

Securityholder information

SECURITYHOLDER INFORMATION

END OF FINANCIAL YEAR TAX STATEMENT

After 30 June each year you will receive a comprehensive tax statement. This statement summarises the distributions and dividends paid to you during the year, and includes information required to complete your tax return.

SHAREHOLDER REVIEW AND FINANCIAL REPORT

Members have a choice of whether they receive:

- the Shareholder Review only;
- a Financial Report in this form;
- detailed Financial Statements only;
- the Shareholder Review plus detailed Financial Statements; or
- electronic versions of the Shareholder Review and Financial Report.

MEMBERS' ENQUIRIES

To assist in providing quality service to its investors Stockland has established the following sources for those wishing to obtain information in relation to Stockland:

Stockland website www.stockland.com.au

The Stockland site contains a variety of investor information, including market presentations, financial results, property news, announcements to the Australian Securities Exchange (ASX), and the latest Shareholder Review, Annual and Half year Financial Reports.

Registry

Computershare Investor Services Pty Limited operates a freecall number on behalf of Stockland. Contact Computershare on 1800 804 985 for:

- change of address details;
- request to receive communications online;
- request to have payments made directly to a bank account;
- provision of tax file numbers; or
- general queries about your securityholding.

REINVESTMENT PLAN

Stockland operates a Dividend and Distribution Reinvestment Plan ("DRP") which allows members to have their dividend/distribution payments used to buy more Stapled Securities in Stockland at a discount of up to 5% as determined by the Board. These securities are acquired by members at no brokerage or other associated costs. The DRP was not operating for the August 2009 dividend/distribution. Any future changes to the DRP will be disclosed to the ASX and notified on the Stockland website. DRP Application forms can be sent to you by Computershare or are available on the Stockland website.

DISTRIBUTION PERIODS

1 July – 31 December 2008
1 January – 30 June 2009

RECORD DATES

31 December 2008
30 June 2009

DISTRIBUTION BANKING OR MAILING DATES

27 February 2009
31 August 2009

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ANNUAL GENERAL MEETING

Will be held at Four Seasons Hotel,
199 George Street Sydney NSW
at 2.30pm on Tuesday 20 October 2009.

DIRECTORY

Corporation/Responsible Entity

Stockland Corporation Limited
ACN 000 181 733

Stockland Trust Management Limited

ACN 001 900 741

AFSL 241190

Level 25, 133 Castlereagh Street,
Sydney NSW 2000

Toll free 1800 251 813

Telephone 02 9035 2000

Custodian

Trust Company Limited

ACN 004 027 749

35 Clarence Street

Sydney NSW 2000

Directors

Non-Executive

Graham Bradley – Chairman

Nicholas Greiner – Deputy Chairman

Duncan Boyle

Carolyn Hewson

Barry Neil

Peter Scott

Terry Williamson

Executive

Matthew Quinn – Managing Director

Hugh Thorburn – Finance Director

Company Secretaries

Phillip Hepburn

Derwyn Williams

Unit/Share Registry

Computershare Investor Services Pty Limited

Level 3, 60 Carrington Street

Sydney NSW 2000

Toll free (within Australia) 1800 804 985

Telephone (outside Australia) +61 3 9415 4000

Email stockland@computershare.com.au

Bankers

Commonwealth Bank of Australia

Westpac Banking Corporation Limited

Australia and New Zealand Banking Group Limited

Auditor

KPMG

Quoted Securities

SGP ordinary units/shares