

Independent Limited Assurance Statement to the Management and Directors of Stockland Corporation Limited

Our Conclusion:

Ernst & Young ('EY', 'we') were engaged by Stockland Corporation Limited ('Stockland') to undertake a limited assurance engagement as defined by Australian Auditing Standards, here after referred to as a 'review', over the Subject Matter defined below presented in Stockland's Environmental, Social and Governance ('ESG') Strategy as disclosed within its FY23 Annual Report. Based on the procedures we have performed and the evidence we have obtained, nothing has come to our attention that causes us to believe the Subject Matter has not been prepared, in all material respects, in accordance with the Criteria defined below.

What our review covered

We reviewed the following Subject Matter:

- ▶ Stockland's approach and methodology for defining, measuring, and calculating its target to create over \$1 billion of social value by 2030.

Criteria applied by Stockland

In preparing the selected Subject Matter, Stockland applied the following Criteria:

- ▶ Stockland's own internally developed criteria, as stated in the Report, and informed by Business For Societal Impact Framework

Key responsibilities

EY's responsibility and independence

Our responsibility is to express a conclusion on the Subject Matter based on our review.

We have complied with the independence and relevant ethical requirements, which are founded on fundamental principles of integrity, objectivity, professional competence and due care, confidentiality and professional behaviour.

The firm applies Auditing Standard ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements*, which requires the firm to design, implement and operate a system of quality management including policies or procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Stockland's responsibility

Stockland's management is responsible for selecting the Criteria and preparing and fairly presenting the selected performance data in accordance with that Criteria. This responsibility includes establishing and maintaining internal controls, adequate records and making estimates that are reasonable in the circumstances.

Our approach to conducting the review

We conducted this review in accordance with the Australian Auditing and Assurance Standards Board *Australian Standard on Assurance Engagements Other Than Audits or Reviews of Historical Financial Information* ('ASAE 3000'), and the terms of reference for this engagement, as agreed with Stockland on 17 April 2023. That standard requires that we plan and perform our engagement to express a conclusion on whether anything has come to our attention that causes us to believe that the Subject Matter is not prepared, in all material respects, in accordance with the Criteria, and to issue a report.

Summary of review procedures performed

A review consists of making enquiries, primarily of persons responsible for preparing the Sustainability Strategy and related information and applying analytical and other review procedures.

The nature, timing, and extent of the procedures selected depend on our judgement, including an assessment of the risk of material misstatement, whether due to fraud or error.

The procedures we performed included, but were not limited to:

- ▶ Conducted interviews with key personnel to understand the approach for defining, developing and measuring and calculating its social value target.
- ▶ Checked Stockland's approach for defining social value aligns to the defined Criteria.
- ▶ Checked calculations had been performed in accordance with the methodologies outlined in the Criteria, and testing assumptions supporting the calculations.
- ▶ Undertook analytical review procedures to support the reasonableness of the data.
- ▶ Tested, on a sample basis, the accuracy of the disclosures to underlying source information and the alignment to the defined Criteria
- ▶ Identified and tested assumptions supporting calculations
- ▶ Read the ESG Strategy and related disclosures/other information.

We believe that the evidence obtained is sufficient and appropriate to provide a basis for our limited assurance conclusions.

Inherent limitations

Procedures performed in a review engagement vary in nature and timing from and are less in extent than for a reasonable assurance engagement. Consequently, the level of assurance obtained in a review engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Our procedures were designed to obtain a limited level of assurance on which to base our conclusion and do not provide all the evidence that would be required to provide a reasonable level of assurance.

While we considered the effectiveness of management's internal controls when determining the nature and extent of our procedures, our assurance engagement was not designed to provide assurance on internal controls. Our procedures did not include testing controls or performing procedures relating to checking aggregation or calculation of data within IT systems.

Other matters

We have not performed assurance procedures in respect of any information relating to prior reporting periods, including those presented in the Subject Matter. Our report does not extend to any disclosures or assertions made Stockland relating to future performance plans and/or strategies disclosed in its ESG Strategy.

Use of our Assurance Statement

We disclaim any assumption of responsibility for any reliance on this assurance report to any persons other than management and the Directors of Stockland, or for any purpose other than that for which it was prepared.



Nicky Landsbergen
Partner
23 August 2023

Ernst & Young
Sydney, Australia