19 October 2026

Annual General Meeting of Stockland Corporation Limited and Meeting of Unit Holders of Stockland Trust

Attached are copies of addresses to be given at today's Annual General Meeting of Stockland Corporation Limited and Meeting of Unitholders of Stockland Trust by:

1. Mr Tom Pockett, Chairman of today's Meetings
2. Mr Tarun Gupta, Managing Director and CEO

Also attached is the proxy position as at proxy close.

ENDS

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

Investor enquiries

Ian Randall
GM Investor Relations & Strategic Finance

0476 583 634

Media enquiries

Bede Fennell
Group Head of Corporate Affairs

0408 415 824

Stockland (ASX:SGP)

We are a leading creator and curator of connected communities with people at the heart of the places we create. For more than 70 years, we have built a proud legacy, helping more Australians achieve the dream of home ownership, and enabling the future of work and retail. Today, we continue to build on our history as one of Australia's largest diversified property groups to elevate the social value of our places, and create a tangible sense of human connection, belonging and community for our customers. We own, fund, develop and manage one of Australia's largest portfolios of residential and land lease communities, retail town centres, and workplace and logistics assets. Our approach is distinctive, bringing a unique combination of development expertise, scale, deep customer insight, and diverse talent - with care in everything we do. We are committed to contributing to the economic prosperity of Australia and the wellbeing of our communities and our planet.

Chairman's Address

Annual General Meeting 2026

TOM POCKETT – CHAIRMAN OF THE 2026 ANNUAL GENERAL MEETINGS, STOCKLAND

Over the past five years, Stockland has materially reshaped its portfolio and strengthened the foundations of the business.

We have developed a clear strategy and a new operating model to deliver sustainable growth for our business including new asset classes. This growth has been supported by a disciplined approach to capital management, with a focus on capital recycling to invest in higher returning assets, and the establishment of a high-quality capital partnering platform which enables us to accelerate our development pipeline, improve our return on capital and create high-quality fee income

We have also delivered a step change in our development capability, establishing a $61 billion development pipeline and achieving a record number of 9670 settlements in FY26 across our masterplanned and land lease community businesses. We have developed capabilities in relation to large scale urban renewal projects, such as the Waterloo urban redevelopment in Sydney which will deliver around 3,000 new homes of which 50% will be social and affordable, and this year we continued to invest in new capital opportunities such as our data centre pipeline supported by our partnership with global data centre operator EdgeConneX. All these achievements have been underpinned by and support our ability to attract and retain high-quality talent, reflected in our high employee engagement scores.

Our performance in FY26 demonstrated the benefits of this work, with the Group delivering strong outcomes both financially and strategically.

Moving now to the FY26 result. Our statutory profit was $994 million compared with $826 million in FY25, with the statutory result for FY26 including a positive net investment property revaluation of $202 million. This contributed to an increase in our net tangible asset backing, or NTA per security, from $4.22 to $4.39.

Funds from Operations was up more than 10% to $892 million, generating 36.9 cents per security which was at the top end of our guidance range.

Our full year distribution was 25.2 cents per security which is in line with FY25 and represents a payout ratio of 69 per cent of Funds from Operations.

In FY26 we advanced our sustainability priorities by embedding decarbonisation, social impact, resilience and circularity across our strategy, operations and investment decision making. Our FY26 reporting reflects the progress made in these areas and includes a new Climate Report. We also met our Scope 1 and Scope 2 net zero targets and are progressing our plans for Scope 3 reporting from FY27.

I'd like to thank my Board colleagues, the executive team and the broader Stockland team for their continued dedication and commitment.

As I mentioned earlier, Andrew Stevens will retire at the end of this AGM. Andrew has made a significant contribution to Stockland during his 9 years on the Board, including as Chair of the Sustainability Committee. Andrew has been a passionate and focussed director across all aspects of Stockland's strategy. His deep knowledge of, and commitment to, sustainability has helped embed it into the way we think and operate at Stockland. His contribution has extended well beyond the boardroom, and he is widely respected externally for his expertise and leadership in this area.

Andrew, on behalf of myself, the Board, the leadership team and our securityholders, we thank you for your significant contribution in making Stockland successful, and we wish you all the very best in your future endeavours.

Ladies and gentlemen, please join me in thanking Andrew.

Turning now to the resolutions for today's meetings.

The first item of business is a non-voting item to consider the financial statements for the Group.

Resolution 2 relates to the re-election of Non-executive Director, Kate McKenzie.

You will have the opportunity to hear from Kate later in the meeting.

Resolutions 3 and 4 relate to remuneration.

We released the proxy results for all the resolutions ahead of the meeting and these are now shown on the screen.

As you can see, all resolutions have solid support.

Thank you to our securityholders for your ongoing support and investment in Stockland.

I will now hand over to Tarun.

Managing Director and CEO's Address

Annual General Meeting 2026

TARUN GUPTA – MANAGING DIRECTOR AND CEO, STOCKLAND

Thanks, Tom and good afternoon, everyone.

I would also like to acknowledge the Traditional Owners of the land on which we meet today, the Gadigal people of the Eora nation, and pay my respects to elders past and present.

As Australia's largest diversified property group we play an important role in shaping the communities and places that support how people live, work and connect.

For over 70 years, we have been guided by our purpose, a better way to live. We bring this purpose to life through our mission: For People. For Community. For Something Better.

Together, our purpose and mission underpin how we respond to Australia's changing needs and create long-term value for our customers, communities and securityholders.

The impact of this approach can be seen across our portfolio. For example, at Aura on Queensland's Sunshine Coast, more than a decade of investment in homes, community amenity, schools and public spaces has helped create a thriving and connected community, generating more than $330 million in social value.

This reflects the strength of our strategy and our disciplined focus on delivering the places Australia needs, from residential communities and town centres to logistics facilities and data centres.

Pleasingly, the disciplined implementation of our strategy translated into strong operational performance across all parts of our business in FY26.

Across our residential platforms we delivered record settlements, equating to nearly 10,000 affordably priced new homes and residential lots across the country, with around one-third going to first homebuyers in our masterplanned communities.

We delivered a significant increase in volumes across our Commercial development pipeline, completing projects with an end value of $830 million and commencing projects worth a further $1.2 billion – creating high-quality investment product for our partners and for ourselves.

With most of our capital now allocated to our preferred sectors of Residential, Retail and Logistics, we are making good progress in capturing change-of-use opportunities within our Workplace portfolio and maximising the value of existing Logistics assets through conversion to Data Centres.

We were pleased to welcome three new capital partners during the year – Morgan Stanley Real Estate, Marsh and EdgeConneX, as well as expanding partnerships with several existing investors.

A significant milestone was the formation of the Stockland EdgeConneX Data Centres partnership, which will develop, own and operate an Australian portfolio of data centres.

In the Land Lease sector, we established a new partnership with M&G Real Estate, expanded our existing partnership with Invesco, and welcomed Marsh as a partner in our Stockland Residential Rental Partnership.

We also formed a strategic partnership with Morgan Stanley Real Estate to invest in and grow a portfolio of convenience retail assets located within Stockland's masterplanned communities.

FY26 was also a strong year financially.

Funds from Operations was up 10.4% per cent on FY25 and demonstrated the strength and depth of the Groups platform.

FFO from the Investment Management segment was $606 million, up 2.6 per cent on the prior year, reflecting operational growth and the contribution of new project completions.

The portfolio delivered comparable growth of 3.5 percent, underpinned by Logistics and Retail, with positive leasing outcomes achieved across the portfolio.

The Development segment delivered FFO of $540 million, up 17.3 per cent on the prior year.

The result was driven by the step-change in settlements across our residential portfolio, together with growing management income from partnerships.

We finished the financial year in a strong capital position, with gearing of 22.7 per cent which provides the Group with significant capacity for investment into our strategic priorities.

While market conditions vary across sectors and geographies, our focus is clear: disciplined execution, prudent capital management and the creation of long-term value for our security holders.

For FY27, we expect the distribution to be in line with FY26 at 25.2 cents per security.

Along with our capital management settings and capital allocation framework, two other essential elements for sustainable growth are our comprehensive ESG strategy and our focus on building and maintaining a high-performing, collaborative and innovative workforce.

We achieved net zero Scope 1 and 2 emissions marking a major milestone in our journey toward a low carbon future and continue to advance initiatives designed to reduce the intensity of our most material Scope 3 emissions.

Our people remain central to the successful execution of our strategy. The result we achieved in FY26 reflects the capability, commitment and collaboration of our teams across the business.

Today, we released our operational update for the first quarter of FY27.

Residential market conditions have softened across the country, with demand reducing in most markets following interest rate increases and federal tax changes. Australian consumers are navigating cost of living pressures, a higher interest rate environment and stretched housing affordability. Against this backdrop, we are focussed on providing affordably priced housing solutions and essentials focussed retail amenity for our customers.

Our Investments business maintained its consistent performance with positive leasing spreads over the quarter and we have made good progress in executing our data centre strategy by progressing powered land sales.

We continue to see the benefits of our diversified portfolio and disciplined execution, with positive operational momentum across the business and continued progress against our strategic priorities.

Importantly, we have maintained our FY27 guidance and residential volume targets, and we remain focussed on disciplined execution as we progress through the year.

With a clear strategy, and a commitment to the people and communities we serve, Stockland is well placed to capture many opportunities ahead to truly create something better.

Before I close, I would like to acknowledge Tom as he concludes his tenure as Chairman.

Tom has provided outstanding leadership of the Board during a period of significant transformation for the Group, helping guide the strategic repositioning that has strengthened Stockland and positioned it well for future growth. His support, counsel and unwavering focus on long-term value creation have been invaluable to both the Board and management.

On a personal note, and on behalf of the management team and all Stockland employees, I would like to sincerely thank Tom for his support, guidance and commitment to the business. It has been a privilege to work with him, and we wish him every success in the future.

I'll conclude by thanking the Stockland team for their contribution to this year's results, and by thanking you – our securityholders – for your ongoing support and investment in Stockland.

MORE

Proxy position as at Proxy close

Resolution details		Instructions given to validly appointed proxies (as at proxy close)			
Resolution	**Resolution Type**	**For**	**Against**	**Proxy's Discretion**	**Abstain**
2. Re-election of Director – Kate McKenzie	Ordinary	1,827,910,252 98.88%	11,619,347 0.63%	9,123,453 0.49%	327,756
3. Approval of Remuneration Report	Ordinary	1,788,210,604 96.77%	50,852,210 2.75%	8,998,553 0.48%	789,441
4. Grant of Performance Rights to Managing Director	Ordinary	1,823,364,112 98.67%	15,785,005 0.85%	8,995,225 0.48%	836,466

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