

# Form 605

Corporations Law  
Section 671B

## Notice of ceasing to be a substantial holder

To: Company Name/Scheme **STOCKLAND**

ACN/ARSN **000 064 835**

### 1. Details of substantial holder (1)

Name **UBS Group AG and its related bodies corporate**

ACN/ARSN (if applicable):

The holder ceased to be a substantial shareholder on **11 September 2026**

The previous notice was given to the company on **14 September 2026**

The previous notice was dated **10 September 2026**

### 2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

| Date of change         | Person whose relevant interest changed | Nature of Change (4) | Consideration given in relation to change (5) | Class (6) and Number of securities affected | Person's votes affected |
|------------------------|----------------------------------------|----------------------|-----------------------------------------------|---------------------------------------------|-------------------------|
| Please see Appendix A. |                                        |                      |                                               |                                             |                         |

### 3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|-----------------------|
| N/A                               | N/A                   |

### 4. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|------|---------|
| N/A  | N/A     |

**SIGNATURE**

Print Name: Ruby Ko



Capacity: Authorised signatory

Sign Here:

Date: 15-September--2026

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Contact details for this notice:

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Ruby Ko  
Group Compliance, Operational Risk Control.  
(T) +852 3712 2802  
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| Date of change | Person whose relevant interest changed | Nature of Change                  | Consideration given in relation to change | Number of securities | Class    |
|----------------|----------------------------------------|-----------------------------------|-------------------------------------------|----------------------|----------|
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 36,902                                    | 9,027                | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 11,455                                    | 2,806                | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 128,794                                   | (31,571)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 230,460                                   | (56,495)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 1,596,598                                 | (392,487)            | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 187,563                                   | (45,859)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 699,237                                   | 171,921              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 28,247                                    | 6,909                | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 60,676                                    | (14,857)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 6,584                                     | (1,611)              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 30,210                                    | (7,396)              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 110,909                                   | (27,233)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 519                                       | (127)                | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 223,153                                   | (54,610)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 1,182,970                                 | 291,164              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 2,786                                     | (688)                | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 302,083                                   | (73,830)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 444,109                                   | 109,346              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 2,367,832                                 | (578,847)            | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 1,122,041                                 | 275,740              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 140                                       | 34                   | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 16,039                                    | (3,922)              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 1,305,105                                 | (321,217)            | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 81,291                                    | (20,012)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 1,058                                     | 259                  | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 573,144                                   | 140,133              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 154,533                                   | 37,885               | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 621,237                                   | 152,100              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 65,120                                    | (16,000)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 6,721                                     | (1,649)              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 105,015                                   | (25,676)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 790,876                                   | 193,923              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 61                                        | 15                   | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 94,527                                    | (23,181)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 673,573                                   | 165,436              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 8,612,926                                 | (2,112,202)          | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 5,994,200                                 | 1,470,356            | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 66,821                                    | 16,387               | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 248,670                                   | (60,853)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 23,383                                    | (5,717)              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 3,556,810                                 | 870,125              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 3,461                                     | 840                  | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 524,291                                   | (127,801)            | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 2,932,939                                 | 719,263              | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 75,759                                    | (18,523)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 75,759                                    | 18,523               | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 93,579                                    | (22,880)             | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 180,291                                   | 44,081               | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Buy                               | 195,688                                   | 47,849               | Ordinary |
| 11-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 223,364                                   | (54,647)             | Ordinary |
| 10-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 8,938                                     | (2,118)              | Ordinary |
| 10-Sep-26      | UBS Securities Australia Ltd           | Sell                              | 1,161                                     | (275)                | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Sell                              | 2,397                                     | (586)                | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Buy                               | 5,419                                     | 1,325                | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (2)                  | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 2                    | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (2)                  | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (15,588)             | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (40)                 | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 40                   | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (2)                  | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (2)                  | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (15)                 | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 2                    | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | (5)                  | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 339,381              | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 15,588               | Ordinary |
| 11-Sep-26      | UBS Switzerland AG                     | Stock borrowed                    | N/A                                       | 1,957,993            | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Stock returned                    | N/A                                       | (73,832)             | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Return of Rehypothesized position | N/A                                       | (46,080)             | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Return of Rehypothesized position | N/A                                       | 184,269              | Ordinary |
| 11-Sep-26      | UBS AG London Branch                   | Return of Rehypothesized position | N/A                                       | 49,226               | Ordinary |