

Securityholders

The information set out below was prepared as at 20 August 2009 and applies equally to Stockland Trust and Stockland Corporation Limited, as members are required to hold equal numbers of units in the Trust and shares in the Corporation under the terms of the joint quotation of the Australian Securities Exchange. There are on issue 2,383,036,717 ordinary units in the Trust and ordinary shares in the Corporation.

LARGEST TWENTY ORDINARY UNITHOLDERS/SECURITYHOLDERS

	Number of Securities	Percentage of Issued Securities
HSBC Custody Nominees (Australia) Limited	643,912,381	27.02
National Nominees Limited	410,050,984	17.21
J P Morgan Nominees Australia	371,628,458	15.59
Citicorp Nominees Pty Limited	156,322,142	6.56
Cogent Nominees Pty Limited	54,391,636	2.28
ANZ Nominees Limited <Cash Income A/C>	50,802,975	2.13
Citicorp Nominees Pty Limited <CFS WSLE Property Secs A/C>	46,033,901	1.93
AMP Life Limited	45,960,954	1.93
Cogent Nominees Pty Limited <SMP Accounts>	20,436,264	0.86
Queensland Investment Corporation	19,993,067	0.84
RBC Dexia Investor Services Australia Nominees Pty Limited	14,864,462	0.62
Bond Street Custodians Limited <ENH Property Securities A/C>	13,241,490	0.56
Citicorp Nominees Pty Limited <CFS WSLE Imputation Fnd A/C>	12,677,890	0.53
Citicorp Nominees Pty Limited <CFSIL CWLTH Property 1 A/C>	11,234,879	0.47
RBC Dexia Investor Services Australianominees Pty Limited	10,386,561	0.44
Citicorp Nominees Pty Limited <CFS Imputation Fund A/C>	8,956,884	0.38
Citicorp Nominees Pty Limited <CFS WSLE GEARED SHR FND A/C>	8,898,698	0.37
Citicorp Nominees Pty Limited <CFSIL CFS WS INDX Prop A/C>	8,595,149	0.36
Bond Street Custodians Limited <Property Securities A/C>	7,685,261	0.32
RBC Dexia Investor Services Australia Nominees Pty Ltd <PISELECT A/C>	6,568,999	0.28

The largest twenty members held 80.68% of the ordinary units/securities on issue.

DISTRIBUTION OF SECURITYHOLDERS

Category	Number of Securities	Number of securityholders
1 – 1,000	4,716,362	10,234
1,001 – 5,000	67,816,947	24,594
5,001 – 10,000	71,766,194	9,982
10,001 – 100,000	136,079,706	6,684
100,001 and over	2,102,657,508	276

The number of unitholders/shareholders holding less than a marketable parcel was 2,940.

SUBSTANTIAL SECURITYHOLDERS

	Number of Units/Shares
Commonwealth Bank of Australia/Colonial First State Limited	120,667,380
ING Group (and its related body corporates)	115,011,447
Vanguard Investments Australia Limited	81,038,001
AMP Limited	70,516,482