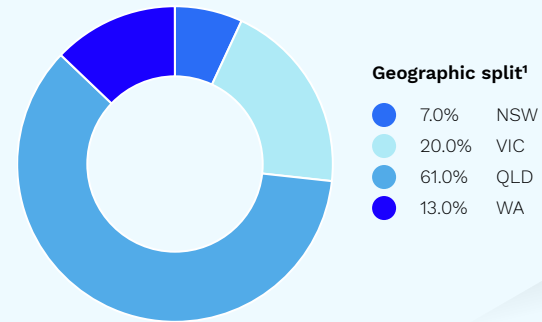
\* Total revenue generated throughout the life of the project.  
 ^ Includes Stockland's share of project income.  
 \$\$ Subject to rezoning and approvals.



# Land Lease Communities

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

## Land Lease Communities Portfolio



<sup>1</sup> By total home sites - established and within the development pipeline.

## Features Legend



Caravan and  
boat storage



Secure gated  
community



5-star resort  
style facilities

Land Lease Communities

33<sup>1</sup>

Development pipeline home sites

~7,100

End-market value

\$5.6bn

<sup>1</sup> Includes sites in planning and under review.



### Stockland B by Halcyon, QLD

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 that rivals the most exclusive of luxury retreats.





## Established portfolio

Property	Features	Location	Book value (\$m)#	Total home sites	Capitalisation rate	Occupancy %	Opening date <sup>^</sup>	Completion date <sup>^^</sup>	Project description
Stockland Halcyon Glades 2021		Caboolture, QLD	\$36m	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 gated community, well established with 217 home sites set within a masterplan designed around landscapes, views and connectivity. The distinctive 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	\$43m	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 homeowners picturesque lakes, waterfront amenities and 6km of walking trails.
Stockland Halcyon Landing 2021		Bli Bli, QLD	\$29m	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	\$28m	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	\$47m	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 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	\$14m	88	-	100%	Dec 2014	May-18	Located in the Gold Coast's exclusive Hope Island, Stockland Vision by Halcyon is an established boutique gated lifestyle community that fronts a magnificent canal in one of the most sought-after residential addresses. 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.
			<b>\$197m</b>	<b>1,106</b>	<b>4.75%</b>				

# Completed asset value at cap rate.  
<sup>^</sup> First settlement date.  
<sup>^^</sup> Last settlement date.





## 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	\$265m	345	59%	820,000 - 1,400,000	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 that rivals the most exclusive of luxury retreats.
Stockland Halcyon Greens# 2021	 	Pimpama, QLD	\$117m	522	93%	840,000 - 1,100,000	Sep 2017	FY24	Stockland Halcyon Greens is a modern take on classic country club living as a 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. Homeowners 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	\$157m	243	44%	640,000 - 970,000	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 homeowners with connectivity to a network of shops and facilities. Situated at the heart of the community is the clubhouse which provides a place for homeowners to relax, exercise, socialise with neighbours and entertain family and friends.
Stockland Halcyon Promenade# 2021	 	Burpengary East, QLD	\$298m	395	2%	550,000 - 810,000	Jun 2023	FY28	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	\$151m	317	53%	520,000 - 830,000	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.



## In development portfolio (continued)

Property	Features	Location	Total project value - development (\$m)*	Total home sites	% established	Price range (\$)	Opening date <sup>^</sup>	Estimated completion date <sup>^^</sup>	Project description
Stockland Halcyon Berwick# 2017		Berwick, VIC	\$121m	175	42%	520,000 - 1,030,000	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 Minto masterplanned community, the community offers a range of architecturally designed, low-maintenance home sites. The hub of the community is the clubhouse which offers resort-style facilities, where like-minded homeowners can enjoy social, wellness and creative spaces.
Stockland Halcyon Evergreen 2023		Clyde, VIC	\$221m	295	0%	540,000 - 810,000	N/A	FY28	Stockland Halcyon Evergreen is a lifestyle community exclusively designed to offer tranquil living. Located within the vibrant Stockland Evergreen master-planned community and across the road from ~120 hectares of open green space and sporting facilities, Halcyon Evergreen is conveniently situated between suburban and country living.
Stockland Halcyon Horizon 2023		Armstrong Creek, VIC	\$171m	234	0%	590,000 - 860,000	N/A	FY27	Perfectly located along Horseshoe Bend Road, Stockland Halcyon Horizon is just a short drive from the Geelong CBD and some of Victoria's most spectacular destinations along the Surf Coast.
			<b>\$1,503m</b>	<b>2,526</b>					

\* 100% of the project revenue post acquisition.  
<sup>^</sup> First settlement date.  
<sup>^^</sup> Last settlement date / year.  
<sup>#</sup> Projects under capital partnership as at 30 June 2023.

## In planning portfolio

Property	Total project value - development (\$m)	Total home sites
<b>Communities in planning</b>	<b>\$4.1bn</b>	<b>5,615</b>

\* 100% of the project revenue



# Addresses

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



Image: Stockland 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
122 Canterbury Road, Bankstown	122 Canterbury Road	Bankstown	NSW	2200
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
Padstow Complex	92-116 Gow Street	Padstow	NSW	2211
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	420-448 Nudgee Road	Hendra	QLD	4011
Willawong Distribution Centre	261-269 Gooderham Road	Willawong	QLD	4110
Yatala Distribution Centre	14 Dixon Street	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
Trinity Business Park, North Ryde	39 Delhi Road	North Ryde	NSW	2113
Walker Street Complex, North Sydney	110, 118 & 122 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	3-17 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	211 Lake Entrance Road	Shellharbour	NSW	2529
Shellharbour Retail Park	New 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 Hervey Bay	6 Central Ave	Hervey Bay	QLD	4655
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	QLD	4701
Stockland Townsville	310 - 334 Ross River Road	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 Harrisdale	Cnr Nicholson Road & Yellowwood Avenue	Harrisdale	WA	6112



## 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	1 Elara Boulevard	Marsden Park	NSW	2765
Elara Glengarrie	312 South Street	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
Aura	Tucker St	Bells Creek	QLD	4551
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
Haven	278 Blackshaws Road	Altona North	VIC	3025
Banksia	502 Boundary Road	Armstrong Creek	VIC	3217
Cloverton	Corner Dwyer Street & Design Way	Kalkallo	VIC	3064
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
Oak Place	203 Mountain Highway	Wantirna	VIC	3152
Wattle Park	Sewells Road	Tarneit	VIC	3029
Amberton Beach	Cnr Cinnabar Drive & Marmion Avenue	Eglington	WA	6034
Beaconsfield	Naylor Street	Beaconsfield	WA	6162
Canopy	66 Penzance Circuit	Glendalough	WA	6016
Ellenbrook North	Maralla Road	Bullsbrook	WA	6084
Illyarrie	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
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 Banya Avenue	Nirimba	QLD	4551
Stockland Halcyon Parks	42 Meridan Way	Meridan Plains, Caloundra	QLD	4551
Stockland Halcyon Promenade	1- 37 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	21 Sunset Boulevard	Berwick	VIC	3806
Stockland Halcyon Evergreen	1965 Ballarto Rd	Clyde	VIC	3978
Stockland Halcyon Horizon	529 Horeshoe Bend Rd	Armstrong Creek	VIC	3217
<b>A further 19 Land Lease Communities home sites are in planning</b>				





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



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**Stockland  
Corporation Limited**  
ACN 000 181 733

**Stockland Trust  
Management Limited**  
ACN 001 900 741; AFSL 241190

**As responsible entity  
for Stockland Trust**  
ARSN 092 897 348

**Head Office**  
Level 25, 133 Castlereagh Street  
SYDNEY NSW 2000