

Property Portfolio

30 June 2019



About Stockland

We have a long and proud history of creating places that meet the needs of our customers and communities.



OUR PROPERTY PORTFOLIO

STOCKLAND IS ONE OF AUSTRALIA'S LEADING DIVERSIFIED PROPERTY GROUPS. WE'RE ACTIVE IN RETAIL, LOGISTICS, WORKPLACE PROPERTIES, RESIDENTIAL COMMUNITIES AND RETIREMENT LIVING VILLAGES. THIS PORTFOLIO IDENTIFIES ALL OF OUR PROPERTIES ACROSS AUSTRALIA.

MORE INFORMATION ON STOCKLAND'S ACTIVITIES AND AN ONLINE VERSION OF THE PORTFOLIO DATA IS AVAILABLE AT WWW.STOCKLAND.COM.AU

Green Hills, NSW



OUR STORY

When Stockland was founded in 1952, Ervin Graf had a vision "to not merely achieve growth and profits but to make a worthwhile contribution to the development of our cities and great country".

Pursuing that vision has seen Stockland grow to become one of Australia's largest diversified property groups. We develop and manage retail centres, logistics, workplace properties, residential communities and retirement living villages. With the benefit of our diverse property skills, we connect different types of properties in shared locations, to create places that inspire people to gather, to share and to live life. We recognise our responsibilities to the environment and are a leader in sustainable business practices.

For over 65 years, we have worked hard to grow our portfolio of assets and projects. We have a long and proud history of creating places that meet the needs of our customers and communities.

Property Portfolio

COMMERCIAL PROPERTY PORTFOLIO



Retail

(page 9)

35 properties

1,025,813 sqm GLA*

Stockland's ownership interests valued at **\$6.9** billion and gross book value of **\$7.2** billion

* Reflects 100% interest



Workplace

(page 25)

5 properties

111,407 sqm NLA*

Stockland's ownership interests valued at **\$0.8** billion and gross book value of **\$1.3** billion

* Reflects 100% interest



Logistics

(page 31)

29 properties

1,442,899 sqm GLA*

Stockland's ownership interests valued at **\$2.5** billion and gross book value of **\$2.7** billion

* Reflects 100% interest

COMMUNITIES



Residential Communities

(page 45)

56 communities

76,000 lots remaining

End-market value approximately

\$21.4 billion



Retirement Living

(page 67)

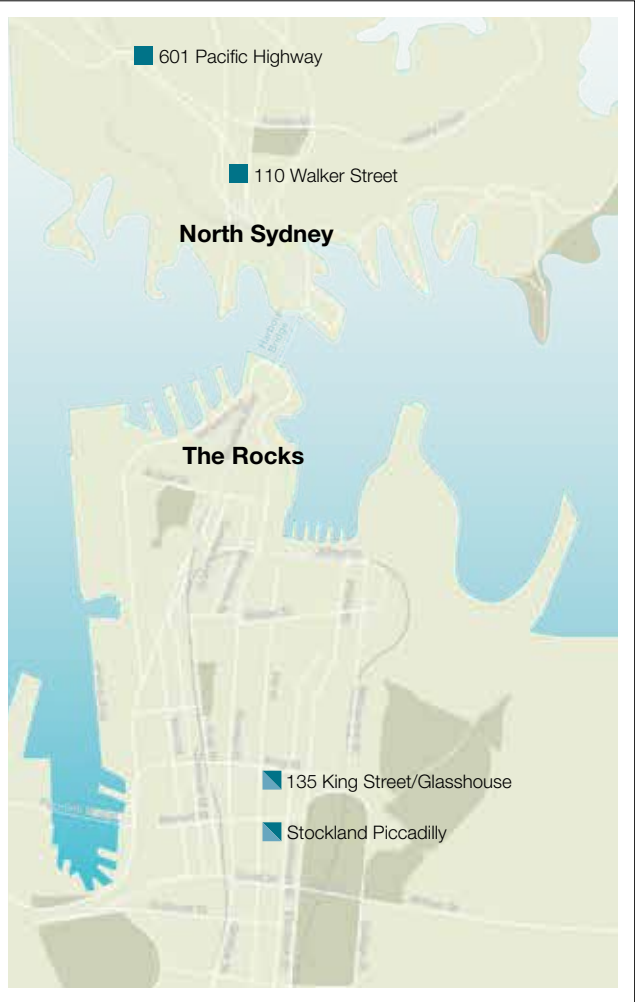
62 established villages

Over **9,100** units

Development pipeline of over **2,100** units

Funds employed **\$1.5** billion

Sydney
CBD and
North Shore



KEY
 ■ Retail
 ■ Workplace

Property
Portfolio



KEY
 ■ Retail
 ■ Workplace
 ■ Logistics
 ■ Residential Communities
 ■ Retirement Living

Greater Sydney



- | | |
|---------------------------|---|
| KEY | B |
| ■ Retail | ■ Macquarie Technology Park, Macquarie Park |
| ■ Logistics | ■ 16 Giffnock Avenue, Macquarie Park |
| ■ Residential Communities | ■ Optus Centre, Macquarie Park |
| ■ Retirement Living | ■ 60-66 Waterloo Road, Macquarie Park |
| | ■ Trinita Business Park, North Ryde |

North/South Coast
Canberra and surrounds



- | | | |
|---------------------------|----------------------|---------------------------------------|
| KEY | C | E |
| ■ Retail | ■ Stockland Glendale | ■ Parklands Village |
| ■ Residential Communities | ■ Stockland Jesmond | ■ Lincoln Gardens Retirement Village |
| ■ Retirement Living | D | ■ Bellevue Gardens Retirement Village |
| ■ Unlisted Property Funds | ■ Ridgecrest Village | |
| | ■ Red Hill | |

Greater Brisbane



Gold Coast



- KEY**
- Logistics
 - Residential Communities
 - Retirement Living
 - North Lakes Business Park
 - North Lakes Enterprise Precinct
 - North Lakes Retirement Resort

- KEY**
- Retail
 - Residential Communities
 - Retirement Living
 - Unlisted Property Funds

Sunshine Coast



- KEY**
- Retail
 - Residential Communities
 - Retirement Living

Far North



- KEY**
- Retail
 - Residential Communities
 - ▼ Retirement Living

Greater Melbourne



- KEY**
- Retail
 - Logistics
 - Residential Communities
 - Townhomes
 - Retirement Living

Perth and surrounds



- KEY**
- Retail
 - Workplace
 - Residential Communities
 - Townhomes
 - Retirement Living
 - Logistics

Adelaide and surrounds



- KEY**
- Retirement Living
 - Logistics

**STOCKLAND
SHELLHARBOUR, NSW**

THE MAJOR REGIONAL CENTRE IS LOCATED ON THE SOUTH COAST OF NSW AND IS THE LARGEST RETAIL TOWN CENTRE LOCATED WITHIN THE TRADE AREA. IT INCLUDES MYER, KMART, TARGET, COLES, WOOLWORTHS, 14 MINI-MAJORS AND MORE THAN 220 SPECIALTY STORES.



Retail

Stockland is one of the largest retail property owners, developers and managers in Australia. At 30 June 2019 the portfolio comprises 35 retail centres with Stockland's ownership interests valued at \$6.9 billion and gross book value of \$7.2 billion. The properties accommodate more than 3,500 tenants and generate in excess of \$6.7 billion in retail sales per annum.

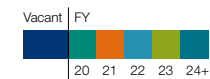


Stockland Birtinya – Qld

Lease expiry profile %*



* Includes non-comparable development GLA



Geographic split %



**STOCKLAND
WETHERILL PARK, NSW**

THIS NATIONAL AWARD WINNING (2018) RETAIL TOWN CENTRE IS A COMMUNITY HUB FOR THE WETHERILL PARK TRADE AREA, PROVIDING CUSTOMERS WITH THE RECENTLY REFRESHED DINING PRECINCT, KINCHIN LANE, TO WHICH THE BAVARIAN AND CRINITI'S ARE THE MOST RECENT ADDITIONS.



Retail Portfolio as at 30 June 2019

Page	Property	State	Location	Book value (\$m)	FY19 val. Incr/ (decr) (\$m)	Change %	Cap rate %	Funds from operations (\$m)	% of Retail Portfolio	Annual sales June 2019 (\$m)	Specialty occupancy costs (%)*	Specialty sales (\$/m ²)†
12	Stockland Green Hills [‡]	NSW	East Maitland	820.5	(10.0)	(1.2)	5.5	45.7	12.0	525.9	N/A	N/A
12	Stockland Shellharbour [§]	NSW	Shellharbour	727.0	(52.4)	(6.7)	5.5	42.7	10.6	471.4	15.8	9,353
12	Shellharbour Retail Park [‡]	NSW	Shellharbour	65.0				2.9	0.9	96.4	N/A	N/A
13	Stockland Wetherill Park	NSW	Western Sydney	722.0	(52.7)	(6.8)	5.3	38.7	10.5	393.4	18.1	9,854
13	Stockland Merrylands	NSW	Merrylands	573.0	(12.9)	(2.2)	5.5	33.4	8.4	391.4	17.5	9,605
13	Stockland Glendale	NSW	Newcastle	330.0	(13.6)	(4.0)	6.0	20.5	4.8	319.7	16.3	9,108
14	Stockland Forster	NSW	Newcastle	177.0	4.6	2.7	6.3	11.4	2.6	243.0	11.5	8,970
14	Stockland Balgowlah	NSW	Balgowlah	154.0	(16.7)	(9.8)	6.0	10.7	2.1	150.9	18.4	8,463
14	Stockland Baulkham Hills	NSW	Baulkham Hills	150.5	(11.4)	(7.0)	6.5	10.4	2.2	141.9	16.5	7,235
15	Stockland Nowra	NSW	Nowra	121.0	(9.9)	(7.6)	6.5	7.7	1.8	158.3	12.0	13,253
15	Stockland Jesmond	NSW	Newcastle	118.0	(23.8)	(16.8)	7.5	10.0	1.7	158.0	15.5	8,997
15	Glasshouse – 135 King Street, Sydney [^]	NSW	Sydney CBD	85.6	3.1	3.8	4.0	3.4	1.3	N/A	N/A	N/A
16	Stockland Cammeray	NSW	Cammeray	38.0	(12.1)	(24.2)	6.8	2.6	0.6	26.9	13.4	8,558
16	Stockland Piccadilly [^]	NSW	Sydney CBD	39.5	2.3	6.2	5.3	2.6	0.6	29.9	24.1	9,103
16	Stockland Rockhampton	Qld	Rockhampton	359.0	(29.2)	(7.5)	6.0	22.7	5.2	352.6	13.7	9,887
17	Stockland Hervey Bay	Qld	Hervey Bay	185.3	(9.3)	(4.8)	6.5	11.7	2.7	224.2	13.3	9,046
17	Stockland Townsville ^{#^}	Qld	Townsville	183.0	(7.8)	(4.1)	5.75-6.50	10.7	2.7	350.8	14.5	9,857
17	Stockland Cairns	Qld	Cairns	182.5	(17.6)	(8.8)	6.5	12.4	2.7	251.9	13.4	9,728
18	Stockland Burleigh Heads	Qld	Burleigh Heads	170.0	(30.0)	(15.0)	6.5	12.1	2.5	201.4	11.7	8,890
–	Stockland Burleigh Central	Qld	Burleigh Heads	20.6				1.6	0.3	16.6	N/A	N/A
18	Stockland Bundaberg	Qld	Bundaberg	145.5	(7.7)	(5.0)	6.5	9.6	2.2	176.2	12.3	11,700
18	Stockland Gladstone	Qld	Gladstone	129.5	(18.1)	(12.3)	6.8	10.0	1.9	184.3	16.3	11,034
19	Stockland Caloundra	Qld	Caloundra	109.7	(15.8)	(12.6)	6.3	7.1	1.6	137.0	13.3	12,316
19	Stockland Birtinya [‡]	Qld	Birtinya	66.8	(19.7)		6.0-6.25	1.8	1.0	N/A	N/A	N/A
19	Stockland North Shore	Qld	North Shore	17.3	(2.9)	(14.4)	7.0	1.1	0.2	51.5	8.7	10,435
20	Stockland Baringa (Under Development) [‡]	Qld	Baringa	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20	Stockland Point Cook	Vic	Point Cook	238.2	(20.0)	(7.7)	6.5	15.0	3.5	233.7	14.6	6,563
20	Stockland The Pines	Vic	Doncaster East	184.5	(2.9)	(1.5)	6.3	11.9	2.7	176.0	20.2	7,226
21	Stockland Wendouree [‡]	Vic	Wendouree	180.7	(9.8)	(5.1)	6.5	12.6	2.6	197.7	N/A	N/A
21	Stockland Traralgon	Vic	Traralgon	96.0	(13.2)	(12.1)	7.0	8.2	1.4	140.8	15.1	9,020
21	Stockland Toorong	Vic	Glen Iris	61.9	(1.7)	(2.7)	6.0	3.9	0.9	111.6	13.8	9,914
22	Stockland Baldivis	WA	Baldivis	190.0	(20.1)	(9.6)	6.3	11.3	2.8	226.4	13.3	7,970
22	Stockland Bull Creek	WA	Bull Creek	87.7	(13.8)	(13.6)	6.8	6.4	1.3	109.0	18.0	9,461
22	Stockland Riverton [^]	WA	Riverton	61.9	(4.7)	(7.1)	6.5	4.7	0.9	136.8	14.1	7,835
23	Stockland Harrisdale	WA	Newhaven	57.2	0.3	0.5	6.5	3.6	0.8	96.3	13.7	7,055
				6,848.4				421.1	100.0			

* Only includes tenants which have been trading for 24 months or more

† This is based on the MLA calculation

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

§ Book value includes Lamerton House and Greater Union Cinema acquisition

Includes Townsville Nathan Street

^ Book value represents Stockland's 50% ownership

NB Excludes capital works in progress and sundry properties

RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Green Hills

This award winning retail town centre recently underwent a \$421 million dollar expansion, which was completed in June 2018. Located 26km north west of the Newcastle CBD, this regional centre is anchored by David Jones, Woolworths, Coles, Big W and Target. There are also 13 mini-majors including H&M and JB Hi-Fi, an indoor and outdoor 1,700-seat dining precinct including the recent addition of The Bavarian, a seven-screen HOYTS Lux cinema complex, plus more than 240 specialty stores.

Location: East Maitland, NSW

Acquisition date:	Dec 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$535.6 million
Refurbishment history:	2018

Last independent valuation

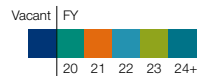
Date:	Jun 2019
Valuation:	\$820.5 million
Valuation \$/m ² :	\$10,904/m ²
Capitalisation rate:	5.50%
Discount rate:	7.25%
Car parking spaces:	3,120
Gross lettable area:	75,251m ²
Annual sales:	\$525.9 million*
Specialty occupancy cost:	N/A
Weighted average lease expiry:	6.7 years
NABERS:	N/A
Green Star rating:	5.0 (As Built) 2.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	8,024	Sep 2022
David Jones	6,225	Mar 2028
Target	5,936	Nov 2032
Woolworths	4,871	Sep 2022
Coles	3,702	Sep 2022

Lease expiry profile %



* Transitional MAT



Stockland Shellharbour

The major regional centre is located on the south coast of NSW and is the largest retail town centre located within the trade area. It includes Myer, Kmart, Target, Coles, Woolworths, 14 mini-majors and more than 220 specialty stores. The centre boasts a redeveloped alfresco casual dining precinct which includes The Bavarian as the newest addition and, an adjacent free-standing Greater Union theatre complex. The centre also includes two play areas and five-star parents' facilities. There is 2.8 hectares of additional land for future development.

Location: Shellharbour, NSW

Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$520.8 million
Refurbishment history:	2016, 2013

Last independent valuation

Date:	Jun 2019
Valuation:	\$727.0 million
Valuation \$/m ² :	\$8,879/m ²
Capitalisation rate:	5.50%*
Discount rate:	6.75%
Car parking spaces:	3,607
Gross lettable area:	81,880m ²
Annual sales:	\$471.4 million
Specialty occupancy cost:	15.8%
Weighted average lease expiry:	7.6 years
NABERS:	5.0 (Energy) 2.5 (Water)
Green Star rating:	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Myer	11,939	May 2038
Kmart	6,600	May 2032
Coles	4,660	May 2032
Woolworths	3,876	Dec 2032
Target	7,154	Jul 2025



* Retail centre only



Shellharbour Retail Park

A strategically significant property located on a 7.5 hectare site, close to Stockland Shellharbour. This retail park development is anchored by Woolworths, Dan Murphy's and Chemist Warehouse. The recent circa \$15.4 million redevelopment of the former Bunnings Warehouse site has seen the opening of more large format retail tenancies including Baby Bunting, TK Maxx, Petbarn, Roni's and a new Rebel Sport.

Location: Shellharbour, NSW

Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$58.3 million
Refurbishment history:	2019, 2018

Last independent valuation

Date:	Jun 2019
Valuation:	\$65.0 million
Valuation \$/m ² :	\$2,941/m ²
Capitalisation rate:	7.00%
Discount rate:	8.00%
Car parking spaces:	789
Gross lettable area:	22,100m ²
Annual sales:	\$96.4 million*
Specialty occupancy cost:	N/A
Weighted average lease expiry:	5.6 years
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
Woolworths	4,417	Jun 2028
Dan Murphy's	1,503	Sep 2025



* Transitional MAT



Stockland Wetherill Park

This national award winning (2018) retail town centre is a community hub for the Wetherill Park trade area, providing customers with the recently refreshed dining precinct, Kinchin Lane, to which The Bavarian and Criniti's are the most recent additions. The centre also includes Coles, Woolworths, Big W, Target, 10 mini-majors, over 180 specialty stores and an entertainment and leisure precinct with a 12-screen HOYTS cinema and 24-hour gym. It also offers a full range of medical and dental services.

Location: Western Sydney, NSW

Acquisition date:	Aug 1983
Ownership/title:	100%/Freehold
Cost including additions:	\$354.7 million
Refurbishment history:	2016

Last independent valuation

Date:	Jun 2019
Valuation:	\$722.0 million
Valuation \$/m ² :	\$10,811/m ²
Capitalisation rate:	5.25%
Discount rate:	6.75%
Car parking spaces:	2,637
Gross lettable area:	66,782m ²
Annual sales:	\$393.4 million
Specialty occupancy cost:	18.1%
Weighted average lease expiry:	8.2 years
NABERS:	3.0 (Energy) 2.5 (Water)
Green Star rating:	5.0 (As Built) 3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	8,097	Jun 2025
Target	7,020	Jul 2028
Hoyts	5,313	Nov 2043
Woolworths	4,346	Jun 2021
Coles	4,193	Dec 2035

Lease expiry profile %



Stockland Merrylands

Twenty-five kilometres west of the Sydney CBD and adjacent to rail, this retail 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 five mini-majors and more than 200 specialty stores including a child care centre located on the rooftop.

Location: Merrylands, NSW

Acquisition date:	Sep 1982
Ownership/title:	100%/Freehold
Cost including additions:	\$441.2 million
Refurbishment history:	2013

Last independent valuation

Date:	Jun 2019
Valuation:	\$573.0 million
Valuation \$/m ² :	\$9,596/m ²
Capitalisation rate:	5.50%
Discount rate:	6.75%
Car parking spaces:	2,965
Gross lettable area:	59,710m ²
Annual sales:	\$391.4 million
Specialty occupancy cost:	17.5%
Weighted average lease expiry:	6.8 years
NABERS:	4.0 (Energy) 2.5 (Water)
Green Star rating:	4.0 (Design) 3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	7,900	Oct 2032
Kmart	7,159	Nov 2023
Target	6,088	Nov 2028
Coles	4,487	Dec 2031
Woolworths	3,820	Oct 2032



Stockland Glendale

Located on the northern fringe of Lake Macquarie, this regional centre was the first of the true super centre outdoor shopping concepts combining retail, leisure and entertainment on a 19.6-hectare site. The centre is anchored by Coles, Woolworths, Kmart, Target, Event Cinemas and 10 mini-majors including TK Maxx, Rebel Sport and Cotton On Mega. There are more than 70 specialty stores and convenient parking for 2,312 cars. A revised DA has been submitted and approved for future redevelopment.

Location: Newcastle, NSW

Acquisition date:	Mar 1996
Ownership/title:	100%/Freehold
Cost including additions:	\$114.3 million
Refurbishment history:	DA approved, 2006

Last independent valuation

Date:	Jun 2019
Valuation:	\$330.0 million
Valuation \$/m ² :	\$6,023/m ²
Capitalisation rate:	6.00%
Discount rate:	7.00%
Car parking spaces:	2,312
Gross lettable area:	54,786m ²
Annual sales:	\$319.7 million
Specialty occupancy cost:	16.3%
Weighted average lease expiry:	3.9 years
NABERS:	6.0 (Energy) 4.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Target	8,522	Jul 2021
Kmart	6,425	Nov 2020
Coles	5,109	Mar 2026
Woolworths	4,952	Mar 2026
Events Cinemas	5,324	Dec 2021



RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Forster

Located on the mid-north coast of NSW, this regional town centre includes Coles, Woolworths, an upgraded ALDI and Kmart. The centre has 70 specialty stores, an outdoor take-away food/café precinct, a children's play area and a well-equipped parents' room. The adjoining retail park has seven large-format retail tenancies including Bunnings Warehouse. A DA was recently approved to include a Hungry Jacks pad site.

Location: Forster, NSW

Acquisition date:	Jul 2003/May 2010
Ownership/title:	100%/Freehold
Cost including additions:	\$120.0 million
Refurbishment history:	2008

Last independent valuation

Date:	Jun 2019
Valuation:	\$177.0 million
Valuation \$/m ² :	\$4,535/m ²
Capitalisation rate:	6.25%
Discount rate:	7.00%
Car parking spaces:	1,409
Gross lettable area:	39,026m ²
Annual sales:	\$243.0 million
Specialty occupancy cost:	11.5%
Weighted average lease expiry:	2.4 years
NABERS:	6.0 (Energy) 4.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Bunnings	8,310	Mar 2024
Kmart	5,838	Terms Agreed
Coles	4,083	Terms Agreed
Woolworths	3,800	Nov 2020
ALDI	1,279	Nov 2021

Lease expiry profile %



Stockland Balgowlah

Located in the northern suburbs of Sydney, the centre occupies 13,000 sqm of a mixed-use development with 240 residential apartments. The centre includes Coles, Harbord Growers Market, Fitness First Platinum and more than 60 specialty stores, including a quality fresh food market, a fashion precinct and more than 700 car parking spaces. The second level is an open air plaza with a number of restaurants and service offerings.

Location: Balgowlah, NSW

Acquisition date:	2001
Ownership/title:	100%/Freehold
Cost including additions:	\$135.3 million
Refurbishment history:	2007

Last independent valuation

Date:	Jun 2019
Valuation:	\$154.0 million
Valuation \$/m ² :	\$11,904/m ²
Capitalisation rate:	6.00%
Discount rate:	7.00%
Car parking spaces:	736
Gross lettable area:	12,937m ²
Annual sales:	\$150.9 million
Specialty occupancy cost:	18.4%
Weighted average lease expiry:	5.3 years
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
Coles	4,443	Jun 2029



Stockland Baukham Hills

Conveniently located near the intersection of two arterial roads within the Hills Shire, Stockland Baukham Hills is 30 kilometres north-west of the Sydney CBD. The centre features Woolworths, Coles, ALDI, Panetta Mercato and Red Dollar. The centre also includes more than 75 specialty stores and services including a 200-seat food precinct, 840 car parking spaces and an outdoor children's play area supported by surrounding retailers Little Rock Café and Charlie Lovett.

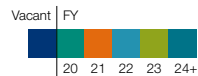
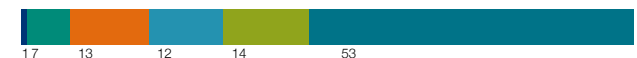
Location: Baukham Hills, NSW

Acquisition date:	Sep 1982
Ownership/title:	100%/Freehold
Cost including additions:	\$97.6 million
Refurbishment history:	2008

Last independent valuation

Date:	Jun 2019
Valuation:	\$150.5 million
Valuation \$/m ² :	\$8,360/m ²
Capitalisation rate:	6.50%
Discount rate:	7.25%
Car parking spaces:	835
Gross lettable area:	18,002m ²
Annual sales:	\$141.9 million
Specialty occupancy cost:	16.5%
Weighted average lease expiry:	5.0 years
NABERS:	4.5 (Energy) 2.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Woolworths	3,855	Jul 2027
Coles	3,034	Jun 2027
ALDI	1,385	Dec 2021





Stockland Nowra

A sub-regional centre conveniently located on the Princes Highway, a major arterial road, 160 kilometres south of Sydney. The centre is anchored by Kmart, Woolworths and more than 50 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

Location: Nowra, NSW	
Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$72.3 million
Refurbishment history:	

Last independent valuation	
Date:	Jun 2019
Valuation:	\$121.0 million
Valuation \$/m ² :	\$7,573/m ²
Capitalisation rate:	6.50%
Discount rate:	7.50%
Car parking spaces:	821
Gross lettable area:	15,978m ²
Annual sales:	\$158.3 million
Specialty occupancy cost:	12.0%
Weighted average lease expiry:	6.6 years
NABERS:	4.5 (Energy) 5.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	7,190	Nov 2023
Woolworths	4,230	Jul 2034

Lease expiry profile %



Stockland Jesmond

Located in the suburb of Jesmond, Newcastle, the centre is constructed on five hectares and anchored by Woolworths, ALDI and Big W plus more than 70 specialty stores including a casual dining precinct and a comprehensive medical precinct. The centre is supported by extensive car parking, a parents' room and public transport facilities. The centre is located close to the University of Newcastle.

Location: Newcastle, NSW	
Acquisition date:	Feb 1984
Ownership/title:	100%/Freehold
Cost including additions:	\$64.8 million
Refurbishment history:	2015

Last independent valuation	
Date:	Jun 2019
Valuation:	\$118.0 million
Valuation \$/m ² :	\$5,799/m ²
Capitalisation rate:	7.50%
Discount rate:	7.50%
Car parking spaces:	889
Gross lettable area:	20,349m ²
Annual sales:	\$158.0 million
Specialty occupancy cost:	15.5%
Weighted average lease expiry:	7.6 years
NABERS:	4.5 (Energy) 1.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	7,944	Jun 2029
Woolworths	3,053	Jun 2035
ALDI	1,502	Jun 2025



Glasshouse – 135 King Street, Sydney

Strategically located in the heart of Sydney CBD's iconic Pitt Street Mall, Glasshouse is home to global fashion brand H&M's flagship Sydney store and a new Platypus Shoes store, which opened in April 2019.

Location: Sydney CBD, NSW	
Acquisition date:	Jun 2003
Ownership/title:	50%/Freehold
Cost including additions:	\$33.1 million
Refurbishment history:	2015

Last independent valuation	
Date:	Dec 2018
Valuation:	\$85.8 million
Valuation \$/m ² :	\$32,045/m ² *
Capitalisation rate:	4.00%
Discount rate:	6.25%
Car parking spaces:	N/A
Gross lettable area:	5,355m ²
Annual sales:	N/A
Specialty occupancy cost:	N/A
Weighted average lease expiry:	10.8 years
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
H&M	5,173	Oct 2030
Platypus Shoes	649	Apr 2026



* Reflects 100% interest

RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Cammeray

A 4,700 sqm lifestyle centre, located in the northern suburbs of Sydney, seven kilometres from the CBD. The centre is anchored by an expanded Harris Farm Markets and has a unique combination of boutique specialty retailers. There is a focus on fresh food including the popular Wild Sage restaurant and food retailers such as Hudson Meats and Pattison's Patisserie. The centre also includes a child care centre and 870 sqm of commercial suites.

Location: Cammeray, NSW	
Acquisition date:	Dec 2008
Ownership/title:	100%/Stratum
Cost including additions:	\$58.6 million
Refurbishment history:	

Last independent valuation	
Date:	Jun 2019
Valuation:	\$38.0 million
Valuation \$/m ² :	\$7,736/m ²
Capitalisation rate:	6.75%
Discount rate:	7.75%
Car parking spaces:	80
Gross lettable area:	4,912m ²
Annual sales:	\$26.9 million
Specialty occupancy cost:	13.4%
Weighted average lease expiry:	6.1 years
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
Only About Children	1,672	May 2031
Harris Farm Markets	712	Oct 2023

Lease expiry profile %



Stockland Piccadilly

A two-level shopping centre located in Sydney's premier CBD retail precinct, 100 metres from Pitt Street Mall and opposite the Sheraton Grand Sydney Hyde Park and Hilton Sydney hotels. The centre is situated within Sydney's A-Grade office precinct and benefits from main entrances off Pitt and Castlereagh Streets and an adjoining thoroughfare to David Jones. Stockland Piccadilly includes more than 35 specialty stores over two levels.

Location: Sydney CBD, NSW	
Acquisition date:	Oct 2000
Ownership/title:	50%/Leasehold
Cost including additions:	\$22.9 million
Refurbishment history:	

Last independent valuation	
Date:	Jun 2019
Valuation:	\$39.5 million
Valuation \$/m ² :	\$26,325/m ² *
Capitalisation rate:	5.25%
Discount rate:	6.88%
Car parking spaces:	N/A
Gross lettable area:	3,001m ²
Annual sales:	\$29.9 million
Specialty occupancy cost:	24.1%
Weighted average lease expiry:	2.3 years†
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry



* Reflects 100% interest

† Retail only



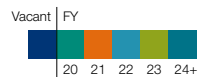
Stockland Rockhampton

The largest regional shopping centre between Maroochydore and Mackay, Stockland Rockhampton includes Woolworths, Coles, Kmart, Big W, Harris Scarfe, H&M plus 10 mini-majors, more than 160 specialty stores and a six-screen BCC Cinemas. The centre features an all-weather casual dining precinct including Guzman Y Gomez, Burger Urge, Schnitz and newly opened Lone Star. The first H&M, Mimco and Peter Alexander in Central Queensland opened in the centre in late 2017.

Location: Rockhampton, Qld	
Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$295.9 million
Refurbishment history:	2017, 2010

Last independent valuation	
Date:	Jun 2019
Valuation:	\$359.0 million
Valuation \$/m ² :	\$6,176/m ²
Capitalisation rate:	6.00%
Discount rate:	7.00%
Car parking spaces:	2,999
Gross lettable area:	58,128m ²
Annual sales:	\$352.6 million
Specialty occupancy cost:	13.7%
Weighted average lease expiry:	4.2 years
NABERS:	4.0 (Energy) 3.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	8,211	Nov 2028
Kmart	6,000	Aug 2024
Woolworths	4,223	Aug 2020
Coles	3,642	Aug 2024
Birch Carroll and Coyle Cinemas	3,392	Dec 2023





Stockland Hervey Bay

This single level sub-regional shopping centre is located on the Fraser Coast, 300 kilometres north of Brisbane. The centre is the largest fully enclosed air conditioned mall between Rockhampton and Maroochydore. It is anchored by Target, Kmart, Coles, Petbarn, Spotlight, JB Hi-Fi, Sports First and more than 90 specialty stores.

Location: Hervey Bay, Qld	
Acquisition date:	Apr 2011
Ownership/title:	100%/Freehold
Cost including additions:	\$200.1 million
Refurbishment history:	2017, 2015

Last independent valuation	
Date:	Jun 2019
Valuation:	\$185.3 million
Valuation \$/m ² :	\$5,045/m ²
Capitalisation rate:	6.50%
Discount rate:	7.50%
Car parking spaces:	1,664
Gross lettable area:	36,727m ²
Annual sales:	\$224.2 million
Specialty occupancy cost:	13.3%
Weighted average lease expiry:	7.0 years
NABERS:	5.0 (Energy) 5.0 (Water)
Green Star rating:	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Target	5,573	Jan 2023
Kmart	5,598	Jul 2034
Coles	3,955	Jul 2034

Lease expiry profile %



Stockland Townsville

A large retail precinct located in the geographic heart of Townsville that houses the region's only full-line Myer department store and full-line H&M. The retail precinct includes the Townsville and Nathan Street centres featuring Woolworths, Big W, Myer and H&M in the main centre and Coles and Kmart in the Nathan Street centre. Together the complex also has six mini-majors, a 700-seat food precinct and more than 150 specialty stores. There is 2.4 hectares of adjacent development land.

Location: Townsville, Qld	
Acquisition date:	Jun 1987/Mar 2012
Ownership/title:	50%/Freehold
Cost including additions:	\$172.2 million
Refurbishment history:	2017, 2013

Last independent valuation	
Date:	Jun 2019
Valuation:	\$183.0 million
Valuation \$/m ² :	\$6,157/m ² *
Capitalisation rate:	5.75%-6.50%
Discount rate:	7.00%-7.25%
Car parking spaces:	2,965
Gross lettable area:	59,441m ²
Annual sales:	\$350.8 million
Specialty occupancy cost:	14.5%
Weighted average lease expiry:	7.9 years
NABERS:	4.5 (Energy) 3.5 (Water)
Green Star rating:	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Myer	12,023	Oct 2037
Big W	7,205	Jun 2034
Woolworths	4,200	Dec 2031
Kmart	7,416	Sep 2021
Coles	3,377	Jul 2023



* Reflects 100% interest



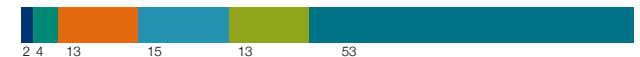
Stockland Cairns

Located on the main southern arterial road accessing Cairns, the centre occupies an 11-hectare site. The centre has the region's only Harris Scarfe and Big W, as well as Woolworths, Target, Coles, more than 100 specialty stores, a 750-seat food precinct and a six-screen cinema. The new Lantern Lane dining precinct is scheduled to open later this year.

Location: Cairns, Qld	
Acquisition date:	Jun 1992
Ownership/title:	100%/Freehold
Cost including additions:	\$201.6 million
Refurbishment history:	2017

Last independent valuation	
Date:	Jun 2019
Valuation:	\$182.5 million
Valuation \$/m ² :	\$3,687/m ²
Capitalisation rate:	6.50%
Discount rate:	7.50%
Car parking spaces:	2,368
Gross lettable area:	49,494m ²
Annual sales:	\$251.9 million
Specialty occupancy cost:	13.4%
Weighted average lease expiry:	5.3 years
NABERS:	4.5 (Energy) 4.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	8,259	Jun 2024
Target	4,730	Jul 2022
Woolworths	4,254	Jun 2036
Coles	3,698	Mar 2029
Birch Carroll and Coyle Cinemas	3,415	Nov 2021



RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Burleigh Heads

A fully enclosed shopping centre located on the Gold Coast, 80 kilometres south of Brisbane. Situated near the intersection of two arterial roads and just 1.4 kilometres from Burleigh Beach, the centre is anchored by Big W, refurbished Woolworths and ALDI. The centre also boasts six mini-majors and more than 90 specialty stores, alongside a newly built external-facing dining precinct. Adjacent to the centre is Burleigh Central, which consists of two small, well-located bulky goods sites.

Location: Burleigh Heads, Qld

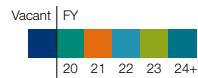
Acquisition date:	Aug 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$146.9 million
Refurbishment history:	2017

Last independent valuation

Date:	Jun 2019
Valuation:	\$170.0 million
Valuation \$/m ² :	\$6,021/m ²
Capitalisation rate:	6.50%
Discount rate:	7.25%
Car parking spaces:	1,446
Gross lettable area:	28,232m ²
Annual sales:	\$201.4 million
Specialty occupancy cost:	11.7%
Weighted average lease expiry:	4.6 years
NABERS:	4.0 (Energy) 4.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	6,673	Mar 2025
Woolworths	4,356	Apr 2026
ALDI	1,745	Apr 2024

Lease expiry profile %



Stockland Bundaberg

The centre is a well-established local shopping destination in an expanding retail and commercial precinct. It is anchored by Woolworths, Big W, JB Hi-Fi and Best & Less and has more than 70 specialty stores, including Australia Post and a broad range of services plus an external dining precinct.

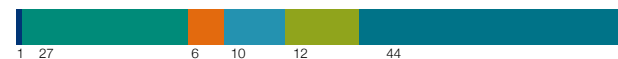
Location: Bundaberg, Qld

Acquisition date:	Oct 2014
Ownership/title:	100%/Freehold
Cost including additions:	\$139.7 million
Refurbishment history:	2018

Last independent valuation

Date:	Jun 2019
Valuation:	\$145.5 million
Valuation \$/m ² :	\$6,225/m ²
Capitalisation rate:	6.50%
Discount rate:	7.50%
Car parking spaces:	1,288
Gross lettable area:	23,373m ²
Annual sales:	\$176.2 million
Specialty occupancy cost:	12.3%
Weighted average lease expiry:	7.4 years
NABERS:	4.5 (Energy) 3.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	8,173	Sep 2036
Woolworths	4,184	Sep 2023



Stockland Gladstone

Located on the Dawson Highway, Stockland Gladstone is the only major shopping centre in the region. The East Mall has a Woolworths, Big W, over 50 specialty stores. The West Mall has recently undergone a redevelopment with a newly refurbished Coles and Kmart, 4 new specialties, brand new amenities, upgraded car park and additional shaded parking bays.

Location: Gladstone, Qld

Acquisition date:	Oct 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$104.2 million
Refurbishment history:	2019, 2014

Last independent valuation

Date:	Jun 2019
Valuation:	\$129.5 million
Valuation \$/m ² :	\$4,444/m ²
Capitalisation rate:	6.75%
Discount rate:	7.25%
Car parking spaces:	1,280
Gross lettable area:	29,143m ²
Annual sales:	\$184.3 million
Specialty occupancy cost:	16.3%
Weighted average lease expiry:	5.3 years
NABERS:	5.0 (Energy) 4.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	7,590	Feb 2029
Big W	7,203	Aug 2021
Woolworths	3,609	Aug 2021
Coles	3,809	Feb 2029





Stockland Caloundra

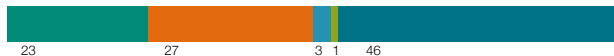
Located within the southern part of the Sunshine Coast, Stockland Caloundra sits in a population growth corridor. The main centre includes a Coles, Kmart and more than 45 specialty stores.

Location: Caloundra, Qld	
Acquisition date:	Jun 2003/Dec 2009
Ownership/title:	100%/Freehold
Cost including additions:	\$66.0 million
Refurbishment history:	DA Approved, 2019

Last independent valuation	
Date:	Dec 2018
Valuation:	\$109.5 million
Valuation \$/m ² :	\$6,293/m ²
Capitalisation rate:	6.25%
Discount rate:	7.25%
Car parking spaces:	846
Gross lettable area:	17,399m ²
Annual sales:	\$137.0 million
Specialty occupancy cost:	13.3%
Weighted average lease expiry:	2.7 years
NABERS:	5.0 (Energy) 5.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	7,069	Mar 2024
Coles	3,957	Jul 2020

Lease expiry profile %



Stockland Birtinya

Stockland Birtinya is centrally located on the Sunshine Coast and is the major retail component of Stockland's Oceanside residential community development, which is planned to be home to up to 50,000 residents once fully developed. The centre has a GLA of 10,755 sqm including Coles, ALDI, two mini-major tenants and over 30 specialty stores alongside the Malt Shovel Taphouse and the Night Quarter food and entertainment precinct.

Location: Birtinya, Qld	
Acquisition date:	
Ownership/title:	
Cost including additions:	\$80.4 million
Refurbishment history:	2019

Last independent valuation	
Date:	Jun 2019
Valuation:	\$66.8 million
Valuation \$/m ² :	\$3,797/m ²
Capitalisation rate:	6.00%-6.25%
Discount rate:	7.25%-7.75%
Car parking spaces:	522
Gross lettable area:	17,592m ²
Annual sales:	N/A*
Specialty occupancy cost:	N/A
Weighted average lease expiry:	8.1 years
NABERS:	
Green Star rating:	

Major tenants	GLA (m ²)	Lease expiry
Coles	3,837	Dec 2033
ALDI	1,701	Dec 2028



* Transitional MAT



Stockland North Shore

A convenient neighbourhood centre located within the Stockland North Shore residential community in Townsville. The centre includes Woolworths and 13 specialty stores and has DA approval to expand the centre to 19,800 sqm. A subsequent DA has been submitted for the development of a bulky goods centre on adjacent land in the town centre.

Location: North Shore, Qld	
Acquisition date:	Mar 2011
Ownership/title:	100%/Freehold
Cost including additions:	\$21.8 million
Refurbishment history:	DA pending

Last independent valuation	
Date:	Jun 2019
Valuation:	\$17.3 million
Valuation \$/m ² :	\$3,026/m ²
Capitalisation rate:	7.00%
Discount rate:	7.50%
Car parking spaces:	259
Gross lettable area:	5,716m ²
Annual sales:	\$51.5 million
Specialty occupancy cost:	8.7%
Weighted average lease expiry:	8.0 years
NABERS:	N/A
Green Star rating:	4.0 (As Built)

Major tenants	GLA (m ²)	Lease expiry
Woolworths	3,544	Mar 2031



RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Baringa (Under Development)

Stockland Baringa will be located in Stockland's Aura – the development will be one of the largest master planned communities under single ownership in Australia. Stockland Baringa is scheduled to open in Q1 FY20 and will include a full-line IGA, specialty retailers, commercial floor space and more than 300 car spaces. Plans are also underway to deliver a medical centre and swim school to the community in mid-2020.

Location: Baringa, Qld	
Acquisition date:	
Ownership/title:	
Cost including additions:	\$16.3 million
Refurbishment history:	

Last independent valuation	
Date:	
Valuation:	\$0.0 million
Valuation \$/m ² :	\$0/m ²
Capitalisation rate:	
Discount rate:	
Car parking spaces:	0
Gross lettable area:	N/A
Annual sales:	N/A
Specialty occupancy cost:	N/A
Weighted average lease expiry:	N/A
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
Supa IGA	1,999	Terms Agreed



Stockland Point Cook

A four-quadrant town centre layout located in a strong population growth corridor west of the Melbourne CBD. The centre is anchored by Target, Coles, Woolworths, ALDI, Dan Murphy's, Rebel Sport, six mini-majors, over 105 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:	\$224.5 million
Refurbishment history:	2015

Last independent valuation	
Date:	Jun 2019
Valuation:	\$238.2 million
Valuation \$/m ² :	\$5,441/m ²
Capitalisation rate:	6.50%
Discount rate:	7.00%
Car parking spaces:	1,721
Gross lettable area:	43,778m ²
Annual sales:	\$233.7 million
Specialty occupancy cost:	14.6%
Weighted average lease expiry:	5.6 years
NABERS:	3.0 (Energy) 4.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Target	6,500	Aug 2028
Coles	4,008	Aug 2028
ALDI	1,286	May 2020
Woolworths	3,995	Aug 2035



Stockland The Pines

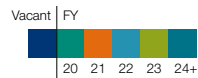
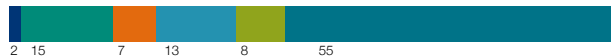
This property is located in one of Melbourne's strongest socio-economic trade areas. The retail mix includes Coles, ALDI, Woolworths, Kmart and more than 90 specialty stores. The centre is well regarded within the community for its high level of convenience, complemented by representation from the major banks, Australia Post, a medical clinic and a 250-seat food precinct.

Location: Doncaster East, Vic	
Acquisition date:	Nov 2004
Ownership/title:	100%/Freehold
Cost including additions:	\$144.1 million
Refurbishment history:	DA approved

Last independent valuation	
Date:	Dec 2018
Valuation:	\$180.1 million
Valuation \$/m ² :	\$7,220/m ²
Capitalisation rate:	6.25%
Discount rate:	7.25%
Car parking spaces:	1,457
Gross lettable area:	24,944m ²
Annual sales:	\$176.0 million
Specialty occupancy cost:	20.2%
Weighted average lease expiry:	6.0 years
NABERS:	2.0 (Energy) 3.0 (Water)
Green Star rating:	2.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	6,829	Jul 2028
Woolworths	3,830	Jul 2024
Coles	3,197	Oct 2024
ALDI	1,521	Oct 2031

Lease expiry profile %





Stockland Wendouree

Located in the major regional city of Ballarat, 110 kilometres west of Melbourne, this sub-regional shopping centre includes Kmart, Coles, Woolworths, four mini-majors and more than 100 specialty stores. The centre also includes the regional library. The centre's expansion was launched in June 2018 to include a larger full-line 3,800 sqm Woolworths supermarket and 20 additional specialty stores.

Location: Wendouree, Vic	
Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$115.1 million
Refurbishment history:	2018

Last independent valuation	
Date:	Dec 2018
Valuation:	\$180.0 million
Valuation \$/m ² :	\$6,458/m ²
Capitalisation rate:	6.50%
Discount rate:	7.50%
Car parking spaces:	1,238
Gross lettable area:	27,873m ²
Annual sales:	\$197.7 million*
Specialty occupancy cost:	N/A
Weighted average lease expiry:	6.7 years
NABERS:	4.5 (Energy) 4.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	7,831	Oct 2028
Coles	3,252	Aug 2022
Woolworths	3,800	Jun 2033

Lease expiry profile %



* Transitional MAT



Stockland Traralgon

Located in the heart of the Traralgon CBD, the centre is anchored by Coles and Kmart as well as three mini-majors and more than 50 specialty stores. The centre includes extensive undercover parking. An expansion of the centre was completed in November 2018 including an entrance upgrade and the addition of Sportsgirl, Bonds Outlet and QBD Books.

Location: Traralgon, Vic	
Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$62.2 million
Refurbishment history:	2018

Last independent valuation	
Date:	Dec 2018
Valuation:	\$95.0 million
Valuation \$/m ² :	\$4,659/m ²
Capitalisation rate:	7.00%
Discount rate:	7.75%
Car parking spaces:	750
Gross lettable area:	20,391m ²
Annual sales:	\$140.8 million
Specialty occupancy cost:	15.1%
Weighted average lease expiry:	1.5 years
NABERS:	4.0 (Energy) 5.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Kmart	8,107	Terms Agreed
Coles	4,737	Terms Agreed



Stockland Toorong

The centre is located 12 kilometres south-east of the Melbourne CBD and is anchored by Coles with a First Choice Liquor. A fresh food market and more than 25 specialty stores including services are located on the fully enclosed first level with an open-air second level podium comprising a café, services and offices.

Location: Glen Iris, Vic	
Acquisition date:	Aug 2010
Ownership/title:	100%/Freehold
Cost including additions:	\$51.7 million
Refurbishment history:	2010

Last independent valuation	
Date:	Jun 2018
Valuation:	\$62.0 million
Valuation \$/m ² :	\$6,932/m ²
Capitalisation rate:	6.00%
Discount rate:	7.00%
Car parking spaces:	484
Gross lettable area:	8,943m ²
Annual sales:	\$111.6 million
Specialty occupancy cost:	13.8%
Weighted average lease expiry:	5.5 years
NABERS:	N/A
Green Star rating:	N/A

Major tenants	GLA (m ²)	Lease expiry
Coles	4,139	Aug 2025



RETAIL COMMERCIAL PROPERTY PORTFOLIO



Stockland Balddivis

Stockland Balddivis is located in one of the strongest growth corridors in Western Australia. The centre sits within the Settlers Hills residential community, opposite the Affinity Retirement Village, as part of a Stockland master planned community. The centre includes a full-line Coles, Woolworths, Kmart, four mini-majors, more than 80 specialty stores, with a main street restaurant precinct. Remixing has been completed with Aldi opening in August 2019. There is 8.2 hectares of land adjacent for future development.

Location: Balddivis, WA

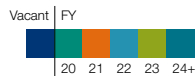
Acquisition date:	Aug 2006
Ownership/title:	100%/Freehold
Cost including additions:	\$153.2 million
Refurbishment history:	2019, 2015

Last independent valuation

Date:	Jun 2019
Valuation:	\$190.0 million
Valuation \$/m ² :	\$5,505/m ²
Capitalisation rate:	6.25%
Discount rate:	7.00%
Car parking spaces:	1,350
Gross lettable area:	34,515m ²
Annual sales:	\$226.4 million
Specialty occupancy cost:	13.3%
Weighted average lease expiry:	7.3 years
NABERS:	3.0 (Energy) 1.0 (Water)
Green Star rating:	4.0 (As Built) 2.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Coles	4,129	Sep 2029
Woolworths	4,097	May 2035
Kmart	5,990	Mar 2035

Lease expiry profile %



Stockland Bull Creek

A single level sub-regional centre located 15 kilometres south of the Perth CBD. The centre is anchored by Woolworths, Target and more than 45 specialty stores and is positioned as a convenience and value destination in this densely populated trade area.

Location: Bull Creek, WA

Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$68.6 million
Refurbishment history:	

Last independent valuation

Date:	Jun 2019
Valuation:	\$87.7 million
Valuation \$/m ² :	\$5,190/m ²
Capitalisation rate:	6.75%
Discount rate:	7.25%
Car parking spaces:	900
Gross lettable area:	16,897m ²
Annual sales:	\$109.0 million
Specialty occupancy cost:	18.0%
Weighted average lease expiry:	4.0 years
NABERS:	4.5 (Energy) 1.0 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Target	8,131	Holdover
Woolworths	3,426	May 2035



Stockland Riverton

The centre occupies a 6.3 hectare site on a major arterial road in Riverton, 11 kilometres south-east of Perth's CBD. It includes Woolworths, Big W, The Reject Shop, more than 60 specialty stores and five pad sites including an alfresco dining area.

Location: Riverton, WA

Acquisition date:	Aug 2006
Ownership/title:	50%/Freehold
Cost including additions:	\$29.7 million
Refurbishment history:	2008

Last independent valuation

Date:	Dec 2018
Valuation:	\$61.5 million
Valuation \$/m ² :	\$6,222/m ² *
Capitalisation rate:	6.50%
Discount rate:	7.25%
Car parking spaces:	1,186
Gross lettable area:	19,770m ²
Annual sales:	\$136.8 million
Specialty occupancy cost:	14.1%
Weighted average lease expiry:	4.6 years
NABERS:	4.5 (Energy) 2.5 (Water)
Green Star rating:	3.0 (Performance)

Major tenants	GLA (m ²)	Lease expiry
Big W	7,294	Sep 2021
Woolworths	3,963	Sep 2031



* Reflects 100% interest



Stockland Harrisdale

Stockland Harrisdale is a greenfield community retail town centre located within the Stockland Newhaven residential community, 20 kilometres south-east of the Perth CBD. The centre is anchored by Woolworths and ALDI and includes Five Seasons Fresh, 35 specialty shops and kiosks, with a strong focus on retail services and food along with an alfresco dining precinct. There are currently three fast food pad sites, a petrol station and a child care centre.

Location: Newhaven, WA	
Acquisition date:	Feb 2007
Ownership/title:	100%/Freehold
Cost including additions:	\$48.4 million
Refurbishment history:	2016

Last independent valuation	
Date:	Dec 2018
Valuation:	\$57.6 million
Valuation \$/m ² :	\$3,779/m ²
Capitalisation rate:	6.50%
Discount rate:	7.25%
Car parking spaces:	538
Gross lettable area:	15,240m ²
Annual sales:	\$96.3 million
Specialty occupancy cost:	13.7%
Weighted average lease expiry:	8.9 years
NABERS:	N/A
Green Star rating:	4.0 (As Built)

Major tenants	GLA (m ²)	Lease expiry
Woolworths	4,235	Jun 2036
ALDI	1,529	Jun 2026

Lease expiry profile %



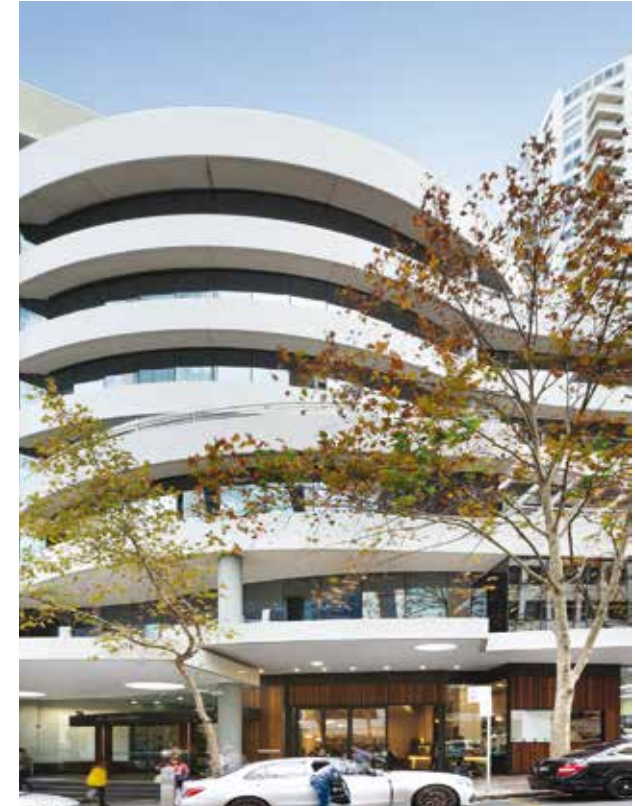
MELBOURNE BUSINESS PARK, VIC

MELBOURNE BUSINESS PARK IS THE LARGEST MASTERPLANNED INDUSTRIAL AND EMPLOYMENT PRECINCT IN MELBOURNE'S RAPIDLY GROWING WESTERN CORRIDOR. THE SUBSTANTIAL SITE OFFERS EXTENSIVE MAIN ROAD FRONTAGE ON HOPKINS ROAD IN TRUGANINA AND IS STRATEGICALLY LOCATED WITH DIRECT TRANSPORT LINKS TO KEY ROAD, RAIL, AIRPORT AND PORT INFRASTRUCTURE. THE MASTERPLANNED PRECINCT IS ADJACENT TO THE MT. ATKINSON RESIDENTIAL COMMUNITY, AND STAGE ONE DA FOR 87-HECTARES FORMS PART OF THE 260-HECTARE INDUSTRIAL ESTATE.



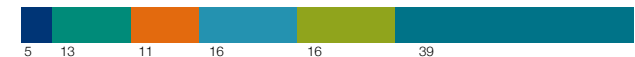
Workplace

At 30 June 2019 the portfolio comprises 5 properties with Stockland's ownership interests valued at \$0.8 billion and gross book value of \$1.3 billion. Our focus is on maximising investment returns across the portfolio.

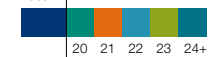


110 Walker St, North Sydney

Lease expiry profile %



Vacant | FY



Geographic split %



**PICCADILLY COMPLEX
AND 135 KING STREET,
SYDNEY**

THE PICCADILLY COMPLEX COMPRISES PICCADILLY TOWER, AN A-GRADE 32 STOREY OFFICE BUILDING AND PICCADILLY COURT, A B-GRADE 14 STOREY OFFICE BUILDING TOGETHER WITH A TWO LEVEL RETAIL SHOPPING CENTRE AND 274 CAR PARKING SPACES. PICCADILLY TOWER IS HOME TO STOCKLAND'S HEAD OFFICE AND THE ASSET IS IN JOINT OWNERSHIP BETWEEN STOCKLAND TRUST AND OXFORD INVESTA PROPERTY PARTNERS.



Workplace Portfolio as at 30 June 2019

Page	Property	State	NLA (m ²)	Book value (\$m)	FY19 val. Incr/ (decr) (\$m)	Change %	Capitalisation rate	Funds from operations (\$m)	% of Workplace Portfolio
28	Piccadilly Complex, 133-145 Castlereagh Street, Sydney*†	NSW	42,050	302.5	35.0	13.10%	5.50-6.00%	15.9	37.8
28	135 King Street, Sydney*†	NSW	27,223	227.3	15.4	7.30%	5.00%	10.5	28.4
28	601 Pacific Highway, St Leonards	NSW	12,600	116.6	14.5	14.20%	6.00%	8.4	14.6
29	110 Walker Street, North Sydney	NSW	4,402	44.9	7.9	21.40%	5.75%	2.5	5.6
29	Durack Centre, 263 Adelaide Terrace and 2 Victoria Ave, Perth	WA	25,132	108.3	(0.2)	(0.20%)	7.75-8.25%	9.9	13.6
			111,407	799.6				47.2	100.0

* Book value represents Stockland's 50% ownership interest

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

WORKPLACE COMMERCIAL PROPERTY PORTFOLIO



Piccadilly Complex

The Piccadilly Complex includes Piccadilly Tower, an A-grade 32-storey office building, Piccadilly Court, a B-grade 14-storey office building, as well as a two-level retail shopping centre and 274 car parking spaces. Piccadilly Tower is home to Stockland's head office and is jointly owned by Stockland Trust and Oxford Investa Property Partners.

Location: 133-145 Castlereagh Street, Sydney, NSW

Acquisition date:	Oct 2000
Ownership/title:	50%/Leasehold (Expiry 2091)
Cost including additions:	\$123.9 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$302.5 million*
Valuation \$/m ² :	\$14,377/m ^{2†}
Capitalisation rate:	5.50-6.00%
Discount rate:	6.50-6.88%
Car parking spaces:	274
Net lettable area:	42,050m ²
Weighted average lease expiry:	3.7 years
NABERS:	5.0/5.0 [‡] (Energy) 4.0/3.5 [‡] (Water)
Green Star rating:	6 (Office Interiors – Stockland Office) 3/3 [‡] stars (Performance)

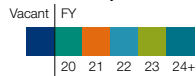
Major tenants **NLA (m²)**

Stockland Development Pty Ltd	10,151
The Uniting Church of Australia Property Trust	4,940
GHD Services Pty Ltd	4,567
The University of Sydney	3,942
Smartgroup Benefits Pty Ltd	3,264

Lease expiry profile %



* Excludes Retail
 † 100% interest
 ‡ Piccadilly Tower and Piccadilly Court respectively



135 King Street

135 King Street comprises a prominent 25-storey, A-grade office tower and Glasshouse Shopping Centre, a three-level retail centre in the heart of Pitt Street Mall. The building benefits from premium end-of-trip facilities, recently refurbished lifts and a common area terrace. The asset is jointly owned by Stockland Trust and Investa Commercial Property Fund.

Location: Sydney, NSW

Acquisition date:	Jun 2003
Ownership/title:	50%/Freehold
Cost including additions:	\$93.3 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$227.5 million*
Valuation \$/m ² :	\$16,716/m ^{2†}
Capitalisation rate:	5.00%
Discount rate:	6.63%
Car parking spaces:	72
Net lettable area:	27,223m ²
Weighted average lease expiry:	3.2 years
NABERS:	4.0 (Energy) 0.0 (Water)
Green Star rating:	2 stars (Performance)

Major tenants **NLA (m²)**

Brookfield Multiplex Ltd	4,877
Russell Investments Group Pty Ltd	3,696
DXC Technology Australia Pty Ltd	3,626
Moore Stephens Sydney Pty Ltd	2,443
M&D Services Pty Ltd	2,316



* Excludes Retail
 † 100% interest



601 Pacific Highway

601 Pacific Highway is a high-profile, 14 storey A-grade office tower located 200 metres east of St Leonards railway station. The property benefits from a ground floor showroom and basement car parking, with the recent addition of a café. IBM's Australian head office occupies eight floors across 7,200 sqm, with all upper levels providing district and harbour views. The site has future development potential.

Location: St Leonards, NSW

Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$75.2 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$119.0 million
Valuation \$/m ² :	\$9,444/m ²
Capitalisation rate:	6.00%
Discount rate:	7.00%
Car parking spaces:	154
Net lettable area:	12,600m ²
Weighted average lease expiry:	1.8 years
NABERS:	5.0 (Energy) 3.0 (Water)
Green Star rating:	3 stars (Performance)

Major tenants **NLA (m²)**

IBM Australia Ltd	7,283
Fleet Partners Pty Ltd	2,114
Brown Consulting Pty Ltd	912
Incorp Interior Designs Pty Ltd	434
Westpac Banking Corporation	353





110 Walker Street

110 Walker Street has more than 4,000 sqm of office accommodation across seven levels and is located in the North Sydney CBD. It includes several terrace areas, a thriving café, ground floor retail and 80 basement car parking spaces. The site has future development potential.

Location: North Sydney, NSW

Acquisition date:	Oct 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$28.3 million

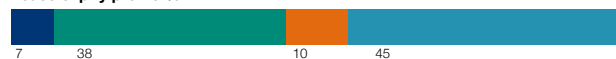
Last independent valuation

Date:	Dec 2018
Valuation:	\$44.6 million
Valuation \$/m ² :	\$10,132/m ²
Capitalisation rate:	5.75%
Discount rate:	7.00%
Car parking spaces:	80
Net lettable area:	4,402m ²
Weighted average lease expiry:	2.2 years
NABERS:	5.0 (Energy) 3.5 (Water)
Green Star rating:	3 stars (Performance)

Major tenants **NLA (m²)**

Rice Daubney (HDR)	1,454
Accor Advantage Plus	664
Get Capital Pty Ltd	640
The Media Store Pty Ltd	405
J-Power Australia Pty Ltd	328

Lease expiry profile %



Durack Centre

Durack Centre is a 13-storey building with 140 car parks, which has recently undergone a major lobby refurbishment. Close to Perth CBD and recreational parks, the complex includes a second building at 2 Victoria Avenue, now known as Optus Centre. This building has a 5-Star Green Star As Built rating and recently completed cutting-edge end-of-trip facilities. Both buildings enjoy large floor plates and expansive views across the Swan River.

Location: 263 Adelaide Terrace and 2 Victoria Ave, Perth, WA

Acquisition date:	Oct 2006
Ownership/title:	100%/Leasehold (Expiry 2051)
Cost including additions:	\$115.6 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$108.3 million
Valuation \$/m ² :	\$4,307/m ²
Capitalisation rate:	7.75-8.25%
Discount rate:	8.25-8.50%
Car parking spaces:	140
Net lettable area:	25,132m ²
Weighted average lease expiry:	4.5 years
NABERS:	4.5/4.0* (Energy) 4.5/3.5* (Water)
Green Star rating:	5 (As Built – 2 Victoria Avenue) 2/1* star (Performance)

Major tenants **NLA (m²)**

Jacobs Group	6,626
Australian Bureau of Statistics	3,044
Minister for Works (Main Roads)	2,005
Optus Administration Pty Ltd	1,908
Linkforce Hire Pty Ltd	1,757



* 263 Adelaide Terrace and 2 Victoria Ave respectively

**YENNORA
DISTRIBUTION CENTRE,
NSW**

ONE OF THE LARGEST DISTRIBUTION CENTRES OF ITS KIND IN THE SOUTHERN HEMISPHERE WITH OVER 300,000 SQM OF WAREHOUSING AND 68,000 SQM OF DEDICATED CONTAINER HARDSTAND. THE 70 HECTARE SITE LOCATED 29 KILOMETRES WEST OF SYDNEY OPERATES AS AN 'INTERMODAL' RAIL TERMINAL WITH RAIL SIDINGS CONNECTED TO THE MAIN SOUTHERN RAIL LINE. TWO NEW BUILDINGS TOTALLING 22,690 SQM (BUILDING 3 AND 11) WERE COMPLETED IN 1H19.



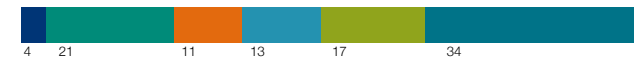
Logistics

At 30 June 2019 the portfolio comprises 29 properties encompassing over 1.4 million square metres of building area with Stockland's ownership interests valued at \$2.5 billion and gross book value of \$2.7 billion. Properties are strategically positioned in key locations for logistics, infrastructure and employment.

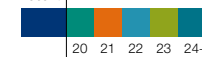


Somerton Distribution Centre, Vic

Lease expiry profile %



Vacant | FY



Geographic split %



MACQUARIE TECHNOLOGY PARK, SYDNEY

LOCATED IN MACQUARIE PARK, THIS UNDER-DEVELOPED SITE IS LOCATED 12 KILOMETRES NORTH-WEST OF THE SYDNEY CBD. THE SITE CONSISTS OF TWO BUILDINGS, 33-39 TALAVERA ROAD AND 11-17 KHARTOUM ROAD. STAGE ONE DA AND MASTERPLAN HAVE BEEN SUBMITTED FOR A 10 STOREY, 17,500 SQM COMMERCIAL OFFICE DEVELOPMENT WITH THE SITE HOLDING DEVELOPMENT POTENTIAL FOR UP TO 60,000 SQM OF GROSS FLOOR AREA.



Logistics Portfolio as at 30 June 2019

Page	Property	State	GLA/NLA (m ²)*	Book value (\$m)	Funds from operations (\$m)	FY19 val. Incr/ (decr) (\$m)	Change %	Capitalisation rate	% of Logistics Portfolio
Logistics									
34	Yennora Distribution Centre	NSW	301,200	475.0	29.8	39.4	9.00%	6.00%	18.7
34	Ingleburn Logistics Park†	NSW	72,636	183.5	7.9	44.2	31.70%	5.75%	7.2
34	Coopers Paddock, Warwick Farm	NSW	51,102	98.7	5.8	6.6	7.10%	5.50%	3.9
35	Forrester Distribution Centre, St Marys	NSW	60,239	75.9	6.7	(5.2)	(6.40%)	7.00%	3.0
35	Granville Industrial Estate	NSW	48,339	73.7	5.0	5.2	7.60%	6.25-6.75%	2.9
35	23 Wonderland Drive, Eastern Creek	NSW	23,159	47.4	2.8	5.6	13.40%	5.75%	1.9
36	Wetherill Park Distribution Centre	NSW	16,163	33.1	2.1	3.2	10.70%	6.25%	1.3
36	Smeg Distribution Centre, Botany	NSW	9,492	32.0	1.7	3.5	12.30%	5.00%	1.2
36	89 Quarry Road, Erskine Park	NSW	11,725	27.7	1.4	3.4	13.90%	5.25%	1.1
37	Hendra Industrial Estate, Brisbane	Qld	84,100	114.0	7.2	13.0	12.90%	6.50%	4.5
37	Export Distribution Centre, Brisbane Airport	Qld	8,295	6.9	0.6	–	0.00%	11.20%	0.3
37	Willawong Distribution Centre	Qld	18,450	37.7	0.2			6.75%	1.5
38	Brooklyn Distribution Centre	Vic	130,221	121.5	8.2	15.5	14.60%	6.00%	4.8
38	Oakleigh Industrial Estate, Oakleigh South	Vic	45,490	67.3	4.5	6.2	10.20%	5.75%	2.7
38	Somerton Distribution Centre, Somerton	Vic	71,341	62.6	4.4	0.6	0.90%	6.50-7.00%	2.5
39	Altona Distribution Centre	Vic	55,448	58.6	4.1	3.9	7.20%	6.25%	2.3
39	Altona Industrial Estate	Vic	34,270	49.5	3.2	12.6	34.10%	6.25%	2.0
39	72-76 Cherry Lane	Vic	20,492	32.5	2.5	0.7	2.30%	6.25%	1.3
40	40 Scanlon Drive, Epping	Vic	9,371	12.8	0.9	3.2	32.90%	6.25%	0.5
40	Port Adelaide Industrial Estate	SA	167,486	77.9	10.1	(8.1)	(9.40%)	9.50%	3.1
40	Balcatta Distribution Centre	WA	26,392	51.3	3.4	1.0	1.80%	6.75%	2.0
			1,265,411	1,739.6	112.5				68.7
Logistics Development Land§									
41	Yatala Distribution Centre	Qld	44,000	5.8	N/A	N/A	N/A	N/A	0.2
41	KeyWest Distribution Centre, Truganina	Vic	30,429	N/A	N/A	N/A	N/A	N/A	N/A
–	Willawong Distribution Centre	Qld	80,000	N/A	N/A	N/A	N/A	N/A	N/A
–	Balcatta Distribution Centre (Dev)	WA	10,000	5.0	N/A	N/A	N/A	N/A	0.2
			164,429	10.8	0.0				0.4
Business Parks									
41	Optus Centre, Macquarie Park‡	NSW	84,194	239.7	16.2	11.4	5.00%	6.25%	9.4
42	Trinity Business Park, North Ryde	NSW	27,849	192.9	13.3	15.6	7.90%	6.13%	7.6
42	60-66 Waterloo Road, Macquarie Park	NSW	17,387	116.4	7.5	10.6	10.00%	6.00-6.37%	4.6
42	Macquarie Technology Park, Macquarie Park	NSW	15,143	58.8	4.0	–	0.00%	6.63-7.50%	2.3
43	16 Giffnock Avenue, Macquarie Park	NSW	11,532	64.0	4.0	9.3	17.00%	6.50%	2.5
43	Mulgrave Corporate Park	Vic	21,383	95.2	6.1	(2.4)	(2.40%)	7.00%	3.7
			177,488	767.0	51.1				30.1
Business Parks Development Land§									
–	Trinity Business Park, North Ryde (Dev)	NSW	30,098	19.4	N/A				0.8
			1,442,899	2,536.8	163.6				100.0

* Excludes hardstand and vehicle storage and reflects 100% interest. NLA refers to Business Parks only

† Includes Stage 3 development land of 15.5 hectares

‡ Book value represents Stockland's 51% ownership interest

§ GLA is estimated on completion, not included in total GLA. Excludes Gregory Hills Industrial Estate and Melbourne Business Park which are held as inventory.

LOGISTICS COMMERCIAL PROPERTY PORTFOLIO



Yennora Distribution Centre

One of the largest distribution centres in the southern hemisphere, with more than 300,000 sqm of warehousing and 68,000 sqm of dedicated container hardstand. The 70-hectare site is located 29 kilometres west of Sydney and operates as an 'intermodal' rail terminal with rail sidings connected to the Main Southern Rail Line. The site has more than 40 tenancies including Toll, Austpac, Qube, AWH, Doble Express, JB Hi-Fi and Silk Contract Logistics. Two new buildings totalling 22,690 sqm (Building 3 and 11) were completed in 1H19.

Location: Western Sydney, NSW

Acquisition date:	Jul 2000/Nov 2010
Ownership/title:	100%/Freehold
Cost including additions:	\$313.4 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$475.0 million
Valuation \$/m ² :	\$1,576/m ²
Capitalisation rate:	6.00%
Discount rate:	6.75%
Lettable area:	301,200m ²
Site area:	70Ha
Hardstand:	67,100m ²
Weighted average lease expiry:	2.9 years

Major tenants **GLA (m²)**

AWH Pty Ltd (Australian Wool Handlers)	59,385
Qube Logistics Pty Ltd	44,677
Austpac Logistics Pty Ltd	34,125
Toll Holdings Ltd	29,356

Lease expiry profile %



Ingleburn Logistics Park

This 28-hectare site is in the established industrial precinct of Ingleburn close to the M5 and other key south western Sydney industrial markets. Stage one, completed in August 2016, consists of a 29,000 sqm warehouse. Stage two (36,900 sqm) was completed in 1H19 and comprises a further two buildings including new tenants BGC Australia and Bitzer Australia. The balance of the 15.5 hectares is leased to Autocare Services until 2024.

Location: Western Sydney, NSW

Acquisition date:	Jun 2014
Ownership/title:	100%/Freehold
Cost including additions:	\$129.3 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$183.7 million
Valuation \$/m ² :	\$2,784/m ²
Capitalisation rate:	5.75%
Discount rate:	7.00%
Lettable area:	72,636m ²
Site area:	28Ha
Hardstand:	
Weighted average lease expiry:	4.8 years

Major tenants **GLA (m²)**

Next Logistics Pty Ltd	15,687
Metodiolineum Pty Ltd (TIFS Warehousing & Distribution)	13,346
BGC (Australis) Pty Ltd	10,400
Damco Australia Pty Ltd	7,062



Coopers Paddock

Situated at Warwick Farm in the heart of south west Sydney, the site offers excellent access to metropolitan Sydney and interstate markets. The 11-hectare prime industrial estate has four buildings totalling 51,100 sqm, of which 33,500 sqm is leased to Daikin Australia, with the balance leased to Orora Packaging and Colette.

Location: South-West Sydney, NSW

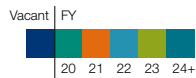
Acquisition date:	Apr 2015
Ownership/title:	100%/Freehold
Cost including additions:	\$67.0 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$101.5 million
Valuation \$/m ² :	\$1,986/m ²
Capitalisation rate:	5.50%
Discount rate:	7.00%
Lettable area:	51,102m ²
Site area:	11Ha
Hardstand:	
Weighted average lease expiry:	6.5 years

Major tenants **GLA (m²)**

Daikin Australia Pty Ltd	33,299
Orora Packaging Australia Pty Ltd	9,582
CBCH Australia Pty Ltd (Colette)	8,221





Forrester Distribution Centre

A modern and flexible facility conveniently located close to rail, the Great Western Highway and the M4 and M7 motorways. The 12-hectare site features drive-around access to all three buildings. The property is fully occupied by ACI Packaging, a wholly-owned subsidiary of Owens-Illinois, a US Fortune 500 company.

Location: Western Sydney, NSW	
Acquisition date:	Dec 2013
Ownership/title:	100%/Freehold
Cost including additions:	\$78.1 million

Last independent valuation	
Date:	Dec 2018
Valuation:	\$76.0 million
Valuation \$/m ² :	\$1,262/m ²
Capitalisation rate:	7.00%
Discount rate:	7.50%
Lettable area:	60,239m ²
Site area:	12Ha
Hardstand:	
Weighted average lease expiry:	1.0 years

Major tenants	GLA (m ²)
ACI Operations Pty Ltd	60,239

Lease expiry profile %



Granville Industrial Estate

Situated on a nine-hectare site in the established industrial suburb of Granville, 20 kilometres west of the Sydney CBD, Granville Industrial Estate has two modern office and warehouse buildings and a manufacturing facility. The properties are fully leased.

Location: Western Sydney, NSW	
Acquisition date:	Apr 2003/Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$58.9 million

Last independent valuation	
Date:	Dec 2018
Valuation:	\$73.0 million
Valuation \$/m ² :	\$1,510/m ²
Capitalisation rate:	6.25-6.75%
Discount rate:	7.25%
Lettable area:	48,339m ²
Site area:	9Ha
Hardstand:	
Weighted average lease expiry:	3.9 years

Major tenants	GLA (m ²)
VIP Plastic Packaging Pty Ltd	17,546
Ive Group Australia Pty Ltd (Bluestar Group)	13,203
DH Gibson Pty Ltd	10,897
Gateway Liquor Wholesalers Pty Ltd	3,433



23 Wonderland Drive

Located in the key western Sydney industrial market of Eastern Creek with excellent access to the M4 and M7 interchange, the property consists of a modern freestanding warehouse with a GLA of 23,200 sqm. The property is fully leased to Icehouse Logistics.

Location: Western Sydney, NSW	
Acquisition date:	Sep 2015
Ownership/title:	100%/Freehold
Cost including additions:	\$37.0 million

Last independent valuation	
Date:	Jun 2019
Valuation:	\$47.4 million
Valuation \$/m ² :	\$2,047/m ²
Capitalisation rate:	5.75%
Discount rate:	6.75%
Lettable area:	23,159m ²
Site area:	4Ha
Hardstand:	
Weighted average lease expiry:	2.2 years

Major tenants	GLA (m ²)
Icehouse Logistics Pty Ltd	23,159



LOGISTICS COMMERCIAL PROPERTY PORTFOLIO



Wetherill Park Distribution Centre
 Located in the well-established industrial precinct of Wetherill Park, this modern office and warehouse building has drive-around access and a large hardstand. The building is fully leased to Stora Enso Australia and Freight Specialists.

Location: Western Sydney, NSW	
Acquisition date:	Apr 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$24.2 million

Last independent valuation	
Date:	Dec 2018
Valuation:	\$33.0 million
Valuation \$/m ² :	\$2,048/m ²
Capitalisation rate:	6.25%
Discount rate:	7.25%
Lettable area:	16,163m ²
Site area:	4Ha
Hardstand:	9,000m ²
Weighted average lease expiry:	4.1 years

Major tenants		GLA (m²)
Freight Specialists Pty Ltd		10,152
Stora Enso Australia Pty Ltd		5,960



Smeg Distribution Centre
 The site is located 11 kilometres south of the Sydney CBD and is in close proximity to Port Botany. The property includes a large showroom, office and warehouse with a GLA of 9,492 sqm and is fully leased to Smeg Australia.

Location: South-East Sydney, NSW	
Acquisition date:	Mar 2015
Ownership/title:	100%/Freehold
Cost including additions:	\$23.3 million

Last independent valuation	
Date:	Dec 2018
Valuation:	\$32.0 million
Valuation \$/m ² :	\$3,371/m ²
Capitalisation rate:	5.00%
Discount rate:	6.75%
Lettable area:	9,492m ²
Site area:	2Ha
Hardstand:	
Weighted average lease expiry:	4.0 years

Major tenants		GLA (m²)
Smeg Australia Pty Ltd		9,492

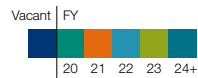


89 Quarry Road
 This 11,700 sqm contemporary warehouse is in Erskine Park, one of Sydney's premier industrial locations. The property is close to the M4/M7 interchange and is fully leased to Viscount Plastics Pty Ltd.

Location: Western Sydney, NSW	
Acquisition date:	Jan 2016
Ownership/title:	100%/Freehold
Cost including additions:	\$19.7 million

Last independent valuation	
Date:	Jun 2019
Valuation:	\$27.7 million
Valuation \$/m ² :	\$2,362/m ²
Capitalisation rate:	5.25%
Discount rate:	6.75%
Lettable area:	11,725m ²
Site area:	2Ha
Hardstand:	
Weighted average lease expiry:	8.2 years

Major tenants		GLA (m²)
Viscount Plastics Pty Ltd		11,725



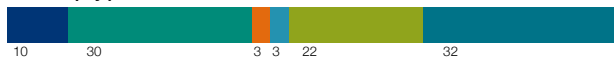


Hendra Industrial Estate

This industrial estate, with more than 80,000 sqm across multiple buildings, is undergoing progressive refurbishment. Most recently, base building upgrades were completed in buildings 20, 21 and 24. The 15-hectare site is well situated in Brisbane's Trade Coast precinct and boasts excellent road, port and air accessibility. Major tenants include AHG, Capital Transport, CV Services and Kmart.

Location: North Brisbane, Qld	
Acquisition date:	Jul 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$62.1 million
Last independent valuation	
Date:	Jun 2019
Valuation:	\$114.0 million
Valuation \$/m ² :	\$1,360/m ²
Capitalisation rate:	6.50%
Discount rate:	7.25%
Lettable area:	84,100m ²
Site area:	15Ha
Hardstand:	5,100m ²
Weighted average lease expiry:	3.6 years
Major tenants	
	GLA (m²)
Automotive Holdings Group Ltd	14,810
Kmart Australia Ltd	14,213
Global Express Couriers Pty Ltd (Fastway)	9,851
CV Services Group Pty Ltd	8,886

Lease expiry profile %



Export Distribution Centre

This high-tech office and warehouse facility is located at Brisbane Airport on leasehold title and has excellent access to the Gateway Motorway and Port of Brisbane. The property is leased to DHL Australia and Ansaldo (Hitachi).

Location: South East Brisbane, Qld	
Acquisition date:	Nov 2007
Ownership/title:	100%/Leasehold (Expiry 2047)
Cost including additions:	\$17.2 million
Last independent valuation	
Date:	Jun 2018
Valuation:	\$6.6 million
Valuation \$/m ² :	\$779/m ²
Capitalisation rate:	11.20%
Discount rate:	8.00%
Lettable area:	8,295m ²
Site area:	N/A
Hardstand:	
Weighted average lease expiry:	2.5 years
NABERS:	4.5* (Energy) N/A (Water)
Major tenants	
	GLA (m²)
DHL Global Forwarding (Australia) Pty Ltd	4,322
Hitachi Rail STS Australia Pty Ltd	2,304



* Whole building rating



Willawong Distribution Centre

Willawong Distribution Centre is located 19.5 kilometres south of the Brisbane CBD, midway between the Logan Motorway and the Acacia Ridge Rail Marshalling Yards. The 20-hectare estate can deliver up to 100,000 sqm of prime warehousing space with Stage one (18,450 sqm) completed in early 2019.

Location: South Brisbane, Qld	
Acquisition date:	March 2016
Ownership/title:	100% / Freehold
Cost including additions:	\$32.2 million
Last independent valuation	
Date:	Dec 2018
Valuation:	\$37.7 million
Valuation \$/m ² :	\$2,043/m ²
Capitalisation rate:	6.75%
Discount rate:	7.50%
Lettable area:	18,450m ²
Site area:	20Ha
Hardstand:	
Weighted average lease expiry:	4.8 years
Major tenants	
	GLA (m²)
Apergy Artificial Lift	6,730



LOGISTICS COMMERCIAL PROPERTY PORTFOLIO



Brooklyn Distribution Centre

Located just 10 kilometres west of the Melbourne CBD, this flexible estate is adjacent to the four-way interchange of West Gate Freeway and the Princes Highway. It features 10 warehouses over 22-hectares with excellent development potential.

Location: Melbourne West, Vic

Acquisition date:	Jun 2003
Ownership/title:	100%/Freehold
Cost including additions:	\$70.1 million

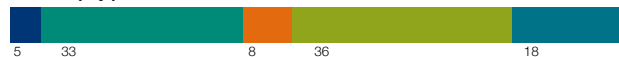
Last independent valuation

Date:	Jun 2019
Valuation:	\$121.5 million
Valuation \$/m ² :	\$929/m ²
Capitalisation rate:	6.00%
Discount rate:	6.75%
Lettable area:	130,221m ²
Site area:	22Ha
Hardstand:	10,600m ²
Weighted average lease expiry:	3.0 years

Major tenants

	GLA (m ²)
New Aim Pty Ltd	65,860
Automotive Holdings Group Ltd	16,369
SKM Corporate Pty Ltd	12,765
RSH (Australia) Pty Ltd	10,754

Lease expiry profile %



Oakleigh Industrial Estate

This eight-hectare industrial estate is well located in Melbourne's south-eastern suburbs, 17 kilometres from the CBD. Recently refurbished, the estate is fully leased to tenants including Specialty Packaging, Matt Blatt and Australia Post.

Location: Melbourne South East, Vic

Acquisition date:	Feb 2007
Ownership/title:	100%/Freehold
Cost including additions:	\$68.6 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$68.0 million
Valuation \$/m ² :	\$1,495/m ²
Capitalisation rate:	5.75%
Discount rate:	6.75%
Lettable area:	45,490m ²
Site area:	8Ha
Hardstand:	
Weighted average lease expiry:	4.5 years

Major tenants

	GLA (m ²)
Specialty Packaging Group Pty Ltd	22,204
Badam Holdings Pty Ltd (Matt Blatt)	9,202
Australian Postal Corporation	8,730
Avery Dennison Materials Pty Ltd	4,668



Somerton Distribution Centre

This property consists of three fully-leased warehouse facilities with adjacent boundaries: 20-50 Fillo Drive, a 31,000 sqm warehouse; 10 Stubb Street, a modern 21,000 sqm distribution facility; and 76-82 Fillo Drive, a modern 19,000 sqm industrial building with future expansion potential.

Location: Melbourne North, Vic

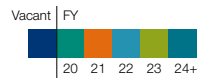
Acquisition date:	Sep 2006/Jul 2006
Ownership/title:	100%/Freehold
Cost including additions:	\$67.9 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$62.6 million
Valuation \$/m ² :	\$877/m ²
Capitalisation rate:	6.50-7.00%
Discount rate:	7.25-7.50%
Lettable area:	71,341m ²
Site area:	16Ha
Hardstand:	
Weighted average lease expiry:	3.7 years

Major tenants

	GLA (m ²)
Toll Holdings Ltd	31,185
Pro-Pac Packaging Group (Aust) Pty Ltd	21,330
Mainfreight Distribution Pty Ltd	18,826





Altona Distribution Centre

This fully leased asset in Melbourne's western industrial precinct consists of three modern warehouse and distribution facilities with good access to the Port of Melbourne and Western Ring Road. The Toll-Nike warehouse is Australia's first carbon neutral building and the first Green Star rating for the logistics portfolio.

Location: Melbourne West, Vic	
Acquisition date:	Sep 2006
Ownership/title:	100%/Freehold
Cost including additions:	\$68.9 million

Last independent valuation	
Date:	Jun 2019 / Dec 2018
Valuation:	\$58.2 million
Valuation \$/m ² :	\$1,101/m ²
Capitalisation rate:	6.25%
Discount rate:	7.00-7.25%
Lettable area:	55,448m ²
Site area:	13Ha
Hardstand:	
Weighted average lease expiry:	7.3 years

Major tenants		GLA (m²)
Toll Holdings Ltd		18,727
Seaway Logistics Pty Ltd		16,144

Lease expiry profile %



Altona Industrial Estate

This nine-building industrial estate is located in Melbourne's western industrial precinct, close to the Western Ring Road. The fully-leased estate offers low site coverage with future redevelopment potential.

Location: Melbourne West, Vic	
Acquisition date:	Jul 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$30.5 million

Last independent valuation	
Date:	Jun 2019
Valuation:	\$49.5 million
Valuation \$/m ² :	\$1,443/m ²
Capitalisation rate:	6.25%
Discount rate:	7.00%
Lettable area:	34,270m ²
Site area:	15Ha
Hardstand:	63,700m ²
Weighted average lease expiry:	2.1 years

Major tenants		GLA (m²)
Autonexus Pty Ltd		9,864
Freight Assist Australia Pty Ltd		5,222
IFC Warehousing & Distribution Pty Ltd		5,049
Petrogas Pty Ltd		4,877



72-76 Cherry Lane

This 10-hectare property located in Melbourne's western industrial precinct, 18 kilometres from the CBD, is wholly leased to Toll Group. The site has a large warehouse with a significant container-rated hardstand 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:	\$31.7 million

Last independent valuation	
Date:	Jun 2019
Valuation:	\$32.5 million
Valuation \$/m ² :	\$1,586/m ²
Capitalisation rate:	6.25%
Discount rate:	6.75%
Lettable area:	20,492m ²
Site area:	10Ha
Hardstand:	45,000m ²
Weighted average lease expiry:	0.5 years

Major tenants		GLA (m²)
Toll Holdings Ltd		20,492



LOGISTICS COMMERCIAL PROPERTY PORTFOLIO



40 Scanlon Drive

This 9,400 sqm modern warehouse facility offers high quality warehouse and office accommodation and is fully leased. Located 20 kilometres north of the Melbourne CBD, the site has access to the Craigieburn Bypass via Cooper Street interchange.

Location: Melbourne North, Vic

Acquisition date:	Sep 2007
Ownership/title:	100%/Freehold
Cost including additions:	\$9.0 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$12.2 million
Valuation \$/m ² :	\$1,302/m ²
Capitalisation rate:	6.25%
Discount rate:	6.75%
Lettable area:	9,371m ²
Site area:	2Ha
Hardstand:	
Weighted average lease expiry:	1.1 years

Major tenants **GLA (m²)**

Gruma Oceania Pty Ltd	5,306
Grace Australia Pty Ltd	4,065

Lease expiry profile %



Port Adelaide Industrial Estate

This expansive industrial estate has more than 160,000 sqm across 12 large warehouses, a hardstand area and surplus development land, which could house another 7,600 sqm warehouse. The 32-hectare site is close to the port and main arterial routes.

Location: Port Adelaide, SA

Acquisition date:	Jul 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$65.0 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$80.0 million
Valuation \$/m ² :	\$478/m ²
Capitalisation rate:	9.50%
Discount rate:	9.50%
Lettable area:	167,486m ²
Site area:	32Ha
Hardstand:	
Weighted average lease expiry:	1.5 years

Major tenants **GLA (m²)**

ACI Operations Pty Ltd	65,458
Wengfu Australia	20,770
Orora Ltd	20,434
Koch Fertilizer Australia Pty Ltd	17,022



Balcatta Distribution Centre

This 10-hectare dairy processing plant is located in one of Western Australia's premier industrial precincts, 12 kilometres north of the Perth CBD. It is the largest, single industrial site in Balcatta and is home to the Brownes Dairy head office, processing and distribution centre. The site includes 2.1 hectares of surplus land available for development or sale.

Location: North Perth, WA

Acquisition date:	Jun 2014
Ownership/title:	100%/Freehold
Cost including additions:	\$51.2 million

Last independent valuation

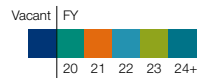
Date:	Dec 2018
Valuation:	\$56.0 million
Valuation \$/m ² :	\$2,122/m ² **
Capitalisation rate:	6.75%
Discount rate:	8.50%
Lettable area:	26,392m ²
Site area:	10Ha
Hardstand:	
Weighted average lease expiry:	15.0 years

Major tenants **GLA (m²)**

Brownes Food Operations Pty Ltd	26,392
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* Excluding the value of development land





Yatala Distribution Centre

Yatala Distribution Centre is located 33 kilometres south of the Brisbane CBD and has direct access to the Pacific (M1) Motorway via Darlington Drive. The site has potential for more than 44,000 sqm of prime warehousing and distribution facilities. Stage one is currently under construction and is pre-committed to Simtech Creation (8,800 sqm) and Crimsafe (5,400sqm) for 10 years.

Location: South Brisbane, Qld	
Acquisition date:	Nov 2006
Ownership/title:	100%/Freehold
Cost including additions:	\$29.0 million

Last independent valuation	
Date:	Jun 2018
Valuation:	\$5.8 million
Valuation \$/m ² :	N/A
Capitalisation rate:	N/A
Discount rate:	N/A
Lettable area:	44,000m ²
Site area:	9Ha
Hardstand:	
Weighted average lease expiry:	N/A

Major tenants	GLA (m ²)

Lease expiry profile %

Note: Lease expiry profile not included for a greenfield site



KeyWest Distribution Centre

This 5.1-hectare development site is located in the key western Melbourne industrial precinct of Truganina and offers excellent access to metropolitan Melbourne and interstate markets via the Ring Road network. Construction of a 30,000 sqm flexible warehouse is underway with practical completion due in August 2019.

Location: Melbourne West, Vic	
Acquisition date:	May 2018
Ownership/title:	100% / Freehold
Cost including additions:	N/A

Last independent valuation	
Date:	N/A
Valuation:	N/A
Valuation \$/m ² :	N/A
Capitalisation rate:	N/A
Discount rate:	N/A
Lettable area:	30,429m ²
Site area:	5Ha
Hardstand:	
Weighted average lease expiry:	N/A

Major tenants	GLA (m ²)

Note: Lease expiry profile not included for a greenfield site



Optus Centre

This prime 7.6-hectare site is located in Macquarie Park, 12 kilometres north-west of Sydney CBD. Close to key amenities, this integrated campus comprises six low-rise A-grade buildings with more than 84,000 sqm of campus space and 2,100 car parking spaces. Optus Centre is one of Australia's largest single tenant office campuses.

Location: North-West Sydney, NSW	
Acquisition date:	Jul 2000
Ownership/title:	51%/Freehold
Cost including additions:	\$177.4 million

Last independent valuation	
Date:	Jun 2019
Valuation:	\$239.7 million
Valuation \$/m ² :	\$5,582/m ² *
Capitalisation rate:	6.25%
Discount rate:	7.00%
Lettable area:	84,194m ²
Site area:	8Ha
Hardstand:	
Weighted average lease expiry:	3.0 years
NABERS:	4.5 (Energy) NA (Water)
Green Star rating:	3 stars (Performance)

Major tenants	GLA (m ²)
Optus Administration Pty Ltd	84,194



* 100% interest

LOGISTICS COMMERCIAL PROPERTY PORTFOLIO



Trinit Business Park

Situated within Riverside Corporate Park, Trinit is next to the North Ryde railway station and has Sydney CBD and district views. The campus houses blue chip companies including Boral Construction Materials, CSR, Downer and Nick Scali. There is an opportunity for development on the adjoining site.

Location: North-West Sydney, NSW

Acquisition date:	Jun 2001
Ownership/title:	100%/Freehold
Cost including additions:	\$156.3 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$212.4 million
Valuation \$/m ² :	\$7,627/m ² *
Capitalisation rate:	6.13%
Discount rate:	6.88%
Lettable area:	27,849m ²
Site area:	3Ha
Hardstand:	
Weighted average lease expiry:	5.3 years
NABERS:	5.5 Combined (Energy) 4.0 Combined (Water)
Green Star rating:	3/3/3 [†] star (Performance)

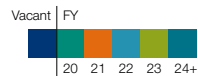
Major tenants **GLA (m²)**

Downer EDI Ltd	10,199
CSR Ltd	5,752
Boral Construction Materials Ltd	4,962
Nick Scali Ltd	1,241

Lease expiry profile %



* Excluding the value of development land
 † Trinit 1, Trinit 2 and Trinit 3 respectively



60-66 Waterloo Road

The property is located in Macquarie Park, 12 kilometres north-west of the Sydney CBD. 60 Waterloo Road comprises a modern office, laboratory and warehouse building leased to Laverty Pathology. 66 Waterloo Road offers A-grade office accommodation and is fully leased to Citrix and Janssen Cilag.

Location: North-West Sydney, NSW

Acquisition date:	Oct 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$55.9 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$117.0 million
Valuation \$/m ² :	\$6,721/m ²
Capitalisation rate:	6.00-6.37%
Discount rate:	6.75-7.25%
Lettable area:	17,387m ²
Site area:	2Ha
Hardstand:	
Weighted average lease expiry:	3.9 years
NABERS:	5.5* (Energy) 4.0* (Water)
Green Star rating:	3 stars (Performance)

Major tenants **GLA (m²)**

Idameneo Ltd (Laverty Pathology)	7,260
Janssen Cilag Pty Ltd	4,857
Citrix Systems Asia Pacific Pty Ltd	3,506
Yokogawa Pty Ltd	1,764



* 66 Waterloo Road only



Macquarie Technology Park

Located in Macquarie Park, this under-developed 3-hectare site is 12 kilometres north-west of the Sydney CBD. The site currently consists of two buildings, 33-39 Talavera Road and 11-17 Khartoum Road. Stage one DA and masterplan have been submitted for a 10-storey, 17,700 sqm commercial office development, with the site offering development potential for up to 60,000 sqm of gross floor area.

Location: North-West Sydney, NSW

Acquisition date:	Oct 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$47.5 million

Last independent valuation

Date:	Jun 2018
Valuation:	\$59.3 million
Valuation \$/m ² :	\$3,851/m ²
Capitalisation rate:	6.63-7.50%
Discount rate:	7.25-7.50%
Lettable area:	15,143m ²
Site area:	3Ha
Hardstand:	
Weighted average lease expiry:	3.4 years
NABERS:	3.0* (Energy) 0.0* (Water)
Green Star rating:	1 stars (Performance)

Major tenants **GLA (m²)**

Chubb Security Holdings Australia Pty Ltd	9,147
Greencap – NAA Pty Ltd	1,235
Wise Medical Pty Ltd	859
TRED Australia Pty Ltd	709



* 11 Khartoum Road only



16 Giffnock Avenue

Located in Macquarie Park, 12 kilometres north-west of the Sydney CBD, the building includes a modern commercial office, an ancillary warehouse and parking for 270 vehicles.

Location: North-West Sydney, NSW

Acquisition date:	Jul 2000
Ownership/title:	100%/Freehold
Cost including additions:	\$34.6 million

Last independent valuation

Date:	Jun 2019
Valuation:	\$64.0 million
Valuation \$/m ² :	\$4,369/m ²
Capitalisation rate:	6.50%
Discount rate:	7.00%
Lettable area:	11,532m ²
Site area:	1Ha
Hardstand:	
Weighted average lease expiry:	3.7 years
NABERS:	4.0 (Energy) 3.5 (Water)
Green Star rating:	2 stars (Performance)

Major tenants

	GLA (m ²)
Apotex Pty Ltd	1,951
Alstom Ltd (Alstom Transport)	1,820
Nokia Solutions and Networks Australia Pty Ltd	1,758
Sonartech Atlas Pty Ltd	1,672

Lease expiry profile %



Mulgrave Corporate Park

This two-hectare business park is in the south-eastern suburb of Mulgrave, 25 kilometres from Melbourne CBD. The site enjoys 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 Kmart Australia head office.

Location: Melbourne South East, Vic

Acquisition date:	Apr 2016
Ownership/title:	100%/Freehold
Cost including additions:	\$96.7 million

Last independent valuation

Date:	Dec 2018
Valuation:	\$93.0 million
Valuation \$/m ² :	\$4,402/m ²
Capitalisation rate:	7.00%
Discount rate:	7.00%
Lettable area:	21,383m ²
Site area:	2Ha
Hardstand:	
Weighted average lease expiry:	6.3 years
NABERS:	2.0/3.0/2.5* (Energy) 0.0/3.5/4.0* (Water)
Green Star rating:	2/2/1* stars (Performance)

Major tenants

	GLA (m ²)
Kmart Australia Ltd	15,626
Toll Holdings Ltd	2,668
Y & G Garment Pty Ltd	350



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

CALLEYA, WA

CALLEYA IS A POPULAR MASTERPLANNED COMMUNITY 26 KILOMETRES SOUTH OF PERTH'S CBD AND JUST MINUTES' DRIVE FROM THE KWINANA FREEWAY AND COCKBURN CENTRAL TRAIN STATION, PROVIDING EASY ACCESS INTO THE CITY. THE PROJECT PROVIDES FOR RESIDENTIAL, MEDIUM DENSITY, COMPLETED HOMES AND AGE EXCLUSIVE LIVING. THREE FEATURE PARKS, A JUNIOR BMX TRACK AND A DOG PARK ADD TO THE APPEAL OF THIS PROJECT. IN FY18, CALLEYA LAUNCHED ASPIRE 'OVER 55'S' LIVING AND VISAGE TERRACE HOMES – STOCKLAND'S OWN MEDIUM DENSITY PROJECT WITHIN CALLEYA. FUTURE PLANS FOR THE COMMUNITY INCLUDE A PRIMARY SCHOOL AND NEIGHBOURHOOD TOWN CENTRE.



Residential Communities

Stockland is the leading residential developer in Australia and is focused on delivering a range of masterplanned communities and medium density housing in growth areas across the country. Stockland has 56 communities and 76,000 lots remaining in its portfolio with a total end value of approximately \$21.4 billion*.

* Excluding value on projects identified for disposal.



Arve, Melbourne

Geographic split %
















ELARA, SYDNEY

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 A PROPOSED NEIGHBOURHOOD RETAIL PRECINCT WITH A COMMUNITY, MEDICAL AND CHILD CARE CENTRE.



NSW/ACT – released to market

Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Elara‡ 2012, 2014, 2017	Marsden Park	  	1,903	4,287§	66	344,000 – 603,000	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. This community will eventually include over 4,000 homes (including over 500 townhomes). Key features include a proposed neighbourhood retail precinct with a community, medical and child care centre. Elara is also home to St Luke's Catholic College which is already operating and a public primary school is planned. 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.
Willowdale 2011, 2017	Denham Court	   	1,461	3,686§	70	345,000 – 625,000	Willowdale is a picturesque community that is well connected to greater Sydney from it's Denham Court location. It is only three kilometres to Leppington railway station, 10 kilometres to the M5 & M7 motorways, and ~50 kilometres from the Sydney CBD. Once complete, Willowdale will feature ~ 3,700 homes, including ~270 townhomes and a Retirement Village. Residents already enjoy a community centre, neighbourhood shopping village with a Coles supermarket and specialty shops, natural riparian corridors and playgrounds. Future plans for this community include sports ovals, childcare and a proposed school across the 350 hectare site.
Altrove 2015, 2017	Schofields	   	432	1,222§	36	414,000 – 599,000	Located approximately 40 kilometres north-west of the Sydney CBD, Altrove adjoins Schofields Train Station and is less than eight kilometres to Rouse Hill Town Centre. The community will feature over 400 residential lots, 350 townhomes and 7,000sqm of park and public space within a town centre featuring a retail precinct, community centre and circa 500 proposed apartments. A 1.6 hectare hilltop park is a key feature of this site with views to the Blue Mountains.
McKeachie's Run 2003, 2011	Maitland	 	195	1,055	94	175,500 – 321,000	Located 39 kilometres west of Newcastle in Maitland, McKeachie's Run has a strong community atmosphere with amenity such as the sporting fields and playgrounds, shopping village, childcare centre and the Hunter Valley region at its doorstep.
			3,991	10,250			

Artist's Impression

ALTROVE, SYDNEY

LOCATED APPROXIMATELY 40 KILOMETRES NORTH-WEST OF THE SYDNEY CBD, ALTROVE ADJOINS SCHOFIELDS TRAIN STATION AND IS LESS THAN EIGHT KILOMETRES TO ROUSE HILL TOWN CENTRE. THE COMMUNITY WILL FEATURE OVER 400 RESIDENTIAL LOTS, 350 TOWNHOMES AND 7,000SQM OF PARK AND PUBLIC SPACE WITHIN A TOWN CENTRE FEATURING A RETAIL PRECINCT, COMMUNITY CENTRE AND CIRCA 500 PROPOSED APARTMENTS.



NSW/ACT – development pipeline










Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	Price range (\$)†	Project description
Marsden Park North 2017	Marsden Park North		1,000	2,000	N/A	In 2017 we announced an agreement to acquire this site, of approximately 184 hectares, adjacent to our Elara Masterplan community. The agreement is conditional on land rezoning and additional terms.
Anambah [^] 2003	Hunter/North Coast Regions		N/A	2,305	N/A	Future release area currently undergoing rezoning, located 45 kilometres west of Newcastle and is a continuation of the Maitland growth corridor.
Illawarra [‡] 2003	South Coast		186	642	N/A	Located 21 kilometres south of Wollongong in the foothills of the Illawarra escarpment in Stage 4 of the West Dapto Urban Release Area.
West Dapto 2 2003	South Coast		348	623	N/A	Located in Stage 3 of the West Dapto Urban Release Area, adjacent to the future Horsley town centre and recently completed Brooks Reach. Re-zoning approved with development approval pending.
Merrylands Court [^] 2018	Merrylands		N/A	N/A	N/A	A mixed-use development opportunity to build over 560 apartments and retail in the heart of Merrylands adjacent to Stockland Merrylands and approximately 400 metres from Merrylands Train Station.
Parramatta 2017	Parramatta		N/A	N/A	N/A	An apartment development opportunity to build approximately 360 apartments in Parramatta.
Rosebery 2017	Rosebery		N/A	N/A	N/A	An apartment development opportunity to build approximately 140 apartments within the heart of the inner city suburb of Rosebery.
Red Hill 2018	Red Hill, ACT		135	108 [§]	N/A	Red Hill is located in one of Canberra's most sought-after neighbourhoods just 6km south of the Canberra CBD. Partnering with Doma Group to deliver the project, Stockland's proposed development plan includes 108 single-dwelling sites comprising 25 land lots and 83 luxury townhomes. Doma will deliver four buildings comprising 144 apartments and ground floor commercial space.
			1,669	5,678		

AURA, QLD

AUSTRALIA'S LARGEST MASTERPLANNED COMMUNITY AND THE HIGHEST RATED GREEN STAR GREENFIELD COMMUNITY, AURA WILL BE A CITY THAT CATERS FOR EVERY STAGE OF LIFE. DISTINCTIVE URBAN VILLAGES WILL BLEND SEAMLESSLY WITH A THRIVING CITY HEART, BUSINESS AND ENTERPRISE HUBS, SCHOOLS, AND A UNIVERSITY. RETIREMENT AND AGED CARE FACILITIES, RECREATION PARKS, SPORTING AND CULTURAL CENTRES ROUND OUT THE OFFERING. AURA WILL BE SUPPORTED BY AN EXTENSIVE TRANSPORT NETWORK AND SURROUNDED BY OVER 700 HECTARES OF CONSERVATION AREAS AND OPEN SPACE.



Queensland – released to market





















Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Aura†† 2004	Caloundra		5,000	20,000 [§]	11	210,000 – 345,000	Australia's largest masterplanned community and the highest rated Green Star greenfield community, Aura will be a city that caters for every stage of life. Distinctive urban villages will blend seamlessly with a thriving city heart, business and enterprise hubs, schools, and a university. Retirement and aged care facilities, recreation parks, sporting and cultural centres round out the offering. Aura will be supported by an extensive transport network and surrounded by over 700 hectares of conservation areas and open space.
North Shore 2001	Townsville		1,070	5,520	36	115,000 – 225,000	An innovative and award winning masterplanned community, 13 kilometres north west of the Townsville CBD, North Shore offers three schools, parks, an aquatic centre, a community clubhouse, a town square and a neighbourhood Stockland Retail Town Centre. 40 per cent of North Shore is dedicated to parkland and open space bushland.
Newport 2015	Newport		716	1,895 [§]	41	269,000 – 969,000	Located on the Redcliffe Peninsula, Newport provides a range of living options including waterfront and waterside properties with direct ocean access to Moreton Bay, retirement living apartments and townhomes. Newport offers foreshore parks, a lake with high-mast boat access to Moreton Bay and a proposed neighbourhood centre featuring waterfront retail and dining. It is situated close to Redcliffe beaches and is only two and a half kilometres from the train station connecting to Brisbane CBD.
Brightwater** 2004	Sunshine Coast		499	1,675 [§]	98	469,000 – 665,000	A vibrant residential community, centrally located on the Sunshine Coast close to Mooloolaba. The award-winning Brightwater community is amenity rich with a school, childcare centre and neighbourhood shops including Aldi all within walking distance. It also has its own central lake and nine pocket parks. Residential land has sold out at Brightwater however the Mainwaring Collection of townhomes surrounding the central Brightwater lake are now available for sale.
Birtinya Island 2004	Sunshine Coast		441	973 [§]	92	N/A	Situated on the impressive Lake Kawana, Birtinya is a stylish residential community full of quality designer homes and the future Stockland townhome community Sway. Birtinya encompasses a future Town Centre, including the recently completed Stockland Birtinya and the Sunshine Coast Health Precinct and is just minutes to pristine golden surf beaches.
Highland Reserve 2003	Upper Coomera		266	1,156	97	313,000 – 336,000	Highland Reserve is a peaceful spot in the Gold Coast's Upper Coomera region with a picturesque lake at its heart. It offers a tranquil, lakeside lifestyle set against a stunning hinterland backdrop. Highland Reserve offers both house & land packages, and blocks of land.
Augustine Heights 2003	Augustine Heights		251	1,047	95	176,000 – 357,000	Augustine Heights is in the heart of the Greater Springfield corridor. Its amenities include wide-open parklands, playgrounds, BMX park and offers both a State School, Catholic School and childcare centre within the community. It is minutes from shops, transport, cafés, universities and health services.
Bokarina Beach 2004	Sunshine Coast		216	298 [§]	39	375,000 – 530,000	A beachside precinct on the Sunshine Coast, launched in June 2017. Bokarina Beach will provide an exciting, high quality mixed-use residential, retail and tourism hub, with public beach access and associated recreational spaces. Terraces at Bokarina have been released to market in 2019 and are currently selling.
Pallara 2003	Pallara		195	620	69	278,000 – 439,000	Located 19 kilometres from the CBD, Pallara is one of the last remaining greenfield residential development opportunities within Brisbane City Council. It offers a variety of housing choice – all complemented by a district park with dog off leash park, a feng shui designed central park, childcare centre, proposed Translink service and proposed neighbourhood centre.

BRIGHTWATER, QLD

A VIBRANT RESIDENTIAL COMMUNITY, CENTRALLY LOCATED ON THE SUNSHINE COAST CLOSE TO MOOLOOLABA. THE AWARD-WINNING BRIGHTWATER COMMUNITY IS AMENITY RICH WITH A SCHOOL, CHILDCARE CENTRE AND NEIGHBOURHOOD SHOPS INCLUDING ALDI ALL WITHIN WALKING DISTANCE. IT ALSO HAS ITS OWN CENTRAL LAKE AND NINE POCKET PARKS.



Queensland – released to market (continued)






Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
North Lakes Business Park 2004	North Lakes	  	176	119	92	N/A	The North Lakes Business Park is a commercial site situated on the edge of the North Lakes masterplanned community.
Foreshore 2016	Coomera	 	185	523 [§]	37	246,000 – 420,000	Located in the high growth suburb of Coomera on the Gold Coast, approximately 56 kilometres south of the Brisbane CBD, Foreshore borders the Coomera River and Oaky Creek. Foreshore is planned to be an ecologically integrated community with 51% of the area dedicated to conservation, a central community park overlooking the thriving wetlands, a jetty and foreshore parklands connecting the community to Oaky Creek, as well as a park with an outlook to the Gold Coast skyline and hinterland. The community is close to schools, the Coomera Town Centre and Coomera Train Station. Parkside Terraces at Foreshore will launch in to market in 2019.
Kawana Business Village 2004	Sunshine Coast		141	57	56	N/A	The 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 95 kilometres north of Brisbane, adjacent to the Sunshine Coast Health Precinct.
Sovereign Pocket 2010	Deebing Heights		130	726	76	151,000 – 219,000	Sovereign Pocket, at Deebing Heights is eight kilometres from the Ipswich CBD. The development includes a school, large open spaces, natural parkland, barbecue facilities, biking and walking tracks.
Vale 2010	Holmview	 	126	641	94	180,000 – 248,000	Located within the Logan City catchment, Vale is just six kilometres from the Beenleigh Town Centre and 34 kilometres to the Brisbane CBD. Close to schools, local shops and with established parklands, the community appeals strongly to first home buyers.
North Lakes Enterprise Precinct 2009	North Lakes	  	N/A	1	N/A	N/A	A 32 hectare site that is approved for commercial and industrial uses. Located on Boundary Road in the suburb of North Lakes, the project is proximate to the Bruce Highway, which facilitates direct travel routes to key locations.
Promenade 2017	Rothwell	  	46	189	27	210,000 – 310,000	Promenade is a boutique residential development, occupying a total site area of 9.2 hectares, located adjacent to Moreton Bay, 35km North of Brisbane CBD in close proximity to Rothwell Central shopping centre. The site is an infill development surrounded by established housing.
Kalina Springfield 2017	Springfield	  	126	443	8	242,000 – 394,000	Located within Springfield, it is set to become a naturally connected community with walkways bordering the conservation 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.
Brisbane Casino Towers 2015	Brisbane	 	109 [#]	379	98	N/A	A joint venture 30 storey development with approximately 379 apartments located in South Brisbane with views of the Brisbane River and CBD.
			9,693	36,262			

PALLARA, QLD

LOCATED 19 KILOMETRES FROM THE CBD, PALLARA IS ONE OF THE LAST REMAINING GREENFIELD RESIDENTIAL DEVELOPMENT OPPORTUNITIES WITHIN BRISBANE CITY COUNCIL. IT OFFERS A VARIETY OF HOUSING CHOICE – ALL COMPLEMENTED BY A DISTRICT PARK WITH DOG OFF LEASH PARK, A FENG SHUI DESIGNED CENTRAL PARK, CHILDCARE CENTRE, PROPOSED TRANSLINK SERVICE AND PROPOSED NEIGHBOURHOOD CENTRE.



Queensland – development pipeline























Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	Price range (\$)†	Project description
Ellida 2010	Rockhampton		541	2,272	N/A	This community is located seven kilometres north of Stockland Rockhampton and 10 kilometres north of the Rockhampton CBD.
Paradise Waters 2010	Deebing Heights	  	567	2,081	N/A	Paradise Waters is located in the Ripley Valley growth corridor and within the Ripley Valley priority development area. The proposed community is planned to feature a landscaped nature reserve that runs through the heart of the community with park facilities, sporting fields, neighbourhood centre, café and community hub and a future primary school.
Caboolture West/ Ripeford 2008	Caboolture		359	1,403	N/A	Located approximately five kilometres west of Caboolture and 50 kilometres north of Brisbane CBD. The 177 hectare site is centrally located in the Caboolture West Major Expansion Area.
Twin Waters West 2005	Sunshine Coast		N/A	781 [§]	N/A	Located 10 kilometres from Maroochydore, bordered by the Maroochy River, the Sunshine Motorway, the David Low Way and Ocean Drive.
Hope Island ^o 2017	Gold Coast	 	67	92	N/A	Hope Island is a 3.3 hectare waterfront site located within the Gold Coast's northern growth area. Hope Island is the site of Stockland's first standalone medium density acquisition in Queensland. The development site is surrounded by established housing, golf courses, and opposite the proposed town centre that will include a supermarket and specialty retail shops.
			1,534	6,629		

**CLOVERTON,
MELBOURNE**

CLOVERTON IS A LARGE CONSOLIDATED DEVELOPMENT SITE WITHIN MELBOURNE'S URBAN GROWTH BOUNDARY. IT IS LOCATED ON THE HUME FREEWAY IN KALKALLO, ABOUT 38 KILOMETRES NORTH OF THE MELBOURNE CBD IN THE CITY OF HUME, WHITTLESEA AND MITCHELL. IT IS A MASTERPLANNED COMMUNITY WITH OVER 11,000 HOME SITES WHICH INCLUDES REGULAR LOTS, TOWNHOMES, COMPLETED HOMES AND RETIREMENT LIVING OPTIONS, PLUS A MAJOR ACTIVITY CENTRE INCLUDING A REGIONAL SHOPPING CENTRE AND TRAIN STATION.



Victoria – released to market












Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Cloverton [‡] 2010	Kalkallo/Beveridge	   	4,140	11,365	9	209,000 – 395,000	Cloverton is a large consolidated development site within Melbourne's urban growth boundary. It is located on the Hume Freeway in Kalkallo, about 38 kilometres north of the Melbourne CBD in the City of Hume, Whittlesea and Mitchell. It is a masterplanned community with over 11,000 home sites which includes regular lots, townhomes, completed homes and retirement living options, plus a metropolitan activity centre including a regional shopping centre and train station. Also planned are an extensive range of schools, childcare, community and recreation facilities and open space. Cloverton's state-of-the-art Sales and Information Centre with café and adventure playground are becoming a key meeting place for neighbours in the early stages of the project.
Highlands (including Mt Ridley Road, Lakeside and Hanna) 2004, 2010, 2013, 2015, 2016	Craigieburn	   	2,800	11,385 [§]	64	179,000 – 451,000	An award-winning masterplanned community located in Melbourne's northern suburbs with picturesque views of surrounding hills and the Melbourne CBD skyline. Highlands offers schools and childcare, high quality sporting facilities, a medical centre and numerous retail and commercial amenities including nearby Craigieburn Central Shopping Centre. With nearby access to Craigieburn Railway Station and Bus Depot, plus the Hume and Tullamarine Freeways, Highlands residents are easily connected to Melbourne Airport and Melbourne CBD. In 2017, sales commenced at Stockland's own medium density project, Eastside at Highlands which comprises approximately 200 townhomes. This complements existing land, home and land, completed homes and retirement village offerings that continue to be offered at Highlands.
Eucalypt 2009, 2011	Epping	   	409	1,709	76	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, the Bindts Road consolidation is in planning.
Orion [¶] 2017	Braybrook	   	292	422 [§]	N/A	639,000 – 865,000	Orion at Braybrook is a masterplanned residential townhome community set on 11.5 hectares in Braybrook in the City of Maribyrnong, just 15 minutes drive from Melbourne's CBD. Orion will ultimately comprise over 400 townhomes with a range of contemporary two, three and four-bedroom options. The development features pocket parks and a new community reserve all in close proximity to public transport, schools and retail. Sales commenced in June 2017.
Edgebrook 2015	Clyde	 	225	803	48	229,000 – 408,000	Edgebrook is a 65 hectare parcel in Clyde, approximately 55 kilometres south-east of the Melbourne CBD and 1.6 kilometres east of Stockland's award-winning Selandra Rise project. The property is within Melbourne's fast growing Casey Corridor. The project will feature an attractive central park and open space corridor along Clyde Creek. Sales commenced in March 2017 and a new 17-home display village launched in May 2019.
Mt Atkinson ^{**} 2017	Truganina	   	836	4,288 [§]	2	200,000 - 422,000	Mt Atkinson is a 315 hectare site in the heart of the fastest growing residential corridor in Australia, 25 kilometres west of the Melbourne CBD. Stockland has entered into an agreement with Mt Atkinson Holdings to develop the new community. The site will include over 4,000 detached home and townhome sites set amongst a Westfield retail centre, a proposed railway station, three planned schools, childcare facilities, other retail, playgrounds, public open spaces and an integrated industrial park and business precinct. Sales at Mt Atkinson commenced in November 2017 with first settlements expected mid 2019.

**WATERLEA,
MELBOURNE**

WATERLEA IS A SIX HECTARE MEDIUM DENSITY SITE, LOCATED 32 KILOMETRES SOUTH EAST OF MELBOURNE CBD. THIS INNOVATIVE, SUSTAINABLE COMMUNITY HAS ACHIEVED A 6 STAR GREEN STAR RATING AND WILL COMPRISE OF 160 SINGLE AND TWO STOREY HOMES AND TOWNHOUSES AND APPROXIMATELY 30 APARTMENTS IN A LOWRISE BUILDING WITH GROUND FLOOR PARKING.



Victoria – released to market (continued)

Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Grandview 2017	Truganina	   	518	1,600	N/A	209,000 – 361,000	This elevated site is located 28 kilometres west of Melbourne CBD, and will include 1,600 dwellings with views to natural surrounds. Proposed for the site is a state primary school, local convenience centre, community activity centre, playgrounds, parks and a sports reserve. Future residents will also enjoy connections to other nearby education options, childcare facilities, a town centre, a proposed train station and a business precinct. Sales at Grandview commenced in May 2018.
Waterlea ^o 2015	Rowville	  	127	173 ^s	N/A	695,000 – 990,000	Waterlea is a six hectare medium density site, located 32 kilometres south east of Melbourne CBD. This innovative, sustainable community has achieved a 6 star Green Star rating and will comprise of single and two storey homes and townhomes and apartments in a low-rise building with ground floor parking. The property will be developed into the medium density residential component of a wider 40 hectare parkland, wetland and heritage precinct by Knox City Council. Sales at Waterlea commenced in June 2018, with first stage settlements expected in mid-2019.
Minta 2017	Berwick	   	686	1,752	N/A	289,000 – 510,000	One of the last remaining greenfield sites in the popular suburb of Berwick, approximately 46 kilometres south-east of Melbourne, the 114 hectare site is located within the Urban Growth Boundary in the City of Casey. The project, fronting Soldiers Road in Berwick, will offer over 1,700 home sites comprising both residential lots, townhomes and retirement living options. The property includes some outstanding natural and heritage features including ornamental lakes, extensive views, established landscapes and conservation areas. Sales at Minta commenced in October 2018.
			10,033	33,497			

HIGHLANDS, VIC

AN AWARD-WINNING MASTERPLANNED COMMUNITY LOCATED IN MELBOURNE'S NORTHERN SUBURBS WITH PICTURESQUE VIEWS OF SURROUNDING HILLS AND THE MELBOURNE CBD SKYLINE. HIGHLANDS OFFERS SCHOOLS AND CHILDCARE, HIGH QUALITY SPORTING FACILITIES, A MEDICAL CENTRE AND NUMEROUS RETAIL AND COMMERCIAL AMENITIES INCLUDING NEARBY CRAIGIEBURN CENTRAL SHOPPING CENTRE.



Victoria – development pipeline







Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	Price range (\$)†	Project description
Altona North ^o 2017	Altona North		219	277 ^s	N/A	Located nine kilometres west of Melbourne's CBD, Altona North is a future medium density development site. The six hectare development will consist of approximately 300 dwellings with 5% expected to be allocated to affordable housing. The development site sits amongst 67 hectares of land, which upon completion will comprise a town centre, a community centre, commercial area and approximately 3,000 dwellings.
Altona North ^o 2019	Altona North		N/A	210 ^s	N/A	A joint venture agreement with George Western Foods to develop a further 210 townhomes adjacent to our existing Altona North Site, where we currently control approximately 280 dwellings.
Merrifield North 2019	Kalkallo		N/A	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. The land holding is in close proximity to our Cloverton Community.
			219	487		

SIENNA WOOD, WA

A JOINT VENTURE WITH THE HOUSING AUTHORITY IN WA, SIENNA WOOD IS A MASTERPLANNED COMMUNITY 38 KILOMETRES SOUTH-EAST OF PERTH'S CBD. IN DECEMBER 2017, THE \$4.8 MILLION SHIPWRECK FEATURE PARK OPENED PROVIDING KEY AMENITY FOR RESIDENTS. IN EARLY 2018, A DOG PARK AND CAFÉ LAUNCHED ADJACENT THE FEATURE PARK. A SECOND FEATURE PARK WILL LAUNCH IN 2019. IN THE COMING YEARS, THE COMMUNITY WILL CONTINUE TO TRANSFORM WITH A PLANNED TOWN CENTRE AND ADDITIONAL LOCAL SCHOOLS.



Western Australia – released to market









Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Vale 2011	Aveley		726	3,455	75	119,000 – 360,000	An award-winning, masterplanned community 28 kilometres north-east of Perth's CBD. Adjacent to the famous Swan Valley Wine Region, Vale is renowned for its spectacular natural beauty paired with well-established amenity. Tree-lined streets and lakes meet with adventure playgrounds, a dog park, two shopping precincts, a district sporting complex and schools. The project provides for residential land and completed homes.
Newhaven 2001, 2005, 2007, 2014	Piara Waters		650	2,660	98	154,000 – 289,000	Located 28 kilometres south-east of Perth's CBD, Newhaven is an award-winning masterplanned community in the popular neighbourhood of Piara Waters. The project is renowned for its natural beauty with retained bushland and well established trees. Newhaven is home to the famous Robot Park and a newly opened dog park. Newhaven is located adjacent to Stockland Harrisdale Retail Town Centre and education options are in close proximity. The project is in its final stages of residential sales.
Calleya 2008	Treeby (formerly Banjup)		547	1,886	65	231,000 – 390,000	Calleya is a popular masterplanned community 26 kilometres south of Perth's CBD and just minutes' drive from the Kwinana Freeway and Cockburn Central Train Station, providing easy access into the city. In addition to residential land and completed homes, Calleya offers medium density living, known as The Terraces at Calleya, as well as Aspire 'over 55s' living – another Stockland offering. Three feature parks, a junior BMX track and a dog park add to the appeal of this project. Future plans for the community include a primary school and neighbourhood town centre with the latter due for completion in late 2019.
Whiteman Edge 2011, 2014, 2017	Brabham		511	2,298	77	115,000 – 270,000	Home to Western Australia's first inclusive Livvi's Place playground and the famous Jungle Park, Whiteman Edge is a masterplanned community 23 kilometres north-east of Perth's CBD. State and local planning approval has been received to develop a neighbourhood town centre within Whiteman Edge. A number of schools are within a short drive of the community. The project provides for residential land, townhomes and completed homes.
Sienna Wood# 2004, 2007, 2010	Hilbert		388	3,809	21	131,000 – 238,000	A joint venture with the Housing Authority in WA, Sienna Wood is a masterplanned community 38 kilometres south-east of Perth's CBD. At its hub is the \$4.8 million Shipwreck feature park located adjacent a café and dog park. A second feature park will be completed in late 2019. In the coming years, the estate will continue to grow into a vibrant area with a planned town centre and additional local schools. The community provides for residential land and completed homes.
Amberton Beach# 2010	Eglinton		311	2,511	40	157,000 – 325,000	A beachside community 45 kilometres north-west of Perth's CBD. This estate is a private joint venture with a vision to deliver premium coastal living at an affordable pricing point. The community features a number of constructed parks including a flying fox adventure playground, AFL sized sports oval and skate park. Beach access and carpark was completed in 2018. A beachside bar and kitchen overlooking the Indian Ocean and 1.5 hectare park are due for completion in 2019.
			3,133	16,619			

WHITEMAN EDGE, WA





HOME TO WESTERN AUSTRALIA'S FIRST INCLUSIVE LIVVI'S PLACE PLAYGROUND AND THE FAMOUS JUNGLE PARK, WHITEMAN EDGE IS A MASTERPLANNED COMMUNITY 23 KILOMETRES NORTH-EAST OF PERTH'S CBD. STATE AND LOCAL PLANNING APPROVAL HAS BEEN RECEIVED TO DEVELOP A NEIGHBOURHOOD TOWN CENTRE WITHIN WHITEMAN EDGE. A NUMBER OF SCHOOLS ARE WITHIN A SHORT DRIVE OF THE COMMUNITY. THE PROJECT PROVIDES FOR RESIDENTIAL LAND, TOWNHOMES AND COMPLETED HOMES.



Western Australia – development pipeline

Property/ Acquisition date	Location	Features	Total project value (\$m)*	Total lots	Price range (\$)†	Project description
Sinagra 2017	Sinagra	 	228	695	N/A	Sinagra is a 40.5 hectare site located approximately 23 kilometres north of the Perth CBD within the inner North West corridor. The site rises 40m in elevation giving views across to Lake Joondalup. Sinagra is infill in nature with significant established amenity surrounding the site including St Anthony's Primary School, Wanneroo District Shopping Centre and Joondalup Regional City Centre. The property has convenient transport links via Mitchell Freeway and Joondalup Train Station.
Wellard Farms 2017, 2018	Baldivis	 	1,479	4,864	N/A	The 409 hectare site is located approximately 37 kilometres south of the Perth CBD within the South West corridor. Wellard Farms is located 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.
Glendalough ^o 2018	Glendalough	   	74	99	N/A	Glendalough is an almost three hectare site located 4.5 kilometres north-west of the Perth CBD. It is located adjacent to the Mitchell Freeway and fronts existing residential to the west, an aged care facility to the north and vacant State Government land to the south. The site is in close proximity to Lake Monger Primary School, Glendalough Village, Lake Monger, the Leederville entertainment precinct, Westfield Innaloo and less than one kilometre to Glendalough Train Station. State and local planning approvals were received for the site in mid 2019 with construction expected to commence in late 2019.
			1,781	5,658		

* Total revenue generated throughout the life of the project
† Relates to land lots only
‡ Includes options taken over land
§ Includes dwellings
Includes Stockland's estimated share of joint development income
^ Identified for disposal
^o A standalone medium density project indicating medium density price range
** Project indicating medium density price range
†† From July 2019, Aura will be under a Joint Venture arrangement.
‡‡ Includes Stockland's estimated share of Project Management Agreement Income

-  Train Station within 5km radius
-  Townhomes
-  Park
-  Shopping Centre/Retail within 1km radius

**WILLOWDALE
RETIREMENT VILLAGE,
SYDNEY**

SITTING WITHIN
WILLOWDALE'S
MASTERPLANNED
COMMUNITY, LOCATED
50 KILOMETRES
SOUTH-WEST OF
SYDNEY'S CBD AND
1.5 KILOMETRES FROM
LEPPINGTON TRAIN
STATION, WILLOWDALE
RETIREMENT VILLAGE
OFFERS RESIDENTS
CONNECTION TO A
COMMUNITY, SECURITY
AND CONVENIENCE.



Retirement Living

Stockland is a top three retirement living operator within Australia, with over 9,100 established units across five states and the ACT. The portfolio includes a short to medium term development pipeline of over 2,100 units.



Fig Tree Village, Qld

Geographic split %*



* Established and pipeline units



**CARDINAL FREEMAN
THE RESIDENCES,
SYDNEY**

CARDINAL FREEMAN
THE RESIDENCES
IS IN THE SOUGHT
AFTER INNER-WEST
SUBURB OF ASHFIELD.
CLOSE TO SHOPS
AND TRANSPORT, THE
VILLAGE FEATURES A
MAGNIFICENT CHAPEL
ALONG WITH THE
HISTORIC GLENTWORTH
HOUSE.



Retirement Living – established villages

Property/ Opening date	Location	Total units	Price range (\$)#	Project description
North Lakes Retirement Resort 2005	North Lakes, Qld	355	148,500-632,000	North Lakes Retirement Resort is less than 30 kilometres from Brisbane CBD and Airports. The resort style village offers two outstanding community centres with café, bar, hair salon, bowling green, pool, gym, town hall and a mix of multi-purpose spaces. The resort is located within the wider North Lakes Town Centre with easy walking distance to the shopping centre, health, dining and entertainment precincts.
Macarthur Gardens Retirement Village 2011	Campbelltown, NSW	264	408,500-713,000	The village is conveniently located between Macarthur Square Shopping Centre and Campbelltown Golf Club. Village facilities include bowling green, indoor pool, bar, café, outdoor chessboard, work shed, putting green and practice driving net.
The Willows Retirement Village 1988	Winston Hills, NSW	262	142,000-953,000	The Willows Retirement Village is situated at Winston Hills in north-west Sydney. The village is close to shopping centres, sports clubs, hospitals, 24-hour medical facilities and less than one kilometre to the M2 freeway leading to Sydney's CBD. An Opal Aged Care site is currently under construction at the village to provide a full continuum of care.
Cardinal Freeman The Residences 1980	Ashfield, NSW	257	230,000-2,243,000	Cardinal Freeman The Residences is in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel and restored Heritage Garden along with the historic Glentworth House. Cardinal Freeman's final release is now selling, with the last building having been completed June 2019. Industry recognised for excellence in design, Cardinal Freeman has won three awards through UDIA and Urban Taskforce to date. Opal Aged Care opened a new onsite aged care facility in 2016 with 133 beds.
Somerton Park Seniors' Living Community† 1968	Somerton Park, SA	255	81,000-645,000	Somerton Park Seniors' Living Community is a wonderful multi-precinct community. The village provides a wonderfully safe and secure environment with a wide range of activities and facilities on offer. This vibrant, independent community offer a huge range of low-maintenance, high-enjoyment homes, the options are as unique as our people.
Mernda Retirement Village 2014	Mernda, Vic	251	301,500-635,000	Located within the Stockland residential community, Mernda Retirement Village is conveniently positioned within walking distance to a medical centre and Mernda Villages Shopping Centre featuring Woolworths and a range of specialty stores, cafés and services. The retirement village's modern clubhouse features a heated indoor pool, gym, café and alfresco entertaining area and bowling green. The village has been awarded a 4 Star Green Star accreditation from the Green Building Council of Australia.
Latrobe Village 1989	Reservoir, Vic	249	118,000-429,000	Latrobe Village is the perfect place to retire. Spacious gardens combine with native flora and fauna in an inner-city location – giving residents an exceptionally enjoyable and active lifestyle. Living within walking distance of Summerhill Village Shopping Centre and close to transport, major hospitals, Bundoora Park and Preston Markets.
Bundoora Village 2003	Bundoora, Vic	242	183,000-693,500	Bundoora Village is situated close to the Northern Ring Road, RMIT University and shopping strips, and is well serviced by public transport. The 6.7 hectare site enjoys excellent views over the Plenty Valley Gorge.
Hillsview Retirement Village 1982	Happy Valley, SA	233	153,500-372,500	Hillsview Retirement Village sits on a stunning hillside overlooking the Happy Valley Reservoir and the coastline of Gulf St. Vincent. It has all the appeal of the Australian bush, coupled with convenient access to the city and high quality facilities. Village features include fully heated indoor swimming pool, beautiful club house with outdoor entertainment area and outdoor kitchen. A stunning communal veggie patch, workshop and craft room, daily village bus service to local amenities, competition lawn bowling green with sweeping view over the gulf.
Selandra Rise Retirement Village 2013	Clyde North, Vic	211	331,000-612,000	The village is located within the Selandra Rise residential community, opposite a Woolworths and specialty shopping centre. The village clubhouse in the central heart to the community and features an indoor heated pool, bowling green, gym and self-service café. The Green Building Council of Australia awarded the village an Australian first 4 Star Green Star – Custom Design Certified Rating.
Highlands Retirement Village 2010	Craigieburn, Vic	208	249,000-548,500	Highlands Retirement Village is situated within Stockland's Highlands masterplanned community and a short walk from a medical centre, major shopping centre, Hume Global Learning Centre and Splash Aqua Park and Leisure Centre. The village offers a wide range of homes and floor plans to choose from. The community centre features include a self-serve café, town hall, billiards, theatre room, bowling green, outdoor barbecue area and much more.
Patterson Lakes Village 1980	Patterson Lakes, Vic	207	132,000-399,500	Patterson Lakes Village is located directly opposite Patterson Lakes Shopping Centre. Its own tranquil lake and established gardens provide beautiful surrounds to our residents. Patterson Lakes Village features a stunning clubhouse and has both independent living villas and serviced apartments.

* Price range based on market value of units previously settled

† Currently under development

MERNDA, VIC

LOCATED WITHIN THE STOCKLAND RESIDENTIAL COMMUNITY, MERNDA RETIREMENT VILLAGE IS CONVENIENTLY POSITIONED WITHIN WALKING DISTANCE TO A MEDICAL CENTRE AND MERNDA VILLAGES SHOPPING CENTRE FEATURING WOOLWORTHS AND A RANGE OF SPECIALTY STORES, CAFÉS AND SERVICES.



Retirement Living – established villages (continued)

Property/ Opening date	Location	Total units	Price range (\$)*	Project description
Golden Ponds Resort 1988	Forster, NSW	204	160,500-547,000	Golden Ponds Resort is set between Wallis Lake and the beaches of Forster on the NSW mid-north coast. The resort is surrounded by 13 hectares of landscaped grounds, ponds and rainforest.
Knox Village 1978	Wantirna South, Vic	204	295,500-565,000	Knox Village enjoys an excellent location directly opposite Knox Shopping Centre. Set in the diverse eastern suburbs, Knox Village is like a friendly hamlet; a place to relax in style with everything you might need at your doorstep – cafés, restaurants, a cinema complex and a wide range of grocery and retail outlets. Knox also has a vibrant community – with plenty of opportunities to enjoy good company and keep active in retirement.
Plenty Valley Village 2006	Epping, Vic	204	150,500-641,000	Plenty Valley Village is situated off McDonalds Road in Epping, within close proximity to the nearby Epping shopping complex. The location is well serviced with transport, healthcare, medical and aged care facilities.
Arilla Village 2010	South Morang, Vic	202	343,000-760,500	Arilla Village is situated in Melbourne's north, home to over 280 residents offering a range of independent living villas and apartments with floor plans to suit every budget and lifestyle. The health and wellbeing centre, located on the ground floor of the apartment building, features a pool, gym, hair salon and medical consulting suite. The village offers a range of activities and the community centre features a café, library, town hall and bowling green.
Gowanbrae Village 2008	Gowanbrae, Vic	189	348,000-772,000	Gowanbrae Village enjoys an excellent location north west of Melbourne's CBD, providing quick access to the city, Melbourne Airport and Airport West Shopping Centre. It has spacious, immaculate grounds and the community centre includes a pool, library and bowling green. Home options at Gowanbrae include independent living villas and apartments.
Fig Tree Village 2009	Murrumba Downs, Qld	187	370,500-582,000	Fig Tree Village is well located adjacent to a neighbourhood shopping centre with access to medical and recreational facilities. The village offers a heated indoor pool, bowling green, bar, library, gym, billiards room and hair salon.
Cameron Close Village 1989	Burwood, Vic	183	99,000-1,142,000	Cameron Close Village is situated in Burwood, close to the exclusive shopping and restaurant precincts of Camberwell and Canterbury, and is well serviced by bus and tram routes linking to rail and Chadstone Shopping Centre. Elevated parts of the property enjoy district and CBD skyline views.
Salford Waters Retirement Estate 1993	Victoria Point, Qld	181	119,500-704,500	Situated on the Moreton Bay waterfront in Victoria Point, Salford Waters Retirement Estate is less than three kilometres to Victoria Point Shopping Centre and less than 35 kilometres to Brisbane's CBD.
Wantirna Village 1986	Wantirna, Vic	180	132,500-559,500	Wantirna Village benefits from an outstanding range of retail and transport amenities. The 6.3 hectare site adjoins the Blind Creek Reserve and is close to the Dandenong Ranges National Park, Morack and Ringwood Golf Course, Knox Library and several hospitals.
Ridgehaven Rise Seniors' Living Community 1984	Ridgehaven, SA	176	174,500-497,000	This well established village has excellent community facilities including a community hall, library, caravan storage, The Gums Community Centre and a village bus. This is complemented by an excellent range of community activities such as sewing and craft, bingo and exercise groups.
Bellevue Gardens Retirement Village 1994	Port Macquarie, NSW	175	190,000-472,500	The village is centrally located less than two kilometres from the Port Macquarie City Centre and is set on five hectares of landscaped gardens. Facilities include a restaurant, coffee shop, auditorium, library, hair salon, medical consulting room, bowling green and resident clubhouse adjoining a heated indoor swimming pool and barbecue area.
Salford Park Community Village 1983	Wantirna, Vic	170	320,500-566,000	Residents at Salford Park Community Village live independently in one or two bedroom low maintenance villas within a friendly community surrounded by lush green gardens. There is an onsite aged care facility owned and operated by Opal Aged Care under the partnership established between Stockland and Opal Aged Care.
The Lakes Estate 2000	Taylors Lake, Vic	170	100,000-539,000	The Lakes Estate is ideally located on the corner of Kings Road and Melton Highway, directly opposite Watergardens Town Centre and railway station. The village offers a range of independent living villas, apartments and serviced apartments.
Bay Village Retirement Estate 1984	Victor Harbor, SA	160	195,500-337,000	Bay Village Retirement Estate sits amongst stunning gardens and is surrounded by rolling hills and the coast. It is one of South Australia's most sought after resort areas and just minutes away from the town centre of Victor Harbor – great for shopping and entertainment.
Long Island Village 1987	Seaford, Vic	160	125,500-409,500	Long Island Village is located just off the Nepean Highway, a short stroll from the Seaford foreshore. Retail amenities servicing the village include Frankston, and Patterson Lakes.
Tarneit Skies Retirement Village 2003	Tarneit, Vic	158	214,500-470,500	Tarneit Skies Retirement Village is located less than 35 kilometres from the Melbourne CBD in the Western suburbs. The village features an indoor swimming pool, gymnasium, dance floor and theatre. Tarneit Shopping Centre is within walking distance and there is also a public bus stop outside the village.

* Price range based on market value of units previously settled

† Currently under development

ASPIRE AT ELARA, NSW

ASPIRE BY STOCKLAND IS AN OVER 55S COMMUNITY WITHIN ELARA'S MASTERPLANNED COMMUNITY LOCATED AT MARSDEN PARK, 50 KILOMETRES NORTH-WEST OF SYDNEY CBD. THE COMMUNITY IS CONVENIENTLY SITUATED CLOSE TO PUBLIC TRANSPORT AND SERVICES AND JUST A SHORT DRIVE FROM SYDNEY BUSINESS PARK AND ROUSE HILL TOWN CENTRE.



Retirement Living – established villages (continued)

Property/ Opening date	Location	Total units	Price range (\$)*	Project description
Templestowe Village 1983	Templestowe, Vic	153	131,500-566,000	Templestowe Village is set in a park-like environment with its own private lake and manicured grounds. Close to shops and opposite beautiful Westerfolds Park, which features walking tracks along the banks of the Yarra River, barbecue facilities and picnic areas.
Willowdale Retirement Village† 2016	Denham Court, NSW	148	443,000-755,000	Sitting within Willowdale's masterplanned community, located 50 kilometres south-west of Sydney's CBD and 1.5 kilometres from Leppington train station, Willowdale Retirement Village offers residents connection to a community, security and convenience. Designed to be the heart of the village, the Clubhouse is an extension of the residents home and is their place to enjoy a variety of social activities, engage with one another, expand on their hobbies or just relax amongst friends.
Affinity Village† 2011	Baldivis, WA	147	260,000-484,500	Affinity Village is conveniently located opposite Stockland Baldivis Retail Town Centre, a medical centre and other amenities. The clubhouse is the first retirement living building in Australia to be awarded a 5 Star Green Star Public Building rating from the Green Building Council of Australia. It boasts a range of facilities including indoor swimming pool and gym, media room, dance floor, craft room, computer room with library, hair salon, billiards room, kitchen, bar, lounge, dining area, alfresco dining area, outdoor kid's playground and bowling green.
Pine Lake Village 1982	Elanora, Qld	147	176,500-461,500	Pine Lake Village is located at Elanora on Queensland's Gold Coast with its famous beaches close by and features a swimming pool and views of the nearby lake. The village is in walking distance to public transport and Pine Lake Shopping Centre with cafés and specialty stores.
Donvale Village 1990	Donvale, Vic	144	135,500-625,000	Donvale Village is located on Springvale Road in one of Melbourne's prime eastern suburbs, surrounded by high quality housing and a strong catchment to the north and north-east. Set in a lovely leafy environment with beautiful gardens, Donvale Village offers a convenient lifestyle. Residents enjoy a lively community with easy access to nearby shopping centres and fine dining.
Parklands Retirement Village 1985	Port Macquarie, NSW	144	85,000-284,000	Parklands Village is a private retreat set on five hectares of landscaped parkland, just minutes from transport, medical facilities and the centre of Port Macquarie. The village has a full-length artificial grass bowling green and heated indoor swimming pool with spa.
The Village Swansea 1988	Swansea, NSW	141	277,000-446,000	Located in the seaside peninsula township of Swansea, on the NSW Lake Macquarie Region, the village is situated in close proximity to Lake Macquarie and Swansea Shopping Centre. The village features three salt water swimming pools and two community centres.
Waratah Highlands Retirement Village 2002	Bargo, NSW	132	374,500-468,500	Set on ten hectares of woodland, Waratah Highlands Village is in close proximity to the Southern Highlands and 500 metres to Bargo railway station. The village features a hairdresser, beautician, library and billiards room.
Unity Retirement Village 1985	Aberfoyle Park, SA	129	116,000-345,000	Located in Aberfoyle Park against the Adelaide foothills, Unity's facilities include a bowling green, recreation hall, dining room, and tennis court. It is walking distance to Aberfoyle Park Shopping Centre.
Ridgecrest Village 1986	Page, ACT	127	347,500-579,500	Located in Page across 5.4 hectares of beautifully landscaped gardens, Ridgecrest Retirement Village is only a few minutes from Belconnen Shopping Centre and central Canberra. Residents enjoy a great range of social amenities and services including outdoor barbecue areas, a bowling green and residents' lounge.
Bellcarra Retirement Resort 2003	Caloundra, Qld	125	369,000-444,000	Located on the growing Sunshine Coast and only six kilometres from Stockland Caloundra Shopping Centre, Bellcarra Retirement Resort is close to the centre of Caloundra and Kings Beach. The village features a swimming pool, bowling green and billiards room.
Vermont Village 1981	Vermont South, Vic	125	260,000-416,500	Vermont Village benefits from an excellent location, plenty of open space and established gardens. Located on Burwood Highway near Koomba Park, the village is close to several large shopping centres including Vermont South, Knox, The Glen and Forest Hill.
Queens Lake Retirement Village 1987	Laurieton, NSW	124	228,000-455,500	Situated on the Queens Lake waterfront, Queens Lake Village features its own private jetty. It is conveniently located just one kilometre from Laurieton's Town Centre with major retailers, specialty stores and cafés.
The Cove Village 1983	Daleys Point, NSW	111	306,000-744,500	Boasting a prime waterfront position on beautiful Brisbane Waters on NSW Central Coast and picturesque view from Daleys Point, The Cove is the perfect place for those retiring to a coastal lifestyle. The village has two outdoor barbecue areas, three swimming pools, a spa and even has its own wharf and private jetty for boating enthusiasts.

* Price range based on market value of units previously settled

† Currently under development

PATTERSON LAKES, VIC

PATTERSON LAKES VILLAGE IS LOCATED DIRECTLY OPPOSITE PATTERSON LAKES SHOPPING CENTRE. ITS OWN TRANQUIL LAKE AND ESTABLISHED GARDENS PROVIDE BEAUTIFUL SURROUNDS TO OUR RESIDENTS. PATTERSON LAKES VILLAGE HAS BOTH INDEPENDENT LIVING VILLAS AND SERVICED APARTMENTS.



Retirement Living – established villages (continued)

Property/ Opening date	Location	Total units	Price range (\$)*	Project description
Lourdes Retirement Village 1983	Killara, NSW	110	265,500-928,000	Located in Killara on Sydney's North Shore, the village overlooks Garigal National Park. Lourdes Retirement Village offers a central clubhouse with coffee shop as well as a dining room, lounge, chapel, billiards room, hair salon, library, heated swimming pool and spa. There is an onsite aged care facility owned and operated by Opal Aged Care.
Oak Grange Village 1984	Brighton East, Vic	110	299,000-563,000	Oak Grange is located on Hawthorn Road, Brighton East, close to Brighton's famous beaches, shops and cafés. The Nepean Highway provides easy access to the city.
Greenleaves Retirement Village 1986	Upper Mt Gravatt, Qld	104	146,000-520,000	Greenleaves Retirement Village is located adjacent to the largest shopping centre in Brisbane's southside with over 440 stores, cinema complex and Town Centre. Greenleaves features a bowling green and pool, connected via a BBQ entertainment area. A public bus stop is located at the village entry.
Gillin Park Retirement Village 1990	Warrnambool, Vic	103	89,000-362,000	Located in Warrnambool, near the banks of the Hopkins River on the south-west Victorian coast, Gillin Park Retirement Village is close to the city centre, hospital and shopping centres. The village offers independent living villas and serviced apartments. The new resident clubhouse includes a health and wellbeing room, indoor gym, pool table area, lounge and dining area.
Maybrook Retirement Village 1992	Cromer, NSW	97	156,500-895,000	Situated in Cromer, on Sydney's Northern Beaches, Maybrook Village offers residents a relaxed independent living environment surrounded by spectacular bushland. It features a library and billiards room, a gym and indoor-heated pool and spa. As well as being located close to local amenities, residents can also access Sydney CBD with a public bus stop right outside the village.
Lightsview Retirement Village 2012	Lightsview, SA	96	327,000-543,000	Lightsview is a beautiful new village located just over nine kilometres from Adelaide's city centre. Along with designer two and three bedroom villas, Lightsview has a stunning clubhouse in the heart of the community. Featuring a library, resident run café and bar, gym, outdoor dining and more, all set amongst gardens and recreation areas.
Farrington Grove Retirement Estate 1998	Ferny Hills, Qld	95	186,000-628,000	Farrington Grove Retirement Estate is a popular village located in the quiet outer Brisbane suburb of Ferny Hills. Village facilities include billiards, solar-heated pool, barbecue area, hairdresser, gym, computer room, library and hobby shed.
Midlands Terrace 1976	Ballarat North, Vic	90	190,000-279,000	Midlands Terrace has been a fixture in the Ballarat community for over 40 years. It offers one and two bedroom villas, with a community centre featuring a bar, kitchen, lounge and dining area, billiards room, library, health consulting room and meeting room. The village is next door to Northway Shopping Centre and Hailey House aged care facility.
Castle Ridge Resort 1987	Castle Hill, NSW	85	369,000-780,500	Castle Ridge Resort is less than two kilometres from Castle Towers Shopping Centre in Castle Hill with Dural, Carlingford, North Rocks and Pennant Hills within easy reach. It offers a swimming pool and spa, snooker and billiard room and a hairdresser.
Salford Retirement Estate 1990	Aberfoyle Park, SA	74	289,500-341,000	Located in the tree-studded foothills of South Australia's Aberfoyle Park, Salford Retirement Estate is 20 kilometres from Adelaide's CBD and less than three kilometres to the local shopping centre.
Walnut Grove Retirement Estate 1995	Old Reynella, SA	65	276,500-364,000	Walnut Grove Retirement Estate is located in historic Old Reynella, a short distance from some of South Australia's oldest vineyards and ideally situated near supermarkets and specialty shops.
Wamberal Gardens Retirement Village 1983	Wamberal, NSW	61	342,500-392,500	Wamberal Gardens Retirement Village is a tranquil boutique village located on the NSW Central Coast adjacent to Wamberal Lagoon with the beach just one block away. Flanked by Brisbane Waters and Tuggerah Lake, the village offers the perfect coastal lifestyle. Residents enjoy a range of facilities including two outdoor barbecue areas, two outdoor swimming pools, an activities room, billiards table and library.
The Grange Retirement Estate 1992	Grange, SA	57	429,000-454,000	The Grange Retirement Estate is located just over one kilometre from the seafront suburb of Grange and 12 kilometres from Adelaide's CBD. The village is in close proximity to public transport, hospital and shopping centres.
Camden View Retirement Village 2002	Laurieton, NSW	54	290,500-462,500	Camden View Village is situated between North Brother Mountain and the Camden Haven River on the NSW mid-north coast. Camden View is 100 metres from the centre of Laurieton with theatre, cafés, shops and medical centre.
Lincoln Gardens Retirement Village 2001	Port Macquarie, NSW	54	358,500-415,500	Lincoln Gardens Retirement Village is located in a quiet suburban enclave and is in close proximity to Port Macquarie's hospital and town centre. The village features five acres of landscaped gardens and is pet friendly.

* Price range based on market value of units previously settled

† Currently under development

**ASPIRE AT CALLEYA,
WA**

LOCATED IN PERTH'S BRAND NEW SUBURB OF TREEBY, ASPIRE BY STOCKLAND IS LOCATED WITHIN CALLEYA'S MASTERPLANNED RESIDENTIAL COMMUNITY JUST SOUTH OF PERTH'S CBD. THE COMMUNITY WILL BE ACROSS THE ROAD FROM THE FUTURE TOWN CENTRE, AND IS A SHORT DRIVE FROM COCKBURN GATEWAY SHOPPING CITY AND COCKBURN CENTRAL TRAIN STATION.



Retirement Living – established villages (continued)

Property/ Opening date	Location	Total units	Price range (\$)*	Project description
Macquarie Grove Retirement Village 1996	Tahmoor, NSW	43	269,500-289,500	Macquarie Grove Retirement Village is located at the gateway to the Southern Highlands in the peaceful suburb of Tahmoor. Close to local clubs, recreational activities, medical services and transport, it also features computer facilities, hairdresser, library and barbecue areas onsite.
The Villas in Brighton 1994	Brighton, SA	29	469,000-518,000	The Villas in Brighton is a small tight knit community offering stylish two and three bedroom villas in an idyllic location, just a short walk to Jetty Road Brighton, beaches, shopping and connections to public transport.
Bexley Gardens Retirement Village 1974	Bexley North, NSW	22	147,500-282,000	Located in south-west Sydney, Bexley Gardens is a boutique village set within walking distance of beautiful walks and parklands. Bexley Golf Club, great shopping and services are also handy, with the local shops and train station within walking distance and the major retail precincts of Hurstville, Rockdale and Kogarah nearby.
Shine Birtinya 2018	Birtinya, Qld	20	309,000-740,000	Shine Birtinya e is located in the heart of the Sunshine Coast, between Mooloolaba and Coloundra and only 500 metres to the new Sunshine Coast University Hospital and 1.5 kilometres from Stockland's Birtinya Shopping Centre with Coles, Aldi, café's, restaurants and specialty stores. The new village features a clubhouse across two levels including a Wellness Centre with hair salon, gym, clinical consult rooms and a dedicated exercise physiologist.
The Villas on Milton Avenue 2001	Fullarton, SA	4	630,500-636,500	Located in the quiet, leafy streets of Fullarton are the four delightful villas known as The Villas on Milton Avenue.
		9,167		

* Price range based on market value of units previously settled

† Currently under development

NEWPORT, QLD

NEWPORT RETIREMENT VILLAGE IS SITUATED WITHIN THE UNIQUELY LOCATED NEWPORT MASTERPLANNED SITE WITH ACCESS TO MORETON BAY ON THE WESTERN EDGE OF THE EXISTING NEWPORT CANAL AND MARINA DEVELOPMENT. THE NEWPORT COMMUNITY IS WITHIN TWO KILOMETRES OF THE NEW KIPPA RING TRAIN STATION AND EASY ACCESS TO THE M1 FOR TRAVEL TO THE BRISBANE CBD OR THE SUNSHINE COAST.



Retirement Living – development pipeline

Property/ Opening date	Location	Future settlements	Project description
Completed			
Cardinal Freeman The Residences	Ashfield, NSW		Cardinal Freeman The Residences is in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel and restored Heritage Garden along with the historic Glentworth House. Cardinal Freeman's final release is now selling, with the last building having been completed June 2019. Industry recognised for excellence in design, Cardinal Freeman has won three awards through UDIA and Urban Taskforce to date. Opal Aged Care opened a new onsite aged care facility in 2016 with 133 beds.
Gillin Park Retirement Village	Warrnambool, Vic		Located in Warrnambool, near the banks of the Hopkins River on the south-west Victorian coast, Gillin Park Retirement Village is close to the city centre, hospital and shopping centres. The village offers independent living villas and serviced apartments. The new resident clubhouse includes a health and wellbeing room, indoor gym, pool table area, lounge and dining area.
Highlands Retirement Village	Craigieburn, Vic		Highlands Retirement Village is situated within Stockland's Highlands masterplanned community and a short walk from a medical centre, major shopping centre, Hume Global Learning Centre and Splash Aqua Park and Leisure Centre. The village offers a great range of homes and floor plans to choose from. The community centre features include a self-serve café, town hall, billiards, theatre room, bowling green, outdoor barbecue area.
Mernda Retirement Village	Mernda, Vic		Located within the Stockland residential community, Mernda Retirement Village is conveniently positioned within walking distance to a medical centre and Mernda Villages Shopping Centre featuring Woolworths and a range of specialty stores, cafés and services. The retirement village's modern clubhouse features a heated indoor pool, gym, café and alfresco entertaining area and bowling green. The village has been awarded a 4 Star Green Star accreditation from the Green Building Council of Australia.
Lightsview Retirement Village	Lightsview, SA		Lightsview is a beautiful new village located just over nine kilometres from Adelaide's city centre. Along with designer two and three bedroom villas, Lightsview has a stunning clubhouse in the heart of the community. Featuring a library, resident run café and bar, gym, outdoor dining and more, all set amongst manicured gardens and recreation areas.
Shine Birtinya	Birtinya, Qld		Shine Birtinya is located in the heart of the Sunshine Coast, between Mooloolaba and Coloundra and only 500 metres to the new Sunshine Coast University Hospital and 1.5 kilometres from Stockland's Birtinya Shopping Centre with Coles, Aldi, café's, restaurants and specialty stores. The new village features a clubhouse across two levels including a Wellness Centre with hair salon, gym, clinical consult rooms and a dedicated exercise physiologist.
SubTotal		220	
Current Development Projects			
Willowdale Retirement Village	Denham Court, NSW		Sitting within Willowdale's masterplanned community, located 50 kilometres south-west of Sydney's CBD and 1.5 kilometres from Leppington train station, Willowdale Retirement Village offers residents connection to a community, security and convenience. Designed to be the heart of the village, the Clubhouse is an extension of the residents home and is their place to enjoy a variety of social activities, engage with one another, expand on their hobbies or just relax amongst friends.
Affinity Village	Baldivis, WA		Affinity Village is conveniently located opposite to Stockland Baldivis Retail Town Centre, a medical centre and other amenities. The clubhouse is the first retirement living building in Australia to be awarded a 5 Star Green Star Public Building rating from the Green Building Council of Australia. It boasts a range of facilities including indoor swimming pool and gym, media room, dance floor, craft room, computer room with library, hair salon, billiards room, kitchen, bar, lounge, dining area, alfresco dining area, outdoor kid's playground and bowling green.
Aspire at Elara	Marsden Park, NSW		Aspire by Stockland is an over 55s community within Elara's masterplanned community located at Marsden Park, 50 kilometres north-west of Sydney CBD. The community is conveniently situated close to public transport and services and just a short drive from Sydney Business Park and Rouse Hill Town Centre. It offers a range of spacious, modern two & three bedroom freestanding homes and exclusive access to the resort-style clubhouse, The Pavilion, at the heart of the community that is now completed. Facilities include an outdoor heated swimming pool, alfresco dining area, lounge and fireplace, gym and library and multipurpose rooms.

**CARDINAL FREEMAN
THE RESIDENCES,
SYDNEY**

A MAJOR REDEVELOPMENT OF CARDINAL FREEMAN IS UNDER WAY, WHICH INCLUDES 240 NEW APARTMENTS. THE FIRST TWO BUILDINGS WERE COMPLETED AND SETTLED IN 2016 WITH THE THIRD BUILDING AND STATE OF THE ART CLUBHOUSE NOW OPEN. INDUSTRY RECOGNISED FOR EXCELLENCE IN DESIGN, CARDINAL FREEMAN HAS WON 3 AWARDS THROUGH UDIA AND URBAN TASKFORCE TO DATE.



Retirement Living – development pipeline (continued)

Property/ Opening date	Location	Future settlements	Project description
Aspire at Calleya	Treeby, WA		Located in Perth's brand new suburb of Treeby, Aspire by Stockland is located within Calleya's masterplanned residential community just south of Perth's CBD. The community is across the road from the future Town Centre, and a short drive from Cockburn Gateway Shopping City and Cockburn Central train station. Once completed, it will feature 144 freehold title homes in a range of spacious, modern two bed + study and three bed villas, each with double car garage. The modern resident clubhouse is nearing completion and will offer facilities including resort-style swimming pool, multipurpose room and alfresco dining area.
Somerton Park Seniors' Living Community	Somerton Park, SA		Somerton Park Seniors' Living Community is a wonderful multi-precinct community. The village provides a wonderfully safe and secure environment with a wide range of activities and facilities on offer. This vibrant, independent community offer a huge range of low-maintenance, high-enjoyment homes, the options are as unique as our people.
Newport Retirement Living	Newport, Qld		Newport Retirement Village is situated within the uniquely located Newport masterplanned site with access to Moreton Bay on the western edge of the existing Newport canal and marina development. The Newport community is within two kilometres of the new Kippa Ring Train Station and easy access to the M1 for travel to the Brisbane CBD or the Sunshine Coast.
SubTotal		550	
To start: within 18 months			
Pine Lake Village	Elanora, Qld		Pine Lake Village is located at Elanora on Queensland's Gold Coast with its famous beaches close by and features a swimming pool and views of the nearby lake. Walking distance to public transport and Pine Lake Shopping Centre with cafés and specialty stores.
SubTotal		50	
Masterplanning/future projects			
Cloverton	Kalkallo, Vic		A retirement living opportunity exists within Stockland's Cloverton masterplanned community, 35 kilometres north of Melbourne CBD.
Aura	Caloundra, Qld		There is opportunity for seniors living within Stockland's 3,700 hectare Aura project which will include at least 20,000 residential dwellings, employment and retail. These will be developed as the broader project comes to market.
Epping	Epping, NSW		Located 200m from Epping train station, this development will offer independent living apartments within a vertical retirement village. Featuring a clubhouse with indoor heated swimming pool, bar, gym and billiards room, the development also offers continuum of care through our on-site aged care partner.
SubTotal		855	
Brownfield redevelopments			
Potential redevelopments			Potential opportunities exist for major redevelopments and minor extensions at a number of villages across the Retirement Living portfolio.
SubTotal		475	
		2,150	

BIRTINYA RETIREMENT VILLAGE, QLD

BIRTINYA RETIREMENT VILLAGE IS LOCATED IN THE HEART OF THE SUNSHINE COAST, BETWEEN MOOLOOLABA AND COLOUNDRA AND ONLY 500 METRES TO THE NEW SUNSHINE COAST UNIVERSITY HOSPITAL AND 1.5 KILOMETRES FROM STOCKLAND'S BIRTINYA RETAIL TOWN CENTRE. THE NEW VILLAGE FEATURES A CLUBHOUSE AND A WELLNESS CENTRE.



Asset Addresses

RETAIL PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
Glasshouse – 135 King Street	135 King Street	Sydney CBD	NSW	2000
Stockland Balgowlah	Cnr Sydney Road & Condomine Street	Balgowlah	NSW	2093
Stockland Baukham Hills	375-383 Windsor Road	Baukham Hills	NSW	2153
Stockland Cammeray	450 Miller Street	Cammeray	NSW	2062
Stockland Forster	Breese Parade	Forster	NSW	2428
Stockland Glendale	387 Lake Road	Glendale	NSW	2285
Stockland Green Hills	1 Molly Morgan Drive	East Maitland	NSW	2323
Stockland Jesmond	28 Blue Gum Road	Jesmond	NSW	2299
Stockland Merrylands	McFarlane Street	Merrylands	NSW	2160
Stockland Nowra	32-60 East Street	Nowra	NSW	2541
Stockland Piccadilly	210 Pitt Street	Sydney CBD	NSW	2000
Stockland Shellharbour	Lake Entrance Road	Shellharbour	NSW	2529
Shellharbour Retail Park	Lake Entrance Road	Shellharbour	NSW	2529
Stockland Wetherill Park	561-583 Polding Street	Wetherill Park	NSW	2164
Stockland Birtinya	Cnr Birtinya Blvd and Lake Kawana Blvd	Birtinya	Qld	4575
Stockland Burleigh Heads and Burleigh Central	149 West Burleigh Road	Burleigh Heads	Qld	4220
Stockland Cairns	537 Mulgrave Road	Earlville	Qld	4870
Stockland Caloundra	47 Bowman Road	Caloundra	Qld	4551
Stockland Gladstone	Cnr Philip Street & Dawson Highway	Gladstone	Qld	4680
Stockland Hervey Bay	6 Central Ave	Hervey Bay	Qld	4655
Stockland North Shore	16-38 Main Street	North Shore	Qld	4818
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	Qld	4701
Stockland Townsville	310 Ross River Road	Aitkenvale	Qld	4814
Stockland Baringa	Corner of Aura Blvd & Edwards Terrace	Baringa	Qld	4551
Stockland Point Cook	Cnr Murnong & Main Streets	Point Cook	Vic	3030
Stockland The Pines	181 Reynolds Road	Doncaster East	Vic	3109
Stockland Tooronga	766 Toorak Road	Glen Iris	Vic	3146
Stockland Traralgon	166-188 Franklin Street	Traralgon	Vic	3844
Stockland Wendouree	Cnr Norman & Gillies Streets	Wendouree	Vic	3355
Stockland Baldivis	Safety Bay Road	Baldivis	WA	6171
Stockland Bull Creek	Cnr South Street & Benningfield Road	Bull Creek	WA	6149
Stockland Riverton	Cnr High Road & Willeri Drive	Riverton	WA	6148
Stockland Harrisdale	Cnr Nicholson Road & Yellowwood Avenue	Harrisdale	WA	6112
Stockland Bundaberg	115-119 Takalvan Street	Bundaberg	Qld	4670

WORKPLACE PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
110 Walker Street	110 Walker Street	North Sydney	NSW	2060
135 King Street	135 King Street	Sydney CBD	NSW	2000
601 Pacific Highway	601 Pacific Highway	St Leonards	NSW	2065
Piccadilly Complex	133-145 Castlereagh Street & 222 Pitt Street	Sydney CBD	NSW	2000
Durack Centre	263 Adelaide Terrace & 2 Victoria Avenue	Perth CBD	WA	6000

LOGISTICS PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
Yennora Distribution Centre	81 Byron Road	Yennora	NSW	2161
Ingleburn Logistics Park	35-47 Stennett Road	Ingleburn	NSW	2565
Coopers Paddock, Warwick Farm	200 Governor Macquarie Drive	Warwick Farm	NSW	2170
Forrester Distribution Centre	40-88 Forrester Road	St Marys	NSW	2760
Granville Industrial Estate	9-11a Ferndell Street	South Granville	NSW	2142
23 Wonderland Drive	23 Wonderland Drive	Eastern Creek	NSW	2766
Wetherill Park Distribution Centre	2 Davis Road	Wetherill Park	NSW	2164
Smeg Distribution Centre	2-8 Baker Street	Botany	NSW	2019
Quarry Road	89 Quarry Road	Erskine Park	NSW	2759
Brooklyn Distribution Centre	413 Francis Street	Brooklyn	Vic	3012
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
Altona Distribution Centre	11-25, 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
72-76 Cherry Lane	72-76 Cherry Lane	Laverton North	Vic	3026
40 Scanlon Drive, Epping	40 Scanlon Drive	Epping	Vic	3076
Hendra Industrial Estate, Brisbane	420 Nudgee Road	Hendra	Qld	4011
Export Distribution Centre, Brisbane Airport	9-13 Viola Place	Brisbane Airport	Qld	4008
Port Adelaide Industrial Estate	25-91 Bedford Street	Port Adelaide	SA	5015
Balcatta Distribution Centre	22 Geddes Street	Balcatta	WA	6021
Yatala Distribution Centre	Darlington Drive	Yatala	Qld	4207
KeyWest Distribution Centre, Truganina	1 Carmen Street	Truganina	Vic	3029
Willawong Distribution Centre	261-269 Gooderham Road	Willawong	Qld	4110
Optus Centre	1 Lyonpark Road	Macquarie Park	NSW	2113
Trinity Business Park	39 Delhi Road	North Ryde	NSW	2113
60-66 Waterloo Road	60-66 Waterloo Road	Macquarie Park	NSW	2113
Macquarie Technology Park	11-17 Khartoum Road & 33-39 Talavera Road	Macquarie Park	NSW	2113
16 Giffnock Avenue	16 Giffnock Avenue	Macquarie Park	NSW	2113
Mulgrave Corporate Park	350, 352 Wellington Road & 690 Springvale Road	Mulgrave	Vic	3170

RESIDENTIAL PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
Altrove	200 Bridge Street	Schofields	NSW	2762
Anambah	442 Anambah Road	Anambah	NSW	2320
Elara	1 Elara Boulevard	Marsden Park	NSW	2765
Illawarra	Cnr Cleveland Road and Avondale Road	Dapto	NSW	2530
Marsden Park North	Lot 700 Park Road Marsden Park	Marsden Park	NSW	2160
Merrylands Court	McFarlane Street	Merrylands	NSW	2160
McKeachies Run	8 McKeachie Drive	Aberglasslyn	NSW	2320
Parramatta	355 Church Street, Parramatta	Parramatta	NSW	2150
Rosebery	5-15 Dunning Ave	Rosebery	NSW	2018
West Dapto 2	Bong Bong Road	Horsley	NSW	2530
Willowdale	Willowdale Drive	Denham Court	NSW	2565
Red Hill	La Perouse Street	Red Hill	ACT	2603
Augustine Heights	Cnr Christopher Street & Santa Monica Drive	Augustine Heights	Qld	4300
Aura	1 Lukin Terrace	Bells Creek	Qld	4551
Birtinya Island	Cnr Birtinya & Lake Kawana Boulevards	Birtinya	Qld	4575
Bokarina Beach	Nicklin Way	Bokarina	Qld	4575
Brightwater	Kawana Way	Mountain Creek	Qld	4575
Caboolture West/Ripeford	Caboolture River Road	Upper Caboolture	Qld	4510
Casino Towers	19 Hope Street	Brisbane	Qld	4101
Foreshore	Corner of Foxwell Road and Oakey Creek Road	Coomera	Qld	4209
Highland Reserve	Rose Valley Drive	Upper Coomera	Qld	4209
Kawana Business Village	Kawana Way	Kawana Waters	Qld	4575
Newport	Cnr Griffith Road & Boardman Road	Newport	Qld	4020
North Lakes Business Park	North-South Arterial Road	North Lakes	Qld	4509
North Lakes Enterprise Precinct	Boundary Road	North Lakes	Qld	4509
North Shore	North Shore Boulevard	Burdell	Qld	4818
Pallara	2 Brookbent Road	Pallara	Qld	4110
Paradise Waters	McFarlane Street	Deebling Heights	Qld	4306
Ellida	William Palfrey Road	Parkhurst	Qld	4702
Sovereign Pocket	Cnr Sovereign Drive & Wollemi Street	Deebling Heights	Qld	4306
Kalina Springfield	Panorama Drive	Springfield	Qld	4300
Promenade	159 Morris Road	Rothwell	Qld	4022
Twin Waters West	David Low Way	Pacific Paradise	Qld	4564
Hope Island	2-44 Marina Quays Blvd	Hope Island	Qld	4212
Vale	43 Ridgevale Boulevard	Holmview	Qld	4207
Cloverton	Cnr Dwyer Street & Design Way	Kalkallo	Vic	3064
Edgebrook	Corner Merribrook Boulevard & Pattersons Road	Clyde	Vic	3978
Eucalypt	290 Epping Road	Wollert	Vic	3750

RESIDENTIAL PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
Highlands	1 North Shore Drive	Craigieburn	Vic	3064
Minta (previously Minta Farm)	Soldiers Road (near intersection of Chase Blvd)	Berwick	Vic	3806
Mt Atkinson	59 Greigs Road (near Hopkins Road)	Truganina	Vic	3029
Orion	2a Beachley Street	Braybrook	Vic	3019
Waterlea	1 Emmeline Row	Rowville	Vic	3178
Altona North	Kyle Road & Blackshaws Road	Altona North	Vic	3019
Merrifield North	Guns Gully Road	Kalkallo	Vic	3064
Grandview	317 Greigs Road	Truganina	Vic	3029
Amberton Beach	Cnr Cinnabar Drive & Leeward Avenue	Eglington	WA	6034
Calleya	Cilantro Parkway	Treeby	WA	6164
Newhaven	Cnr Mason Road & Doryanthes Avenue	Piara Waters	WA	6112
Sienna Wood	Cnr Weatherly Way & Forrest Rd	Hilbert	WA	6112
Vale	96 Egerton Drive	Aveley	WA	6069
Whiteman Edge	Cnr Everglades Ave & Delegate Approach	Brabham	WA	6055
Glendalough	2B Rawlins Street	Glendalough	WA	6016
Sinagra	1040 Wanneroo Road	Sinagra	WA	6065
Wellard Farms	Telephone Lane	Baldivis	WA	6171

RETIREMENT PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
Ridgecrest Village	55 Burkitt Street	Page	ACT	2614
Bellevue Gardens Retirement Village	1 Parker Street	Port Macquarie	NSW	2444
Bexley Gardens Retirement Village	30 Ellerslie Road	Bexley North	NSW	2207
Camden View Retirement Village	12 Laurie Street	Laurieton	NSW	2443
Cardinal Freeman The Residences	137 Victoria Street	Ashfield	NSW	2131
Castle Ridge Resort	350 Old Northern Road	Castle Hill	NSW	2154
Aspire at Elara	Cnr Elara Blvd and Parish Street	Marsden Park	NSW	2765
Golden Ponds Resort	1 Cape Hawke Drive	Forster	NSW	2428
Lincoln Gardens Retirement Village	23 Marian Drive	Port Macquarie	NSW	2444
Lourdes Retirement Village	95 Stanhope Road	Killara	NSW	2071
Macarthur Gardens Retirement Village	100 Gilchrist Drive	Campbelltown	NSW	2560
Macquarie Grove Retirement Village	24 Macquarie Place	Tahmoor	NSW	2573
Maybrook Retirement Village	6 Jersey Place	Cromer	NSW	2099
Parklands Retirement Village	Cnr Central Road & Hindman Street	Port Macquarie	NSW	2444
Queens Lake Retirement Village	349 Ocean Drive	Laurieton	NSW	2443
The Cove Village	36 Empire Bay Drive	Daleys Point	NSW	2257
The Village Swansea	35 Wallace Street	Swansea	NSW	2281
The Willows Retirement Village	226 Windsor Road	Winston Hills	NSW	2153
Wamberal Gardens Retirement Village	1 Spencer Street	Wamberal	NSW	2260
Waratah Highlands Retirement Village	25 Tylers Road	Bargo	NSW	2574
Willowdale Retirement Village	245 Jamboree Avenue	Denham Court	NSW	2565
Bellcarra Retirement Resort	17 Carree Street	Caloundra West	Qld	4551
Shine Birtinya	3 Reflection Crescent	Birtinya	Qld	4575
Farrington Grove Retirement Estate	55 Linkwood Drive	Ferry Hills	Qld	4055
Fig Tree Village	1 McClintock Drive	Murrumba Downs	Qld	4503
Greenleaves Retirement Village	91 Tryon Street	Upper Mount Gravatt	Qld	4122
Newport Retirement Living	39 Lakeview Promenade	Newport	Qld	4020
North Lakes Retirement Resort	60 Endeavour Boulevard	North Lakes	Qld	4509
Pine Lake Village	11 Araucaria Way	Elanora	Qld	4221
Salford Waters Retirement Estate	9 Salford Street	Victoria Point	Qld	4165
Bay Village Retirement Estate	Philip Avenue	Victor Harbor	SA	5211
Hillsview Retirement Village	18 McHarg Road	Happy Valley	SA	5159
Lightsview Retirement Village	26 East Parkway	Lightsview	SA	5085
Ridgehaven Rise Seniors' Living Community	33 Golden Grove Road	Ridgehaven	SA	5097
Salford Retirement Estate	1A Lyn Street	Aberfoyle Park	SA	5159
Somerton Park Seniors' Living Community	91 Diagonal Road	Somerton Park	SA	5044
The Grange Retirement Estate	Sylvan Way	Grange	SA	5022
The Villas in Brighton	Noble Close	Brighton	SA	5048

RETIREMENT PROPERTY PORTFOLIO ASSET ADDRESSES

ASSET NAME	ADDRESS	SUBURB	STATE	POSTCODE
The Villas on Milton Avenue	1 Milton Avenue	Fullarton	SA	5063
Unity Retirement Village	38 Taylors Road	Aberfoyle Park	SA	5159
Walnut Grove Retirement Estate	13 Walnut Street	Old Reynella	SA	5161
Arilla Village	65 Gordons Road	South Morang	Vic	3752
Bundoora Village	100 Janefield Drive	Bundoora	Vic	3083
Cameron Close Village	155 Warrigal Road	Burwood	Vic	3125
Donvale Village	160 Springvale Road	Donvale	Vic	3111
Gillin Park Retirement Village	45 Mahoneys Road	Warrnambool	Vic	3280
Gowanbrae Village	1A Gowanbrae Drive	Gowanbrae	Vic	3043
Highlands Retirement Village	236-238 Waterview Boulevard	Craigieburn	Vic	3064
Knox Village	466 Burwood Highway	Wantirna South	Vic	3152
Latrobe Village	Village Drive	Reservoir	Vic	3073
Long Island Village	1 Overton Road	Seaford	Vic	3198
Mernda Retirement Village	89 Galloway Drive	Mernda	Vic	3754
Midlands Terrace	1111 Doveton Street North	Ballarat North	Vic	3350
Oak Grange Village	695-707 Hawthorn Road	Brighton East	Vic	3187
Patterson Lakes Village	130 McLeod Road	Patterson Lakes	Vic	3197
Plenty Valley Village	208 McDonalds Road	Epping	Vic	3076
Salford Park Community Village	100 Harold Street	Wantirna	Vic	3152
Selandra Rise Retirement Village	5 Harmony Chase	Clyde North	Vic	3978
Tarneit Skies Retirement Village	250 Thames Boulevard	Tarneit	Vic	3029
Templestowe Village	29 Fitzsimons Lane	Templestowe	Vic	3106
The Lakes Estate	800 Kings Road	Taylors Lake	Vic	3038
Vermont Village	562-584 Burwood Hwy	Vermont South	Vic	3133
Wantirna Village	2 Old Stud Road	Wantirna	Vic	3152
Affinity Village	38 Norwood Avenue	Baldivis	WA	6171
Aspire at Calleya	Corner Clementine Boulevard and Mudstone Road	Treeby	WA	6164

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