

Appendix 4E

For the year ended 30 June 2026

(previous corresponding period being the year ended 30 June 2025)



Results for announcement to the market

		\$M
Revenue from ordinary activities	Up 14.6% to	3,589
Net profit after tax attributable to securityholders	Up 20.2% to	994
Funds from operations attributable to securityholders	Up 10.4% to	892

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	9.0 ¢	– ¢	31 December 2025	27 February 2026
Final dividend/distribution	16.2 ¢	– ¢	30 June 2026	31 August 2026

Other information

	30 June 2026	30 June 2025
Net tangible assets per security	\$4.39	\$4.22

Stockland gained control over the following entities in the period:

Name of entity	Date of change in control
Cook Cove Nominees No 2 Pty Ltd	4 July 2025
Kings Forest Estates Pty Limited	1 August 2025

Stockland lost control over the following entity in the period:

Name of entity	Date of change in control
Stockland Halcyon Ridge Pty Limited	23 December 2025
SMLLP Pty Ltd	25 February 2026
SMLLP Sub Pty Ltd	25 February 2026
SMLLP Asset Pty Ltd	25 February 2026
SMLLP Development Trust	2 March 2026
SMLLP Development Sub Trust	2 March 2026
SMLLP Land Trust	2 March 2026
SMLLP Land Sub Trust	2 March 2026
SMLLP Evergreen Trust	2 March 2026
SMLLP Jardin Trust	2 March 2026
Stockland Sienna Wood Retail No.2 Trust	12 June 2026
Stockland Sienna Wood Retail Sub Trust	12 June 2026

Appendix 4E

For the year ended 30 June 2026

(previous corresponding period being the year ended 30 June 2025)



Name of entity	Date of change in control
Stockland Providence Retail Trust	12 June 2026
Stockland Providence Retail Sub Trust	12 June 2026
Stockland Gables Retail No. 3 Trust	26 June 2026
Stockland Gables Retail Sub Trust	26 June 2026
SMAP Coopers Paddock Trust	29 June 2026
SMAP Mid Trust	29 June 2026
SMAP Willawong Trust	29 June 2026
Stockland M&G Asia Partnership 2 Trust	29 June 2026

This report is based on the Stockland Financial Report 2026 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 2026.

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