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# Property Portfolio

30 June 2020



# About Stockland

We have a long and proud history of creating places that meet the needs of our customers and communities.

## OUR STORY

When Stockland was founded in 1952, Ervin Graf had a vision “to not merely achieve growth and profits, but to make a worthwhile contribution to the development of our cities and great country”. Pursuing that vision has seen Stockland grow to become one of Australia’s largest diversified property groups. We develop and manage retail town centres, logistics, workplace properties, residential communities and retirement living villages. With the benefit of our diverse property skills, we connect different types of properties in shared locations, to create places that inspire people to gather, to share and to live life. We recognise our responsibilities to the environment and are a leader in sustainable business practices. For over 65 years, we have worked hard to grow our portfolio of assets and projects. We have a long and proud history of creating places that meet the needs of our customers and communities.



## OUR PROPERTY PORTFOLIO

Stockland is one of Australia’s leading diversified property groups. We’re active in retail, logistics, workplace properties, residential communities and retirement living villages. This portfolio identifies all of our properties across Australia.

More information on Stockland’s activities and an online version of the portfolio data is available at [www.stockland.com.au](http://www.stockland.com.au)

Image: Green Hills, NSW

# Property Portfolio

## Commercial Property

### Logistics PAGE 10

**31** assets  
**1,297,505 sqm** GLA<sup>1,2</sup>  
**\$2.9bn** ownership interest value<sup>3</sup>  
**\$3.1bn** gross book value<sup>3</sup>

### Workplace PAGE 26

**4** assets  
**88,005 sqm** NLA<sup>1</sup>  
**\$1.0bn** ownership interest value  
**\$1.0bn** gross book value

### Retail Town Centres PAGE 32

**30** properties  
**983,609 sqm** GLA<sup>1</sup>  
**\$6.0bn** ownership interest value  
**\$6.2bn** gross book value

## Communities

### Residential Communities PAGE 46

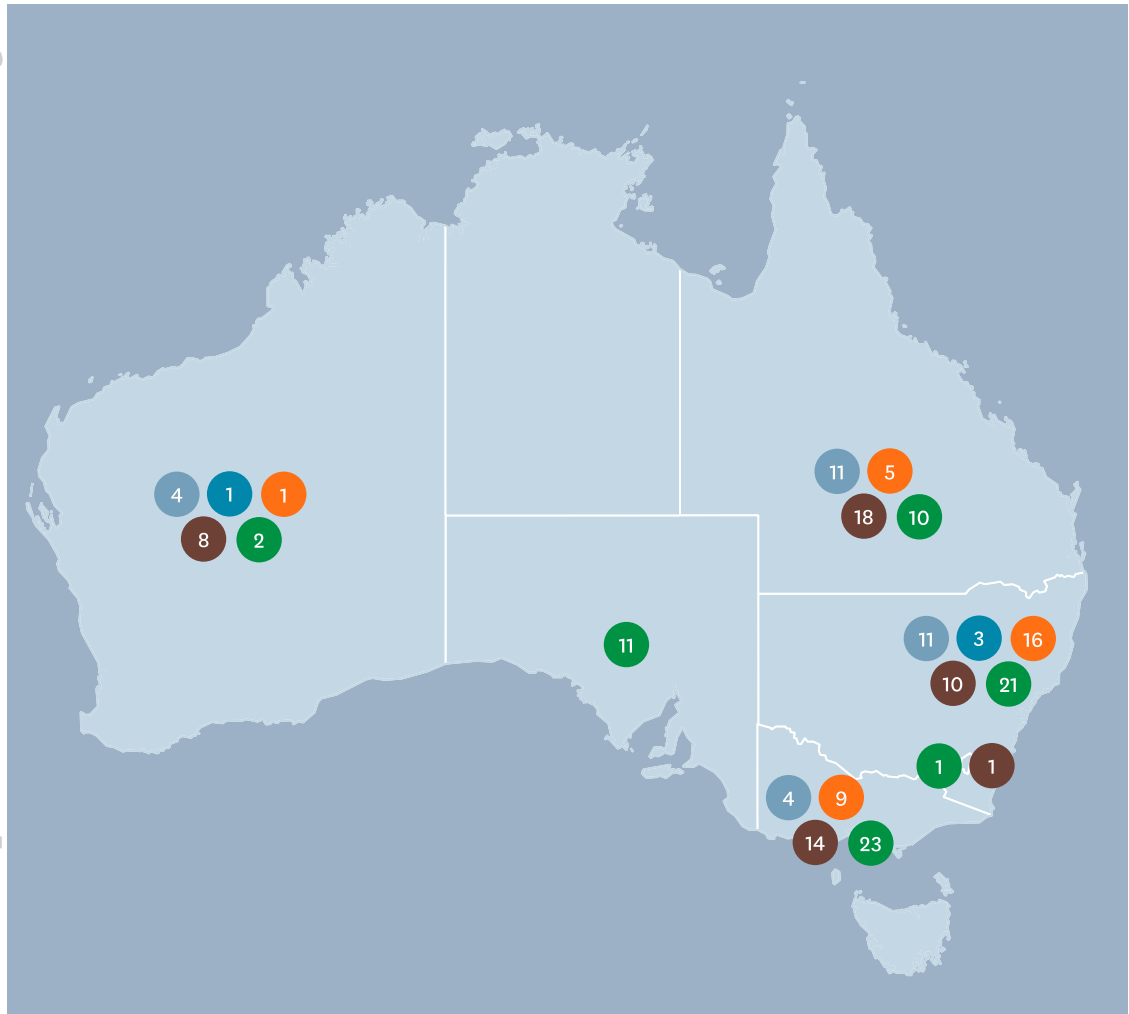
**51** communities  
**over 74,000** lots remaining  
**\$19.8bn** end-market value

### Retirement Living PAGE 64

**63** established villages  
**Over 9,400** units  
**Over 3,300** units in the development pipeline  
**\$1.3bn** funds employed

<sup>1</sup> Reflects 100% interest  
<sup>2</sup> GLA excludes development and inventory land  
<sup>3</sup> Value excludes inventory land

AUSTRALIA  
Property portfolio



- Logistics
- Residential Communities
- Retail Town Centres
- Retirement Living
- Workplace

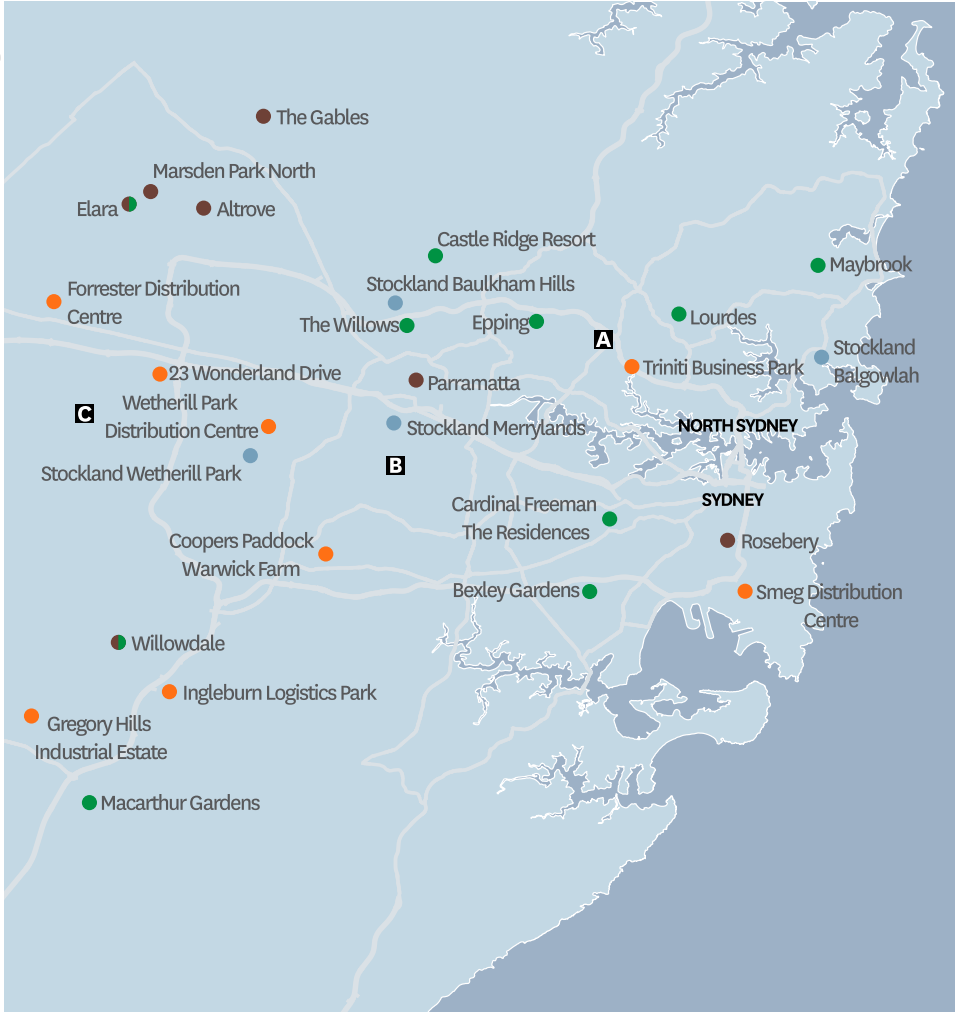
NEW SOUTH WALES  
Sydney CBD and North shore



- Retail Town Centres
- Workplace



NEW SOUTH WALES  
Greater Sydney



- Logistics
  - Residential Communities
  - Retail Town Centres
  - Retirement Living
- A**
- 16 Giffnock Avenue
  - 60-66 Waterloo Road
  - Macquarie Technology Park
  - Optus Centre
- B**
- Yennora Distribution Centre
  - Granville Industrial Estate
- C**
- Kemps Creek Land
  - Quarry Road

NEW SOUTH WALES  
North/South Coast Canberra and surrounds



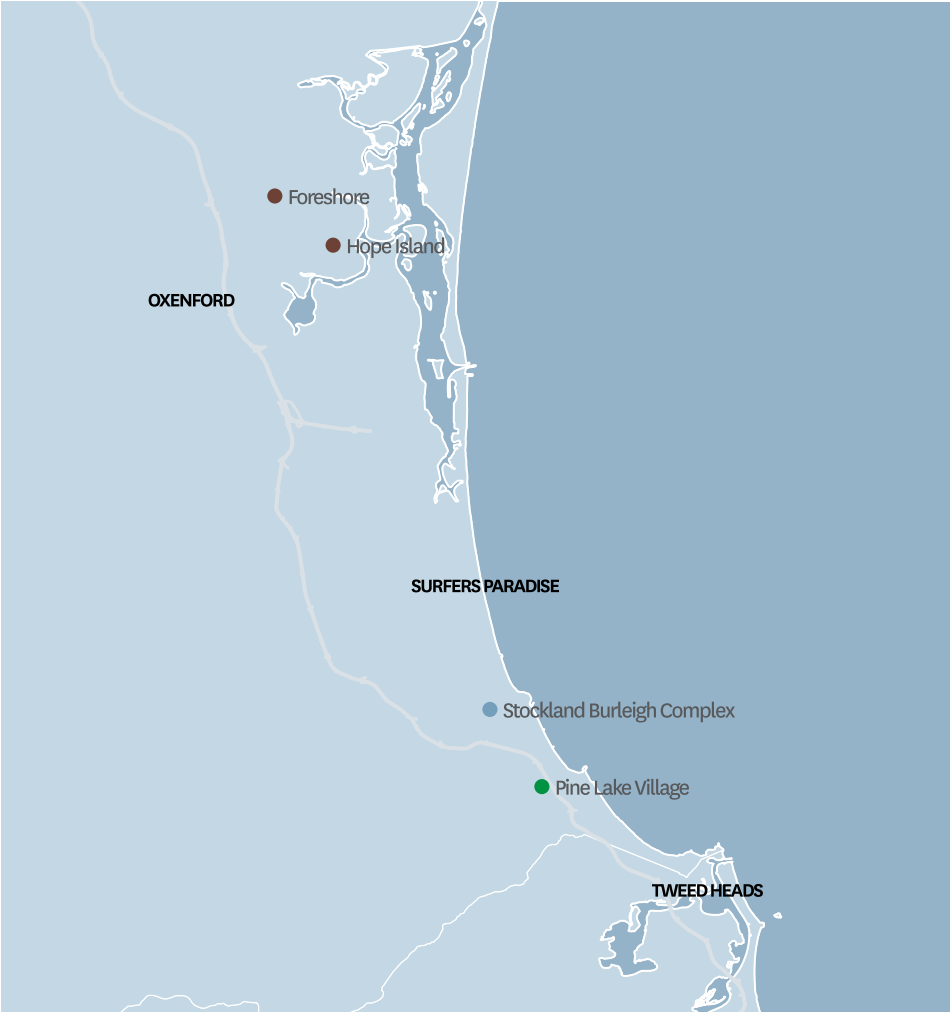
- Residential Communities
  - Retail Town Centres
  - Retirement Living
- D**
- Bellevue Gardens
  - Camden View
  - Lincoln Gardens
  - Parklands
  - Queens Lake
- E**
- Stockland Shellharbour
  - Shellharbour Retail Park
  - Illawarra
  - West Dapto 2

QUEENSLAND  
Greater Brisbane



- Logistics
- Residential Communities
- Retirement Living
- F**
- Pallara
- 787 Boundary Road, Richlands
- Willawong Distribution Centre

QUEENSLAND  
Gold Coast



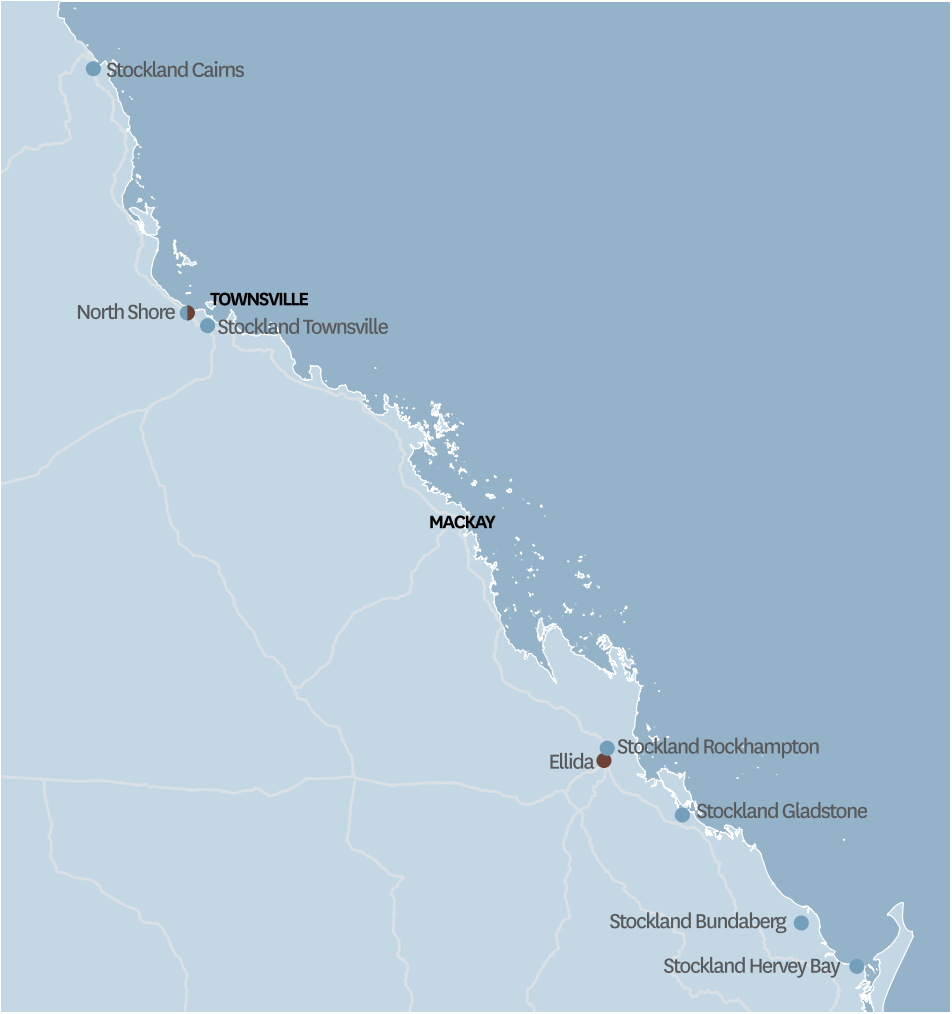
- Residential Communities
- Retail Town Centres
- Retirement Living

QUEENSLAND  
Sunshine Coast



- Residential Communities
- Retail Town Centres
- Retirement Living

QUEENSLAND  
Far North



- Residential Communities
- Retail Town Centres

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VICTORIA  
Greater Melbourne



- Logistics
  - Residential Communities
  - Retail Town Centres
  - Retirement Living
- G**
- Haven (previously Altona North)
  - Altona North
  - Altona Distribution Centre
  - Brooklyn Distribution Centre

- H**
- Salford Park
  - Vermont Village
  - Wantirna Village
  - Knox Village



WESTERN AUSTRALIA  
Perth and surrounds



- Logistics
- Residential Communities
- Retail Town Centres
- Retirement Living
- Workplace

SOUTH AUSTRALIA  
Adelaide and surrounds

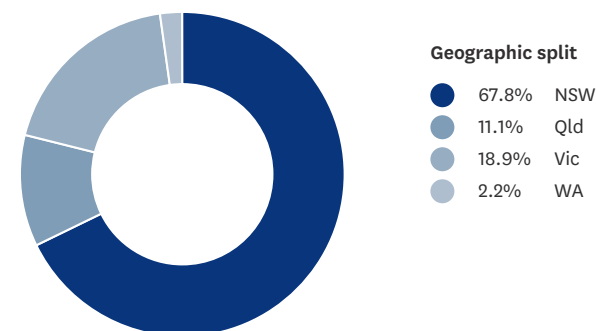
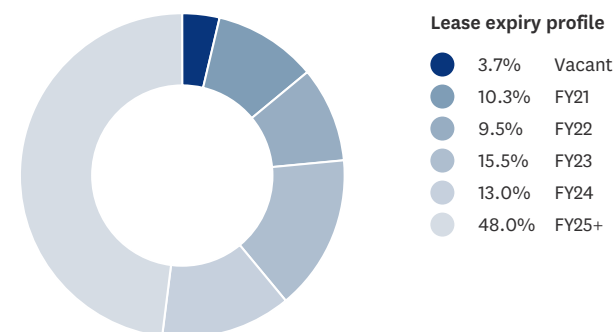


- Retirement Living
- Hillsview
- Salford
- Unity

# Logistics

Properties are strategically positioned in key locations for logistics, infrastructure and employment.

## LOGISTICS PORTFOLIO



### Assets

31

### Ownership interest value<sup>1</sup>

\$2.9bn

### Gross book value<sup>1</sup>

\$3.1bn

<sup>1</sup> Value excludes inventory land.

### **Somerton Distribution Centre, Somerton, Vic**

This property consists of three warehouse facilities with adjacent boundaries: 20-50 Fillo Drive, a 31,000sqm warehouse; 10 Stubb Street, a modern 21,000sqm distribution facility; and 76-82 Fillo Drive, a modern 19,000sqm industrial building with future expansion potential.





### **M\_Park, NSW\***

Located in Macquarie Park, a three hectare site, 12 kilometres north west of the Sydney CBD. Currently consisting of two buildings. Development approval has been granted for the masterplan and first stage of the M\_Park development. The new commercial precinct will integrate office, retail and conference facilities. The first stage of development is expected to commence in late 2020.

*\*Artist impression. Subject to change and authority approvals*





LOGISTICS PORTFOLIO									
Page	Property	State	Gross lettable area*	Book value	Funds from operations	FY20 val. Incr/ (decr)	Change	Capitalisation rate	% of Logistics Portfolio#
Logistics									
15	23 Wonderland Drive, Eastern Creek	NSW	23,159 sqm	\$55.0m	\$2.9m	\$7.2m	14.9%	5.00%	1.9%
15	89 Quarry Road, Erskine Park	NSW	11,725 sqm	\$30.0m	\$1.5m	\$2.2m	8.0%	4.75%	1.0%
15	Coopers Paddock, Warwick Farm	NSW	51,102 sqm	\$113.0m	\$5.8m	\$15.6m	16.0%	5.00%	4.0%
16	Forrester Distribution Centre, St Marys	NSW	60,239 sqm	\$78.0m	\$6.7m	\$1.2m	1.6%	6.25%	2.7%
16	Granville Industrial Estate	NSW	48,699 sqm	\$81.3m	\$5.1m	\$7.4m	9.9%	5.75-6.00%	2.8%
16	Ingleburn Logistics Park†	NSW	66,004 sqm	\$200.6m	\$10.2m	\$16.5m	8.9%	5.25%	7.0%
17	Smeg Distribution Centre, Botany	NSW	9,492 sqm	\$36.0m	\$1.7m	\$3.9m	12.0%	4.75%	1.3%
17	Wetherill Park Distribution Centre	NSW	16,112 sqm	\$37.0m	\$2.1m	\$4.1m	12.4%	5.75%	1.3%
17	Yennora Distribution Centre	NSW	301,224 sqm	\$523.5m	\$31.1m	\$44.2m	9.3%	5.50%	18.3%
18	787 Boundary Road, Richlands	Qld	7,466 sqm	\$14.0m	\$0.5m	\$(1.4)m	(9.2)%	6.50%	0.5%
18	Hendra Industrial Estate, Brisbane	Qld	84,023 sqm	\$114.0m	\$7.3m	\$(1.0)m	(0.9)%	6.75%	4.0%
18	Willawong Distribution Centre	Qld	18,512 sqm	\$32.0m	\$1.2m	\$15.5m	31.6%	6.00%	1.1%
19	Yatala Distribution Centre	Qld	28,005 sqm	\$42.5m	\$1.2m	\$1.9m	4.1%	6.25%	1.5%
19	72-76 Cherry Lane	Vic	20,492 sqm	\$33.5m	\$2.6m	\$1.0m	3.1%	6.25%	1.2%
19	Altona Distribution Centre	Vic	35,945 sqm	\$43.0m	\$2.6m	\$2.6m	6.5%	5.75-6.00%	1.5%
20	Altona Industrial Estate	Vic	34,270 sqm	\$51.2m	\$3.3m	\$1.3m	2.5%	6.00%	1.8%
20	Brooklyn Distribution Centre	Vic	130,227 sqm	\$134.5m	\$7.1m	\$5.9m	4.6%	5.75%	4.6%
20	KeyWest Distribution Centre, Truganina	Vic	30,488 sqm	\$45.8m	\$1.1m	\$9.1m	24.9%	5.13%	1.6%
21	Oakleigh Industrial Estate, Oakleigh South	Vic	45,490 sqm	\$70.0m	\$4.2m	\$2.6m	3.9%	5.75%	2.5%
21	Somerton Distribution Centre, Somerton	Vic	71,341 sqm	\$64.5m	\$4.9m	\$0.8m	1.3%	6.25-6.50%	2.3%
21	Balcatta Distribution Centre	WA	26,392 sqm	\$63.5m	\$3.5m	\$5.7m	9.8%	6.25%	2.2%
			1,120,407 sqm	\$1,862.9m	\$106.6m				65.1%
Logistics Inventory Land+									
22	Gregory Hills Industrial Estate	NSW	N/A	N/A	N/A	N/A	N/A	N/A	N/A
22	Melbourne Business Park	Vic	N/A	N/A	N/A	N/A	N/A	N/A	N/A
				N/A	N/A				
Logistics Development Land§									
22	Kemps Creek Land^	NSW	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	39 Silica Street, Carole Park	Qld	60,000 sqm	\$75.3m	N/A	\$(2.2)m	(2.7)%	5.25%-6.00%	2.7%
	Yatala Distribution Centre	Qld	16,000 sqm	\$5.8m	N/A			N/A	0.2%
	Willawong Distribution Centre	Qld	80,000 sqm	\$32.7m	N/A			N/A	1.1%
			156,000 sqm	\$113.8m					4.0%

LOGISTICS PORTFOLIO (CONTINUED)									
Page	Property	State	Gross lettable area*	Book value	Funds from operations	FY20 val. Incr/ (decr)	Change	Capitalisation rate	% of Logistics Portfolio#
	Business Parks								
23	16 Giffnock Avenue, Macquarie Park	NSW	11,525 sqm	\$69.0m	\$4.0m	\$4.5m	7.00%	6.00%	2.4%
23	60-66 Waterloo Road, Macquarie Park	NSW	17,407 sqm	\$130.0m	\$7.8m	\$14.7m	12.70%	5.875-6.00%	4.6%
24	M_Park, Macquarie Park <sup>††</sup>	NSW	15,111 sqm	\$61.0m	\$3.3m	\$2.9m	5.00%	N/A	2.1%
24	Optus Centre, Macquarie Park <sup>‡</sup>	NSW	84,194 sqm	\$291.7m	\$16.7m	\$53.0m	22.20%	5.00%	10.2%
24	Trinity Business Park, North Ryde	NSW	27,798 sqm	\$213.0m	\$13.5m	\$19.4m	9.10%	5.75%	7.5%
25	Mulgrave Corporate Park	Vic	21,063 sqm	\$98.0m	\$4.8m	\$(1.4)m	(1.40)%	6.75%	3.4%
			177,098 sqm	\$862.7m	\$50.1m				
Business Parks Development Land <sup>§</sup>									
	Trinity Business Park, North Ryde (Dev)	NSW	N/A	\$19.6m	N/A				
			1,297,505 sqm	\$19.6m					

\* Excludes hardstand and vehicle storage and reflects 100% interest. NLA refers to Business Parks only

# Book value

† Includes Stage 3 development land of 15.5 hectares

+ Assets are held as inventory therefore not included in total lettable area or book value

§ Lettable area is estimated on completion, not included in total lettable area

^ Exercise of the options is subject to conditions including rezoning and FIRB approval

†† Book value represents asset valued as a development site

‡ Book value represents Stockland's 51% ownership interest



### 23 WONDERLAND DRIVE, EASTERN CREEK

Located in the key western Sydney industrial market of Eastern Creek with excellent access to the M4 and M7 interchange, the property consists of a modern freestanding warehouse with a GLA of ~23,000sqm. The property is fully leased to Icehouse Logistics.

#### Location: Western Sydney, NSW

Acquisition date	Sep 2015
Ownership/title	100%/Freehold
Cost including additions	\$37.1m

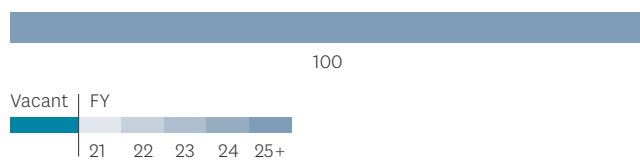
#### Last independent valuation

Date	Jun 2020
Valuation	\$55.0m
Valuation per sqm	\$2,375/sqm
Capitalisation rate	5.00%
Discount rate	6.50%
Gross lettable area	23,159 sqm
Site area	4.3 Ha
Hardstand	-
Weighted average lease expiry	6.2
NABERS	-
Green Star rating	-

#### Major Tenants GLA

Icehouse Logistics Pty Ltd	23,159 sqm
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#### Lease expiry profile %



### 89 QUARRY ROAD, ERSKINE PARK

This 11,700sqm contemporary warehouse is in Erskine Park, one of Sydney's premier industrial locations. The property is close to the M4/M7 interchange and is fully leased to Viscount Plastics.

#### Location: Western Sydney, NSW

Acquisition date	Jan 2016
Ownership/title	100%/Freehold
Cost including additions	\$19.7m

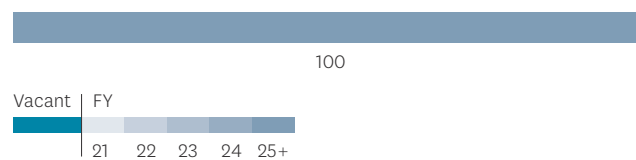
#### Last independent valuation

Date	Jun 2020
Valuation	\$30.0m
Valuation per sqm	\$2,559/sqm
Capitalisation rate	4.75%
Discount rate	6.25%
Gross lettable area	11,725 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	7.2
NABERS	-
Green Star rating	-

#### Major Tenants GLA

Viscount Plastics Pty Ltd	11,725 sqm
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#### Lease expiry profile %



### COOPERS PADDOCK, WARWICK FARM

Situated at Warwick Farm in the heart of south west Sydney, the site offers excellent access to metropolitan Sydney and interstate markets. The 11 hectare prime industrial estate has four buildings totalling 51,100sqm, of which 33,500sqm is leased to Daikin Australia, with the balance leased to Orora Packaging and Colette.

#### Location: South-West Sydney, NSW

Acquisition date	Apr 2015
Ownership/title	100%/Freehold
Cost including additions	\$67.0m

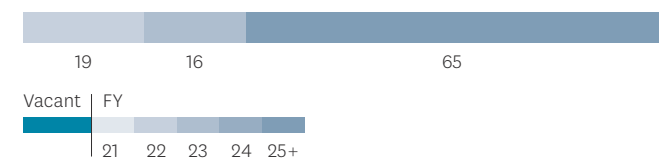
#### Last independent valuation

Date	Jun 2020
Valuation	\$113.0m
Valuation per sqm	\$2,211/sqm
Capitalisation rate	5.00%
Discount rate	6.25%
Gross lettable area	51,102 sqm
Site area	11.0 Ha
Hardstand	-
Weighted average lease expiry	5.9
NABERS	-
Green Star rating	-

#### Major Tenants GLA

Daikin Australia Pty Ltd	33,299 sqm
Orora Packaging Australia Pty Ltd	9,582 sqm
CBCH Australia Pty Ltd (Colette)	8,221 sqm

#### Lease expiry profile %





FORRESTER DISTRIBUTION CENTRE, ST MARYS

A modern and flexible facility conveniently located close to rail, the Great Western Highway and the M4 and M7 motorways. The 12 hectare site features drive-around access to all three buildings. The property is currently occupied by O-I Operations, a US Fortune 500 company, and Shaw Fabrics.

Location: Western Sydney, NSW

Acquisition date	Dec 2013
Ownership/title	100%/Freehold
Cost including additions	\$78.8m

Last independent valuation

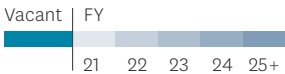
Date	Jun 2020
Valuation	\$78.0m
Valuation per sqm	\$1,295/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Gross lettable area	60,239 sqm
Site area	12.0 Ha
Hardstand	-
Weighted average lease expiry	0.6
NABERS	-
Green Star rating	-

Major Tenants

GLA

O-I Operations Australia Pty Ltd	54,699 sqm
Shaw Fabrics (NSW) Pty Ltd	5,540 sqm

Lease expiry profile %



GRANVILLE INDUSTRIAL ESTATE

Situated on a nine hectare site in the established industrial suburb of Granville, 20 kilometres west of the Sydney CBD, Granville Industrial Estate has two modern office and warehouse buildings and a manufacturing facility. The properties are fully leased.

Location: Western Sydney, NSW

Acquisition date	Apr 2003/Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$59.3m

Last independent valuation

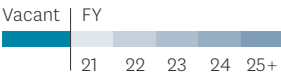
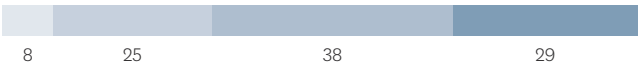
Date	Jun 2020
Valuation	\$81.3m
Valuation per sqm	\$1,669/sqm
Capitalisation rate	5.75-6.00%
Discount rate	6.75%
Gross lettable area	48,699 sqm
Site area	9.0 Ha
Hardstand	-
Weighted average lease expiry	2.9
NABERS	-
Green Star rating	-

Major Tenants

GLA

VIP Plastic Packaging Pty Ltd	17,547 sqm
Ive Group Australia Pty Ltd (Bluestar Group)	13,203 sqm
DH Gibson Pty Ltd	10,897 sqm
Gateway Liquor Wholesalers Pty Ltd	3,434 sqm

Lease expiry profile %



INGLEBURN LOGISTICS PARK

This 28 hectare site is in the established industrial precinct of Ingleburn, close to the M5 Motorway and other key south western Sydney industrial markets. Stage 1 was completed in 2016 and features a ~29,000sqm logistics facility. Stage 2 was completed in 2018 and features two buildings with a total area of ~37,000sqm. Tenants in the estate include BGC, Bitzer, Next Logistics and TIFS. The balance of the site ~15.5 hectares is leased to Autocare Services until 2024.

Location: South-West Sydney, NSW

Acquisition date	Jun 2014
Ownership/title	100%/Freehold
Cost including additions	\$129.5m

Last independent valuation

Date	Jun 2020
Valuation	\$200.6m
Valuation per sqm	\$1,939/sqm*
Capitalisation rate	5.25%
Discount rate	6.25%
Gross lettable area	66,004 sqm
Site area	28.0 Ha
Hardstand	-
Weighted average lease expiry	4.3
NABERS	-
Green Star rating	-

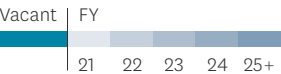
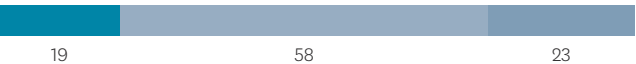
Major Tenants

GLA

Next Logistics Pty Ltd	15,687 sqm
Metodiolineum Pty Ltd (TIFS Warehousing & Distribution)	13,346 sqm
BGC (Australia) Pty Ltd	10,439 sqm
Bitzer Australia Pty Ltd	5,115 sqm

\* Excluding the value of development land

Lease expiry profile %







### SMEG DISTRIBUTION CENTRE, BOTANY

The site is located 11 kilometres south of the Sydney CBD and is in close proximity to Port Botany. The property includes a large showroom, office and warehouse with a GLA of ~9,500sqm and is fully leased to Smeg Australia.

#### Location: South-East Sydney, NSW

Acquisition date	Mar 2015
Ownership/title	100%/Freehold
Cost including additions	\$23.4m

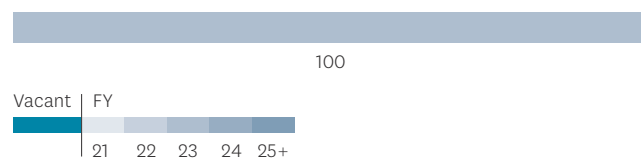
#### Last independent valuation

Date	Jun 2020
Valuation	\$36.0m
Valuation per sqm	\$3,793/sqm
Capitalisation rate	4.75%
Discount rate	6.25%
Gross lettable area	9,492 sqm
Site area	1.6 Ha
Hardstand	-
Weighted average lease expiry	3.0
NABERS	-
Green Star rating	-

#### Major Tenants GLA

Smeg Australia Pty Ltd	9,492 sqm
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#### Lease expiry profile %



### WETHERILL PARK DISTRIBUTION CENTRE

Located in the well-established industrial precinct of Wetherill Park, this modern office and warehouse building has drive-around access and a large hardstand. The building is fully leased to Stora Enso Australia and Freight Specialists.

#### Location: Western Sydney, NSW

Acquisition date	Apr 2003
Ownership/title	100%/Freehold
Cost including additions	\$24.3m

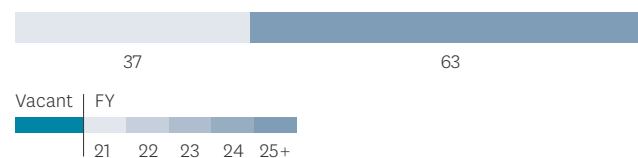
#### Last independent valuation

Date	Jun 2020
Valuation	\$37.0m
Valuation per sqm	\$2,296/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Gross lettable area	16,112 sqm
Site area	4.0 Ha
Hardstand	9,000 sqm
Weighted average lease expiry	3.1
NABERS	-
Green Star rating	-

#### Major Tenants GLA

Freight Specialists Pty Ltd	10,152 sqm
Stora Enso Australia Pty Ltd	5,960 sqm

#### Lease expiry profile %



### YENNORA DISTRIBUTION CENTRE

One of the largest distribution centres in the southern hemisphere, with more than 300,000sqm of warehousing and 67,000sqm of dedicated container hardstand. The 70 hectare site is located 29 kilometres west of Sydney and operates as an 'intermodal' terminal with rail sidings connected to the Main Southern Rail Line. The site is made up of 11 buildings and around 40 tenancies including Toll Group, Austpac, Qube, AWH, Doble Express, Epson and Silk Contract Logistics.

#### Location: Western Sydney, NSW

Acquisition date	Jul 2000/Nov 2010
Ownership/title	100%/Freehold
Cost including additions	\$319.1m

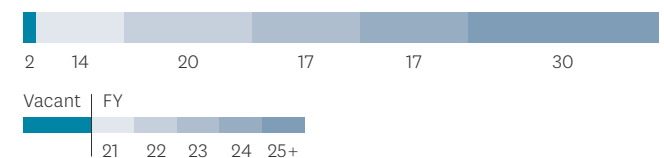
#### Last independent valuation

Date	Jun 2020
Valuation	\$523.5m
Valuation per sqm	\$1,738/sqm
Capitalisation rate	5.50%
Discount rate	6.38%
Gross lettable area	301,224 sqm
Site area	70.0 Ha
Hardstand	67,100 sqm
Weighted average lease expiry	2.9
NABERS	-
Green Star rating	-

#### Major Tenants GLA

AWH Pty Ltd (Australian Wool Handlers)	59,385 sqm
Qube Logistics Pty Ltd	44,677 sqm
Austpac Logistics Pty Ltd	38,026 sqm
Toll Transport Pty Ltd	26,052 sqm

#### Lease expiry profile %





## 787 BOUNDARY ROAD, RICHLANDS

Located 250m South of the Ipswich Motorway, 787 Boundary Road was acquired alongside the Carole Park site. Currently occupied by MaxiTRANS, there are plans to expand the site from ~7,500sqm to ~12,500sqm when the tenant relocates into their new Carole Park facility in late 2020.

### Location: South Brisbane, Qld

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$15.4m

### Last independent valuation

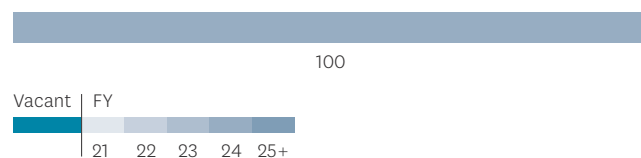
Date	Jun 2020
Valuation	\$14.0m
Valuation per sqm	\$1,875/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Gross lettable area	7,466 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	3.7
NABERS	-
Green Star rating	-

### Major Tenants GLA

Maxitrans Australia Pty Ltd	7,466 sqm
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\* Lease expiry subject to break clause to enable tenant to relocate to Carole Park

### Lease expiry profile %



## HENDRA INDUSTRIAL ESTATE, BRISBANE

This industrial estate, with more than 83,000sqm across multiple buildings, is undergoing progressive refurbishment. Most recently, base building upgrades were completed in buildings 20, 21 and 1A. The 15 hectare site is well situated in Brisbane's Trade Coast precinct and boasts excellent road, port and air accessibility. Major tenants include AHG, CV Services and Aramex.

### Location: North Brisbane, Qld

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$63.5m

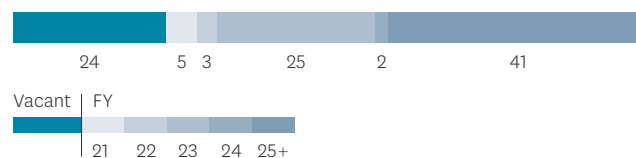
### Last independent valuation

Date	Jun 2020
Valuation	\$114.0m
Valuation per sqm	\$1,356/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Gross lettable area	84,023 sqm
Site area	15.0 Ha
Hardstand	5,100 sqm
Weighted average lease expiry	4.0
NABERS	-
Green Star rating	-

### Major Tenants GLA

Easy Auto123 Pty Ltd (AHG)	14,810 sqm
Aramex	9,851 sqm
CV Services Group Pty Ltd	8,881 sqm
Queensland Rail Limited	7,902 sqm

### Lease expiry profile %



## WILLAWONG DISTRIBUTION CENTRE

Willawong Distribution Centre is located 19.5 kilometres south of the Brisbane CBD, midway between the Logan Motorway and the Acacia Ridge Rail Marshalling Yards. The 20 hectare estate can deliver up to 100,000sqm of prime warehousing space. Stage one (~18,500sqm) is fully tenanted by Dotmar, Medline and Apergy. Stage two, comprising ~25,500sqm is currently under construction and is scheduled for completion in late 2020. A further 14 hectares of land is available for future development.

### Location: South Brisbane, Qld

Acquisition date	March 2016
Ownership/title	100%/Freehold
Cost including additions	\$43.2m

### Last independent valuation

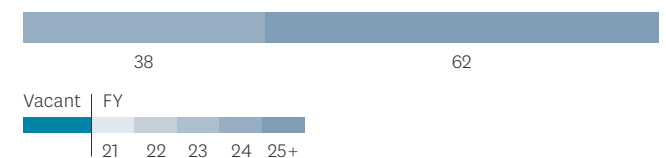
Date	Jun 2020
Valuation	\$32m <sup>††</sup>
Valuation per sqm	\$1,729/sqm
Capitalisation rate	6.00%
Discount rate	6.50%
Gross lettable area	18,512 sqm
Site area	20.0 Ha
Hardstand	-
Weighted average lease expiry	4.9
NABERS	-
Green Star rating	-

### Major Tenants GLA

Apergy Artificial Lift Pty Ltd	6,759 sqm
Medline International	6,480 sqm
Dotmar EPP Pty Ltd	5,273 sqm

†† Valuation figure excludes development land

### Lease expiry profile %





## YATALA DISTRIBUTION CENTRE

Yatala Distribution Centre is located 33 kilometres south of the Brisbane CBD and has direct access to the Pacific (M1) Motorway via Darlington Drive. The site has potential for more than 44,000sqm of prime warehousing and distribution facilities. Stages one and two (~28,000sqm) were completed in 2019 and house Crimsafe, Simtech Creations and Ozwide Trading Group with Stage three (~16,000sqm) yet to be constructed.

### Location: South Brisbane, Qld

Acquisition date	Nov 2006
Ownership/title	100%/Freehold
Cost including additions	\$63.9m

### Last independent valuation

Date	Jun 2020
Valuation	\$42.5m <sup>††</sup>
Valuation per sqm	\$1,518/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Gross lettable area	28,005 sqm
Site area	9.0 Ha
Hardstand	-
Weighted average lease expiry	9.4
NABERS	-
Green Star rating	-

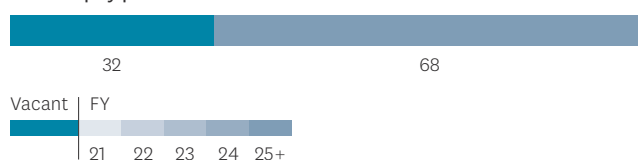
### Major Tenants

### GLA

Simtech Creations Pty Ltd	8,784 sqm
Crimsafe Security Systems Pty Ltd	5,457 sqm
Oz Wide Trading Group Pty Ltd	4,752 sqm

<sup>††</sup> Valuation figure excludes development land

### Lease expiry profile %



## 72-76 CHERRY LANE

This ten hectare property located in Melbourne's western industrial precinct, 18 kilometres from the CBD, is wholly occupied by Toll Group. The site has a large warehouse with a significant container-rated hardstand and has scope for further redevelopment due to low site coverage.

### Location: Melbourne West, Vic

Acquisition date	Feb 2015
Ownership/title	100%/Freehold
Cost including additions	\$31.8m

### Last independent valuation

Date	Jun 2020
Valuation	\$33.5m
Valuation per sqm	\$1,635/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Gross lettable area	20,492 sqm
Site area	9.8 Ha
Hardstand	45,000 sqm
Weighted average lease expiry	0*
NABERS	-
Green Star rating	-

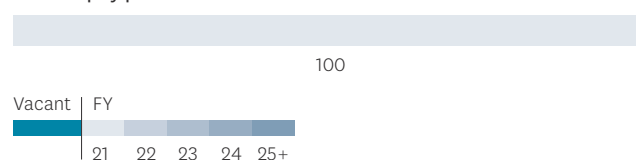
### Major Tenants

### GLA

Toll Transport Pty Ltd	20,492 sqm
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\* Terms agreed for lease extension of Toll Group.

### Lease expiry profile %



## ALTONA DISTRIBUTION CENTRE

This fully leased asset in Melbourne's booming west consists of two modern warehouse and distribution facilities with good access to the Port of Melbourne and Western Ring Road. The Toll-Nike warehouse is Australia's first carbon neutral building and the first Green Star Performance rating for the logistics portfolio.

### Location: Melbourne West, Vic

Acquisition date	Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$41.9m

### Last independent valuation

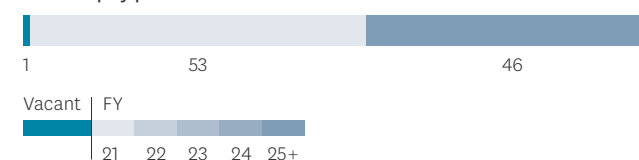
Date	Jun 2020
Valuation	\$43.0m
Valuation per sqm	\$1,196/sqm
Capitalisation rate	5.75-6.00%
Discount rate	6.50-6.75%
Gross lettable area	35,945 sqm
Site area	13.0 Ha
Hardstand	-
Weighted average lease expiry	4.3
NABERS	-
Green Star rating	2 (Performance)

### Major Tenants

### GLA

Toll Transport Pty Ltd	18,727 sqm
Asaleo Personal Care Pty Ltd	16,888 sqm

### Lease expiry profile %





## ALTONA INDUSTRIAL ESTATE

This nine building industrial estate is located in Melbourne's rapidly growing western industrial precinct, close to the Western Ring Road. The fully leased estate offers low site coverage with future redevelopment potential.

### Location: Melbourne West, Vic

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$31.0m

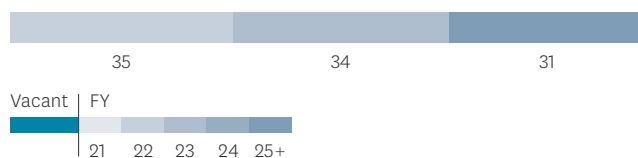
### Last independent valuation

Date	Jun 2020
Valuation	\$51.2m
Valuation per sqm	\$1,493/sqm
Capitalisation rate	6.00%
Discount rate	6.75%
Gross lettable area	34,270 sqm
Site area	15.0 Ha
Hardstand	63,700 sqm
Weighted average lease expiry	2.9
NABERS	-
Green Star rating	-

### Major Tenants GLA

Autonex Pty Ltd	9,863 sqm
Freight Assist Australia Pty Ltd	5,222 sqm
Monza Imports Pty Ltd	5,049 sqm
Petrogas Pty Ltd	4,877 sqm

### Lease expiry profile %



## BROOKLYN DISTRIBUTION CENTRE

Located just ten kilometres west of the Melbourne CBD, this flexible estate is adjacent to the four-way interchange of West Gate Freeway and the Princes Highway. It features ten warehouses over 22 hectares with future development potential.

### Location: Melbourne West, Vic

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$77.2m

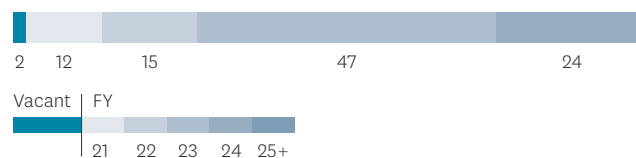
### Last independent valuation

Date	Jun 2020
Valuation	\$134.5m
Valuation per sqm	\$1,033/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Gross lettable area	130,227 sqm
Site area	22.0 Ha
Hardstand	10,600 sqm
Weighted average lease expiry	2.4
NABERS	-
Green Star rating	-

### Major Tenants GLA

New Aim Pty Ltd	53,979 sqm
Easy Auto 123 Pty Ltd	8,750 sqm
Novo Shoes Group Pty Ltd	8,523 sqm
Fashion Movers	8,225 sqm

### Lease expiry profile %



## KEYWEST DISTRIBUTION CENTRE, TRUGANINA

This recently developed ~30,500sqm warehouse and office facility on a ~five hectare site is currently occupied by two tenants, JB Hi-Fi and BrandLink. The property is located in the key western Melbourne industrial precinct of Truganina with excellent access to metropolitan Melbourne and interstate markets via the Ring Road network.

### Location: Melbourne West, Vic

Acquisition date	May 2018
Ownership/title	100%/Freehold
Cost including additions	\$30.9m

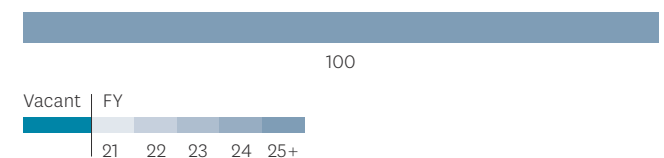
### Last independent valuation

Date	Jun 2020
Valuation	\$45.8m
Valuation per sqm	\$1,502/sqm
Capitalisation rate	5.13%
Discount rate	6.25%
Gross lettable area	30,488 sqm
Site area	5.1 Ha
Hardstand	-
Weighted average lease expiry	6.6
NABERS	-
Green Star rating	-

### Major Tenants GLA

JB Hi-Fi Group Pty Ltd	18,011 sqm
Brandlink Pty Ltd	12,477 sqm

### Lease expiry profile %







## OAKLEIGH INDUSTRIAL ESTATE, OAKLEIGH SOUTH

This eight hectare industrial estate is well located in Melbourne's south-eastern suburbs, 17 kilometres from the CBD. Recently refurbished, the estate is fully leased to tenants including Specialty Packaging, Avery Dennison and Australia Post.

### Location: Melbourne South East, Vic

Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$68.8m

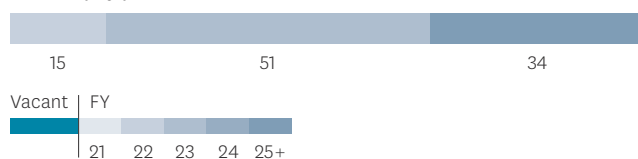
### Last independent valuation

Date	Jun 2020
Valuation	\$70.0m
Valuation per sqm	\$1,539/sqm
Capitalisation rate	5.75%
Discount rate	6.50%
Gross lettable area	45,490 sqm
Site area	8.0 Ha
Hardstand	-
Weighted average lease expiry	3.5
NABERS	-
Green Star rating	-

### Major Tenants GLA

Specialty Packaging Group Pty Ltd	22,204 sqm
Australian Postal Corporation	8,730 sqm
Sello Products Pty Ltd	8,334 sqm
Avery Dennison Materials Pty Ltd	4,668 sqm

### Lease expiry profile %



## SOMERTON DISTRIBUTION CENTRE, SOMERTON

This property consists of three warehouse facilities with adjacent boundaries: 20-50 Fillo Drive, a 31,000sqm warehouse; 10 Stubb Street, a modern 21,000sqm distribution facility; and 76-82 Fillo Drive, a modern 19,000sqm industrial building with future expansion potential.

### Location: Melbourne North, Vic

Acquisition date	Jul 2006/Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$68.7m

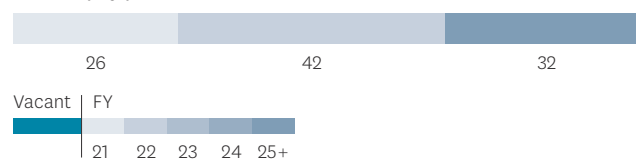
### Last independent valuation

Date	Jun 2020
Valuation	\$64.5m
Valuation per sqm	\$904/sqm
Capitalisation rate	6.25-6.50%
Discount rate	6.75-7.00%
Gross lettable area	71,341 sqm
Site area	16.0 Ha
Hardstand	-
Weighted average lease expiry	3.6
NABERS	-
Green Star rating	-

### Major Tenants GLA

Toll Transport Pty Ltd	31,185 sqm
Pro-Pac Packaging Group (Aust) Pty Ltd	21,330 sqm
Mainfreight Distribution Pty Ltd	18,826 sqm

### Lease expiry profile %



## BALCATT A DISTRIBUTION CENTRE

This ten hectare dairy processing plant is located in one of Western Australia's premier industrial precincts, 12 kilometres north of the Perth CBD. It is the largest, single industrial site in Balcatta and is home to the Brownes Dairy head office, processing and distribution centre. The site includes ~two hectares of surplus land available for further development.

### Location: North Perth, WA

Acquisition date	Jun 2014
Ownership/title	100%/Freehold
Cost including additions	\$52.0m

### Last independent valuation

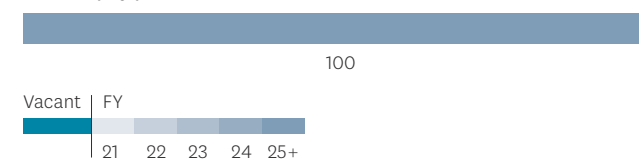
Date	Dec 2019
Valuation	\$61.5m
Valuation per sqm	\$2,141/sqm*
Capitalisation rate	6.25%
Discount rate	7.75%
Gross lettable area	26,392 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	14.0
NABERS	-
Green Star rating	-

### Major Tenants GLA

Brownes Food Operations Pty Ltd	26,392 sqm
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\* Excluding the value of development land

### Lease expiry profile %





## GREGORY HILLS INDUSTRIAL ESTATE

Gregory Hills Industrial Estate is a 14 hectare master planned industrial estate located between the Gregory Hills bulky goods and Smeaton Grange industrial precincts in south west Sydney. The development site is proposed to be subdivided into small lots ranging from 2,000sqm to 5,500sqm, offering businesses the opportunity to purchase, design and construct customised facilities. Stockland has seen significant early interest in the project.

### Location: South-West Sydney, NSW

Acquisition date	Apr-19 (based on date of deposit paid)
Ownership/title	100%/Freehold
Cost including additions	N/A

### Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	N/A
Site area	N/A
Hardstand	N/A
Weighted average lease expiry	N/A
NABERS	N/A
Green Star rating	N/A

### Major Tenants

GLA



## MELBOURNE BUSINESS PARK

Acquired in a joint venture partnership with Mt Atkinson Holdings, this 260 hectare logistics and business park project is set to become one of the largest of its kind in Melbourne. Located around 25 kilometres west of Melbourne's CBD in the suburb of Truganina, the site benefits from excellent existing and proposed infrastructure including the Western Freeway diamond interchange, and the future Outer Metropolitan Ring Road (OMR) and Western Interstate Freight Terminal (WIFT).

### Location: Melbourne West, Vic

Acquisition date	Dec-18*
Ownership/title	Property Development Agreement/50% freehold on partial land
Cost including additions	N/A

### Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	N/A
Site area	N/A
Hardstand	N/A
Weighted average lease expiry	N/A
NABERS	N/A
Green Star rating	N/A

### Major Tenants

GLA

\* Property Development Agreement entered into with options to acquire land parcels



## KEMPS CREEK LAND<sup>^</sup>

Under a joint venture arrangement with Fife Group, Stockland holds an interest<sup>#</sup> to acquire land at Kemps Creek within the Western Sydney Employment Area to develop more than 70 hectares of prime logistics facilities with the future estate expected to benefit from Government infrastructure investment. The early stages of master planning are underway on a multi stage warehouse development, subject to completing the acquisition by the JV trust currently estimated for 1H21, and all relevant approvals being obtained.

### Location: Western Sydney, NSW

Acquisition date	Est. 1H21 (subject to exercise of the options) <sup>^</sup>
Ownership/title	50% / Freehold (subject to completion of the acquisition)
Cost including additions	N/A

### Last independent valuation

Date	N/A
Valuation	N/A
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	N/A
Site area	N/A
Hardstand	N/A
Weighted average lease expiry	N/A
NABERS	N/A
Green Star rating	N/A

### Major Tenants

GLA

<sup>#</sup> The Joint Venture trust holds an interest under conditional option agreements to acquire the land. Stockland hold a 50% share of the JV trust  
<sup>^</sup> Exercise of the options is subject to conditions including rezoning and FIRB approval



### 39 SILICA STREET, CAROLE PARK

Located 19km from the Brisbane CBD and surrounded by the Western Industrial hubs of Redbank and Richlands, this ~ten hectare site will house 60,000sqm of new logistics and manufacturing space. Warehouse 1 will provide ~14,000sqm of high clearance industrial space. Warehouse 2 is expected to be completed in late 2020 and will house MaxiTRANS on a 15 year lease for their 14,500sqm manufacturing facility. Warehouse 3 comprising of ~30,000sqm is the next planned stage of construction.

#### Location: South Brisbane, Qld

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$77.4m

#### Last independent valuation

Date	Jun 2020
Valuation	\$75.3m
Valuation per sqm	\$1,263/sqm
Capitalisation rate	5.25%-6.00%
Discount rate	6.75%-7.25%
Gross lettable area	60,000 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	N/A
NABERS	N/A
Green Star rating	N/A

#### Major Tenants GLA

Note: Lease expiry profile not included for a greenfield site



### 16 GIFFNOCK AVENUE, MACQUARIE PARK

Located in Macquarie Park, 12 kilometres north west of the Sydney CBD, the building includes a modern commercial office, an ancillary warehouse and parking for 270 vehicles.

#### Location: North-West Sydney, NSW

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$35.4m

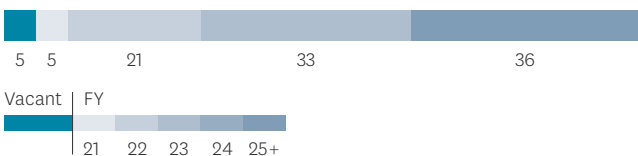
#### Last independent valuation

Date	Jun 2020
Valuation	\$69.0m
Valuation per sqm	\$5,987/sqm
Capitalisation rate	6.00%
Discount rate	6.50%
Gross lettable area	11,525 sqm
Site area	1.3 Ha
Hardstand	-
Weighted average lease expiry	2.9
NABERS	4.5 (Energy) 3.5 (Water)
Green Star rating	2 stars (Performance)

#### Major Tenants GLA

Apotex Pty Ltd	1,951 sqm
Alstom Transport Australia Pty Ltd	1,820 sqm
Nokia Solutions and Networks Australia Pty Ltd	1,777 sqm
Sonartech Atlas Pty Ltd	1,672 sqm

#### Lease expiry profile %



### 60-66 WATERLOO ROAD, MACQUARIE PARK

The property is located in Macquarie Park, 12 kilometres north west of the Sydney CBD. 60 Waterloo Road comprises a modern office, laboratory and warehouse building leased to Lavery Pathology. 66 Waterloo Road offers A-grade office accommodation and is fully leased to Yokogawa, Becton Dickinson and Janssen Cilag.

#### Location: North-West Sydney, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$56.6m

#### Last independent valuation

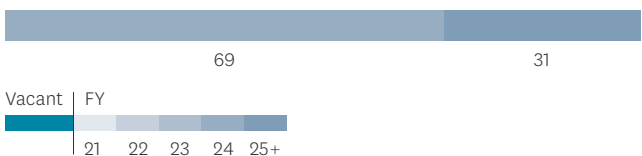
Date	Jun 2020
Valuation	\$130.0m
Valuation per sqm	\$7,468/sqm
Capitalisation rate	5.875-6.00%
Discount rate	6.38%
Gross lettable area	17,407 sqm
Site area	1.8 Ha
Hardstand	-
Weighted average lease expiry	4.0
NABERS	5.5* (Energy) 4.5* (Water)
Green Star rating	3 stars (Performance)

#### Major Tenants GLA

Idameneo Ltd (Lavery Pathology)	7,260 sqm
Janssen Cilag Pty Ltd	4,857 sqm
Becton Dickinson	3,506 sqm
Yokogawa Pty Ltd	1,764 sqm

\* 66 Waterloo Road only

#### Lease expiry profile %







M\_PARK, MACQUARIE PARK

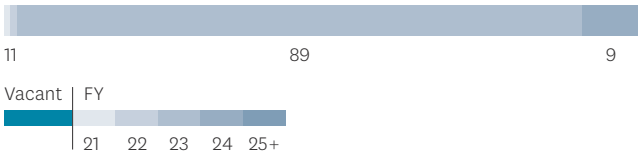
Located in Macquarie Park, this under-developed three hectare site is 12 kilometres north west of the Sydney CBD. The site currently consists of two buildings, 33-39 Talavera Road and 11-17 Khartoum Road. Development approval has now been received for the masterplan and first stage of the M\_Park development on this site. The new commercial precinct will integrate office, retail and conference facilities. The first stage of development is expected to commence in late 2020.

Location: North-West Sydney, NSW	
Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$47.6m

Last independent valuation	
Date	Jun 2020
Valuation	\$61.0m
Valuation per sqm	\$4,037/sqm
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	15,111 sqm
Site area	3.0 Ha
Hardstand	
Weighted average lease expiry	3.0
NABERS	N/A
Green Star rating	1 stars (Performance)

Major Tenants	GLA
Chubb Security Holdings Australia Pty Ltd	9,147 sqm
Wise Medical Pty Ltd	859 sqm
TRED Australia Pty Ltd	678 sqm

Lease expiry profile %



OPTUS CENTRE, MACQUARIE PARK

One of Australia's largest single tenant office campuses, this prime ~eight hectare site is located in Macquarie Park, 12 kilometres north west of Sydney CBD. Close to key amenities, this integrated campus comprises six low-rise A-grade buildings with more than 84,000sqm of campus space and 2,100 car parking spaces. Optus has agreed to remain in the campus for a further 12 years with the option to extend for up to 10 years, with Stockland to undertake upgrade works to enhance the facilities.

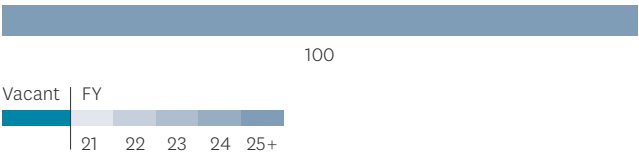
Location: North-West Sydney, NSW	
Acquisition date	Jul 2000
Ownership/title	51%/Freehold
Cost including additions	\$177.6m

Last independent valuation	
Date	Jun 2020
Valuation	\$291.7m
Valuation per sqm	\$6,794/sqm*
Capitalisation rate	5.00%
Discount rate	6.63%
Gross lettable area	84,194 sqm
Site area	7.6 Ha
Hardstand	
Weighted average lease expiry	13.0
NABERS	5.0 (Energy) NA (Water)
Green Star rating	3 stars (Performance)

Major Tenants	GLA
Optus Administration Pty Ltd	84,194 sqm

\* 100% interest

Lease expiry profile %



TRINITI BUSINESS PARK, NORTH RYDE

Triniti Business Park comprises three A-grade office buildings across three hectares, with a total net lettable area of 27,000sqm. The campus is adjacent to the North Ryde metro station and provides Sydney CBD and district views, housing blue chip companies including Boral Construction Materials, CSR, Downer and Nick Scali. The adjacent site provides opportunity for further development.

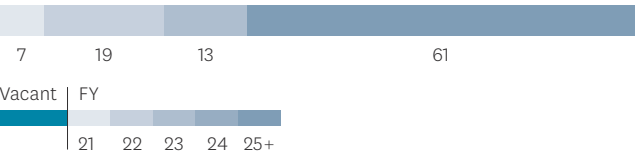
Location: North-West Sydney, NSW	
Acquisition date	Jun 2001
Ownership/title	100%/Freehold
Cost including additions	\$158.1m

Last independent valuation	
Date	Jun 2020
Valuation	\$232.6m
Valuation per sqm	\$7,662/sqm*
Capitalisation rate	5.75%
Discount rate	6.50%
Gross lettable area	27,798 sqm
Site area	2.7 Ha
Hardstand	
Weighted average lease expiry	5.7
NABERS	5.5 Combined (Energy) 3.5 Combined (Water)
Green Star rating	3/3/3† star (Performance)

Major Tenants	GLA
Downer EDI Ltd	10,198 sqm
CSR Ltd	5,752 sqm
Boral Construction Materials Ltd	4,962 sqm
Nick Scali Ltd	1,241 sqm

\* Excluding the value of development land  
† Triniti 1, Triniti 2 and Triniti 3 respectively

Lease expiry profile %





MULGRAVE CORPORATE PARK

This two hectare business park is in the south eastern suburb of Mulgrave, 25 kilometres from Melbourne CBD. The site enjoys excellent access to the Monash Freeway and arterial roads, Springvale Road, Wellington Road and Ferntree Gully Road. The business park is predominantly leased as the head offices for Kmart Australia and DoTerra.

Location: Melbourne South East, Vic

Acquisition date	Apr 2016
Ownership/title	100%/Freehold
Cost including additions	\$99.4m

Last independent valuation

Date	Jun 2020
Valuation	\$98.0m
Valuation per sqm	\$4,653/sqm
Capitalisation rate	6.75%
Discount rate	6.75%
Gross lettable area	21,063 sqm
Site area	2.2 Ha
Hardstand	
Weighted average lease expiry	6.7
NABERS	Exempt/3.0/3.0* (Energy) Exempt/4.5/3.5* (Water)
Green Star rating	2/2/1 stars (Performance)

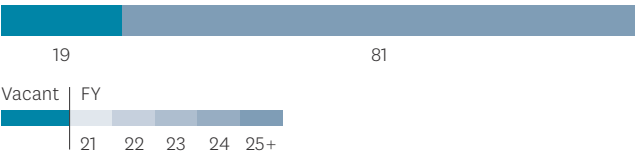
Major Tenants

GLA

Kmart Australia Ltd	15,626 sqm
doTerra Australia Pty Lrd	1,724 sqm
Y & G Garment Pty Ltd	350 sqm

\* 350 Wellington Road, 352 Wellington Road and 690 Springvale Road respectively

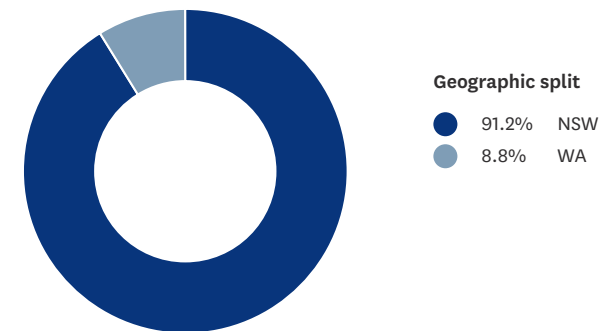
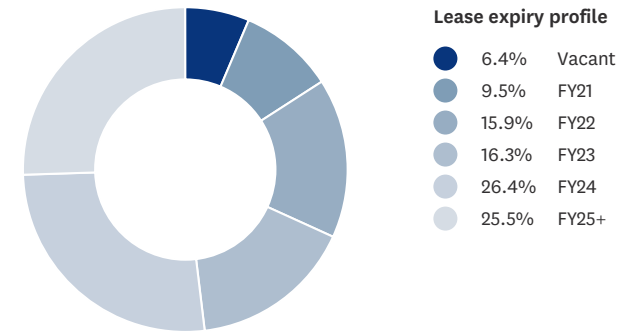
Lease expiry profile %



# Workplace

Our focus is on growing the portfolio through development and maximising investment returns across the portfolio.

## WORKPLACE PORTFOLIO



Assets

4

Ownership interest value

\$1.0bn

Gross book value

\$1.0bn



**601 Pacific Highway,  
St Leonards, NSW**

A high-profile, 14 storey A-grade office tower located 200 metres east of St Leonards railway station and a short walk to the future Crows Nest Metro station. The property benefits from a ground floor showroom and basement car parking, with the recent addition of a café. IBM occupies eight floors across 7,200sqm, with all upper levels providing district and harbour views. The site has future development potential.





### **Walker Street Complex, NSW**

Located within the prime North Sydney CBD, 110-122 Walker Street is one of the best locations easily accessible by public transport and future metro. Subject to approvals, Stockland will develop a flagship tower with up to 60,000 sqm of office space, and an activated ground floor offering retail and services to meet customers' needs. Development Application for the project is targeted for late 2020.



WORKPLACE PORTFOLIO										
Page	Property	State	Net lettable area	Book value	FY20 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	Workplace Portfolio#	% of
30	601 Pacific Highway, St Leonards	NSW	12,600 sqm	\$125.0m	\$8.1m	6.9%	6.00%	\$7.9m		12.0%
30	Piccadilly Complex, Sydney*	NSW	42,108 sqm	\$632.0m	\$4.1m	0.7%	5.25-5.75%	\$27.5m		60.9%
30	Walker Street Complex, North Sydney†	NSW	8,165 sqm	\$190.0m	\$17.3m	10.0%	N/A	\$3.8m		18.3%
31	Durack Centre, 263 Adelaide Terrace and 2 Victoria Ave, Perth	WA	25,132 sqm	\$91.2m	\$(15.6)m	(14.6)%	8.75-9.00%	\$11.3m		8.8%
			88,005 sqm	\$1,038.2m				\$50.5m		100%

# Book value  
\* Book value and NLA, office component only. Retail component included in Retail Portfolio  
† Book value represents 110, 118 and 122 Walker St as a consolidated development site





## 601 PACIFIC HIGHWAY, ST LEONARDS

601 Pacific Highway is a high-profile, 14 storey A-grade office tower located 200 metres east of St Leonards railway station and a short walk to the future Crows Nest Metro station. The property benefits from a ground floor showroom and basement car parking, with the recent addition of a café. IBM occupies eight floors across 7,200sqm, with all upper levels providing district and harbour views. The site has future development potential.

### Location: St Leonards, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$76.3m

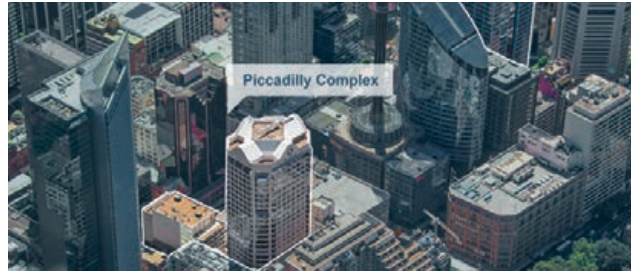
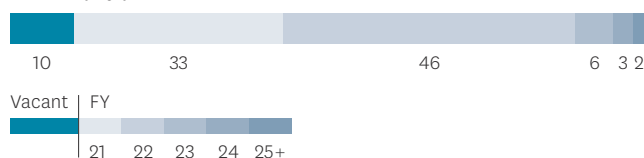
### Last independent valuation

Date	Jun 2020
Valuation	\$125.0m
Valuation per sqm	\$9,921/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	154
Net lettable area	12,600 sqm
Weighted average lease expiry	1.2
NABERS	5.0 (Energy) 3.5 (Water)
Green Star rating	3 stars (Performance)

### Major Tenants

Major Tenants	NLA
IBM Australia Ltd	7,283 sqm
Fleet Partners Pty Ltd	1,818 sqm
Incorp Property Solutions Group Pty Ltd	434 sqm
Vertex Pharmaceutical (Australia) Pty Ltd	424 sqm

### Lease expiry profile %



## PICCADILLY COMPLEX, SYDNEY\*

The Piccadilly Complex includes Piccadilly Tower, an A-grade 32-storey office building, Piccadilly Court, a B-grade 14 storey office building, as well as a two-level retail shopping centre and around 270 car parking spaces. Home to Stockland's head office, the company has acquired 100% ownership of the site and intends to submit a Planning Proposal in 2020 to create an opportunity for future site redevelopment.

### Location: 133-145 Castlereagh Street, Sydney CBD, NSW

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold (Expiry 2091)
Cost including additions	\$449.3m

### Last independent valuation

Date	Jun 2020
Valuation	\$632.0m
Valuation per sqm	\$15,009/sqm
Capitalisation rate	5.25-5.75%
Discount rate	6.25-6.50%
Car parking spaces	274
Net lettable area	42,108 sqm
Weighted average lease expiry	3.7
NABERS	5.0/4.5† (Energy) 4.0/4.0† (Water)
Green Star rating	6 (Office Interiors - Stockland Office) 3/3† stars (Performance)

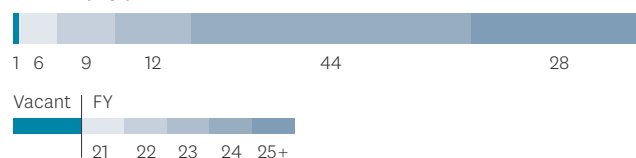
### Major Tenants

Major Tenants	NLA
Stockland Development Pty Ltd	10,250 sqm
The Uniting Church of Australia Property Trust	4,954 sqm
GHD Services Pty Ltd	4,567 sqm
The University of Sydney	3,942 sqm
Smartgroup Benefits Pty Ltd	3,264 sqm

\*Excludes Retail

†Piccadilly Tower and Piccadilly Court respectively

### Lease expiry profile %



## WALKER STREET COMPLEX, NORTH SYDNEY

Located in the prime North Sydney CBD, 110 Walker Street has 4,400sqm of office and ground floor retail space across seven levels. It includes several sweeping terraces, a thriving café and 80 basement car parking spaces. Stockland's recent acquisitions of the adjacent office buildings at 118 Walker St and 122 Walker St has unlocked exciting opportunities for redevelopment, with a development application expected to be lodged in late 2020 for the consolidated site.

### Location: North Sydney CBD, NSW

Acquisition date	Oct 2000/Nov 2019*
Ownership/title	100%/Freehold
Cost including additions	\$156.2m

### Last independent valuation

Date	Jun 2020
Valuation	\$190.0m†
Valuation per sqm	\$18,964/sqm†
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	120
Net lettable area	8,165 sqm
Weighted average lease expiry	1.9
NABERS	5.0 / N/A* (Energy) 3.0 / N/A* (Water)
Green Star rating	3 stars / N/A* (Performance)

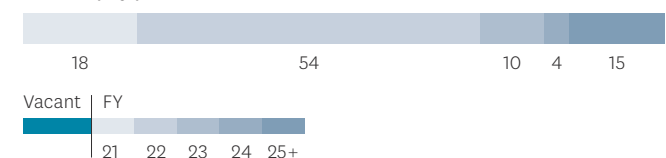
### Major Tenants

Major Tenants	NLA
HDR Pty Ltd	1,454 sqm
International School of Colour and Design Pty Ltd	1,216 sqm
Allegiance Marketing Pty Ltd	664 sqm
Austech Australia Pty Ltd	637 sqm

\*110 Walker St and 118 Walker St respectively

†Valuation represents 110, 118 and 122 Walker St as a consolidated development site

### Lease expiry profile %







DURACK CENTRE, 263 ADELAIDE TERRACE AND 2 VICTORIA AVE, PERTH

Durack Centre is a 13 storey building with 140 car parks. Close to Perth CBD and recreational parks, the complex includes a second building at 2 Victoria Avenue, now known as Optus Centre. This building has a 5-Star Green Star As Built rating and cutting-edge end-of-trip facilities. Both buildings enjoy large floor plates and expansive views across the Swan River.

Location: Perth CBD, WA

Acquisition date	Oct 2006
Ownership/title	100%/Leasehold (Expiry 2051)
Cost including additions	\$115.6m

Last independent valuation

Date	Jun 2020
Valuation	\$91.2m
Valuation per sqm	\$3,629/sqm
Capitalisation rate	8.75-9.00%
Discount rate	7.25-7.50%
Car parking spaces	140
Net lettable area	25,132 sqm
Weighted average lease expiry	3.6
NABERS	4.5/4.0* (Energy) N/A / N/A* (Water)
Green Star rating	5 (As Built - 2 Victoria Avenue) 2/1* star (Performance)

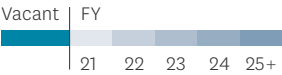
Major Tenants

NLA

Jacobs Group	6,626 sqm
Australian Bureau of Statistics	3,044 sqm
Minister for Works (Main Roads)	2,005 sqm
Optus Administration Pty Ltd	1,908 sqm
Linkforce Hire Pty Ltd	1,757 sqm

\*263 Adelaide Tce and 2 Victoria Ave respectively

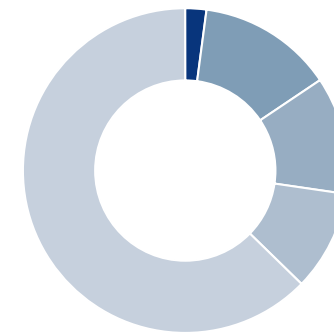
Lease expiry profile %



# Retail Town Centres

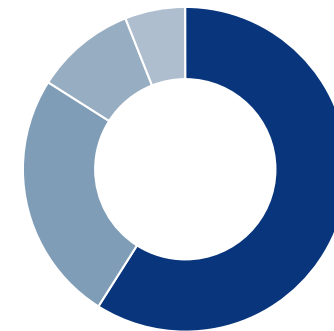
Stockland is one of the largest retail property owners and managers in Australia.

## RETAIL TOWN CENTRE PORTFOLIO



Lease expiry profile

- 2.1% Vacant
- 13.5% FY21
- 11.7% FY22
- 10.0% FY23
- 62.7% FY24+



Geographic split

- 59.0% NSW
- 25.0% Qld
- 10.0% Vic
- 6.0% WA

Retail centres

30

Ownership interest value

\$6.0bn

Gross book value

\$6.2bn

Tenants

~3,200

Retail sales

~\$6.2bn

### **Stockland Baringa, Qld**

Opened in August 2019, Stockland Baringa is a neighbourhood centre including a full-line IGA, 13 specialty retailers, commercial floorspace, a tavern and over 300 car spaces. The centre is located in Stockland Aura, one of the largest masterplanned communities in Australia. Plans are also underway to deliver a medical centre and swim school to the community in early 2021.





### Stockland Harrisdale, WA

A greenfield community retail town centre located within the Newhaven residential community. The centre is anchored by Woolworths and ALDI and includes Five Seasons Fresh, 35 specialty shops and kiosks, with a strong focus on retail services and food along with an alfresco dining precinct. There are currently three fast food pad sites, a petrol station and a child care centre.





## RETAIL PORTFOLIO

Page	Property	Location	State	Gross lettable area	Book Value	FY20 val. Incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Retail Portfolio	Annual sales June 2020	Specialty occupancy cost*	Specialty sales†
36	Stockland Balgowlah	Balgowlah	NSW	12,832 sqm	\$145.0m	\$(10.5)m	(6.8)%	6.00%	\$7.6m	2.4%	\$139.5m	18.5%	\$ 7,664/sqm
36	Stockland Baulkham Hills	Baulkham Hills	NSW	18,003 sqm	\$140.1m	\$(14.9)m	(9.6)%	6.50%	\$9.0m	2.3%	\$142.2m	16.6%	\$ 7,195/sqm
36	Stockland Forster	Forster	NSW	38,978 sqm	\$178.0m	\$(13.3)m	(6.9)%	6.50%	\$10.5m	3.0%	\$244.1m	13.2%	\$ 7,939/sqm
37	Stockland Glendale	Newcastle	NSW	51,316 sqm	\$290.0m	\$(43.3)m	(13.0)%	6.25%	\$17.7m	4.9%	\$322.0m	17.5%	\$ 8,814/sqm
37	Stockland Green Hills	East Maitland	NSW	75,136 sqm	\$754.0m	\$(61.5)m	(7.5)%	5.75%	\$37.5m	12.6%	\$518.4m	18.0%	\$ 9,209/sqm
37	Stockland Merrylands	Merrylands	NSW	59,727 sqm	\$513.0m	\$(64.9)m	(11.2)%	5.75%	\$26.8m	8.6%	\$389.4m	18.9%	\$ 9,336/sqm
38	Stockland Nowra	Nowra	NSW	15,658 sqm	\$107.0m	\$(14.4)m	(11.8)%	6.75%	\$6.7m	1.8%	\$155.9m	13.9%	\$ 12,626/sqm
38	Stockland Piccadilly†	Sydney CBD	NSW	3,001 sqm	\$64.6m	\$(17.3)m	(21.1)%	5.50%	\$3.1m	1.1%	\$23.3m	30.8%	\$ 7,952/sqm
38	Stockland Shellharbour§	Shellharbour	NSW	86,005 sqm	\$619.8m	\$(115.1)m	(15.7)%	5.75%	\$33.3m	10.3%	\$432.6m	16.0%	\$ 8,776/sqm
39	Stockland Shellharbour Retail Park‡	Shellharbour	NSW	22,118 sqm	\$68.0m	\$(0.5)m	(0.7)%	7.00%	\$4.3m	1.1%	\$114.8m	N/A	N/A
39	Stockland Wetherill Park	Western Sydney	NSW	66,929 sqm	\$648.0m	\$(74.6)m	(10.3)%	5.50%	\$31.9m	10.9%	\$368.8m	20.2%	\$ 8,599/sqm
39	Stockland Baringa‡	Baringa	Qld	6,501 sqm	\$21.6m	\$(1.7)m	(7.2)%	6.00%	\$0.8m	0.4%	N/A	N/A	N/A
40	Stockland Birtinya‡	Birtinya	Qld	11,509 sqm	\$70.7m	\$(4.9)m	(6.5)%	5.75%-6.25%	\$3.3m	1.2%	\$87.5m	N/A	N/A
40	Stockland Bundaberg	Bundaberg	Qld	23,382 sqm	\$136.5m	\$(9.0)m	(6.2)%	6.75%	\$8.5m	2.3%	\$178.6m	10.4%	\$ 10,982/sqm
40	Stockland Burleigh Complex+	Burleigh Heads	Qld	36,379 sqm	\$178.8m	\$(12.5)m	(6.6)%	6.75% - 7.00%	\$12.1m	3.0%	\$226.0m	12.3%	\$ 8,831/sqm
41	Stockland Cairns	Cairns	Qld	48,856 sqm	\$162.0m	\$(24.1)m	(13.0)%	6.75%	\$10.4m	2.7%	\$258.6m	12.1%	\$ 9,272/sqm
41	Stockland Caloundra	Caloundra	Qld	17,419 sqm	\$93.1m	\$(17.4)m	(15.8)%	6.50%	\$6.6m	1.6%	\$131.8m	12.4%	\$ 12,187/sqm
41	Stockland Gladstone	Gladstone	Qld	29,151 sqm	\$127.1m	\$(9.5)m	(6.9)%	6.75%-7.00%	\$8.4m	2.1%	\$189.9m	13.1%	\$ 10,919/sqm
42	Stockland Hervey Bay	Hervey Bay	Qld	37,070 sqm	\$164.5m	\$(22.1)m	(11.8)%	7.00%	\$10.1m	2.8%	\$225.8m	12.4%	\$ 8,882/sqm
42	Stockland North Shore	North Shore	Qld	5,716 sqm	\$15.2m	\$(2.2)m	(12.4)%	7.00%	\$1.1m	0.3%	\$53.9m	8.4%	\$ 10,888/sqm
42	Stockland Rockhampton	Rockhampton	Qld	58,305 sqm	\$351.0m	\$(12.3)m	(3.4)%	6.00%	\$18.6m	5.9%	\$354.0m	12.7%	\$ 9,308/sqm
43	Stockland Townsville#^	Townsville	Qld	59,427 sqm	\$164.0m	\$(20.1)m	(10.9)%	6.00%-6.75%	\$8.9m	2.7%	\$328.7m	14.5%	\$ 8,821/sqm
43	Stockland Point Cook	Point Cook	Vic	44,120 sqm	\$210.0m	\$(28.4)m	(11.9)%	6.75%	\$13.8m	3.5%	\$243.0m	14.0%	\$ 6,558/sqm
43	Stockland The Pines	Doncaster East	Vic	25,107 sqm	\$148.6m	\$(40.2)m	(21.3)%	6.25%	\$10.6m	2.5%	\$172.2m	22.8%	\$ 6,103/sqm
44	Stockland Traralgon	Traralgon	Vic	20,007 sqm	\$83.0m	\$(14.1)m	(14.5)%	7.50%	\$7.2m	1.4%	\$142.2m	14.3%	\$ 7,593/sqm
44	Stockland Wendouree‡	Wendouree	Vic	27,741 sqm	\$158.0m	\$(21.6)m	(12.0)%	6.75%	\$10.2m	2.6%	\$193.0m	N/A	N/A
44	Stockland Baldivis‡	Baldivis	WA	34,919 sqm	\$182.0m	\$(7.0)m	(3.7)%	6.50%	\$10.0m	3.0%	\$243.5m	N/A	N/A
45	Stockland Bull Creek	Bull Creek	WA	16,644 sqm	\$67.4m	\$(22.1)m	(24.7)%	6.75%	\$5.2m	1.1%	\$108.7m	12.8%	\$ 10,415/sqm
45	Stockland Harrisdale	Newhaven	WA	11,783 sqm	\$57.0m	\$(0.6)m	(1.0)%	6.50%	\$3.6m	1.0%	\$101.5m	12.4%	\$ 7,410/sqm
45	Stockland Riverton^	Riverton	WA	19,870 sqm	\$54.0m	\$(8.5)m	(13.6)%	6.75%	\$4.2m	0.9%	\$131.3m	14.9%	\$ 7,332/sqm
				<b>983,609 sqm</b>	<b>\$5,972.0m</b>				<b>\$342.0m</b>	<b>100%</b>			

\* Occupancy cost has been adjusted for COVID related abatements and capped occupancy rebates, and tenants that have been on leases less than 12 months have been excluded from the calculation

† This is based on the MLA calculation

‡ Assets under development or still in stabilisation mode; Transitional MAT

§ Book value includes Lamerton House and Greater Union Cinema

# Includes Townsville Nathan Street

^ Book value represents Stockland's 50% ownership

+ Includes Stockland Burleigh Central

NB Excludes capital works in progress and sundry properties



### STOCKLAND BALGOWLAH

Located in the northern suburbs of Sydney, the centre occupies 13,000sqm of a mixed-use development with 240 residential apartments. The centre includes Coles, Harbord Growers Market, Fitness First Platinum and more than 60 specialty stores, including a quality fresh food market, a fashion precinct and more than 700 car parking spaces. The second level is an open air plaza with a number of restaurants and service offerings.

**Location: Balgowlah, NSW**

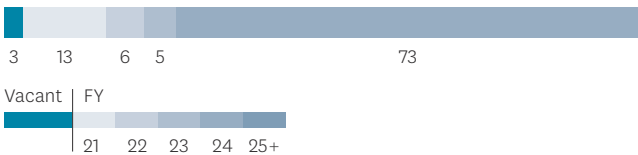
Acquisition date	2001
Ownership/title	100%/Freehold
Cost including additions	\$136.8m
Refurbishment history	2007

**Last independent valuation**

Date	Jun 2020
Valuation	\$145.0m
Valuation per sqm	\$11,300/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	736
Gross lettable area	12,832 sqm
Annual sales June 2020	\$139.5m
Specialty occupancy cost	18.5%
Weighted average lease expiry	5.6
NABERS	1.5 (Energy) 2.0 (Water)
Green Star rating	N/A

Major tenants	GLA	Lease Expiry
Coles	4,443 sqm	Jun 2029

**Lease expiry profile %**



### STOCKLAND BAULKHAM HILLS

Conveniently located near the intersection of two arterial roads within the Hills Shire, Stockland Baulkham Hills is 30 kilometres north west of the Sydney CBD. The centre features Woolworths, Coles, ALDI, Panetta Mercato and Red Dollar. The centre also includes more than 75 specialty stores and services including a 200 seat food precinct, more than 800 car parking spaces and an outdoor children's play area supported by surrounding retailers Little Rock Café and Charlie Lovett.

**Location: Baulkham Hills, NSW**

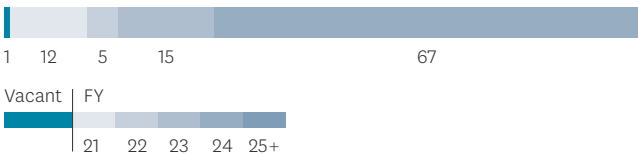
Acquisition date	Sep 1982
Ownership/title	100%/Freehold
Cost including additions	\$101.2m
Refurbishment history	2020, 2008

**Last independent valuation**

Date	Dec 2019
Valuation	\$152.0m
Valuation per sqm	\$8,443/sqm
Capitalisation rate	6.50%
Discount rate	7.25%
Car parking spaces	840
Gross lettable area	18,003 sqm
Annual sales June 2020	\$142.2m
Specialty occupancy cost	16.6%
Weighted average lease expiry	5.2
NABERS	4.5 (Energy) 2.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Woolworths	3,855 sqm	Jul 2027
Coles	3,034 sqm	Jun 2027
ALDI	1,495 sqm	Sep 2029

**Lease expiry profile %**



### STOCKLAND FORSTER

Located on the mid-north coast of NSW, this town centre includes Coles, Woolworths, ALDI, Kmart and Cotton On Mega. The centre has 80 specialty stores, an outdoor take-away food/café precinct, a children's play area and well-equipped parents' facilities. The adjoining retail park has seven large-format retail tenancies including Bunnings Warehouse and Hungry Jacks, which opened in May 2020.

**Location: Forster, NSW**

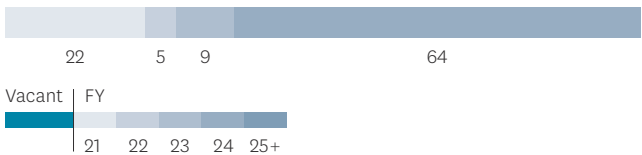
Acquisition date	Jul 2003/May 2010
Ownership/title	100%/Freehold
Cost including additions	\$131.0m
Refurbishment history	2020, 2008

**Last independent valuation**

Date	Jun 2020
Valuation	\$178.0m
Valuation per sqm	\$4,567/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	1,409
Gross lettable area	38,978 sqm
Annual sales June 2020	\$244.1m
Specialty occupancy cost	13.2%
Weighted average lease expiry	5.4
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Bunnings	8,310 sqm	Mar 2024
Kmart	6,938 sqm	Aug 2031
Coles	4,157 sqm	Jun 2033
Woolworths	3,800 sqm	Nov 2030
ALDI	1,570 sqm	Aug 2029

**Lease expiry profile %**





## STOCKLAND GLENDALE

Located on the northern fringe of Lake Macquarie, this centre was the first of the true super centre outdoor shopping concepts combining retail, leisure and entertainment on a ~20 hectare site. The centre is anchored by Coles, Woolworths, Kmart, Target, Event Cinemas and 10 mini-majors including TK Maxx, Rebel Sport and Cotton On Mega. There are more than 70 specialty stores and convenient parking for more than 2,300 cars.

### Location: Newcastle, NSW

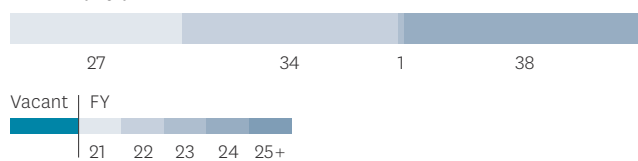
Acquisition date	Mar 1996
Ownership/title	100%/Freehold
Cost including additions	\$117.8m
Refurbishment history	2006

### Last independent valuation

Date	Jun 2020
Valuation	\$290.0m
Valuation per sqm	\$5,651/sqm
Capitalisation rate	6.25%
Discount rate	7.00%
Car parking spaces	2,278
Gross lettable area	51,316 sqm
Annual sales June 2020	\$322.0m
Specialty occupancy cost	17.5%
Weighted average lease expiry	3.0
NABERS	6.0 (Energy) 4.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Target	8,522 sqm	Jul 2021
Kmart	6,425 sqm	Nov 2020
Events Cinemas	5,324 sqm	Dec 2021
Coles	5,109 sqm	Mar 2026
Woolworths	4,952 sqm	Mar 2026

### Lease expiry profile %



## STOCKLAND GREEN HILLS

This award winning retail town centre underwent a \$421 million expansion in June 2018. Located 26km north west of the Newcastle CBD, this regional centre is anchored by David Jones, Woolworths, Coles, Big W and Target. There are also 13 mini-majors including H&M and JB Hi-Fi, an indoor and outdoor 1,700-seat dining precinct including The Bavarian, a seven-screen HOYTS Lux cinema complex, plus more than 240 specialty stores.

### Location: East Maitland, NSW

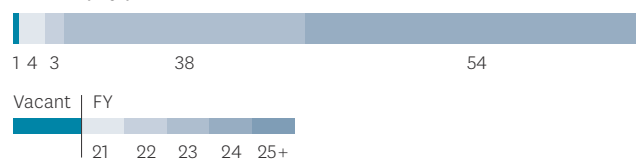
Acquisition date	Dec 2000
Ownership/title	100%/Freehold
Cost including additions	\$535.0m
Refurbishment history	2018

### Last independent valuation

Date	Jun 2020
Valuation	\$754.0m
Valuation per sqm	\$10,035/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	3,120
Gross lettable area	75,136 sqm
Annual sales June 2020	\$518.4m
Specialty occupancy cost	18.0%
Weighted average lease expiry	5.8
NABERS	5.0 (Energy) 3.0 (Water)
Green Star rating	5.0 (As Built) 2.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,024 sqm	Sep 2022
David Jones	6,225 sqm	Mar 2028
Target	5,936 sqm	Nov 2032
Woolworths	4,871 sqm	Sep 2022
Coles	3,702 sqm	Sep 2022

### Lease expiry profile %



## STOCKLAND MERRYLANDS

Twenty five kilometres west of the Sydney CBD and adjacent to rail, this retail town centre is a hub for food and fashion, and has serviced the local community since 1972. The centre includes six major retailers: ALDI, Coles, Woolworths, Big W, Kmart and Target. There are also five mini-majors and more than 200 specialty stores including a child care facility located on the rooftop.

### Location: Merrylands, NSW

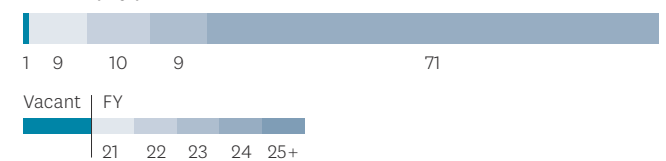
Acquisition date	Sep 1982
Ownership/title	100%/Freehold
Cost including additions	\$448.6m
Refurbishment history	2013

### Last independent valuation

Date	Jun 2020
Valuation	\$513.0m
Valuation per sqm	\$8,859/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	2,965
Gross lettable area	59,727 sqm
Annual sales June 2020	\$389.4m
Specialty occupancy cost	18.9%
Weighted average lease expiry	6.2
NABERS	4.5 (Energy) 2.5 (Water)
Green Star rating	4.0 (Design) 3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	7,900 sqm	Oct 2032
Kmart	7,159 sqm	Nov 2023
Target	6,088 sqm	Nov 2028
Coles	4,487 sqm	Dec 2031
Woolworths	3,820 sqm	Oct 2032

### Lease expiry profile %





A sub-regional centre conveniently located on the Princes Highway, a major arterial road, 160 kilometres south of Sydney. The centre is anchored by Kmart, Woolworths and more than 50 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$73.9m
Refurbishment history	

Date	Jun 2020
Valuation	\$107.0m
Valuation per sqm	\$6,834/sqm
Capitalisation rate	6.75%
Discount rate	7.50%
Car parking spaces	818
Gross lettable area	15,658 sqm
Annual sales June 2020	\$155.9m
Specialty occupancy cost	13.9%
Weighted average lease expiry	5.8
NABERS	4.5 (Energy) 4.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,190 sqm	Nov 2023
Woolworths	4,230 sqm	Jul 2034

Experience Level	Percentage
1	~2%
15	~15%
4	~4%
1	~1%
79	~79%

Vacant | FY

Experience Level	Percentage
21	~21%
22	~22%
23	~23%
24	~24%
25+	~25%



A two-level shopping centre located in Sydney's premier CBD retail precinct, 100 metres from Pitt Street Mall and opposite the Sheraton Grand Sydney Hyde Park and Hilton Sydney hotels. The centre is situated within Sydney's A-Grade office precinct and benefits from main entrances off Pitt and Castlereagh Streets. Stockland Piccadilly includes more than 30 specialty stores over two levels.

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold
Cost including additions	\$63.9m
Refurbishment history	

Date	Jun 2020
Valuation	\$64.6m
Valuation per sqm	\$21,526/sqm
Capitalisation rate	5.50%
Discount rate	6.50%
Car parking spaces	N/A
Gross lettable area	3,001 sqm
Annual sales June 2020	\$23.3m
Specialty occupancy cost	30.8%
Weighted average lease expiry	2.6
NABERS	N/A
Green Star rating	N/A

Major tenants	GLA	Lease Expiry
---------------	-----	--------------

† Retail only

Years of Experience	Count
14	14
37	37
11	11
3	3
35	35

Vacant FY  
 21 22 23 24 25+



The major regional centre is located on the south coast of NSW and is the largest retail town centre located within the trade area. It includes Myer, Kmart, Target, Coles, Woolworths, 14 mini-majors and more than 220 specialty stores. The centre boasts a redeveloped alfresco casual dining precinct which includes Hanok Korean BBQ as the newest addition and, an adjacent free-standing Greater Union theatre complex. The centre also includes two play areas and five-star parents' facilities. There is -three hectares of additional land for future development.

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$529.9m
Refurbishment history	2016, 2013

Date	Jun 2020
Valuation	\$619.8m
Valuation per sqm	\$7,207/sqm
Capitalisation rate	5.75%*
Discount rate	6.75%
Car parking spaces	3,607
Gross lettable area	86,005 sqm
Annual sales June 2020	\$432.6m
Specialty occupancy cost	16.0%
Weighted average lease expiry	7.1
NABERS	5.0 (Energy) 2.5 (Water)
Green Star rating	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA	Lease Expiry
Myer	11,939 sqm	May 2038
Target	7,154 sqm	Jul 2025
Kmart	6,600 sqm	May 2032
Coles	4,660 sqm	May 2032
Woolworths	3,876 sqm	Dec 2032

\* Retail centre only

Years of Experience	Number of Vacant Positions
21	4
22	11
23	13
24	9
25+	63





## SHELLHARBOUR RETAIL PARK

A strategically significant property located on a 7.5 hectare site, close to Stockland Shellharbour. This retail park development is anchored by Woolworths, Dan Murphy's and Chemist Warehouse. The centre recently saw the opening of more large format retail tenancies including TK Maxx, Rebel Sport, Baby Bunting, Roni's and Petbarn.

### Location: Shellharbour, NSW

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$62.0m
Refurbishment history	2020, 2019, 2018

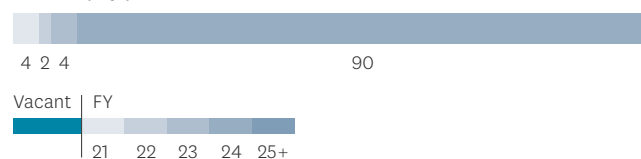
### Last independent valuation

Date	Jun 2020
Valuation	\$68.0m
Valuation per sqm	\$3,074/sqm
Capitalisation rate	7.00%
Discount rate	8.00%
Car parking spaces	789
Gross lettable area	22,118 sqm
Annual sales June 2020	\$114.8m
Specialty occupancy cost	N/A
Weighted average lease expiry	6.6
NABERS	N/A
Green Star rating	N/A

Major tenants	GLA	Lease Expiry
Woolworths	4,417 sqm	Nov 2028
Dan Murphy's	1,503 sqm	Sep 2025

\* Transitional MAT

### Lease expiry profile %



## STOCKLAND WETHERILL PARK

This retail town centre is a community hub for the Wetherill Park trade area, providing customers with the Kinchin Lane dining precinct. The centre also includes Coles, Woolworths, Big W, Target, 10 mini-majors, over 180 specialty stores and an entertainment and leisure precinct with a 12-screen HOYTS cinema and 24-hour gym. It also offers a full range of medical and dental services.

### Location: Western Sydney, NSW

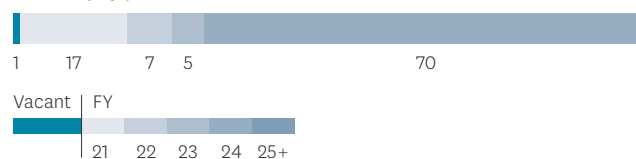
Acquisition date	Aug 1983
Ownership/title	100%/Freehold
Cost including additions	\$359.4m
Refurbishment history	2016

### Last independent valuation

Date	Jun 2020
Valuation	\$648.0m
Valuation per sqm	\$9,682/sqm
Capitalisation rate	5.50%
Discount rate	6.75%
Car parking spaces	2,637
Gross lettable area	66,929 sqm
Annual sales June 2020	\$368.8m
Specialty occupancy cost	20.2%
Weighted average lease expiry	7.4
NABERS	4.0 (Energy) 2.0 (Water)
Green Star rating	5.0 (As Built) 3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,097 sqm	Jun 2025
Target	7,020 sqm	Jul 2028
Hoyts	5,313 sqm	Nov 2043
Woolworths	4,346 sqm	Jun 2021
Coles	4,193 sqm	Dec 2035

### Lease expiry profile %



## STOCKLAND BARINGA

Opened in August 2019, Stockland Baringa is a neighbourhood centre including a full-line IGA, 13 specialty retailers, commercial floorspace, a tavern and over 300 car spaces. The centre is located in Stockland Aura, one of the largest masterplanned communities in Australia. Plans are also underway to deliver a medical centre and swim school to the community in early 2021.

### Location: Baringa, Qld

Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$22.0m
Refurbishment history	2020

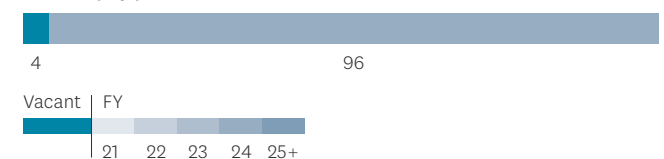
### Last independent valuation

Date	Jun 2020
Valuation	\$21.6m
Valuation per sqm	\$3,323/sqm
Capitalisation rate	6.00%
Discount rate	7.25%
Car parking spaces	306
Gross lettable area	6,501 sqm
Annual sales June 2020	N/A
Specialty occupancy cost	N/A
Weighted average lease expiry	7.8
NABERS	N/A
Green Star rating	N/A

Major tenants	GLA	Lease Expiry
Supa IGA	2,024 sqm	Aug 2029

\* Transitional MAT

### Lease expiry profile %





### STOCKLAND BIRTINYA

Stockland Birtinya is centrally located on the Sunshine Coast and is the major retail component of Stockland's Oceanside residential community development. The centre has a GLA of ~11,000sqm including Coles, ALDI, two mini-major tenants and over 30 specialty stores alongside the Malt Shovel Taphouse and the Night Quarter food and entertainment precinct which is due to open in late 2020.

**Location: Birtinya, Qld**

Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$86.8m
Refurbishment history	2019

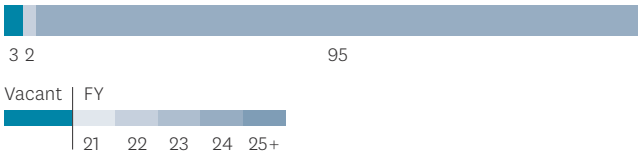
**Last independent valuation**

Date	Jun 2020
Valuation	\$70.7m
Valuation per sqm	\$6,139/sqm
Capitalisation rate	5.75%-6.25%
Discount rate	7.25%-7.50%
Car parking spaces	571
Gross lettable area	11,509 sqm
Annual sales June 2020	\$87.5m
Specialty occupancy cost	N/A
Weighted average lease expiry	7.2
NABERS	6.0 (Energy) 3.5 (Water)
Green Star rating	5 (Design & As Built)

Major tenants	GLA	Lease Expiry
Coles	3,837 sqm	Dec 2033
ALDI	1,701 sqm	Dec 2028

\* Transitional MAT

**Lease expiry profile %**



### STOCKLAND BUNDABERG

The centre is a well-established local shopping destination in an expanding retail and commercial precinct. It is anchored by Woolworths, Big W, JB Hi-Fi and Best & Less and has more than 70 specialty stores, including Australia Post and a broad range of services plus an external dining precinct.

**Location: Bundaberg, Qld**

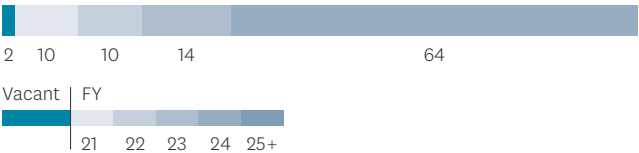
Acquisition date	Oct 2014
Ownership/title	100%/Freehold
Cost including additions	\$140.4m
Refurbishment history	2018

**Last independent valuation**

Date	Jun 2020
Valuation	\$136.5m
Valuation per sqm	\$5,838/sqm
Capitalisation rate	6.75%
Discount rate	7.50%
Car parking spaces	1,281
Gross lettable area	23,382 sqm
Annual sales June 2020	\$178.6m
Specialty occupancy cost	10.4%
Weighted average lease expiry	7.4
NABERS	6.0 (Energy) 3.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,173 sqm	Sep 2036
Woolworths	4,184 sqm	Sep 2023

**Lease expiry profile %**



### STOCKLAND BURLEIGH COMPLEX+

A fully enclosed retail town centre located on the Gold Coast, 80 kilometres south of Brisbane. Situated near the intersection of two arterial roads and just 1.4 kilometres from Burleigh Beach, the centre is anchored by Big W, refurbished Woolworths and ALDI. The centre also boasts six mini-majors and more than 90 specialty stores, alongside an external-facing dining precinct. Adjacent to the Stockland Burleigh Heads is Stockland Burleigh Central, which consists of two small, well-located bulky goods sites.

**Location: Burleigh Heads, Qld**

Acquisition date	Aug 2003
Ownership/title	100%/Freehold
Cost including additions	\$165.0m
Refurbishment history	2017

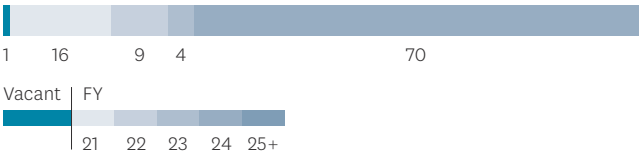
**Last independent valuation**

Date	Jun 2020
Valuation	\$178.8m
Valuation per sqm	\$4,915/sqm
Capitalisation rate	6.75% - 7.00%
Discount rate	7.50% - 8.00%
Car parking spaces	1,688
Gross lettable area	36,379 sqm
Annual sales June 2020	\$226.0m
Specialty occupancy cost	12.3%
Weighted average lease expiry	3.7
NABERS	5.0 (Energy) 5.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	6,673 sqm	Mar 2025
Woolworths	4,356 sqm	Apr 2026
ALDI	1,745 sqm	April 2024

+ Includes Stockland Burleigh Central

**Lease expiry profile %**





## STOCKLAND CAIRNS

Located on the main southern arterial road accessing Cairns, the centre occupies an 11 hectare site. The centre has a Big W, Woolworths, Target, Coles, and more than 100 specialty stores, a 750-seat food precinct and a six-screen cinema.

### Location: Cairns, Qld

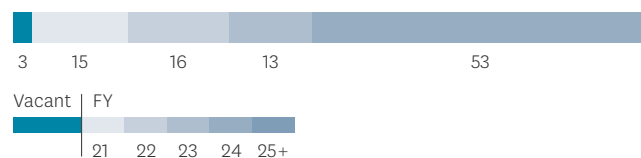
Acquisition date	Jun 1992
Ownership/title	100%/Freehold
Cost including additions	\$206.9m
Refurbishment history	2017

### Last independent valuation

Date	Jun 2020
Valuation	\$162.0m
Valuation per sqm	\$3,316/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	2,375
Gross lettable area	48,856 sqm
Annual sales June 2020	\$258.6m
Specialty occupancy cost	12.1%
Weighted average lease expiry	4.6
NABERS	5.5 (Energy) 4.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,259 sqm	Jun 2024
Target	4,730 sqm	Jul 2022
Woolworths	4,254 sqm	Jun 2036
Coles	3,698 sqm	Mar 2029
Birch Carroll and Coyle Cinemas	3,415 sqm	Nov 2021

### Lease expiry profile %



## STOCKLAND CALOUNDRA

Located within the southern part of the Sunshine Coast, Stockland Caloundra sits in a population growth corridor. The centre includes a Coles, Kmart and more than 45 specialty stores.

### Location: Caloundra, Qld

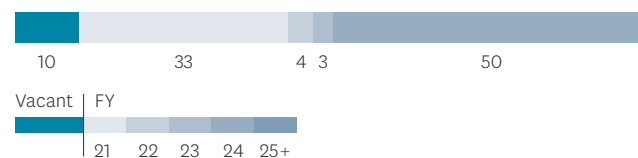
Acquisition date	Jun 2003/Dec 2009
Ownership/title	100%/Freehold
Cost including additions	\$66.7m
Refurbishment history	DA approved, 2019

### Last independent valuation

Date	Dec 2019
Valuation	\$105.5m
Valuation per sqm	\$6,057/sqm
Capitalisation rate	6.50%
Discount rate	7.25%
Car parking spaces	846
Gross lettable area	17,419 sqm
Annual sales June 2020	\$131.8m
Specialty occupancy cost	12.4%
Weighted average lease expiry	2.0
NABERS	5.5 (Energy) 5.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,069 sqm	Mar 2024
Coles	3,957 sqm	Jul 2025

### Lease expiry profile %



## STOCKLAND GLADSTONE

Located on the Dawson Highway, Stockland Gladstone is the only major shopping centre in the region. The centre comprises a Coles, Woolworths, Big W, Kmart, over 50 specialty stores and more than 1,200 parking spaces.

### Location: Gladstone, Qld

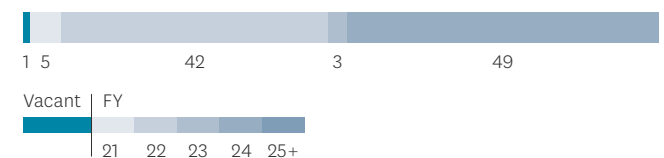
Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$111.5m
Refurbishment history	2019, 2014

### Last independent valuation

Date	Jun 2020
Valuation	\$127.1m
Valuation per sqm	\$4,360/sqm
Capitalisation rate	6.75%-7.00%
Discount rate	7.00%-7.25%
Car parking spaces	1,280
Gross lettable area	29,151 sqm
Annual sales June 2020	\$189.9m
Specialty occupancy cost	13.1%
Weighted average lease expiry	4.5
NABERS	5.5 (Energy) 4.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,513 sqm	Feb 2029
Big W	7,203 sqm	Aug 2021
Coles	3,809 sqm	Feb 2029
Woolworths	3,609 sqm	Mar 2032

### Lease expiry profile %







### STOCKLAND HERVEY BAY

This single level sub-regional retail town centre is located on the Fraser Coast, 300 kilometres north of Brisbane. The centre is the largest fully enclosed air conditioned mall between Rockhampton and Maroochydore. It is anchored by Target, Kmart, Coles, Petbarn, Spotlight, JB Hi-Fi, Sports First and more than 90 specialty stores.

#### Location: Hervey Bay, Qld

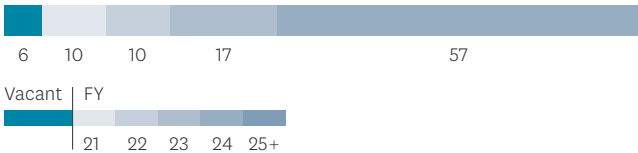
Acquisition date	Apr 2011
Ownership/title	100%/Freehold
Cost including additions	\$201.7m
Refurbishment history	2017, 2015

#### Last independent valuation

Date	Jun 2020
Valuation	\$164.5m
Valuation per sqm	\$4,438/sqm
Capitalisation rate	7.00%
Discount rate	7.75%
Car parking spaces	1,772
Gross lettable area	37,070 sqm
Annual sales June 2020	\$225.8m
Specialty occupancy cost	12.4%
Weighted average lease expiry	6.0
NABERS	6.0 (Energy) 4.0 (Water)
Green Star rating	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA	Lease Expiry
Target	5,573 sqm	Jan 2023
Kmart	5,598 sqm	Jul 2034
Coles	3,955 sqm	Jul 2034

#### Lease expiry profile %



### STOCKLAND NORTH SHORE

A convenient neighbourhood centre located within the Stockland North Shore residential community in Townsville. The centre comprises a Woolworths and 13 specialty stores.

#### Location: North Shore, Qld

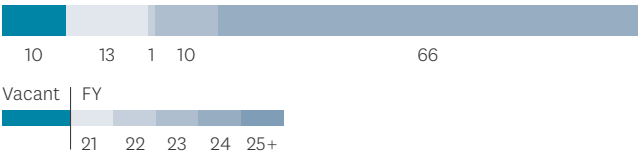
Acquisition date	Mar 2011
Ownership/title	100%/Freehold
Cost including additions	\$22.0m
Refurbishment history	DA approved

#### Last independent valuation

Date	June 2019
Valuation	\$17.3m
Valuation per sqm	\$3,018/sqm
Capitalisation rate	7.00%
Discount rate	7.50%
Car parking spaces	291
Gross lettable area	5,716 sqm
Annual sales June 2020	\$53.9m
Specialty occupancy cost	8.4%
Weighted average lease expiry	7.2
NABERS	N/A
Green Star rating	4.0 (As Built)

Major tenants	GLA	Lease Expiry
Woolworths	3,544 sqm	Mar 2031

#### Lease expiry profile %



### STOCKLAND ROCKHAMPTON

The largest regional shopping centre between Maroochydore and Mackay, Stockland Rockhampton includes Woolworths, Coles, Kmart, Big W, H&M plus 10 mini-majors, more than 160 specialty stores and a six-screen BCC Cinema. The centre features an all-weather casual dining precinct including Guzman Y Gomez, Burger Urge, Schnitz, Lone Star and Gelatissimo.

#### Location: Rockhampton, Qld

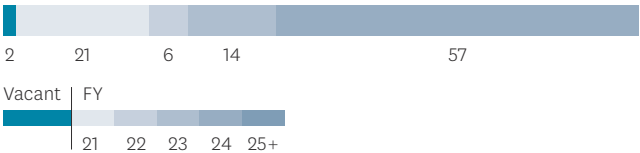
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$300.8m
Refurbishment history	2017, 2010

#### Last independent valuation

Date	Jun 2020
Valuation	\$351.0m
Valuation per sqm	\$6,020/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	2,979
Gross lettable area	58,305 sqm
Annual sales June 2020	\$354.0m
Specialty occupancy cost	12.7%
Weighted average lease expiry	3.8
NABERS	4.0 (Energy) 2.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	8,211 sqm	Nov 2028
Kmart	6,000 sqm	Aug 2024
Woolworths	4,223 sqm	Jun 2032
Coles	3,642 sqm	Aug 2024
Birch Carroll and Coyle Cinemas	3,392 sqm	Dec 2023

#### Lease expiry profile %





## STOCKLAND TOWNSVILLE

A large retail precinct located in the geographic heart of Townsville. The main centre houses the region's only full-line Myer department store and H&M, as well as Woolworths and Big W, while the Nathan Street centre is anchored by Coles and Kmart. Together the complex also has six mini-majors, a 700 seat food precinct and more than 150 specialty stores. There is ~two hectares of adjacent development land.

### Location: Townsville, Qld

Acquisition date	Jun 1987/Mar 2012
Ownership/title	50%/Freehold
Cost including additions	\$182.6m
Refurbishment history	2017, 2013

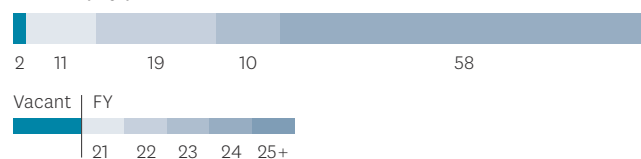
### Last independent valuation

Date	Jun 2020
Valuation	\$164.0m
Valuation per sqm	\$5,519/sqm*
Capitalisation rate	6.00%-6.75%
Discount rate	7.00%-7.25%
Car parking spaces	2,965
Gross lettable area	59,427 sqm
Annual sales June 2020	\$328.7m
Specialty occupancy cost	14.5%
Weighted average lease expiry	7.3
NABERS	4.5 (Energy) 4.0 (Water)
Green Star rating	4.0 (As Built) 3.0 (Performance)

Major tenants	GLA	Lease Expiry
Myer	12,023 sqm	Oct 2037
Kmart	7,416 sqm	Sep 2021
Big W	7,205 sqm	Jun 2034
Woolworths	4,200 sqm	Dec 2031
Coles	3,377 sqm	Jul 2023

\* Reflects 100% interest

### Lease expiry profile %



## STOCKLAND POINT COOK

A four-quadrant town centre layout located in a strong population growth corridor west of the Melbourne CBD. The centre is anchored by Target, Coles, Woolworths, ALDI, Dan Murphy's, Rebel Sport, six mini-majors, over 105 specialty stores as well as commercial suites and services. A significant dining precinct lines the main road.

### Location: Point Cook, Vic

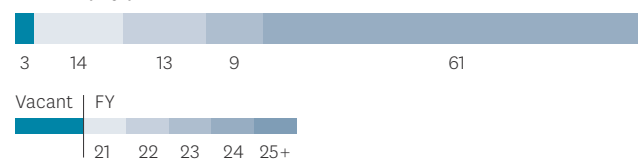
Acquisition date	Jun 2011
Ownership/title	100%/Freehold
Cost including additions	\$225.0m
Refurbishment history	2015

### Last independent valuation

Date	Jun 2020
Valuation	\$210.0m
Valuation per sqm	\$4,760/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Car parking spaces	1,721
Gross lettable area	44,120 sqm
Annual sales June 2020	\$243.0m
Specialty occupancy cost	14.0%
Weighted average lease expiry	5.2
NABERS	4.5 (Energy) 4.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Target	6,500 sqm	Aug 2028
Coles	4,008 sqm	Aug 2028
Woolworths	3,995 sqm	Aug 2035
ALDI	1,286 sqm	Holdover

### Lease expiry profile %



## STOCKLAND THE PINES

This property is located in one of Melbourne's strongest socio-economic trade areas. The retail mix includes Coles, ALDI, Woolworths, Kmart and more than 90 specialty stores. The centre is well regarded within the community for its high level of convenience, complemented by representation from the major banks, Australia Post, a medical clinic and a 250 seat food precinct.

### Location: Doncaster East, Vic

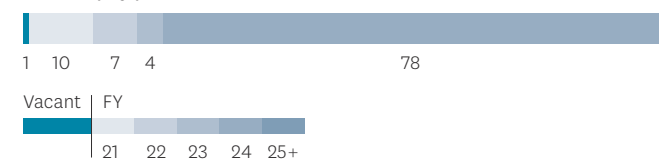
Acquisition date	Nov 2004
Ownership/title	100%/Freehold
Cost including additions	\$148.3m
Refurbishment history	DA approved, 2020

### Last independent valuation

Date	Dec 2018
Valuation	\$180.1m
Valuation per sqm	\$7,173/sqm
Capitalisation rate	6.25%
Discount rate	7.25%
Car parking spaces	1,298
Gross lettable area	25,107 sqm
Annual sales June 2020	\$172.2m
Specialty occupancy cost	22.8%
Weighted average lease expiry	5.1
NABERS	4.0 (Energy) 3.5 (Water)
Green Star rating	2.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	6,829 sqm	Jul 2028
Woolworths	3,830 sqm	Jul 2024
Coles	3,197 sqm	Oct 2024
ALDI	1,521 sqm	Oct 2031

### Lease expiry profile %





### STOCKLAND TRARALGON

Located in the heart of the Traralgon CBD, the centre is anchored by Coles and Kmart as well as three mini-majors and more than 50 specialty stores. The centre includes extensive undercover parking.

**Location: Traralgon, Vic**

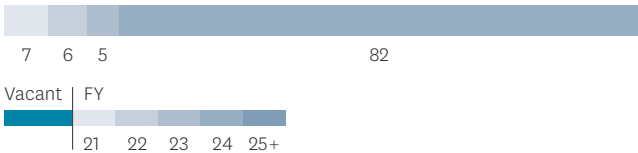
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$63.0m
Refurbishment history	2018

**Last independent valuation**

Date	Jun 2020
Valuation	\$83.0m
Valuation per sqm	\$4,149/sqm
Capitalisation rate	7.50%
Discount rate	7.75%
Car parking spaces	750
Gross lettable area	20,007 sqm
Annual sales June 2020	\$142.2m
Specialty occupancy cost	14.3%
Weighted average lease expiry	6.8
NABERS	5.0 (Energy) 4.5 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,620 sqm	Nov 2025
Coles	4,987 sqm	Nov 2033

**Lease expiry profile %**



### STOCKLAND WENDOUREE

Located in the major regional city of Ballarat, 110 kilometres west of Melbourne, this sub-regional retail town centre includes Kmart, Coles, Woolworths, four mini-majors and more than 100 specialty stores. The centre also includes the regional library.

**Location: Wendouree, Vic**

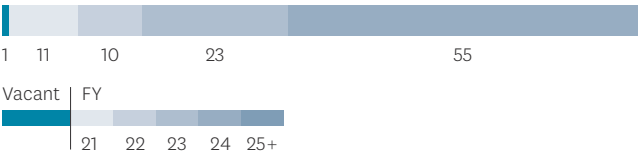
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$115.3m
Refurbishment history	2018

**Last independent valuation**

Date	Jun 2020
Valuation	\$158.0m
Valuation per sqm	\$5,696/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	1,238
Gross lettable area	27,741 sqm
Annual sales June 2020	\$193.0m
Specialty occupancy cost	N/A
Weighted average lease expiry	6.1
NABERS	5.0 (Energy) 4.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	7,831 sqm	Oct 2028
Woolworths	3,874 sqm	Jun 2033
Coles	3,252 sqm	Aug 2022

**Lease expiry profile %**



### STOCKLAND BALDIVIS

Stockland Baldivis is located in one of the strongest growth corridors in Western Australia. The centre sits within the Settlers Hills residential community, opposite the Affinity Retirement Village, as part of a Stockland masterplanned community. The centre includes a full-line ALDI, Coles, Woolworths, Kmart, four mini-majors, more than 90 specialty stores and a main street restaurant precinct. There is -eight hectares of land adjacent for future development.

**Location: Baldivis, WA**

Acquisition date	Aug 2006
Ownership/title	100%/Freehold
Cost including additions	\$153.4m
Refurbishment history	2019, 2015

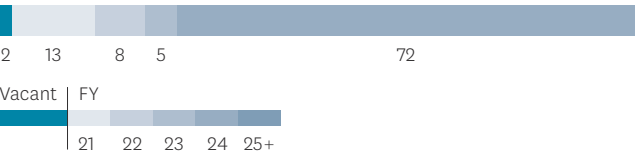
**Last independent valuation**

Date	Jun 2020
Valuation	\$182.0m
Valuation per sqm	\$5,212/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	1,466
Gross lettable area	34,919 sqm
Annual sales June 2020	\$243.5m
Specialty occupancy cost	N/A
Weighted average lease expiry	8.0
NABERS	3.0 (Energy) 3.0 (Water)
Green Star rating	4.0 (As Built) 2.0 (Performance)

Major tenants	GLA	Lease Expiry
Kmart	5,990 sqm	Mar 2035
Coles	4,129 sqm	Sep 2029
Woolworths	4,097 sqm	May 2035
ALDI	1,900 sqm	Jul 2029

\* Transitional MAT

**Lease expiry profile %**







## STOCKLAND BULL CREEK

A single level sub-regional centre located 15 kilometres south of the Perth CBD. The centre is anchored by Woolworths, Target and more than 45 specialty stores and is positioned as a convenience and value destination in this densely populated trade area.

### Location: Bull Creek, WA

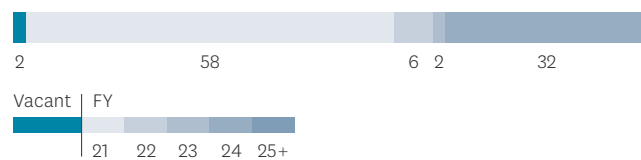
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$70.1m
Refurbishment history	

### Last independent valuation

Date	Jun 2020
Valuation	\$67.4m
Valuation per sqm	\$4,050/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Car parking spaces	900
Gross lettable area	16,644 sqm
Annual sales June 2020	\$108.7m
Specialty occupancy cost	12.8%
Weighted average lease expiry	3.9
NABERS	4.5 (Energy) 2.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Target	8,131 sqm	Holdover
Woolworths	3,426 sqm	May 2035

### Lease expiry profile %



## STOCKLAND HARRISDALE

Stockland Harrisdale is a greenfield community retail town centre located within the Newhaven residential community, 20 kilometres south east of the Perth CBD. The centre is anchored by Woolworths and ALDI and includes Five Seasons Fresh, 35 specialty shops and kiosks, with a strong focus on retail services and food along with an alfresco dining precinct.

### Location: Newhaven, WA

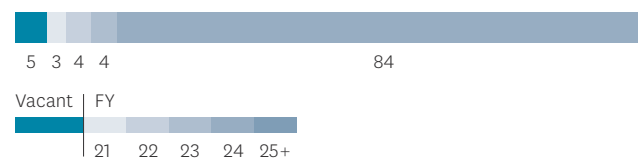
Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$49.0m
Refurbishment history	2016

### Last independent valuation

Date	Jun 2020
Valuation	\$57.0m
Valuation per sqm	\$4,837/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	532
Gross lettable area	11,783 sqm
Annual sales June 2020	\$101.5m
Specialty occupancy cost	12.4%
Weighted average lease expiry	8.6
NABERS	0.0 (Energy) 1.0 (Water)
Green Star rating	4.0 (As Built)

Major tenants	GLA	Lease Expiry
Woolworths	4,235 sqm	Jun 2036
ALDI	1,529 sqm	Jun 2026

### Lease expiry profile %



## STOCKLAND RIVERTON

The centre occupies a ~six hectare site on a major arterial road in Riverton, 11 kilometres south east of Perth's CBD. The centre comprises Woolworths, Big W, The Reject Shop and more than 60 specialty stores, alfresco dining area, five pad sites and a Tavern.

### Location: Riverton, WA

Acquisition date	Aug 2006
Ownership/title	50%/Freehold
Cost including additions	\$30.3m
Refurbishment history	2008

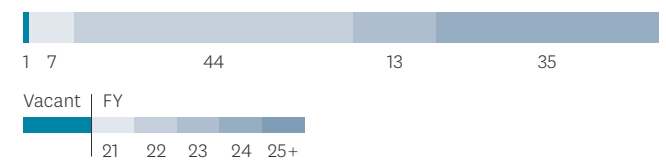
### Last independent valuation

Date	Jun 2020
Valuation	\$54.0m
Valuation per sqm	\$5,435/sqm*
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	1,186
Gross lettable area	19,870 sqm
Annual sales June 2020	\$131.3m
Specialty occupancy cost	14.9%
Weighted average lease expiry	4.1
NABERS	4.0 (Energy) 2.0 (Water)
Green Star rating	3.0 (Performance)

Major tenants	GLA	Lease Expiry
Big W	7,294 sqm	Sep 2021
Woolworths	3,963 sqm	Sep 2031

\* Reflects 100% interest

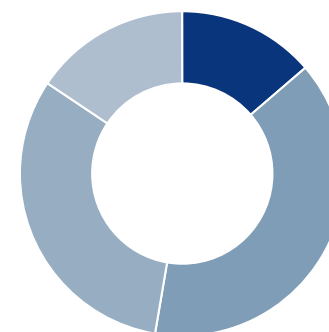
### Lease expiry profile %



# Residential Communities

Stockland is a leading residential developer in Australia and is focused on delivering a range of masterplanned communities and medium density housing in growth areas across the country.

## RESIDENTIAL PORTFOLIO



### Geographic split

- 13.7% NSW/ACT
- 39.0% Qld
- 31.7% Vic
- 15.6% WA

## FEATURES LEGEND



Park



Shopping centre/Retail within 1km radius



Townhomes



Train station/Retail within 1km radius

Communities

51

Lots remaining

>74,000

End-market value

\$19.8bn

## Minta, Vic

The project, fronting Soldiers Road in Berwick, will offer over 1,500 home sites comprising residential lots, townhomes and retirement living options. The property includes some outstanding natural and heritage features including ornamental lakes, extensive views, established landscapes and conservation areas.





## **The Gables, NSW**

Stockland's newest development in the thriving North West corridor located at Box Hill. Featuring 75 hectares of green space and local parks, a four hectare lake, and a variety of land parcels with lots ranging from 450sqm to 2,000sqm. The Gables also benefits from access to significant existing infrastructure including the Rouse Hill Town Centre and the Rouse Hill and Tallawong Road metro stations, which are both eight kilometres away.



Property	Features
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\* Total revenue generated throughout the life of the project  
† Relates to land lots only  
§ Includes dwellings

















### **Willowdale, NSW**

Willowdale will feature ~3,700 homes, including ~270 townhomes and a retirement village. Residents already enjoy a community centre, neighbourhood shopping village with a Coles supermarket and specialty shops, natural riparian corridors and playgrounds. Future plans for this community include sports ovals, childcare and a proposed school across the 350 hectare site.





## NSW/ACT – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Anambah^ 2003	 	Hunter/North Coast Regions	N/A	2,305	Future release area currently undergoing rezoning, located 45 kilometres west of Newcastle and is a continuation of the Maitland growth corridor.
Illawarra 2003	 	South Coast	185	642	Located 21 kilometres south of Wollongong in the foothills of the Illawarra escarpment in Stage 4 of the West Dapto Urban Release Area.
Marsden Park North <sup>§</sup> 2017	   	Marsden Park North	1,000	2,000	In 2017 we announced an agreement to acquire this site, of approximately 184 hectares, adjacent to our Elara Masterplan community. In 2020 we announced that the parties have terminated this agreement and entered into exclusive negotiations regarding a new transaction.
Parramatta 2017	 	Parramatta	N/A	N/A	An apartment development opportunity to build approximately 360 apartments in Parramatta. Subject to conditions precedent relating to planning.
Rosebery 2017	 	Rosebery	N/A	N/A	An apartment development opportunity to build approximately 140 apartments within the heart of the inner city suburb of Rosebery.
West Dapto 2 2003	 	South Coast	348	623	Located in Stage 3 of the West Dapto Urban Release Area, adjacent to the future Horsley town centre and recently completed Brooks Reach. Re-zoning approved with development approval pending.
			<b>1,533</b>	<b>5,570</b>	

\* Total revenue generated throughout the life of the project

^ A put and call option has been exchanged, conditional on rezoning


























§ Stockland has an exclusive arrangement to negotiate terms in relation to the proposed acquisition of this property

## Newport, Qld

Set in a prime location on the Redcliffe Peninsula, Newport is an innovative masterplanned waterside community. Occupying a 143 hectare site, the project is delivering a diverse range of housing options including premium precincts that feature direct waterfront connection and high-mast boating access to the bay, retirement living and townhomes.






## QUEENSLAND – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Aura†† 2004	  	Caloundra	3,149	20,000 <sup>§</sup>	13%	210,000 - 345,000	Located on the Southern Sunshine Coast, Aura truly is a city in the making. Aura will be a city that caters for every stage of life. Distinctive urban villages will blend seamlessly with a thriving city heart, business and enterprise hubs, schools, and a university. Retirement and aged care facilities, recreation parks, sporting and cultural centres round out the offering. Aura will be supported by an extensive transport network and surrounded by over 700 hectares of conservation areas and open space. With sustainability a key focus, Aura has again in 2020 been awarded the GreenStar 6 Star rating recognising the best practice sustainability outcomes.
Birtinya (previously Kawana Business Village and Birtinya) 2004		Sunshine Coast	167	69	48%	N/A	Birtinya (previously Kawana Business Village and Birtinya) is a commercial and retail precinct of the Birtinya community including the Birtinya Town Centre. It is located on the southern end of the Sunshine Coast approximately 95 kilometres north of Brisbane, and adjacent to the Sunshine Coast Health Precinct.
Bokarina Beach 2004	  	Sunshine Coast	237	300 <sup>§</sup>	58%	375,000 - 530,000	A beachside precinct on the Sunshine Coast, launched in June 2017. Bokarina Beach will provide an exciting, high quality mixed-use residential, retail and tourism hub, with public beach access and associated recreational spaces. Bokarina Beach townhomes have been released to market and are currently selling.
Foreshore 2016	 	Coomera	184	525 <sup>§</sup>	54%	246,000 - 420,000	Located in the high growth suburb of Coomera on the Gold Coast, approximately 27km north of Surfers Paradise and 58km south of the Brisbane CBD, Foreshore borders the Coomera River and Oaky Creek. Foreshore has 51 hectares of dedicated conservation area, along with kilometres of proposed dedicated walking and bike trails. A central community park overlooks the wetlands, Foreshore Park and Jetty connect the community to the Coomera River.
Kalina 2017	  	Springfield	121	442	20%	190,000 - 330,000	Located within Springfield, Kalina is a naturally connected community with walkways bordering the conservation area and a large explorative park with a café at its heart. The community is closely connected to the convenience of two shopping centres, schools, education and transport.
Newport 2015	   	Newport	734	1,888 <sup>§</sup>	52%	269,000 - 969,000	Set in a prime location on the Redcliffe Peninsula, Newport is an innovative masterplanned waterside community. Occupying a 143 hectare site, the project is delivering a diverse range of housing options including premium precincts that feature direct waterfront connection and high-mast boating access to the bay, retirement living and townhomes. Located just 39km from Brisbane, Newport will feature a proposed neighbourhood centre featuring waterfront retail and dining, multiple parks and a 22ha tidal lake.
North Lakes Business Park 2004	  	North Lakes	178	120	98%	N/A	The North Lakes Business Park is a commercial site situated on the edge of the North Lakes masterplanned community.
North Lakes Enterprise Precinct 2009	  	North Lakes	N/A	1	N/A	N/A	A 32 hectare site that is approved for commercial and industrial uses. Located on Boundary Road in the suburb of North Lakes, the project is proximate to the Bruce Highway, which facilitates direct travel routes to key locations.
North Shore 2001	 	Townsville	1,055	5,514	37%	115,000 - 225,000	An innovative and award winning masterplanned community, 15 kilometres north west of the Townsville CBD, North Shore offers three schools, parks, an aquatic centre, a community clubhouse, a town square and a neighbourhood Stockland Retail Town Centre. 40 per cent of North Shore is dedicated to parkland and open space bushland.
Pallara 2003		Pallara	200	638	90%	278,000 - 439,000	Located 19 kilometres from the CBD, Pallara is one of the last remaining greenfield residential development opportunities within Brisbane City Council. All complemented by a district park with dog off leash park, a feng shui designed central park, childcare centre, proposed Translink service and proposed neighbourhood centre.













QUEENSLAND – RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m) <sup>*</sup>	Total lots	% Settled	Price range (\$)†	Project description
Promenade 2017		Rothwell	47	189	63%	210,000 - 310,000	Promenade is a boutique residential development, occupying a total site area of 9.2 hectares, located adjacent to Moreton Bay, 35km north of Brisbane CBD in close proximity to Rothwell Central shopping centre. The site is an infill development surrounded by established housing.
Sovereign Pocket 2010		Deebing Heights	131	725	84%	151,000 - 219,000	Sovereign Pocket, at Deebing Heights is eight kilometres from the Ipswich CBD. The development includes a school, large open spaces, natural parkland, barbecue facilities, biking and walking tracks.
Vale 2010		Holmview	125	641	97%	180,000 - 248,000	Located within the Logan City catchment, Vale is just six kilometres from the Beenleigh Town Centre and 34 kilometres to the Brisbane CBD. Close to schools, local shops and with established parklands, the community appeals strongly to first home buyers.
			6,328	31,052			

\* Total revenue generated throughout the life of the project  
† Relates to land lots only  
§ Includes dwellings  
†† Aura is a Capital Partnership with Capital Property Group

## QUEENSLAND – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Caboolture West/Ripeford 2008	 	Caboolture	388	1,800	Located approximately 10 kilometres west of Caboolture and 51 kilometres north of Brisbane CBD. The 177 hectare site is centrally located in the Caboolture West Major Expansion Area.
Ellida 2010	 	Rockhampton	541	2,272	This community is located eight kilometres north of Stockland Rockhampton and 12 kilometres north of the Rockhampton CBD.
Hope Island <sup>◇</sup> 2017	 	Gold Coast	65	92	Hope Island is a 3.3 hectare waterfront site located within the Gold Coast's northern growth area. Hope Island is the site of Stockland's first standalone medium density acquisition in Queensland. The development site is surrounded by established housing, golf courses, and opposite the Hope Island Market Place that includes a Woolworths, ALDI and speciality retail shops.
Paradise Waters 2010	  	Deebing Heights	585	2,121	Paradise Waters is located in the Ripley Valley growth corridor and within the Ripley Valley priority development area. The proposed community is planned to feature a landscaped nature reserve that runs through the heart of the community with park facilities, sporting fields, neighbourhood centre, café and community hub and a future primary school.
Twin Waters West 2005		Sunshine Coast	N/A	N/A	Located 10 kilometres from Maroochydhore, bordered by the Maroochy River, the Sunshine Motorway, the David Low Way and Ocean Drive.
			<b>1,579</b>	<b>6,285</b>	

\* Total revenue generated throughout the life of the project

◇ A standalone medium density project indicating medium density price range


























### **Waterlea, Vic**

Waterlea is a six hectare medium density site, located 32 kilometres south east of Melbourne CBD. This innovative, sustainable community has achieved a 6 star Green Star rating and will comprise of single and two storey homes and townhomes. The property will be developed into the medium density residential component of a wider 40 hectare parkland, wetland and heritage precinct by Knox City Council.












## VICTORIA – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Cloverton‡ 2010	   	Kalkallo/Beveridge	4,131	11,525	11%	169,000 - 395,000	Cloverton is a large consolidated development site within Melbourne's urban growth boundary. It is located on the Hume Freeway in Kalkallo, about 38 kilometres north of the Melbourne CBD in the City of Hume, Whittlesea and Mitchell. It is a masterplanned community with over 11,000 home sites which includes regular lots, townhomes, completed homes and retirement living options, plus a metropolitan activity centre including a regional shopping centre and train station. Green Leaves child care facility opened on site in early 2020. Also planned are an extensive range of schools, community and recreation facilities and open space. Cloverton's state-of-the-art Sales and Information Centre with cafe and adventure playground are becoming a key meeting place for neighbours in the early stages of the project.
Edgebrook 2015	 	Clyde	235	802	70%	220,000 - 379,000	Edgebrook is a 65 hectare parcel in Clyde, approximately 55 kilometres south-east of the Melbourne CBD and 1.6 kilometres east of Stockland's award-winning Selandra Rise project. The property is within Melbourne's fast growing Casey Corridor. An attractive all-abilities central park and open space corridor along Clyde Creek is anticipated to open in late 2020. A 17-home display village opened on site in May 2019. Edgebrook is currently selling its final stages.
Eucalypt 2009, 2011	   	Epping	420	1,742	75%	N/A	A community located in Melbourne's north-eastern suburbs with frontage to Findon Creek. The project provided for residential, medium density and mixed-use. The main Eucalypt project sold out in December 2016, the Bindts Road consolidation is in planning.
Grandview 2017	   	Truganina	517	1,707	10%	175,000 - 412,000	This elevated site is located 28 kilometres west of Melbourne CBD, and will include approximately 1,700 dwellings with views to natural surrounds. Proposed for the site is a state primary school, local convenience centre, community activity centre, playgrounds, parks and a sports reserve. Future residents will also enjoy connections to other nearby education options, child care facilities, a future Westfield town centre, a proposed train station and a business precinct. Sales at Grandview commenced in May 2018. A destination dinosaur-themed park is anticipated to open in late 2020.
Highlands 2004, 2010, 2013, 2015, 2016	   	Craigieburn	2,948	11,484 <sup>§</sup>	69%	199,000 - 441,000	An award-winning masterplanned community located in Melbourne's northern suburbs with picturesque views of surrounding hills and the Melbourne CBD skyline. Highlands offers schools and child care, high quality sporting facilities, a medical centre and numerous retail and commercial amenities including nearby Craigieburn Central Shopping Centre. With nearby access to Craigieburn Railway Station and Bus Depot, plus the Hume and Tullamarine Freeways, Highlands residents are easily connected to Melbourne Airport and Melbourne CBD. Stockland's own medium density project, Eastside at Highlands, is currently selling through its final stages. This complements existing land, home and land, completed homes and retirement village offerings that continue to be offered at Highlands.
Minta 2017	  	Berwick	611	1,580	13%	289,000-510,000	One of the last remaining greenfield sites in the popular suburb of Berwick, approximately 46 kilometres south-east of Melbourne, the 114 hectare site is located within the Urban Growth Boundary in the City of Casey. The project, fronting Soldiers Road in Berwick, will offer over 1,500 home sites comprising residential lots, townhomes and retirement living options. The property includes some outstanding natural and heritage features including ornamental lakes, extensive views, established landscapes and conservation areas. Sales at Minta commenced in October 2018.
Mt Atkinson## 2017	   	Truganina	819	4,305 <sup>§</sup>	12%	184,000 - 422,000	Mt Atkinson is a 315 hectare site in the heart of the fastest growing residential corridor in Australia, 25 kilometres west of the Melbourne CBD. Stockland has entered into an agreement with Mt Atkinson Holdings to develop the new community. The site will include over 4,000 detached home and townhome sites set amongst a future Westfield retail centre, a proposed railway station, three planned schools, child care facilities, other retail, playgrounds and public open spaces. Stockland is also developing Melbourne Business Park, and an integrated industrial park and business precinct, on the southern portion of the Mt Atkinson site which will bring thousands of new jobs to the area.

VICTORIA - RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Orion <sup>◇</sup> 2017	   	Braybrook	291	431 <sup>§</sup>	38%	589,000 - 859,000	Orion at Braybrook is a masterplanned residential townhome community set on 11.5 hectares in Braybrook in the City of Maribyrnong, just 15 minutes drive from Melbourne's CBD. Orion will ultimately comprise over 400 townhomes with a range of contemporary two, three and four-bedroom options. The development features pocket parks and a new community reserve all in close proximity to public transport, schools and retail.
Waterlea <sup>◇</sup> 2015	  	Rowville	127	175 <sup>§</sup>	49%	735,000 - 980,000	Waterlea is a six hectare medium density site, located 32 kilometres south east of Melbourne CBD. This innovative, sustainable community has achieved a 6 star Green Star rating and will comprise of single and two storey homes and townhomes. The property will be developed into the medium density residential component of a wider 40 hectare parkland, wetland and heritage precinct by Knox City Council.
			10,099	33,751			

\* Total revenue generated throughout the life of the project

† Relates to land lots only

















‡ Includes options taken over land

§ Includes dwellings

◇ A standalone medium density project indicating medium density price range

‡‡ Includes Stockland's share of project income

## VICTORIA – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Albert Street, Brunswick 2020	  	Brunswick	119	149	This 4010sqm site is located in the popular suburb of Brunswick, just five kilometres north of Melbourne's CBD. The community will comprise approximately 150 apartments and townhomes ranging from one to three bedrooms. Future residents will enjoy communal rooftops with city and park views, plus laneway activation and direct park access, with excellent transport connections.
Altona North <sup>◇</sup> 2019	   	Altona North	182	213 <sup>§</sup>	A development management agreement with George Western Foods to develop a further 210 townhomes adjacent to our existing Altona North Site, where we currently control approximately 280 dwellings.
Haven (previously Altona North <sup>◇</sup> ) 2017	   	Altona North	222	286 <sup>§</sup>	Located in Altona North, nine kilometres west of Melbourne's CBD, Haven is a future medium density development site. The six hectare development will consist of approximately 300 dwellings with 5% expected to be allocated to affordable housing. The development site sits amongst 67 hectares of land, which upon completion will comprise a town centre, a community centre, commercial area and approximately 3,000 dwellings. Sales are expected to commence in Spring 2020.
Katalia (previously 975 Donnybrook Road) <sup>##</sup> 2019	   	Donnybrook	214	1,536	Acquired in late 2019, Stockland's Katalia residential community is located less than 40km north of the Melbourne CBD in the suburb of Donnybrook. This community to be delivered in joint venture (subject to FIRB approval) with Supalai Group, will ultimately be home to over 1,500 families. Future residents will have access to 11 hectares of future open space, a P-12 government school planned on site and existing Donnybrook Train Station just 1.5km away. Sales are expected to commence in Spring 2020.
Merrifield North 2019		Kalkallo	N/A	N/A	A long-dated Project Delivery Agreement to develop 342 hectares of land in the Merrifield North Precinct Structure Plan in Victoria.
			<b>737</b>	<b>2,184</b>	

\* Total revenue generated throughout the life of the project

§ Includes dwellings

◇ A standalone medium density project indicating medium density price range

## Includes Stockland's share of project income

















### **Calleya, WA**

Calleya offers medium density living, known as The Terraces at Calleya, as well as Aspire 'over 55s' living - another Stockland offering. Three feature parks, a junior BMX track and a dog park add to the appeal of this project. Future plans for the community include the \$20.3m Treeby Primary School which will cater to 540 students.



WESTERN AUSTRALIA – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Amberton Beach# 2010		Eglinton	317	2,548	41%	157,000 - 325,000	A beachside community 45 kilometres north-west of Perth's CBD. This estate is a project developed under a development arrangement with a vision to deliver premium coastal living at an affordable pricing point. The community features a number of constructed parks including a flying fox adventure playground, AFL sized sports oval and skate park. Beach access and carpark was completed in 2018. "The Amberton" a beachside bar and kitchen overlooking the Indian Ocean opened in 2019 with the foreshore precinct completed with the addition of 1.5 hectare Lighthouse park in early 2020.
Calleya 2008	   	Treeby (formerly Banjup)	529	1,842	75%	231,000 - 390,000	Calleya is a popular masterplanned community 26 kilometres south of Perth's CBD and just minutes' drive from the Kwinana Freeway and Cockburn Central Train Station, providing easy access into the city. In addition to residential land and completed homes, Calleya offers medium density living, known as The Terraces at Calleya, as well as Aspire 'over 55s' living - another Stockland offering. Three feature parks, a junior BMX track and a dog park add to the appeal of this project. The first stage of Calleya's town centre was completed in late 2019 with childcare and cafe opening within the community. Future plans for the community include the \$20.3m Treeby Primary School which will cater to 540 students.
Sienna Wood# 2004, 2007, 2010	  	Hilbert	396	3,799	23%	131,000 - 238,000	A joint venture with the Housing Authority in WA, Sienna Wood is a masterplanned community 38 kilometres south-east of Perth's CBD. At its hub is the \$4.8 million Shipwreck feature park located adjacent a cafe and dog park. Explorer Park is Sienna Wood's second feature park which opened in late 2019. In the coming years, the estate will continue to grow into a vibrant area with a planned town centre and additional local schools. The community provides for residential land and completed homes.
Vale 2011	  	Aveley	721	3,418	82%	119,000 - 360,000	An award-winning, masterplanned community 28 kilometres north-east of Perth's CBD. Adjacent to the famous Swan Valley Wine Region, Vale is renowned for its spectacular natural beauty paired with well-established amenity. Tree-lined streets and lakes meet with adventure playgrounds, a dog park, two shopping precincts, a district sporting complex and schools. The project provides for residential land and completed homes.
Whiteman Edge 2011, 2014, 2017	  	Brabham	523	2,397	78%	115,000 - 270,000	Home to Western Australia's first inclusive Livvi's Place playground and the famous Jungle Park, Whiteman Edge is a masterplanned community 23 kilometres north-east of Perth's CBD. State and local planning approval has been received to develop a neighbourhood town centre within Whiteman Edge. A number of schools are within a short drive of the community. The project provides for residential land, townhomes and completed homes.
			2,486	14,004			

\* Total revenue generated throughout the life of the project  
† Relates to land lots only  
# Includes Stockland's share of project income



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### Amberton, WA

This estate is a private joint venture with a vision to deliver premium coastal living at an affordable pricing point. The community features a number of constructed parks including a flying fox adventure playground, AFL sized sports oval and skate park. "The Amberton" a beachside bar and kitchen overlooking the Indian Ocean opened in 2019 with the foreshore precinct completed with the addition of 1.5 hectare Lighthouse Park in early 2020.





## WESTERN AUSTRALIA – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Glendalough <sup>◇</sup> 2018		Glendalough	75	97	Glendalough is an almost three hectare site located 4.5 kilometres north-west of the Perth CBD. It is located adjacent to the Mitchell Freeway and fronts existing residential to the west, an aged care facility to the north and vacant State Government land to the south. The site is in close proximity to Lake Monger Primary School, Glendalough Village, Lake Monger, the Leederville entertainment precinct, Westfield Innaloo and less than one kilometre to Glendalough Train Station. State and local planning approvals were received for the site in mid 2019 with civil construction commencing in late 2019. The project yields 97 townhomes of which will be launched to market late 2020.
Sinagra 2017		Sinagra	235	695	Sinagra is a 40.5 hectare site located approximately 23 kilometres north of the Perth CBD within the inner North West corridor. The site rises 40m in elevation giving views across to Lake Joondalup. Sinagra is infill in nature with significant established amenity surrounding the site including St Anthony's Primary School, Wanneroo District Shopping Centre and Joondalup Regional City Centre. The property has convenient transport links via Mitchell Freeway and Joondalup Train Station.
Wellard Farms 2017, 2018		Baldivis	1,534	4,864	The 409 hectare site is located approximately 37 kilometres south of the Perth CBD within the South West corridor. Wellard Farms is located just off the Kwinana Freeway and abutting existing residential development to the North. The site is also in close proximity to Wellard Train Station and town centre, six existing schools, Stockland Baldivis Retail Town Centre, Kwinana industrial area and Rockingham Town Centre and foreshore.
			<b>1,844</b>	<b>5,656</b>	

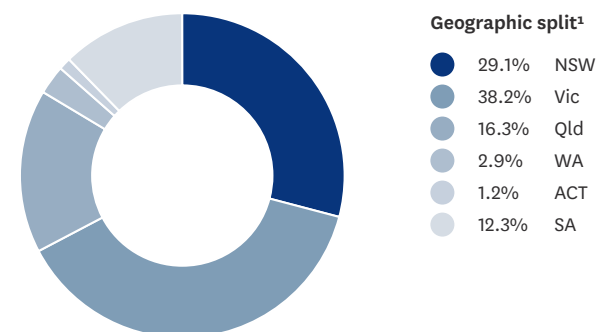
\* Total revenue generated throughout the life of the project

◇ A standalone medium density project indicating medium density price range

# Retirement Living

Stockland is a top three retirement living operator within Australia.

## RETIREMENT LIVING PORTFOLIO



<sup>1</sup> Established and pipeline units



Shine Birtinya, Qld

Established villages

63

Established units

9,412

Units in development pipeline

3,325

Funds employed

\$1.3bn



## Newport, Qld

Nestled in Moreton Bay in the heart of Newport and designed to provide state-of-the-art, low-maintenance living to the over 55s market. The development is driven by a vision to create a highly connected and accessible community that enhances liveability and encourages residents to be social, active, and enjoy a healthy lifestyle. Designed for the active retiree, Newport offers residents a number of high-end facilities including a wellness hub with a gym and swimming pool, billiards room, library and alfresco barbecue area with a living community table to grow herbs.





### **Aspire Elara, NSW**

The community is situated close to public transport and just a short drive from Sydney Business Park and Rouse Hill Town Centre. It offers a range of spacious, modern two and three bedroom freestanding homes and exclusive access to the resort-style clubhouse, The Pavilion, at the heart of the community. Facilities include an outdoor heated swimming pool, alfresco dining area, lounge and fireplace, gym and library and multipurpose rooms.



## ESTABLISHED VILLAGES

Property	Location	Total units	Price range (\$) *	Project description
Ridgecrest Village 1986	Page, ACT	127	360,000-560,500	Located in Page across 5.4 hectares of beautifully landscaped gardens, Ridgecrest Retirement Village is only a few minutes from Belconnen Shopping Centre and central Canberra. Residents enjoy a great range of social amenities and services including outdoor barbecue areas, a bowling green and residents' lounge.
Bellevue Gardens Retirement Village 1994	Port Macquarie, NSW	175	186,000-479,500	The village is centrally located less than two kilometres from the Port Macquarie City Centre and is set on five hectares of landscaped gardens. Facilities include a restaurant, coffee shop, auditorium, library, hairdresser, medical consulting room, bowling green and resident clubhouse adjoining a heated indoor swimming pool and barbecue area.
Bexley Gardens Retirement Village 1974	Bexley North, NSW	22	147,500-282,000	Located in south-west Sydney, Bexley Gardens is a boutique village set within walking distance of beautiful walks and parklands. Bexley Golf Club, great shopping and services are also handy, with the local shops and train station within walking distance and the major retail precincts of Hurstville, Rockdale and Kogarah nearby.
Camden View Retirement Village 2002	Laurieton, NSW	54	290,500-450,500	Camden View Village is situated between North Brother Mountain and the Camden Haven River on the NSW mid-north coast. Camden View is 100 metres from the centre of Laurieton with theatre, cafes, shops and medical centre.
Cardinal Freeman The Residences 1980/July 2019	Ashfield, NSW	343	210,000-2,243,000	Cardinal Freeman The Residences is in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel and restored Heritage Garden along with the historic Glentworth House. Cardinal Freeman's final release is now selling, with the last building having been completed June 2019. Industry recognised for excellence in design, Cardinal Freeman has won three awards through UDIA and Urban Taskforce to date. Opal Aged Care opened a new onsite aged care facility in 2016 with 133 beds.
Castle Ridge Resort 1987	Castle Hill, NSW	82	369,000-780,500	Castle Ridge Resort is less than two kilometres from Castle Towers Shopping Centre in Castle Hill with Dural, Carlingford, North Rocks and Pennant Hills within easy reach. It offers a swimming pool and spa, snooker and billiard room and a hairdresser.
Golden Ponds Resort 1988	Forster, NSW	204	160,500-530,000	Golden Ponds Resort is set between Wallis Lake and the beaches of Forster on the NSW mid-north coast. The resort is surrounded by 13 hectares of landscaped grounds, ponds and rainforest.
Lincoln Gardens Retirement Village 2001	Port Macquarie, NSW	54	335,500-410,000	Lincoln Gardens Retirement Village is located in a quiet suburban enclave and is in close proximity to Port Macquarie's hospital and town centre. The village features five acres of landscaped gardens and is pet friendly.
Lourdes Retirement Village 1983	Killara, NSW	108	265,500-928,000	Located in Killara on Sydney's North Shore, the village overlooks Garigal National Park. Lourdes Retirement Village offers a central clubhouse with coffee shop as well as a dining room, lounge, chapel, billiards room, hairdresser, library, heated swimming pool and spa. There is an onsite aged care facility owned and operated by Opal Aged Care.
Macarthur Gardens Retirement Village 2011	Campbelltown, NSW	264	413,000-720,500	The village is conveniently located between Macarthur Square Shopping Centre and Campbelltown Golf Club. Village facilities include bowling green, indoor heated pool, bar, café, outdoor chessboard, work shed, putting green and practice driving net.
Macquarie Grove Retirement Village 1996	Tahmoor, NSW	43	269,500-295,000	Macquarie Grove Retirement Village is located at the gateway to the Southern Highlands in the peaceful suburb of Tahmoor. Close to local clubs, recreational activities, medical services and transport, it also features computer facilities, hairdresser, library and barbecue areas onsite.
Maybrook Retirement Village 1992	Cromer, NSW	96	128,000-895,000	Situated in Cromer, on Sydney's Northern Beaches, Maybrook Village offers residents a relaxed independent living environment surrounded by spectacular bushland. It features a library and billiards room, a gym and indoor-heated pool and spa. As well as being located close to local amenities, residents can also access Sydney CBD with a public bus stop right outside the village.
Parklands Retirement Village 1985	Port Macquarie, NSW	144	85,000-284,000	Parklands Village is a private retreat set on five hectares of landscaped parkland, just minutes from transport, medical facilities and the centre of Port Macquarie. The village has a full-length artificial grass bowling green and indoor heated pool with spa.
Queens Lake Retirement Village 1987	Laurieton, NSW	124	224,000-450,000	Situated on the Queens Lake waterfront, Queens Lake Village features its own private jetty. It is conveniently located just one kilometre from Laurieton's Town Centre with major retailers, specialty stores and cafés.
The Cove Village 1983	Daleys Point, NSW	111	301,500-750,000	Boasting a prime waterfront position on beautiful Brisbane Waters on NSW Central Coast and picturesque view from Daleys Point, The Cove is the perfect place for those retiring to a coastal lifestyle. The village has two outdoor barbecue areas, three swimming pools, a spa and even has its own wharf and private jetty for boating enthusiasts.

## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$) *	Project description
The Village Swansea 1988	Swansea, NSW	141	272,500-465,000	Located in the seaside peninsula township of Swansea, on the NSW Lake Macquarie Region, the village is situated in close proximity to Lake Macquarie and Swansea Shopping Centre. The village features three swimming pools and two community centres.
The Willows Retirement Village 1988	Winston Hills, NSW	262	132,000-836,500	The Willows Retirement Village is situated at Winston Hills in north-west Sydney. The village is close to shopping centres, sports clubs, hospitals, 24-hour medical facilities and less than one kilometre to the M2 freeway leading to Sydney's CBD. An Opal Aged Care is located onsite at the village to provide a full continuum of care.
Wamberal Gardens Retirement Village 1983	Wamberal, NSW	61	345,000-401,000	Wamberal Gardens Retirement Village is a tranquil boutique village located on the NSW Central Coast adjacent to Wamberal Lagoon with the beach just one block away. Flanked by Brisbane Waters and Tuggerah Lake, the village offers the perfect coastal lifestyle. Residents enjoy a range of facilities including two outdoor barbecue areas, two outdoor swimming pools, an activities room, billiards table and library.
Waratah Highlands Retirement Village 2002	Bargo, NSW	132	374,500-468,500	Set on ten hectares of woodland, Waratah Highlands Village is in close proximity to the Southern Highlands and 500 metres to Bargo railway station. The village features a hairdresser, beautician, library and billiards room.
Willowdale Retirement Village <sup>†</sup> 2016	Denham Court, NSW	182	443,000-755,000	Sitting within Willowdale's masterplanned community, located 50 kilometres south-west of Sydney's CBD and 1.5 kilometres from Leppington train station, Willowdale Retirement Village offers residents connection to a community, security and convenience. Designed to be the heart of the village, the clubhouse is an extension of the residents home and is their place to enjoy a variety of social activities, engage with one another, expand on their hobbies or just relax amongst friends.
Bellcarra Retirement Resort 2003	Caloundra, Qld	125	360,000-444,000	Located on the growing Sunshine Coast and only six kilometres from Stockland Caloundra Shopping Centre, Bellcarra Retirement Resort is close to the centre of Caloundra and Kings Beach. The village features a swimming pool, bowling green and billiards room.
Farrington Grove Retirement Estate 1998	Ferny Hills, Qld	95	199,000-619,000	Farrington Grove Retirement Estate is a popular village located in the quiet outer Brisbane suburb of Ferny Hills. Village facilities include billiards, solar-heated pool, barbecue area, hairdresser, gym, computer room, library and hobby shed.
Fig Tree Village 2009	Murrumba Downs, Qld	187	375,000-550,000	Fig Tree Village is well located adjacent to a neighbourhood shopping centre with access to medical and recreational facilities. The village offers a heated indoor pool, bowling green, bar, library, gym, billiards room and hair salon.
Greenleaves Retirement Village 1986	Upper Mt Gravatt, Qld	104	165,000-520,000	Greenleaves Retirement Village is located adjacent to the largest shopping centre in Brisbane's southside with over 440 stores, cinema complex and Town Centre. Greenleaves features a bowling green and pool, connected via a BBQ entertainment area. A public bus stop is located at the village entry.
Newport Retirement Living 2019	Newport, Qld	42	419,000-669,000	Stockland's Newport Retirement Living is nestled in Moreton Bay and designed to provide state-of-the-art, low-maintenance living to the over 55s market. The development is located in the heart of Newport and driven by a vision to create a highly connected and accessible community that enhances liveability and encourages residents to be social, active, and enjoy a healthy bayside lifestyle. Designed for the active retiree, Newport offers residents a number of high-end facilities including a wellness hub with a gym and swimming pool, billiards room, library and alfresco barbecue area with a living community table to grow herbs.
North Lakes Retirement Resort 2005	North Lakes, Qld	355	135,000-625,000	North Lakes Retirement Resort is 31 kilometres from Brisbane CBD. The resort style village offers two outstanding community centres with cafe, bar, hair salon, bowling green, pool, gym, town hall and a mix of multi-purpose spaces. The resort is located within the wider North Lakes Town Centre with easy walking distance to the shopping centre, health, dining and entertainment precincts.
Pine Lake Village 1982	Elanora, Qld	147	182,000-490,000	Pine Lake Village is located at Elanora on Queensland's Gold Coast with its famous beaches close by and features a swimming pool and views of the nearby lake. The village is in walking distance to public transport and Pine Lake Shopping Centre with cafés and specialty stores.
Salford Waters Retirement Estate 1993	Victoria Point, Qld	181	120,000-689,000	Situated on the Moreton Bay waterfront in Victoria Point, Salford Waters Retirement Estate is less than three kilometres to Victoria Point Shopping Centre and less than 40 kilometres to Brisbane's CBD.
Shine Birtinya 2018	Birtinya, Qld	45	289,000-740,000	Shine Birtinya is located in the heart of the Sunshine Coast, between Mooloolaba and Caloundra and only 900 metres to the new Sunshine Coast University Hospital and 1.6 kilometres from Stockland's Birtinya Shopping Centre with Coles, Aldi, cafe's, restaurants and specialty stores. The new village features a clubhouse across two levels including a Wellness Centre with hair salon, gym, clinical consult rooms and a dedicated exercise physiologist.
Bay Village Retirement Estate 1984	Victor Harbor, SA	161	195,500-349,000	Bay Village Retirement Estate sits amongst stunning gardens and is surrounded by rolling hills and the coast. It is one of South Australia's most sought after resort areas and just minutes away from the town centre of Victor Harbor - great for shopping and entertainment.
Hillsview Retirement Village 1982	Happy Valley, SA	233	129,000-370,000	Hillsview Retirement Village sits on a stunning hillside overlooking the Happy Valley Reservoir and the coastline of Gulf St. Vincent. Village features include fully heated indoor swimming pool, beautiful clubhouse with outdoor entertainment area and outdoor kitchen, a communal veggie patch, workshop and craft room, daily village bus service to local amenities, and competition lawn bowling green.



## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$) *	Project description
Lightsview Retirement Village 2012	Lightsview, SA	102	375,000-540,000	Lightsview is a beautiful new village located just over nine kilometres from Adelaide's city centre. Along with designer two and three bedroom villas, Lightsview has a stunning clubhouse in the heart of the community. Featuring a library, community kitchen and bar, gym, outdoor dining and more, all set amongst gardens and recreation areas.
Ridgehaven Rise Seniors' Living Community 1984	Ridgehaven, SA	176	185,000-497,000	This well established village has excellent community facilities including a community hall, library, leisure vehicle parking, The Gums Community Centre and a village bus. This is complemented by an excellent range of community activities such as sewing and craft, bingo and exercise groups.
Salford Retirement Estate 1990	Aberfoyle Park, SA	74	288,000-341,000	Located in the tree-studded foothills of South Australia's Aberfoyle Park, Salford Retirement Estate is 20 kilometres from Adelaide's CBD and less than three kilometres to the local shopping centre. Facilities on site include a community hall with communal kitchen, library, billiards room, alfresco barbeque and entertaining area, croquet garden and bocce pit.
Somerton Park Seniors' Living Community† 1968	Somerton Park, SA	277	90,000-654,000	Somerton Park Seniors' Living Community is a wonderful multi-precinct community. The village provides a wonderfully safe and secure environment with a wide range of activities and facilities on offer. This vibrant, independent community offer a huge range of low-maintenance, high-enjoyment homes, the options are as unique as our people.
The Grange Retirement Estate 1992	Grange, SA	57	399,000-450,000	The Grange Retirement Estate is located just over one kilometre from the seafront suburb of Grange and 12 kilometres from Adelaide's CBD. The village is in close proximity to public transport, hospital and shopping centres. On site facilities include a newly refurbished community centre, alfresco barbeque entertaining area and bowling green.
The Villas in Brighton 1994	Brighton, SA	29	470,000-515,000	The Villas in Brighton is a small tight knit community offering stylish two and three bedroom villas in an idyllic location, just a short walk to Jetty Road Brighton, beaches, shopping and connections to public transport.
The Villas on Milton Avenue 2001	Fullarton, SA	4	600,000-600,000	Located in the quiet, leafy streets of Fullarton are the four delightful villas known as The Villas on Milton Avenue.
Unity Retirement Village 1985	Aberfoyle Park, SA	129	116,000-345,000	Located in Aberfoyle Park against the Adelaide foothills, Unity's facilities include a bowling green, recreation hall, dining room, and tennis court. It is walking distance to Aberfoyle Park Shopping Centre.
Walnut Grove Retirement Estate 1995	Old Reynella, SA	65	280,000-345,000	Walnut Grove Retirement Estate is located in historic Old Reynella, a short distance from some of South Australia's oldest vineyards and ideally situated near supermarkets and specialty shops.
Arilla Village 2010	South Morang, Vic	202	340,000-735,000	Arilla Village is situated in Melbourne's north, home to over 280 residents offering a range of independent living villas and apartments with floor plans to suit every budget and lifestyle. The health and wellbeing centre, located on the ground floor of the apartment building, features a pool, gym, hair salon and medical consulting suite. The village offers a range of activities and the community centre features a cafe, library, town hall and bowling green.
Bundoora Village 2003	Bundoora, Vic	242	183,000-650,000	Bundoora Village is situated close to the Northern Ring Road, RMIT University and shopping strips, and is well serviced by public transport. The 6.7 hectare site enjoys excellent views over the Plenty Valley Gorge.
Cameron Close Village 1989	Burwood, Vic	183	99,000-115,0000	Cameron Close Village is situated in Burwood, close to the exclusive shopping and restaurant precincts of Camberwell and Canterbury, and is well serviced by bus and tram routes linking to rail and Chadstone Shopping Centre. Elevated parts of the property enjoy district and CBD skyline views.
Donvale Village 1990	Donvale, Vic	144	128,000-615,000	Donvale Village is located on Springvale Road in one of Melbourne's prime eastern suburbs, surrounded by high quality housing and a strong catchment to the north and north-east. Set in a lovely leafy environment with beautiful gardens, Donvale Village offers a convenient lifestyle. Residents enjoy a lively community with easy access to nearby shopping centres and fine dining.
Gillin Park Retirement Village 1990	Warrnambool, Vic	104	89,000-350,000	Located in Warrnambool, near the banks of the Hopkins River on the south-west Victorian coast, Gillin Park Retirement Village is close to the city centre, hospital and shopping centres. The village offers independent living villas and serviced apartments. The new resident clubhouse includes a health and wellbeing room, indoor gym, pool table area, lounge and dining area.
Gowanbrae Village 2008	Gowanbrae, Vic	189	375,000-735,000	Gowanbrae Village enjoys an excellent location north west of Melbourne's CBD, providing quick access to the city, Melbourne Airport and Airport West Shopping Centre. It has spacious, immaculate grounds and the community centre includes a pool, library and bowling green. Home options at Gowanbrae include independent living villas and apartments.
Highlands Retirement Village 2010	Craigieburn, Vic	211	290,000-520,000	Highlands Retirement Village is situated within Stockland's Highlands masterplanned community and a short walk from a medical centre, major shopping centre, Hume Global Learning Centre and Splash Aqua Park and Leisure Centre. The village offers a wide range of homes and floor plans to choose from. The community centre features include a self-serve cafe, town hall, billiards, theatre room, bowling green, outdoor barbecue area and much more.
Knox Village 1978	Wantirna South, Vic	204	315,000-565,000	Knox Village enjoys an excellent location directly opposite Knox Shopping Centre. Set in the diverse eastern suburbs, Knox Village offers a place to relax in style with everything you might need at your doorstep - cafés, restaurants, a cinema complex and a wide range of grocery and retail outlets. Knox also has a vibrant community - with plenty of opportunities to enjoy good company and keep active in retirement.

## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$) *	Project description
Latrobe Village 1989	Reservoir, Vic	249	99,000-410,000	Latrobe Village is the perfect place to retire. Spacious gardens combine with native flora and fauna in an inner-city location - giving residents an exceptionally enjoyable and active lifestyle. Living within walking distance of Summerhill Village Shopping Centre and close to transport, major hospitals, Bundoora Park and Preston Markets.
Long Island Village 1987	Seaford, Vic	160	126,000-410,000	Long Island Village is located just off the Nepean Highway, a short stroll from the Seaford foreshore. Retail amenities servicing the village include Frankston, and Patterson Lakes.
Mernda Retirement Village 2014	Mernda, Vic	274	279,000-650,000	Located within the Stockland residential community, Mernda Retirement Village is conveniently positioned within walking distance to a medical centre and Mernda Villages Shopping Centre featuring Woolworths and a range of specialty stores, cafés and services. The retirement village's modern clubhouse features a heated indoor pool, gym, café and alfresco entertaining area and bowling green. The village has been awarded a 4 Star Green Star accreditation from the Green Building Council of Australia.
Midlands Terrace 1976	Ballarat North, Vic	90	180,000-279,000	Midlands Terrace has been a fixture in the Ballarat community for over 40 years. It offers one and two bedroom villas, with a community centre featuring a bar, kitchen, lounge and dining area, billiards room, library, health consulting room and meeting room. The village is next door to Northway Shopping Centre and Hailey House aged care facility.
Oak Grange Village 1984	Brighton East, Vic	110	280,000-500,000	Oak Grange is located on Hawthorn Road, Brighton East, close to Brighton's famous beaches, shops and cafés. The Nepean Highway provides easy access to the city.
Patterson Lakes Village 1980	Patterson Lakes, Vic	207	138,000-360,000	Patterson Lakes Village is located directly opposite Patterson Lakes Shopping Centre. Its own tranquil lake and established gardens provide beautiful surrounds to our residents. Patterson Lakes Village features a stunning clubhouse and has both independent living villas and serviced apartments.
Plenty Valley Village 2006	Epping, Vic	204	149,000-610,000	Plenty Valley Village is situated off McDonalds Road in Epping, within close proximity to the nearby Epping shopping complex. The location is well serviced with transport, healthcare, medical and aged care facilities.
Salford Park Community Village 1983	Wantirna, Vic	170	320,500-560,000	Residents at Salford Park Community Village live independently in one or two bedroom low maintenance villas within a friendly community surrounded by lush green gardens. There is an onsite aged care facility owned and operated by Opal Aged Care under the partnership established between Stockland and Opal Aged Care.
Selandra Rise Retirement Village 2013	Clyde North, Vic	211	357,000-612,000	The village is located within the Selandra Rise residential community, opposite a Woolworths and specialty shopping centre. The village clubhouse in the central heart to the communitiy and features an indoor heated pool, bowling green, gym and self-service café. The Green Building Council of Australia awarded the village an Australian first 4 Star Green Star – Custom Design Certified Rating.
Tarneit Skies Retirement Village 2003	Tarneit, Vic	158	220,000-450,000	Tarneit Skies Retirement Village is located less than 35 kilometres from the Melbourne CBD in the Western suburbs. The village features an indoor swimming pool, gymnasium, dance floor and theatre. Tarneit Shopping Centre is within walking distance and there is also a public bus stop outside the village.
Templestowe Village 1983	Templestowe, Vic	153	125,000-560,000	Templestowe Village is set in a park-like environment with its own private lake and manicured grounds. Close to shops and opposite beautiful Westerfolds Park, which features walking tracks along the banks of the Yarra River, barbecue facilities and picnic areas.
The Lakes Estate 2000	Taylors Lake, Vic	170	95,000-540,000	The Lakes Estate is ideally located on the corner of Kings Road and Melton Highway, directly opposite Watergardens Town Centre and railway station. The village offers a range of independent living villas, apartments and serviced apartments.
Vermont Village 1981	Vermont South, Vic	125	255,000-370,000	Vermont Village benefits from an excellent location, plenty of open space and established gardens. Located on Burwood Highway near Koomba Park, the village is close to several large shopping centres including Vermont South, Knox, The Glen and Forest Hill.
Wantirna Village 1986	Wantirna, Vic	180	135,000-560,000	Wantirna Village benefits from an outstanding range of retail and transport amenities. The 6.3 hectare site adjoins the Blind Creek Reserve and is close to the Dandenong Ranges National Park, Morack and Ringwood Golf Course, Knox Library and several hospitals.
Affinity Village† 2011	Baldivis, WA	155	210,000-469,500	Affinity Village is conveniently located opposite Stockland Baldivis Retail Town Centre, a medical centre and other amenities. The clubhouse is the first retirement living building in Australia to be awarded a 5 Star Green Star Public Building rating from the Green Building Council of Australia. It boasts a range of facilities including indoor swimming pool and gym, media room, dance floor, craft room, computer room with library, hair salon, billiards room, kitchen, bar, lounge, dining area, alfresco dining area, outdoor kid's playground and bowling green.
		9,412		

\* Price range based on market value of units previously settled

† Currently under development



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### **Aspire Calleya, WA**

An over 55's community, that upon completion will include 157 homes in a range of spacious, modern two bed + study and three bed villas, each with double car garage. The modern resident clubhouse was completed in 2019 offering a range of resident facilities including resort-style swimming pool, multipurpose room and alfresco dining area.





## DEVELOPMENT PIPELINE

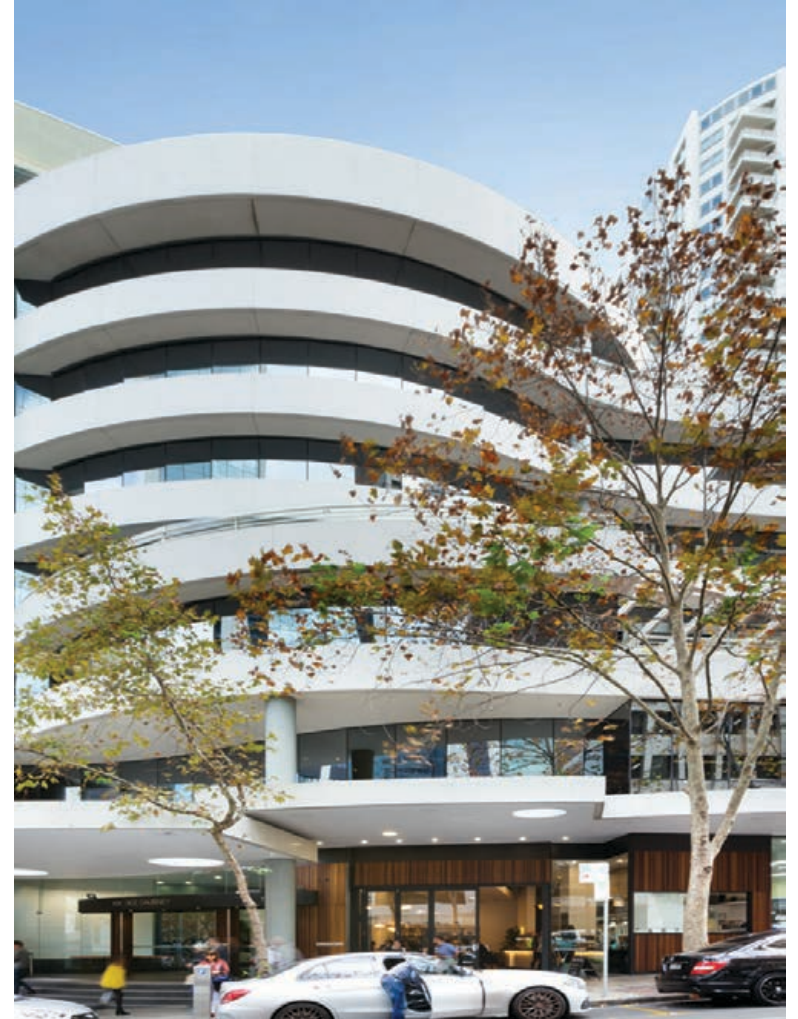
Property	Location	Total units	Project description
<b>Completed</b>			
Aspire at Elara	Marsden Park, NSW		Aspire by Stockland is an over 55s community within Elara's masterplanned community located at Marsden Park, 50 kilometres north-west of Sydney CBD. The community is conveniently situated close to public transport and services and just a short drive from Sydney Business Park and Rouse Hill Town Centre. It offers a range of spacious, modern two and three bedroom freestanding homes and exclusive access to the resort-style clubhouse, The Pavilion, at the heart of the community that is now completed. Facilities include an outdoor heated swimming pool, alfresco dining area, lounge and fireplace, gym and library and multipurpose rooms.
Cardinal Freeman The Residences	Ashfield, NSW		Cardinal Freeman The Residences is in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel and restored Heritage Garden along with the historic Glentworth House. Cardinal Freeman's final release is now selling, with the last building having been completed June 2019. Industry recognised for excellence in design, Cardinal Freeman has won three awards through UDIA and Urban Taskforce to date. Opal Aged Care opened a new onsite aged care facility in 2016 with 133 beds.
Newport Retirement Living	Newport, Qld		Stockland's Newport Retirement Living is nestled in Moreton Bay and designed to provide state-of-the-art, low-maintenance living to the over 55s market. The development is located in the heart of Newport and driven by a vision to create a highly connected and accessible community that enhances liveability and encourages residents to be social, active, and enjoy a healthy bayside lifestyle. Designed for the active retiree, Newport offers residents a number of high-end facilities including a wellness hub with a gym and swimming pool, billiards room, library and alfresco barbecue area with a living community table to grow herbs.
Shine Birtinya	Birtinya, Qld		Shine Birtinya is located in the heart of the Sunshine Coast, between Mooloolaba and Coloundra and only 900 metres to the new Sunshine Coast University Hospital and 1.6 kilometres from Stockland's Birtinya Shopping Centre with Coles, Aldi, cafe's, restaurants and specialty stores. The new village features a clubhouse across two levels including a Wellness Centre with hair salon, gym and a dedicated exercise physiologist.
Lightsview Retirement Village	Lightsview, SA		Lightsview is a beautiful new village located just over nine kilometres from Adelaide's city centre. Along with designer two and three bedroom villas, Lightsview has a stunning clubhouse in the heart of the community. Featuring a library, resident run cafe and bar, gym, outdoor dining and more, all set amongst manicured gardens and recreation areas.
Gillin Park Retirement Village	Warrnambool, Vic		Located in Warrnambool, near the banks of the Hopkins River on the south-west Victorian coast, Gillin Park Retirement Village is close to the city centre, hospital and shopping centres. The village offers independent living villas and serviced apartments. The new resident clubhouse includes a health and wellbeing room, indoor gym, pool table area, lounge and dining area.
Mernda Retirement Village	Mernda, Vic		Located within the Stockland residential community, Mernda Retirement Village is conveniently positioned within walking distance to a medical centre and Mernda Villages Shopping Centre featuring Woolworths and a range of specialty stores, cafes and services. The retirement village's modern clubhouse features a heated indoor pool, gym, cafe and alfresco entertaining area and bowling green. The village has been awarded a 4 Star Green Star accreditation from the Green Building Council of Australia.
		220	
<b>Current Development Projects</b>			
Willowdale Retirement Village	Denham Court, NSW		Sitting within Willowdale's masterplanned community, located 50 kilometres south-west of Sydney's CBD and 1.5 kilometres from Leppington train station, Willowdale Retirement Village offers residents connection to a community, security and convenience. Designed to be the heart of the village, the Clubhouse is an extension of the residents home and is their place to enjoy a variety of social activities, engage with one another, expand on their hobbies or just relax amongst friends.
Somerton Park Seniors' Living Community	Somerton Park, SA		Somerton Park Seniors' Living Community is a wonderful multi-precinct community. The village provides a wonderfully safe and secure environment with a wide range of activities and facilities on offer. This vibrant, independent community offer a huge range of low-maintenance, high-enjoyment homes, the options are as unique as our people.
Affinity Village	Baldivis, WA		Affinity Village is conveniently located opposite to Stockland Baldivis Retail Town Centre, a medical centre and other amenities. The clubhouse is the first retirement living building in Australia to be awarded a 5 Star Green Star Public Building rating from the Green Building Council of Australia. It boasts a range of facilities including indoor swimming pool and gym, media room, dance floor, craft room, computer room with library, hair salon, billiards room, kitchen, bar, lounge, dining area, alfresco dining area, outdoor kid's playground and bowling green.
Aspire at Calleya	Treeby, WA		Located within Calleya's masterplanned community just south of Perth's CBD, Aspire by Stockland is perfectly positioned across the road from the future Calleya Town Centre, and a short drive from Cockburn Gateway Shopping City and Cockburn Central train station. Aspire by Stockland is an over 55's community, that upon completion will include 157 homes in a range of spacious, modern two bed + study and three bed villas, each with double car garage. The modern resident clubhouse was completed in 2019 offering a range of resident facilities including resort-style swimming pool, multipurpose room and alfresco dining area.
		265	

Development Pipeline (Continued)			
Property	Location	Total units	Project description
To start: within 18 months			
Pine Lake Village	Elanora, Qld	50	Pine Lake Village is located at Elanora on Queensland’s Gold Coast with its famous beaches close by and features a swimming pool and views of the nearby lake. Walking distance to public transport and Pine Lake Shopping Centre with cafés and specialty stores.
		50	
Masterplanning/future projects			
Epping	Epping, NSW	170	Located 200m from Epping train station, this development will offer independent living apartments within a vertical retirement village. Featuring a clubhouse with indoor heated swimming pool, bar, gym and billiards room, the development also offers continuum of care through our on-site aged care partner.
		170	
Brownfield redevelopments			
Potential redevelopments		240	Potential opportunities exist for major redevelopments and minor extensions at a number of villages across the Retirement Living portfolio.
		240	
Land lease communities			
Aura LL ††	Nirimba, QLD		
Minta LL	Berwick, VIC		
Future LL			
		2,380	
		3,325	

\* Price range based on market value of units previously settled  
† Currently under development  
†† Aura is under a Joint Operation arrangement

# Addresses

Founded in 1952, today Stockland leverages its diversified model to help create sustainable communities where people live, shop and work.





### **Aura, Sunshine Coast NSW**

With sustainability a key focus, Aura has again in 2020 been awarded the GreenStar 6 Star rating recognising the best practice sustainability outcomes.





LOGISTICS ADDRESSES

Asset Name	Address	Suburb	State	Postcode
16 Giffnock Avenue	16 Giffnock Avenue	Macquarie Park	NSW	2113
23 Wonderland Drive	23 Wonderland Drive	Eastern Creek	NSW	2766
60-66 Waterloo Road	60-66 Waterloo Road	Macquarie Park	NSW	2113
Coopers Paddock, Warwick Farm	200 Governor Macquarie Drive	Warwick Farm	NSW	2170
Forrester Distribution Centre	40-88 Forrester Road	St Marys	NSW	2760
Granville Industrial Estate	9-11a Ferndell Street	South Granville	NSW	2142
Gregory Hills Industrial Estate	Corner of Camden Valley Way & Turner Road	Gregory Hills	NSW	2557
Ingleburn Logistics Park	35-47 Stennett Road	Ingleburn	NSW	2565
Macquarie Technology Park	11-17 Khartoum Road & 33-39 Talavera Road	Macquarie Park	NSW	2113
Optus Centre	1 Lyonpark Road	Macquarie Park	NSW	2113
Quarry Road	89 Quarry Road	Erskine Park	NSW	2759
Smeg Distribution Centre	2-8 Baker Street	Botany	NSW	2019
Triniti Business Park	39 Delhi Road	North Ryde	NSW	2113
Wetherill Park Distribution Centre	2 Davis Road	Wetherill Park	NSW	2164
Yennora Distribution Centre	81 Byron Road	Yennora	NSW	2161
39 Silica Street, Carole Park	39 Silica Street	Carole Park	Qld	4300
787 Boundary Road, Richlands	787 Boundary Road	Richlands	Qld	4077
Hendra Industrial Estate, Brisbane	420 Nudgee Road	Hendra	Qld	4011
Willawong Distribution Centre	261-269 Gooderham Road	Willawong	Qld	4110
Yatala Distribution Centre	Darlington Drive	Yatala	Qld	4207
72-76 Cherry Lane	72-76 Cherry Lane	Laverton North	Vic	3026
Altona Distribution Centre	32-54 & 56-60 Toll Drive	Altona	Vic	3025
Altona Industrial Estate	20-24, 52-66 Ajax Road, 201-219 Maidstone Street & 18-64 Slough Road	Altona	Vic	3018
Brooklyn Distribution Centre	413 Francis Street	Brooklyn	Vic	3012
KeyWest Distribution Centre, Truganina	1 Carmen Street	Truganina	Vic	3029
Melbourne Business Park	Hopkins Road	Truganina	Vic	3029
Mulgrave Corporate Park	350, 352 Wellington Road & 690 Springvale Road	Mulgrave	Vic	3170
Oakleigh Industrial Estate	1090-1124 Centre Road	Oakleigh South	Vic	3167
Somerton Distribution Centre	20-50, 76-82 Fillo Drive & 10 Stubb Street	Somerton	Vic	3061
Balcatta Distribution Centre	22 Geddes Street	Balcatta	WA	6021

WORKPLACE ADDRESSES

Asset Name	Address	Suburb	State	Postcode
601 Pacific Highway	601 Pacific Highway	St Leonards	NSW	2065
Walker Street Complex	110 Walker Street & 118 Walker Street	North Sydney	NSW	2060
Piccadilly Complex	133-145 Castlereagh Street & 222 Pitt Street	Sydney CBD	NSW	2000
Durack Centre	263 Adelaide Terrace & 2 Victoria Avenue	Perth CBD	WA	6000

RETAIL ADDRESSES				
Asset Name	Address	Suburb	State	Postcode
Stockland Balgowlah	197-215 Condamine Street	Balgowlah	NSW	2093
Stockland Baulkham Hills	375-383 Windsor Road	Baulkham Hills	NSW	2153
Stockland Forster	Breese Parade	Forster	NSW	2428
Stockland Glendale	387 Lake Road	Glendale	NSW	2285
Stockland Green Hills	1 Molly Morgan Drive	East Maitland	NSW	2323
Stockland Merrylands	McFarlane Street	Merrylands	NSW	2160
Stockland Nowra	32-60 East Street	Nowra	NSW	2541
Stockland Piccadilly	210 Pitt Street	Sydney CBD	NSW	2000
Stockland Shellharbour	Lake Entrance Road	Shellharbour	NSW	2529
Shellharbour Retail Park	Lake Entrance Road	Shellharbour	NSW	2529
Stockland Wetherill Park	561-583 Polding Street	Wetherill Park	NSW	2164
Stockland Baringa	1 Edwards Terrace	Baringa	Qld	4551
Stockland Birtinya	8 The Avenue	Birtinya	Qld	4575
Stockland Bundaberg	115-119 Takalvan Street	Bundaberg	Qld	4670
Stockland Burleigh Heads and Burleigh Central	149 West Burleigh Road	Burleigh Heads	Qld	4220
Stockland Cairns	537 Mulgrave Road	Earlville	Qld	4870
Stockland Caloundra	47 Bowman Road	Caloundra	Qld	4551
Stockland Gladstone	Cnr Philip Street & Dawson Highway	Gladstone	Qld	4680
Stockland Hervey Bay	6 Central Ave	Hervey Bay	Qld	4655
Stockland North Shore	16-38 Main Street	North Shore	Qld	4818
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	Qld	4701
Stockland Townsville	Townsville (Main Centre): 310 - 334 Ross River Road	Aitkenvale	Qld	4814
	Townsville Nathan St: 339 - 355 Ross River Road Aitkenvale QLD 4814			
Stockland Point Cook	Cnr Murnong & Main Streets	Point Cook	Vic	3030
Stockland The Pines	181 Reynolds Road	Doncaster East	Vic	3109
Stockland Traralgon	166-188 Franklin Street	Traralgon	Vic	3844
Stockland Wendouree	Cnr Norman & Gillies Streets	Wendouree	Vic	3355
Stockland Baldivis	Safety Bay Road	Baldivis	WA	6171
Stockland Bull Creek	Cnr South Street & Benningfield Road	Bull Creek	WA	6149
Stockland Harrisdale	Cnr Nicholson Road & Yellowwood Avenue	Harrisdale	WA	6112
Stockland Riverton	Cnr High Road & Willeri Drive	Riverton	WA	6148



RESIDENTIAL COMMUNITIES ADDRESSES					
Asset Name	Address	Suburb	State	Postcode	
Red Hill	La Prouse Street	Red Hill	ACT	2603	
Altrove	200 Bridge Street	Schofields	NSW	2762	
Anambah	442 Anambah Road	Anambah	NSW	2320	
Elara	1 Elara Boulevard	Marsden Park	NSW	2765	
Illawarra	Cnr Cleveland Road and Avondale Road	Dapto	NSW	2530	
Marsden Park North	Lot 700 Park Road Marsden Park	Marsden Park	NSW	2160	
Parramatta	355 Church Street, Parramatta	Parramatta	NSW	2150	
Rosebery	5-15 Dunning Ave	Rosebery	NSW	2018	
The Gables	121, Old Pitt Town Road	Box Hill	NSW	2765	
West Dapto 2	Bong Bong Road	Horsley	NSW	2530	
Willowdale	Willowdale Drive	Denham Court	NSW	2565	
Aura	1 Lukin Terrace	Baringa	Qld	4551	
Birtinya (previously Kawana Business Village and Birtinya)	Kawana Way	Kawana Waters	Qld	4575	
Bokarina Beach	Nicklin Way	Bokarina	Qld	4575	
Caboolture West/Ripeford	Caboolture River Road	Upper Caboolture	Qld	4510	
Ellida	William Palfrey Road	Parkhurst	Qld	4702	
Foreshore	Corner of Foxwell Road and Oakey Creek Road	Coomera	Qld	4209	
Hope Island	2-44 Marina Quays Blvd	Hope Island	Qld	4212	
Kalina	Kingfisher Street	Springfield	Qld	4300	
Newport	Cnr Griffith Road & Boardman Road	Newport	Qld	4020	
North Lakes Business Park	North-South Arterial Road	North Lakes	Qld	4509	
North Lakes Enterprise Precinct	Boundary Road	North Lakes	Qld	4509	
North Shore	North Shore Boulevard	Burdell	Qld	4818	
Pallara	2 Brookbent Road	Pallara	Qld	4110	
Paradise Waters	Grampian Drive	Deebing Heights	Qld	4306	
Promenade	159 Morris Road	Rothwell	Qld	4022	
Sovereign Pocket	Cnr Sovereign Drive & Wollemi Street	Deebing Heights	Qld	4306	
Twin Waters West	David Low Way	Pacific Paradise	Qld	4564	
Vale	43 Ridgevale Boulevard	Holmview	Qld	4207	
Altona North	1 Blackshaws Road	Altona North	Vic	3025	
Brunswick	429 Albert Street	Brunswick	Vic	3056	
Cloverton	Corner Dwyer Street & Design Way	Kalkallo	Vic	3064	
Edgebrook	Corner Merribrook Boulevard & Pattersons Road	Clyde	Vic	3978	
Eucalypt	290 Epping Road	Wollert	Vic	3750	
Grandview	317 Greigs Road	Truganina	Vic	3029	
Haven (previously Altona North)	288 Blackshaws Road	Altona North	Vic	3025	
Highlands	1 North Shore Drive	Craigieburn	Vic	3064	
Katalia	975 Donnybrook Road	Donnybrook	Vic	3064	
Merrifield North	Guns Gully Road	Kalkallo	Vic	3064	
Minta	Soldiers Road (near intersection of Chase Boulevard)	Berwick	Vic	3806	
Mt Atkinson	59 Greigs Road (near Hopkins Road)	Truganina	Vic	3029	
Orion	2a Beachley Street	Braybrook	Vic	3019	
Waterlea	1 Emmeline Row	Rowville	Vic	3178	
Amberton Beach	Cnr Cinnabar Drive & Leeward Avenue	Eglinton	WA	6034	
Calleya	Cilantro Parkway	Treeby	WA	6164	

RESIDENTIAL COMMUNITIES ADDRESSES (CONTINUED)				
Asset Name	Address	Suburb	State	Postcode
Glendalough	28 Rawlins Street	Glendalough	WA	6016
Sienna Wood	Cnr Weatherly Way & Forrest Rd	Hilbert	WA	6112
Sinagra	1040 Wanneroo Road	Sinagra	WA	6065
Vale	96 Egerton Drive	Aveley	WA	6069
Wellard Farms	Telephone Lane	Baldivis	WA	6171
Whiteman Edge	Cnr Everglades Ave & Delegate Approach	Brabham	WA	6055

### **Cardinal Freeman The Residences, NSW**

Cardinal Freeman The Residences is in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel and restored Heritage Garden along with the historic Glentworth House. Industry recognised for excellence in design, Cardinal Freeman has won three awards through UDIA and Urban Taskforce to date.



## RETIREMENT LIVING ADDRESSES

Asset Name	Address	Suburb	State	Postcode
Ridgecrest Village	55 Burkitt Street	Page	ACT	2614
Aspire at Elara	Cnr Elara Blvd and Parish Street	Marsden Park	NSW	2765
Bellevue Gardens Retirement Village	1 Parker Street	Port Macquarie	NSW	2444
Bexley Gardens Retirement Village	30 Ellerslie Road	Bexley North	NSW	2207
Camden View Retirement Village	12 Laurie Street	Laurieton	NSW	2443
Cardinal Freeman The Residences	137 Victoria Street	Ashfield	NSW	2131
Castle Ridge Resort	350 Old Northern Road	Castle Hill	NSW	2154
Epping	6 Cambridge Street	Epping	NSW	2121
Golden Ponds Resort	1 Cape Hawke Drive	Forster	NSW	2428
Lincoln Gardens Retirement Village	23 Marian Drive	Port Macquarie	NSW	2444
Lourdes Retirement Village	95 Stanhope Road	Killara	NSW	2071
Macarthur Gardens Retirement Village	100 Gilchrist Drive	Campbelltown	NSW	2560
Macquarie Grove Retirement Village	24 Macquarie Place	Tahmoor	NSW	2573
Maybrook Retirement Village	6 Jersey Place	Cromer	NSW	2099
Parklands Retirement Village	Cnr Central Road & Hindman Street	Port Macquarie	NSW	2444
Queens Lake Retirement Village	349 Ocean Drive	Laurieton	NSW	2443
The Cove Village	36 Empire Bay Drive	Daleys Point	NSW	2257
The Village Swansea	35 Wallace Street	Swansea	NSW	2281
The Willows Retirement Village	226 Windsor Road	Winston Hills	NSW	2153
Wamberal Gardens Retirement Village	1 Spencer Street	Wamberal	NSW	2260
Waratah Highlands Retirement Village	25 Tylers Road	Bargo	NSW	2574
Willowdale Retirement Village	245 Jamboree Avenue	Denham Court	NSW	2565
Aura LL	Banya Avenue	Nirimba	Qld	4551
Bellcarra Retirement Resort	17 Carree Street	Caloundra West	Qld	4551
Farrington Grove Retirement Estate	55 Linkwood Drive	Ferny Hills	Qld	4055
Fig Tree Village	1 McClintock Drive	Murrumba Downs	Qld	4503
Greenleaves Retirement Village	91 Tryon Street	Upper Mount Gravatt	Qld	4122
North Lakes Retirement Resort	60 Endeavour Boulevard	North Lakes	Qld	4509
Pine Lake Village	11 Araucaria Way	Elanora	Qld	4221
Salford Waters Retirement Estate	9 Salford Street	Victoria Point	Qld	4165
Newport Retirement Living	39 Lakeview Promenade	Newport	Qld	4020
Shine Birtinya	3 Reflection Crescent	Birtinya	Qld	4575
Bay Village Retirement Estate	Philip Avenue	Victor Harbor	SA	5211
Hillsvie Retirement Village	18 McHarg Road	Happy Valley	SA	5159
Lightsview Retirement Village	26 East Parkway	Lightsview	SA	5085
Ridgehaven Rise Seniors' Living Community	33 Golden Grove Road	Ridgehaven	SA	5097
Salford Retirement Estate	1A Lyn Street	Aberfoyle Park	SA	5159
Somerton Park Seniors' Living Community	91 Diagonal Road	Somerton Park	SA	5044
The Grange Retirement Estate	Sylvan Way	Grange	SA	5022
The Villas in Brighton	Noble Close	Brighton	SA	5048
The Villas on Milton Avenue	1 Milton Avenue	Fullarton	SA	5063
Unity Retirement Village	38 Taylors Road	Aberfoyle Park	SA	5159
Walnut Grove Retirement Estate	13 Walnut Street	Old Reynella	SA	5161
Arilla Village	65 Gordons Road	South Morang	Vic	3752
Bundoora Village	100 Janefield Drive	Bundoora	Vic	3083

RETIREMENT LIVING ADDRESSES (CONTINUED)				
Asset Name	Address	Suburb	State	Postcode
Cameron Close Village	155 Warrigal Road	Burwood	Vic	3125
Donvale Village	160 Springvale Road	Donvale	Vic	3111
Gillin Park Retirement Village	45 Mahoneys Road	Warrnambool	Vic	3280
Gowanbrae Village	1A Gowanbrae Drive	Gowanbrae	Vic	3043
Highlands Retirement Village	236-238 Waterview Boulevard	Craigieburn	Vic	3064
Knox Village	466 Burwood Highway	Wantirna South	Vic	3152
Latrobe Village	Village Drive	Reservoir	Vic	3073
Long Island Village	1 Overton Road	Seaford	Vic	3198
Mernda Retirement Village	89 Galloway Drive	Mernda	Vic	3754
Midlands Terrace	1111 Doveton Street North	Ballarat North	Vic	3350
Minta LL	Soldiers Road (near intersection of Chase Blvd)	Berwick	Vic	3806
Oak Grange Village	695-707 Hawthorn Road	Brighton East	Vic	3187
Patterson Lakes Village	130 McLeod Road	Patterson Lakes	Vic	3197
Plenty Valley Village	208 McDonalds Road	Epping	Vic	3076
Salford Park Community Village	100 Harold Street	Wantirna	Vic	3152
Selandra Rise Retirement Village	5 Harmony Chase	Clyde North	Vic	3978
Tarneit Skies Retirement Village	250 Thames Boulevard	Tarneit	Vic	3029
Templestowe Village	29 Fitzsimons Lane	Templestowe	Vic	3106
The Lakes Estate	800 Kings Road	Taylors Lake	Vic	3038
Vermont Village	562-584 Burwood Hwy	Vermont South	Vic	3133
Wantirna Village	2 Old Stud Road	Wantirna	Vic	3152
Affinity Village	38 Norwood Avenue	Baldivis	WA	6171
Aspire at Calleya	Corner Clementine Boulevard and Mudstone Road	Treeby	WA	6164

**Stockland Corporation Limited**

ACN 000 181 733

**Stockland Trust  
Management Limited**

ACN 001 900 741; AFSL 241190

**As responsible entity  
for Stockland Trust**

ARSN 092 897 348

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

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