

# 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              |

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| 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.