

1H26 Results

16 February 2026



Stockland acknowledges the Traditional Custodians and knowledge-holders of the land on which we live, work and play.

We recognise and value their continued and inherent connection to land, sea, culture and community.

We also pay our respects to their Elders past and present and extend that respect to all Aboriginal & Torres Strait Islander peoples today.



Agenda

Group update

Tarun Gupta
Managing Director & CEO

Financial results

Josh McHutchison
Chief Financial Officer

Investment Management

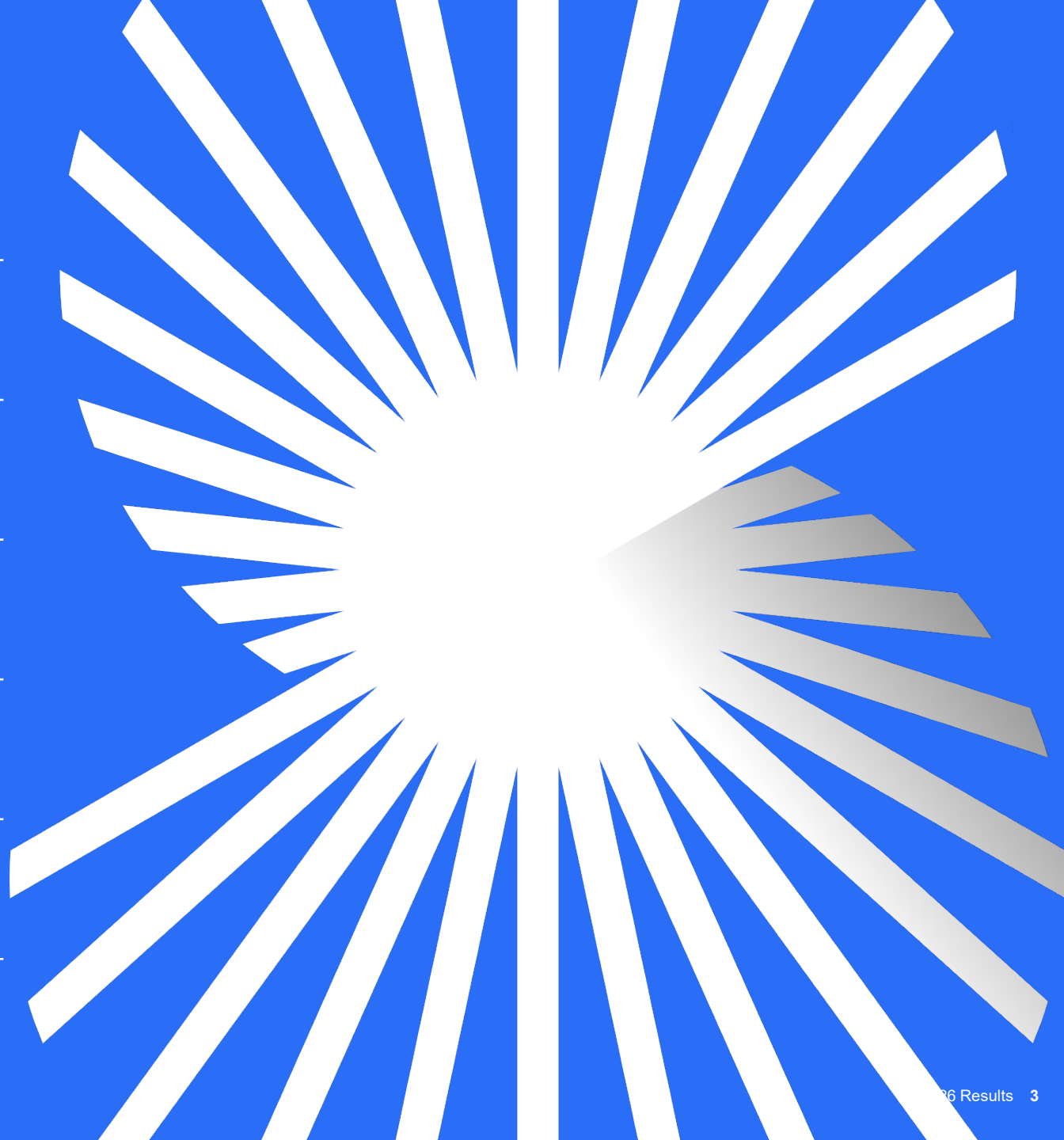
Kylie O'Connor
CEO, Investment Management

Development

Andrew Whitson
CEO, Development

Summary and outlook

Tarun Gupta
Managing Director & CEO





Group update

Tarun Gupta

Managing Director & CEO



Alkimos Beach, WA

1H26 results

Strategy execution driving strong financial performance

Funds From Operations (FFO)

\$325m

Up 29.5% on 1H25

FFO per security

13.5c

Up 28.6% on 1H25

NTA per security

\$4.25

\$4.22 at 30 June 2025

Distribution per security

9.0c

67% payout ratio

Statutory profit

\$292m

\$245m at 1H25

Gearing

28.1%

25.2% at 30 June 2025

Top 100 Graduate Employer



4th Reconciliation Action Plan
Stretch RAP



Global Top 5

ESG leader for 14 consecutive years

Member of

Dow Jones Sustainability Indices

Powered by the S&P Global CSA

Investment Management

Portfolio value

\$10.6bn

Development

Pipeline – residential² lots

~92,300

Comparable¹ FFO growth

3.7%

Pipeline – end value³

~\$59bn

Figures throughout this presentation are rounded to nearest million, unless otherwise stated; percentages are calculated based on figures rounded to one decimal place; percentage changes are calculated on the prior corresponding period unless otherwise stated; totals may not add due to rounding.

1. Excludes acquisitions, divestments and assets under development.
2. MPC lots, Apartments and LLC home sites.
3. Forecast end value on completion, subject to relevant approvals.

Driving sustainable growth



	Growth drivers	Step change in delivery	
Optimise portfolio 	✓ Portfolio weighted to high value sectors - 55% of NFE allocated to Residential and Logistics - Residential¹ portfolios ~92,300 land lots - ~\$9.7bn² Logistics development pipeline	✓ MPC and LLC sales up 87% ✓ Launched four communities across QLD and WA with two additional launches targeted for 2H26 ✓ 85% of MPC and LLC pipeline is active compared with 82% in June 2025	High quality execution Sustainable growth
Accelerate pipeline 	✓ Pipeline delivering development profit and fee income - Positioned for a step-change in delivery from FY26 - Targeting ~9,000 residential settlements in FY26 - Disciplined activation of ~\$59bn³ dev pipeline	✓ 450MW of power secured⁴ for data centre development: Cherry Lane, Laverton Nth, VIC; Brooklyn Distribution Centre, VIC; and MPark Stage 2, NSW⁵ ✓ Completed \$420m⁶ and commenced ~\$620m² of commercial developments ✓ Expanded relationship with existing partner into Land Lease sector⁷	
Scale partnerships 	✓ Growth of existing and new partnerships - Eight high quality partnerships with leading investors - Opportunities across multiple asset classes - Higher fee income	✓ Progressing final documentation for data centre partnership with EdgeConneX, with parties actively exploring short- and medium-term opportunities within the Stockland portfolio⁸ ✓ Disciplined capital management and increased funding optionality to drive our growth strategy	

1. MPC lots, Apartments and LLC home sites.

2. Forecast end value on completion.

3. Total development pipeline. Includes projects in early planning stages, planning approval, under construction and projects under partnerships at 100%.

4. Subject to documentation

5. 100MW secured in prior period.

6. At 100% basis.

7. Transaction remains subject to final implementation steps.

8. Formation of partnership remains subject to finalisation of documentation.

ESG milestone

Achieved net zero scope 1 & 2 emissions¹

Scalable renewable energy model drives commercially sustainable decarbonisation

- Inter-asset energy trading enabling solar from logistics and retail rooftops to power other assets while generating recurring licence-fee income
- 45MWp of rooftop solar rollout underway across key assets (~190,000 sqm; >75,000 panels)
- Partnership expansion to include up to 40 Battery Energy Storage Systems providing ~78MWh of storage to shift energy to peak-demand periods

Sustaining momentum

- Maintaining net zero Scope 1 & 2³ through continued solar rollout, portfolio efficiency and electrification
- Scope 3 emissions intensity on track to halve by 2030 supported by lower-carbon material agreements for lower-carbon concrete, steel and certified timber
- On track for >\$1bn social value by 2030, with ~\$500m delivered since FY24 via community infrastructure, social procurement and education initiatives

1. For more information on the Scope 1 & 2 emission target boundary and GHG accounting for the period please see our assured Net Zero Statement on the Stockland website www.stockland.com.au/sustainability

2. Baseline as stated in Stockland Climate Transition Action Plan 2023 and assured by Ernst and Young.

3. Subject to any material changes in portfolio composition, regulatory settings, market conditions and electricity grid transition.

Note: The setting and measurement of our ESG targets relies on material assumptions, uncertainties and dependencies which are set out in our Climate Transition Action Plan (2023) available on our website.



100% renewable electricity

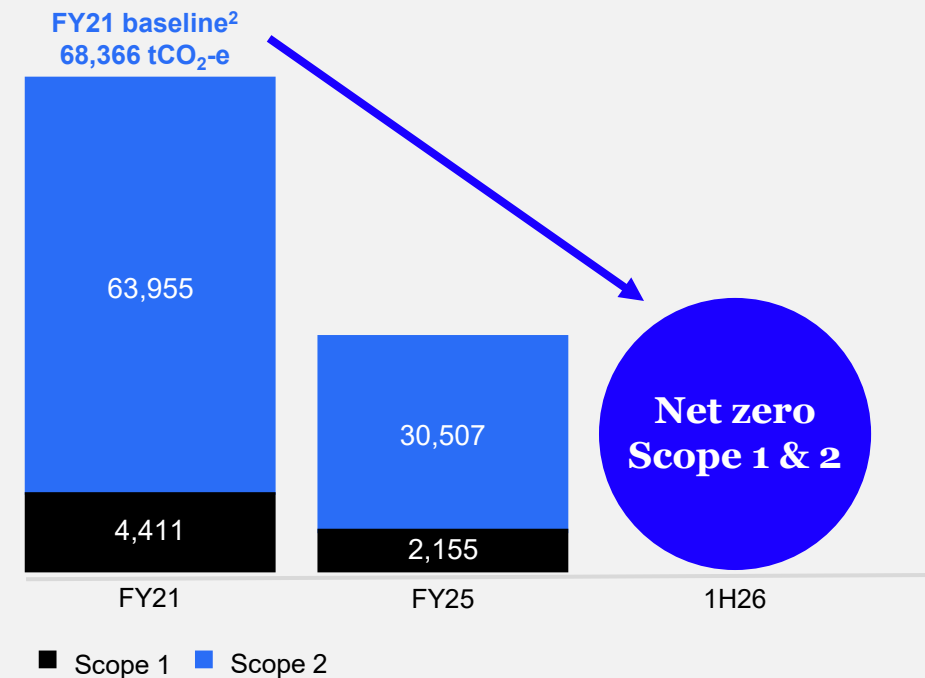
>57%

Renewable electricity from Stockland rooftops

Minimal offsets for residual scope 1

<7%

Nature-based Australian Carbon Credits





Financial results

Josh McHutchison

Chief Financial Officer



Stockland Head Office, Picadilly, NSW

Funds from operations



Significant 2H26 weighting

	1H26 (\$m)	1H25 (\$m)	Change (%)
Investment Management FFO	296	298	(0.6)%
Development FFO	106	36	>100%
Unallocated corporate overheads	(51)	(47)	8.1%
Net interest expense	(26)	(35)	(24.9)%
Total Pre-tax FFO	325	251	29.5%
FFO Tax expense	-	-	-
Total Post-tax FFO	325	251	29.5%
FFO per security (post-tax, cents)	13.5	10.5	28.6%
AFFO per security (cents)	10.8	8.6	25.6%
Distribution per security (cents)	9.0	8.0	12.5%
Statutory profit	292	245	19.3%

- Strong operational performance and new project completions offset by prior period asset transfers into partnerships and disposals

- Strong MPC contribution and fees from partnerships

- Disciplined investment in capability and platform growth. Group-wide overhead growth of 4.6% p.a. since CY22 vs 9.3% p.a. growth in SGP share of revenues

- Increased interest capitalisation, reflecting greater activation of pipeline, and lower WACD partially offset by higher average net debt

- No tax expense recognised due to material 2H weighting of MPC and LLC settlements

- 1H26 represents a payout ratio of 67% within 60-80% payout ratio target

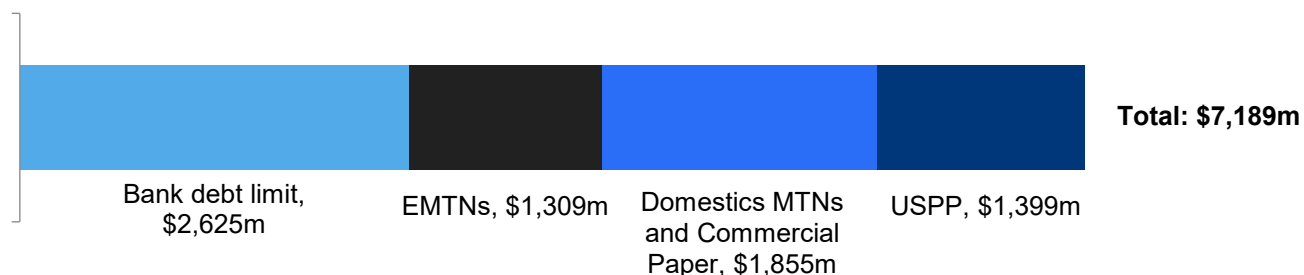
- Includes \$32m net fair value gain vs \$105m in 1H25

Capital management

Disciplined capital management

Key Metrics	1H26	FY25
Available liquidity (cash and undrawn facilities)	\$2.1bn	\$2.9bn
Gearing ¹	28.1%	25.2%
Gearing (look-through) ¹	29.5%	26.5%
Weighted average cost of debt (WACD) ²	5.2%	5.3%
Weighted average debt maturity (WADM)	4.8yrs	4.6yrs
Fixed Hedge Ratio	74%	76%
Interest cover ratio (ICR, 12-month rolling average)	4.5x	4.2x
Credit rating	A-/A3	A-/A3

Committed facilities³



1. Gearing target range of 20-30%; Look-through gearing target of <35%.
 2. Average over the period. ~5.3% expected WACD for FY26, assuming average BBSW of ~3.8%.
 3. Face value based on cross-currency swap contract rate. Excludes bank guarantee and insurance bond facilities.



- Substantial available liquidity of ~\$2.1bn
- Disciplined and active capital management with stable WACD² of 5.2% and WADM of 4.8 years
 - A\$400m Medium Term Note issuance for 10-years, extending the tenor of the debt book at a favourable point in the credit cycle
- Significant headroom under financial covenants
- Gearing at 30 June 2026 is expected to move towards the midpoint of the 20-30% target range
- FY26 DPS expected to be 25.2 cents, in line with FY25

Funding our growth strategy

- ✓ Demonstrated ability to source institutional capital
- ✓ Ongoing capital recycling
- ✓ Strong balance sheet position
- ✓ Active Distribution Reinvestment Plan
- ✓ Capital-efficient acquisition opportunities
- ✓ Retained earnings

1H26 operating cashflows



Operating Cashflow¹

\$(315)m

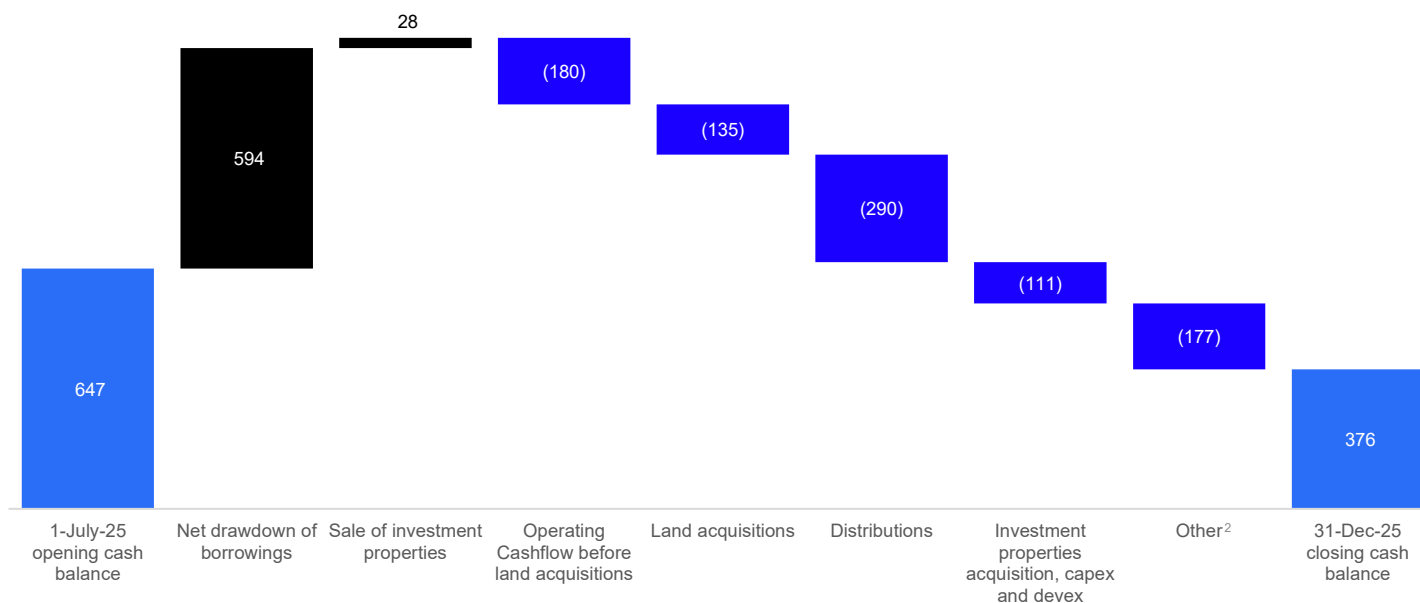
\$(187)m in 1H25

Operating Cashflow before land acquisitions¹

\$(180)m

\$(81)m in 1H25

Cash movements between FY25 and 1H26



- Cashflows include MPC cash receipts of \$856m and MPC costs of \$813m, comprising current year stage costs, future stage infrastructure costs, and SG&A and other costs. Future stage infrastructure costs represent ~69% of total stage costs.
- Includes \$(160)m of capital contributions to equity accounted investments.

Prudent cashflow management:

- 1H26 distribution reflects a payout ratio of 67% of post-tax FFO
- 1H26 operating cashflow reflects:
 - Increased MPC and LLC development expenditure with accelerated production
 - Significant 2H weighting for MPC settlements
- Strong 2H operating cashflow expected, with higher MPC settlement receipts



Investment Management

Kylie O'Connor

CEO, Investment Management



Stockland Gables, NSW

Investment Management

Strong performance from actively managed high-quality portfolio

- Strong comparable¹ FFO growth of 3.7% driven by:
 - 7.0% comparable¹ FFO growth in Logistics and 3.2% comparable¹ FFO growth in Town Centres
 - Positive re-leasing spreads negotiated across Logistics, Workplace and Town Centres
- FFO of \$296m reflects:
 - Increased earnings from new project completions across each of the portfolios
 - Strong operational growth in Town Centres and Logistics
 - Prior period transfer of assets into partnerships and asset disposals in Logistics
- Higher net overheads reflect increased investment in capability and expansion of operational Land Lease platform
- Expanded relationship with an existing investor by forming a new 50/50 Land Lease partnership³ with an initial gross asset value of approximately \$200m

Key metrics	1H26 FFO	1H25 FFO	FFO change vs pcp	FFO comparable ¹ growth	Occupancy	WALE
Logistics	\$85m	\$89m	(5.1)%	7.0%	96.8%	3.3 yrs
Workplace	\$58m	\$56m	3.6%	1.1%	86.8% ⁴	6.1 yrs ⁴
Town Centres	\$164m	\$158m	3.5%	3.2%	99.0%	4.9 yrs
Communities Rental Income	\$12m	\$11m	10.3%	2.1%		
Investment Management Fee Income	\$14m	\$13m	7.6%			
Sub-total	\$332m	\$327m	1.6%			
Investment Management Net Overheads	\$(36)m	\$(30)m	22.7%			
Total Investment Management	\$296m	\$298m	(0.6)%	3.7%		

1. Excludes acquisitions, divestments and assets under development.

2. Excludes sundry properties and stapling adjustment.

3. Transaction remains subject to final implementation steps.

4. Excludes Walker Street Complex and 601 Pacific Highway in NSW.



Portfolio value²

~\$10.6bn

FFO

\$296m

Comparable¹ FFO growth

3.7%

Logistics



Continued strong growth from well-located metropolitan assets

- Comparable¹ FFO growth of 7.0%, driven by:
 - Positive re-leasing spreads² of 32.0% on new leases and renewals negotiated year to date
 - ~226,000 sqm of leases executed year to date
- Portfolio FFO reflects:
 - New project completions at Carole Park and Bowhill Rd in QLD and strong operational growth
 - Prior period asset disposals and transfers into partnerships – in line with strategy to grow partnerships and drive higher returns
- Occupancy³ of 96.8%, broadly in line with 1H25
- 3.3-year WALE³ reflects shorter lease terms for brownfield redevelopment assets:
 - Leases negotiated during the period averaged 5.2³ years

\$m	1H26	1H25
Logistics FFO	\$85m	\$89m
Portfolio value	\$3,537m	\$3,755m
Leases executed	225,787 sqm	77,073 sqm
Leases under HOA	45,957 sqm	82,294 sqm
Average rental growth on new leases and renewals negotiated ²	32.0%	33.2%
Portfolio occupancy ³	96.8%	97.3%
Portfolio WALE ³	3.3 yrs	3.2 yrs

1. Excludes acquisitions, divestments and assets under development.

2. Re-leasing spreads on new leases and renewals negotiated during the period.

3. By income.

Portfolio value

~\$3.5bn

Comparable¹ FFO growth

7.0%

Re-leasing spreads²

32.0%

Town Centres



Another period of strong operational performance

\$m	1H26	1H25
Town Centres FFO	\$164m	\$158m
Portfolio value	\$4,765m	\$4,532m
Occupancy ¹	99.0%	99.1%
WALE ²	4.9 yrs	5.0 yrs
Specialty retail leasing activity ³		
Tenant retention	69%	72%
Total lease deals	265	220
Specialty occupancy cost ratio ⁴	15.1%	15.4%
Average rental growth on lease deals executed ⁵	3.3%	2.8%
Renewals: number, area	158 / 22,764 sqm	131 / 16,669 sqm
rental growth ⁵	2.1%	1.9%
New leases: number, area	107 / 22,455 sqm	89 / 16,137 sqm
rental growth ⁵	7.1%	4.1%
incentives: months	12.5	12.1

1. Occupancy across the stable portfolio based on signed leases and agreements at 31 December 2025.
2. By area. Assumes all leases terminate at earlier of expiry / option date.
3. Metrics relate to stable assets unless otherwise stated. Retention adjusted for operational reconfiguration and retailer administrations.
4. Occupancy cost reflects stable assets, adjusted to reflect tenants trading more than 24 months.
5. Rental growth on stable portfolio on an annualised basis.

- Comparable⁶ FFO growth of 3.2%
- FFO reflects operational growth across the portfolio and Stockland Gables, NSW development completion
- Re-leasing spreads of 3.3%⁵ with the portfolio having generated positive spreads for nine consecutive half year periods
- Occupancy¹ and WALE² remain high at 99.0% and 4.9 years respectively
- Tenant retention of 69% normalised to historical ~70% average
- Sustainable occupancy costs at 15.1%⁴, below long-term averages
- Total comparable MAT growth of 3.6%, adjusted for 53-week prior period of sales for major tenants
- Comparable specialty sales of ~\$11,200 per sqm, in line with Urbis averages⁷
- Essentials-based categories, which are >70% of the portfolio MAT, remain resilient against a backdrop of cost-of-living pressures; discretionary categories, such as leisure, homewares and jewellery continue to show improvement

6. Excludes acquisitions, divestments and assets under development. Comparable basket of assets as per the Shopping Centre Council of Australia (SCCA) guidelines, which excludes assets which have been redeveloped within the past 24 months. Excludes Stockland Piccadilly, and Stockland Gables both in NSW.
7. Urbis benchmarks weighted by Stockland exposure.

Workplace



Maintaining development optionality

- Comparable¹ FFO growth of 1.1%, reflects:
 - Increased vacancy at assets being repositioned for development
 - Recently stabilised buildings A & B at MPark Stage 1, NSW
 - 100% occupancy at 16 Giffnock Avenue, Macquarie Park, NSW
- Portfolio FFO driven by development completion of MPark Stage 1 and solid operational performance
- Positive re-leasing spreads^{2,3} of 6.3% underpinned by strong uplifts at Piccadilly, NSW and Durack, WA
- Portfolio WALE^{2,4} of 6.1 years
- Occupancy^{2,4} of 86.8%, down due to the December completion of the final building at MPark Stage 1, yet to be leased

\$m	1H26	1H25
Workplace FFO	\$58m	\$56m
Portfolio value	\$1,722m	\$1,711m
Leases executed ²	21,182 sqm	4,073 sqm
Leases under HOA ²	14,111 sqm	8,964 sqm
Average rental growth on new leases and renewals negotiated ^{2,3}	6.3%	1.7%
Portfolio occupancy ^{2,4}	86.8%	89.7%
Portfolio WALE ^{2,4}	6.1 yrs	5.2 yrs

1. Excludes acquisitions, divestments and assets under development.

2. Excludes Walker Street Complex and 601 Pacific Highway in NSW.

3. Re-leasing spreads on new leases and renewals negotiated over the period.

4. By income.

Portfolio value

~\$1.7bn

Comparable¹ FFO growth

1.1%

Re-leasing spreads^{2,3}

6.3%

Communities Rental Income



Growing high quality income streams

- Comparable¹ FFO growth of 2.1% reflects small size of comparable basket (6 of 11 operational LLC communities, all with CPI-based review structures) and an increase in statutory operating costs
- Rental income of \$12m, up ~10% on the prior year, primarily driven by prior period CRE completions and a higher number of LLC operational homesites
- Established LLC assets
 - 254 settlements during the period
 - Portfolio of 3,369 home sites with a sustainable net operating margin
 - Pipeline of ~7,540 home sites underpins future growth
- Communities Real Estate (CRE)
 - Emerging portfolio of build-to-hold community assets including childcare and medical centres
 - Current portfolio comprises 17 established assets, with one site completing during the period
 - ~\$0.5bn² identified development pipeline underpinning future growth

FFO

\$12m

Comparable¹ FFO growth

2.1%

Established CRE assets

17

Established LLC homes

3,369

1. Excludes acquisitions, divestments and assets under development.

2. Forecast end value on completion, subject to relevant approvals.

Investment Management



Valuations underpinned by resilient, diversified portfolio

Net valuation movement

\$81m^{1,2}

29% of assets by value independently revalued during 1H26

0.8% increase on 30 June 2025 book value

Weighted average cap rate

6.1%

-3bps vs 30 June 2025



Logistics

Net valuation movement¹:
+\$47m, +1.4%

Weighted average cap rate:
5.5%, -5 bps vs FY25

- Continued rental growth and tenant demand from high quality Eastern seaboard portfolio



Town Centres

Net valuation movement¹:
+\$74m, +1.6%

Weighted average cap rate:
6.3%, -7 bps

- Positive sentiment for essentials-based portfolio and ongoing rental growth



Workplace

Net devaluation movement¹:
\$(42)m, (2.4)%

Weighted average cap rate:
6.9%, +23 bps

- Reflects a combination of softening of capitalisation rates and weak metropolitan office transactions

1. Represents net valuation change for 6 months to 31 December 2025. Excludes movements relating to sundry properties and stapling adjustment and includes movements relating to investment properties under construction (IPUC), Stockland's share of equity accounted investments and build-to-hold projects that sit in the development segment.
2. Includes ~\$2m net valuation movement for Communities Rental Income.



Development

Andrew Whitson
CEO, Development



Yennora Distribution Centre, NSW

Development



MPC underpins significant growth; FFO weighted to 2H26

- Development FFO underpinned by strong performance in MPC and solid fee income from partnerships
- MPC settlements of 3,168¹ lots at 18.1% development operating profit margin
- LLC settlements of 254 homes at 16.9%² development operating profit margin; no transfers to partnerships in 1H26
- Upweighted QLD exposure through acquisitions and project activation driving strong sales and supporting growth
- ~\$800m³ of Logistics developments under construction, ~96% leased
- Growth in residential partnerships driving stronger Development Management fee income
- Higher net overheads reflects expansion of MPC platform and ramp-up in activity

Key metrics	1H26 FFO	1H25 FFO	FFO Change vs pcg%	Development operating profit margin	Development EBIT	Development EBIT margin
Masterplanned Communities FFO	\$163m	\$76m	>100%	18.1%	\$221m	24.6%
Land Lease Communities FFO	\$23m	\$31m	(27.4)%	16.9% ²	\$28m ⁴	20.7% ²
Commercial Development Income	\$0m	\$0m	-			
Development Management Fee Income	\$33m	\$23m	44.2%			
Sub-total	\$218m	\$130m	67.7%			
Development Net Overheads	\$(112)m	\$(94)m	(18.8)%			
Total	\$106m	\$36m	>100%			

1. Includes 1,809 settlements under joint venture/project development agreements (1H25: 975).

2. Excludes disposals.

3. Forecast end value on completion, subject to relevant approvals.

4. Includes disposals.

5. MPC lots, Apartments and LLC home sites.

Residential pipeline⁵

~92,300

Pipeline – end value³

~\$59bn

FFO growth

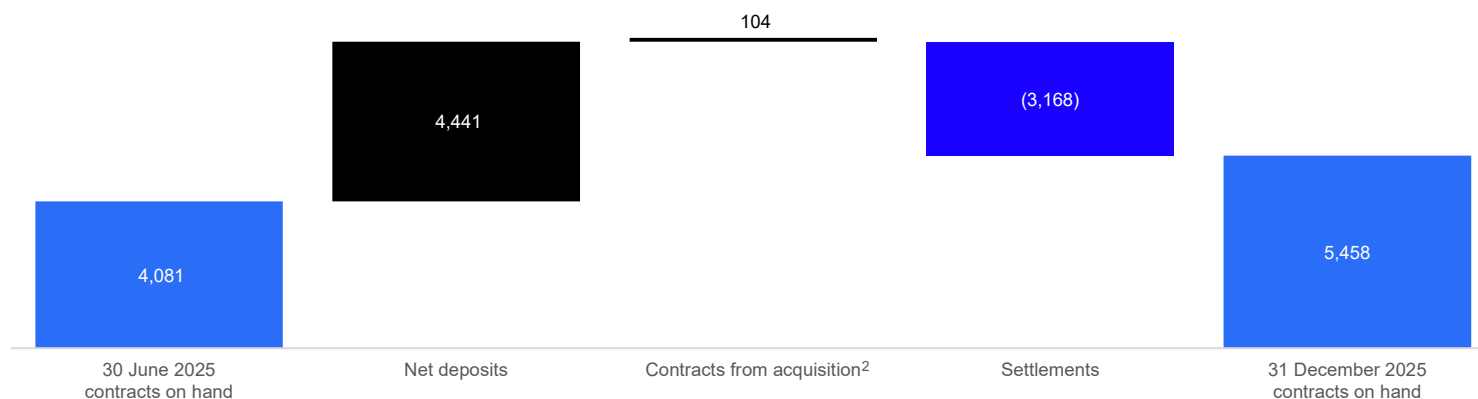
>100%

Masterplanned Communities



Strong uplift in settlements

- Delivered 3,168 settlements; up ~60% on prior corresponding period
 - Growth driven by expanded portfolio and strong underlying conditions across most markets
 - Includes 1,809 settlements under joint venture or project development agreements
- Development operating profit margin of 18.1% reflects strong price growth in QLD and WA markets offset by mix shift and volume weighting to 2H; full-year margin expected to be in the low-20% range
- Default rates¹ in line with long-run averages; cancellation rates below
- Good visibility for 2H26 and into FY27 with 5,458 contracts on hand including 1,142 scheduled to settle beyond FY26
 - Average contracts-on-hand pricing slightly above 1H26 settlements reflecting underlying price growth, partly offset by project and geographic mix
- Maintaining FY26 targets of 7,500 – 8,500 settlements



1. On a rolling 12-month basis.
 2. Kings Forest, NSW acquisition.

FFO	EBIT
\$163m	\$221m
Operating profit margin	EBIT margin
18.1%	24.6%
Total settlements	Contracts on hand
3,168	5,458

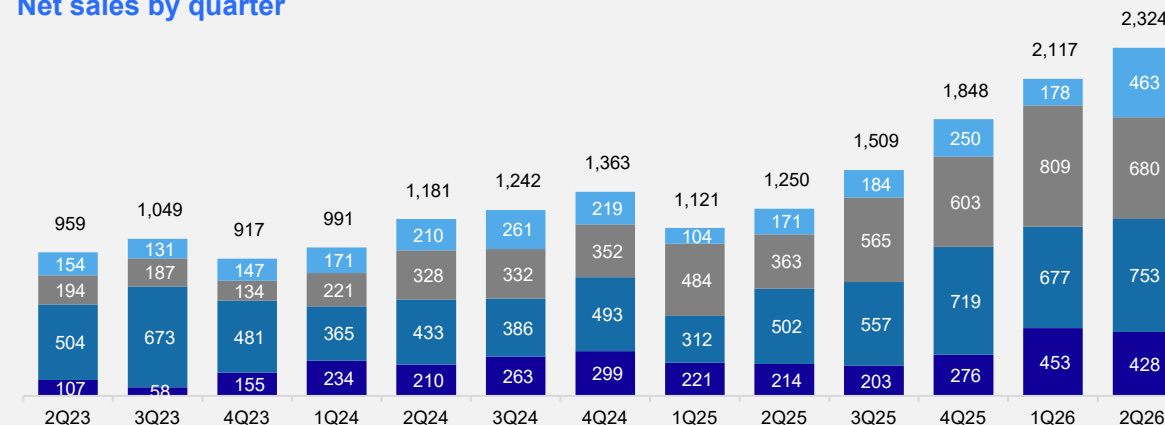
Masterplanned Communities

Sustained sales momentum

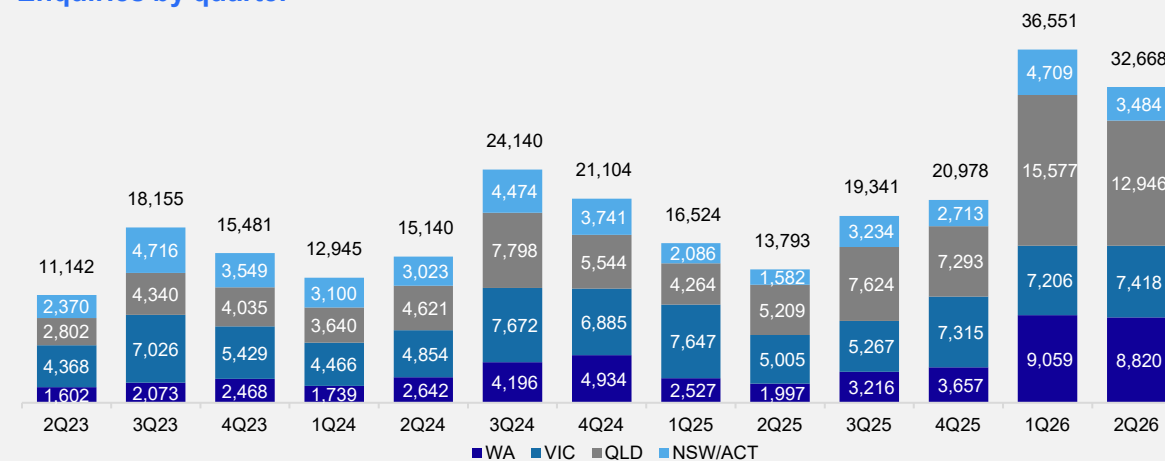
- Net sales of 4,441, up 87% on the prior corresponding period:
 - NSW reflects timing of releases and wholesale transactions; volumes expected to remain constrained by supply and affordability challenges
 - Strong demand and sustained price growth in QLD supported by project launches; accelerating production to meet demand
 - Solid volume rebound and further price growth in WA along with increased activation
 - Further improvement in VIC market in Q2, with positive enquiry and sales momentum and lower incentives; pace of recovery remains variable across corridors
- 418 net sales in January reflecting timing of releases
- Strategic restocking on capital efficient terms:
 - Kings Forest, NSW acquisition delivered first settlements in 1H26 (138 settlements)
 - South Morang, VIC acquisition expected to deliver ~460 lots in infill North-East Melbourne market
- Portfolio positioned to capture demand for well-priced product in undersupplied markets
- Further progress in conversion rates and sales volumes dependent on pace of residential market recovery in Victoria and interest rate movements



Net sales by quarter



Enquiries by quarter



Australian residential market



12-month outlook

State	Price	Volumes	Market commentary
NSW	↑	↔	Activity reflects underlying demand amid tight supply conditions, affordability constraints remain
VIC	↑	↑	Sales volumes improving, supported by resale listing normalisation and the unwinding of Covid era brought forward demand
QLD	↑	↔	Home buyer demand remains elevated in a supply constrained market, easing interstate migration and emerging affordability pressures may influence activity
WA	↑	↔	Strong demand and tight supply conditions remain, with some easing of investor demand

Market outlook

Housing conditions have improved, supported by first-home buyer participation and structural undersupply; however, momentum remains correlated to interest rate settings

Land Lease Communities



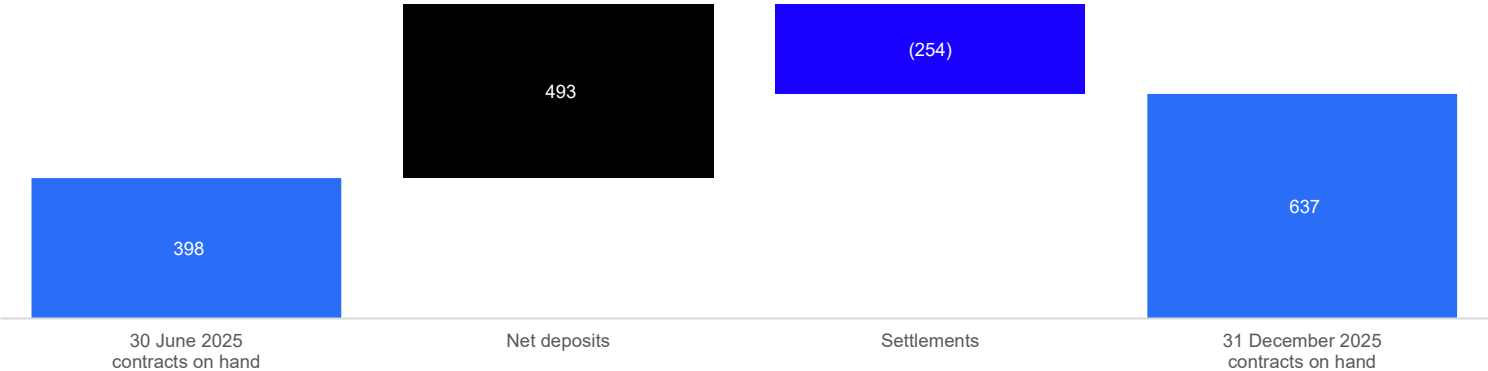
Contracts on hand up ~60%¹

- Delivered 254 home settlements, in line with the prior corresponding period
- Settlements weighted to 2H26 reflecting timing of settlements from five new communities launched in FY25
- No transfers into partnerships during the period
- Development operating profit margin of 16.9%², due to settlement mix and marketing costs of newly launched communities
- 637 contracts on hand, at higher average pricing vs 1H26 settlements³
- Maintaining FY26 targets of 700 - 800 settlements and development operating profit margins in the low 20% range

FFO	EBIT ⁴
\$23m	\$28m

Operating profit margin ²	EBIT margin ²
16.9%	20.7%

Total settlements	Contracts on hand
254	637



1. Versus 30 June 2025 contracts on hand.
 2. Excluding disposals.
 3. 1H26 average settlement price per home: ~\$790,000.
 4. Includes disposals.

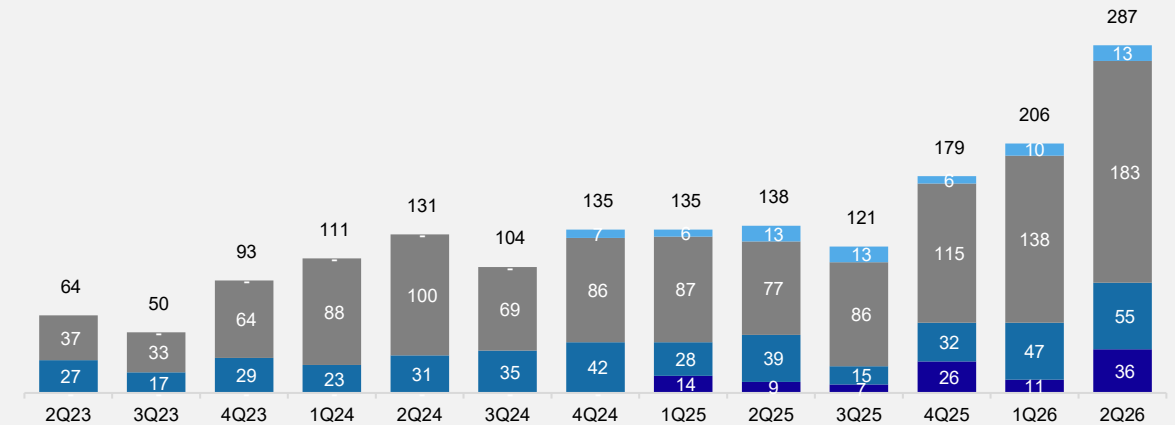
Land Lease Communities



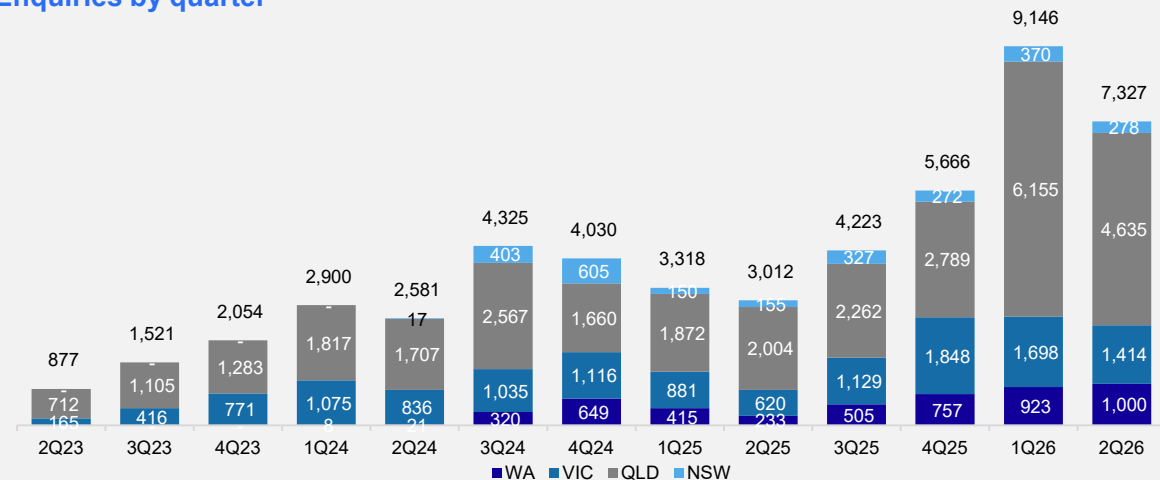
Activation and strong demand driving increased sales

- Net sales of 493 homes, up 81% versus prior corresponding period:
 - Reflects increased activation and strong customer demand
- Actively trading from 16 projects:
 - Halcyon Yandina and Halcyon Bayside both in QLD launched during 1H26
 - Actively managing QLD release timing to maintain delivery timeframes
 - Strategic disposal of Halcyon Ridge, Toowoomba, QLD
- Significant lift in enquiries, underpinned by new project launches and product availability
- Continued price growth across all states, partly offset by cost escalation
- Further pipeline activation with Halcyon Groves¹, VIC expected to launch during 2H26

Net sales by quarter



Enquiries by quarter



1. Subject to relevant approvals and planning.

Commercial development



Progressing ~\$16bn¹ development pipeline

Logistics	Town Centres	Community Real Estate	Workplace/Mixed Use
~\$9.7bn ¹	~\$0.7bn ¹	~\$0.5bn ¹	Future opportunities
Greenfield and infill brownfield projects in deep markets across the Eastern Seaboard	Essentials-based amenity across MPC and LLC communities	Emerging portfolio of build-to-hold community assets including childcare and medical centres	Strategic holdings of well-located assets providing future development opportunities
~\$1.4bn¹ active projects ~\$800m¹ under construction 96% leased with >6% yield on cost Data Centres - Approval² for a combined 350MW power for data centre development: - Cherry Lane, Laverton Nth, VIC - Brooklyn Distribution Centre, VIC	Active projects ~\$400m¹ under construction - Providence Town Centre Stage 1, QLD - Aura Town Centre, QLD - Sienna Wood Town Centre, WA	Active projects ~\$40m¹ childcare under construction - Willowdale, NSW - Cloverton, VIC - Wildflower, WA	Planning and future wave Opportunities include: - Piccadilly, NSW 601 Pacific Highway, St Leonards, NSW - MPark Stage 2, NSW (Data Centre) - Power and zoning for 100MW data centre development

1. Forecast end value on completion and subject to relevant approvals where applicable. Excludes potential valuation uplift from data centre development and change of use.

2. Subject to documentation.



Summary and outlook

Tarun Gupta

Managing Director & CEO



Springfield Rise, QLD

Summary and guidance

Summary

- Disciplined execution of strategy driving strong operational and financial outcomes
- Optimised portfolio weighted to high value sectors
 - 55% of NFE allocated to Residential and Logistics
 - Extending the platform through longer term growth opportunities: Data Centres and Apartments
- Step change in delivery
 - ~9,000 residential settlements expected in FY26
 - Progressing the ~\$16bn¹ Commercial Development pipeline
- Scaling partnerships to facilitate growth
 - Growing existing partnerships and expanding the partnering platform
- Balance sheet strength and optionality
 - Active management of capital settings to fund our growth strategy
 - Gearing at 30 June 2026 expected to move towards the midpoint of target range (20-30%)

Guidance²

- FY26 FFO per security guidance range of 36.0 to 37.0 cents
- FY26 distribution per security expected to be 25.2 cents, in line with FY25 and within Stockland's payout ratio range of 60 to 80% of FFO

1. Forecast end value on completion

2. All forward looking statements, including FY26 earnings guidance, remain subject to no material change in market conditions.



Important Notice

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

Stockland Corporation Limited

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As a responsible entity for Stockland Trust

ARSN 092 897 348

