

Appendix 4E

For the year ended 30 June 2025

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



Results for announcement to the market

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

STAPLING ARRANGEMENT

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

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

Dividends and distributions

	Amount per security	Franked amount per security	Record date	Payment date
Interim dividend/distribution	8.0 ¢	– ¢	31 December 2024	28 February 2025
Final dividend/distribution	17.2 ¢	– ¢	27 June 2025	29 August 2025

Other information

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

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

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

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

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

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