

# Property Portfolio

30 June 2021



# About Stockland

A leading creator of communities and spaces for people to live, work and play.

## OUR STORY

When Stockland was founded in 1952, Ervin Graf had a vision, the essence of which endures today, “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

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We are one of the largest diversified real estate groups in Australia, creating communities and whole of life housing solutions across our residential and retirement living communities. We also own, manage and develop leading retail town centres, workplaces and logistics centres.

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: Highlands, VIC

# Property Portfolio

## Commercial Property

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### Logistics

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**35** assets  
**1,317,231 sqm** GLA<sup>1,2</sup>  
**\$3.4bn** ownership interest value<sup>3</sup>  
**\$3.7bn** gross book value<sup>3</sup>

### Workplace

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**4** assets  
**89,802 sqm** NLA<sup>1</sup>  
**\$1.0bn** ownership interest value  
**\$1.0bn** gross book value

### Retail Town Centres

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**25** properties  
**906,017 sqm** GLA<sup>1</sup>  
**\$5.5bn** ownership interest value  
**\$5.7bn** gross book value

## Communities

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### Residential Communities

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**50** communities  
**over 75,000** lots remaining  
**\$20.9bn** end-market value

### Retirement Living

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**59** established villages  
**Over 8,700** units  
**740** units in the development pipeline  
**1,154** funds employed

### Land Lease Communities

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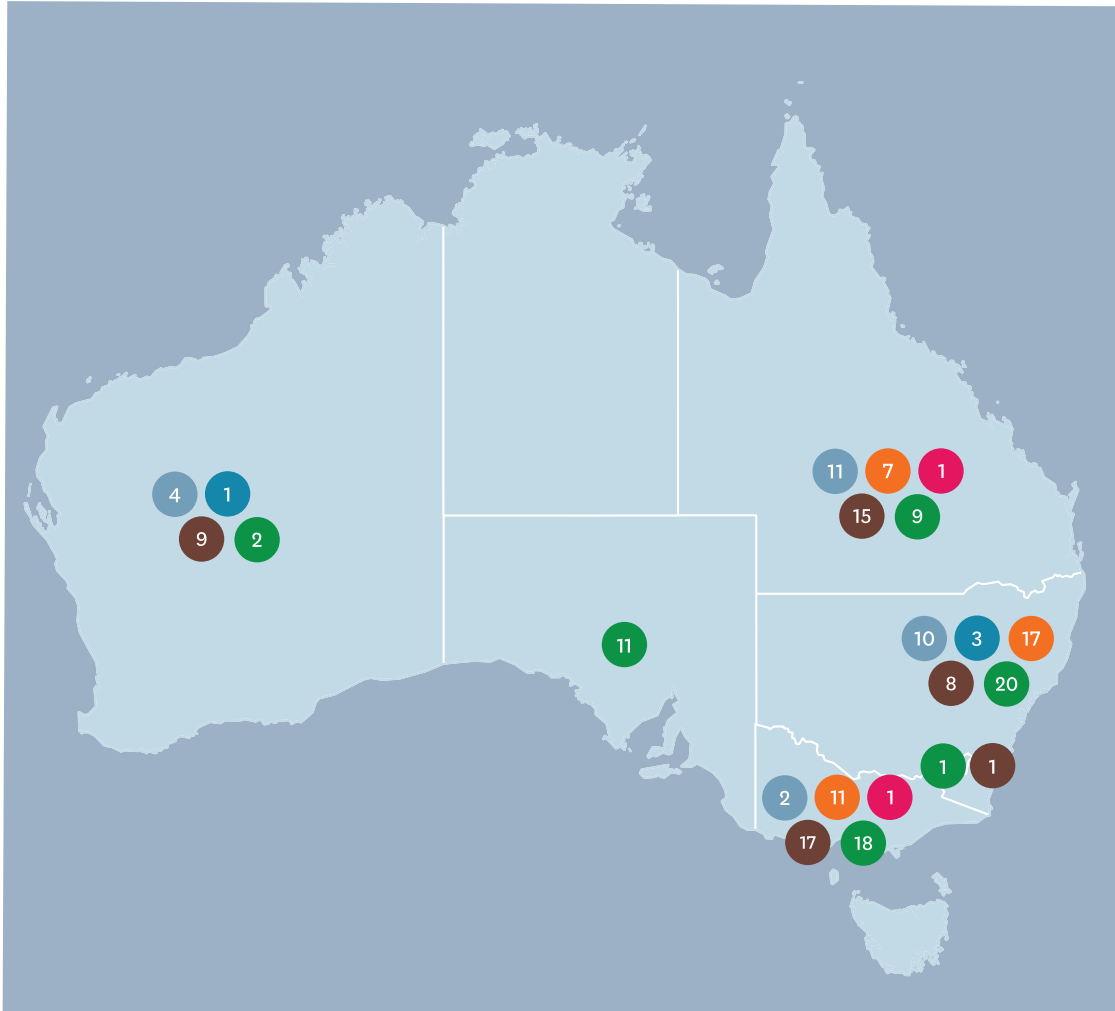
**2** Land lease communities  
**3,555** units in the development pipeline

<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
- LAND LEASE COMMUNITIES

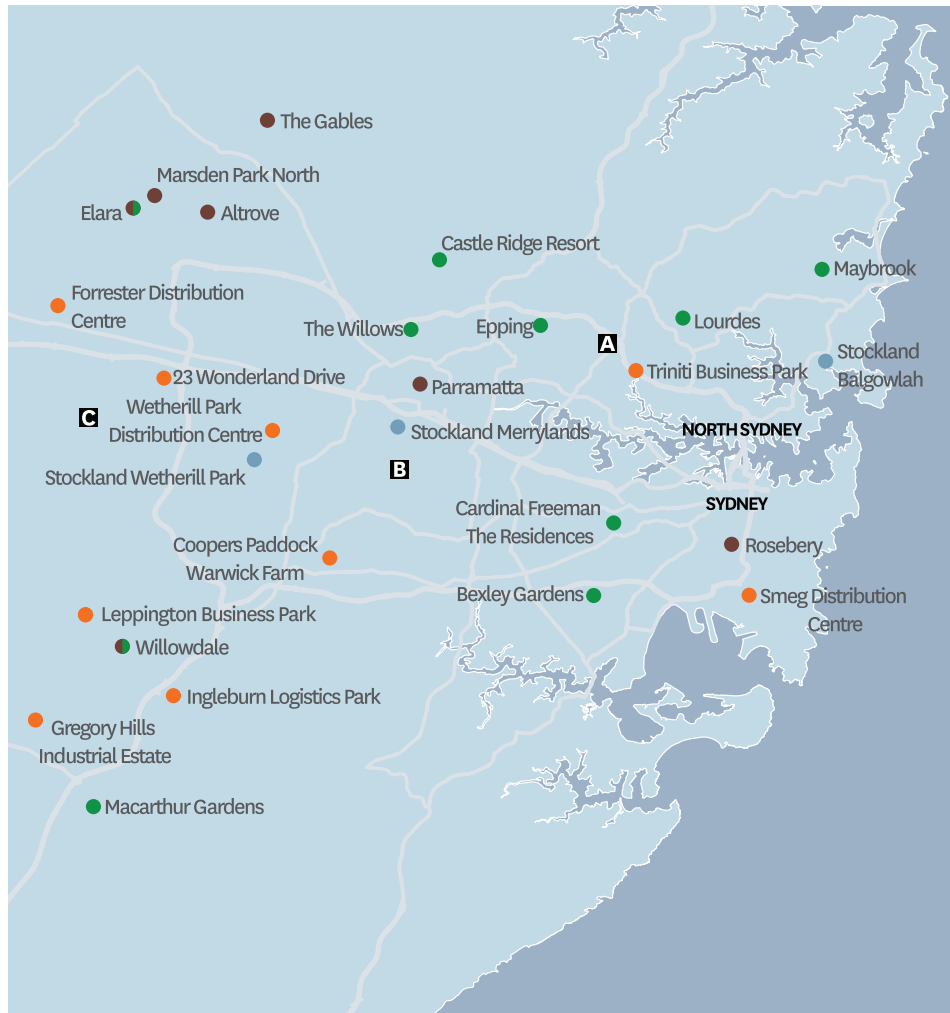
NEW SOUTH WALES  
Sydney CBD and North shore



- RETAIL TOWN CENTRES
- WORKPLACE

NEW SOUTH WALES

Greater Sydney



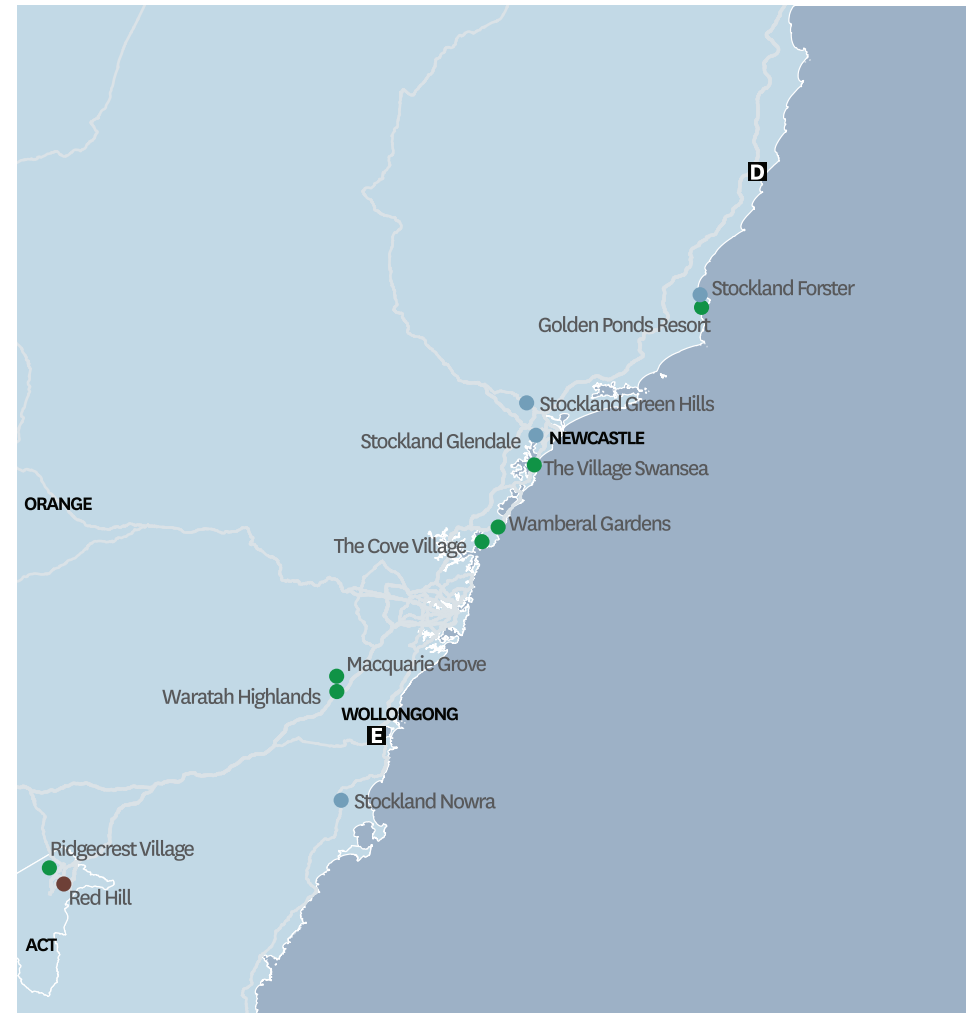
- LOGISTICS
- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES
- RETIREMENT LIVING

- 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

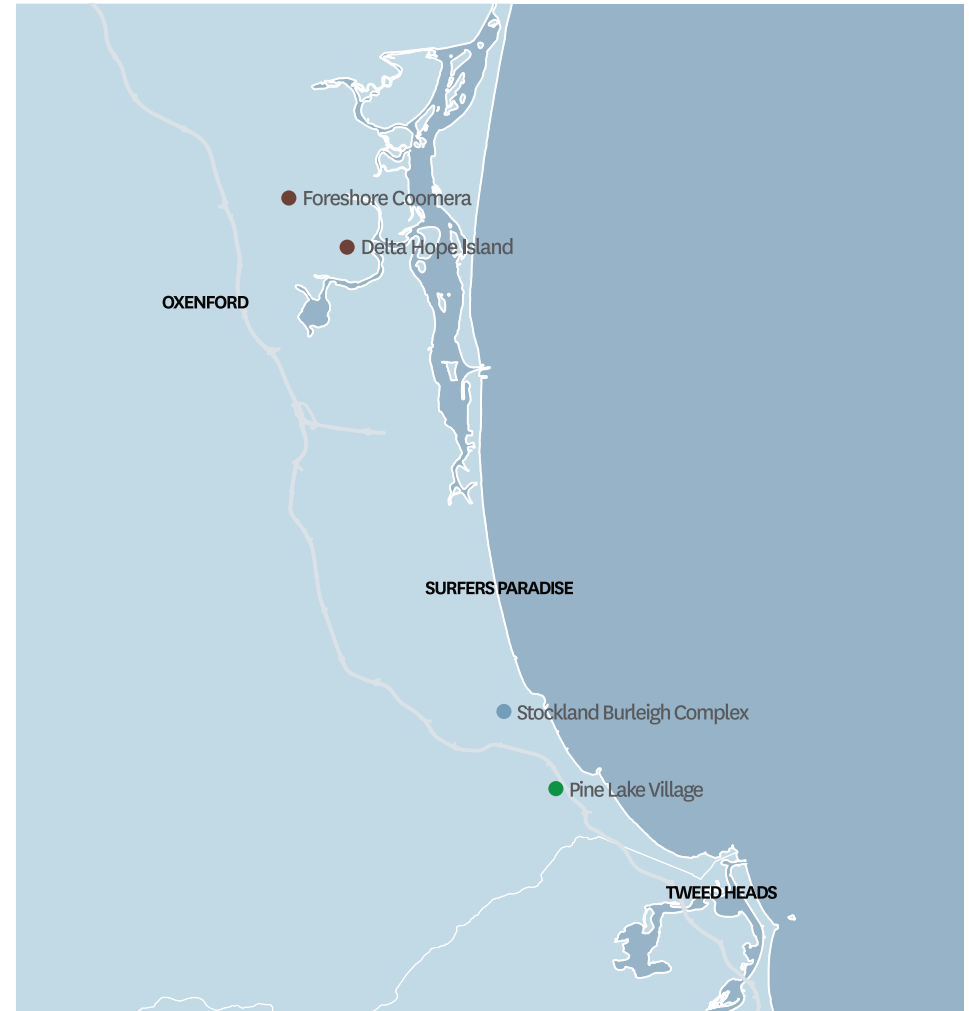
- E**
- Stockland Shellharbour
  - Shellharbour Retail Park
  - Illawarra
  - Forest Reach

QUEENSLAND  
Greater Brisbane



- LOGISTICS
- RESIDENTIAL COMMUNITIES
- RETIREMENT LIVING
- F**
- Pallara
- 787 Boundary Road, Richlands
- Willawong Distribution Centre
- 182 Bowhill Road, Willawong
- G**
- Yatala Distribution Centre
- Yatala Distribution Centre South

QUEENSLAND  
Gold Coast



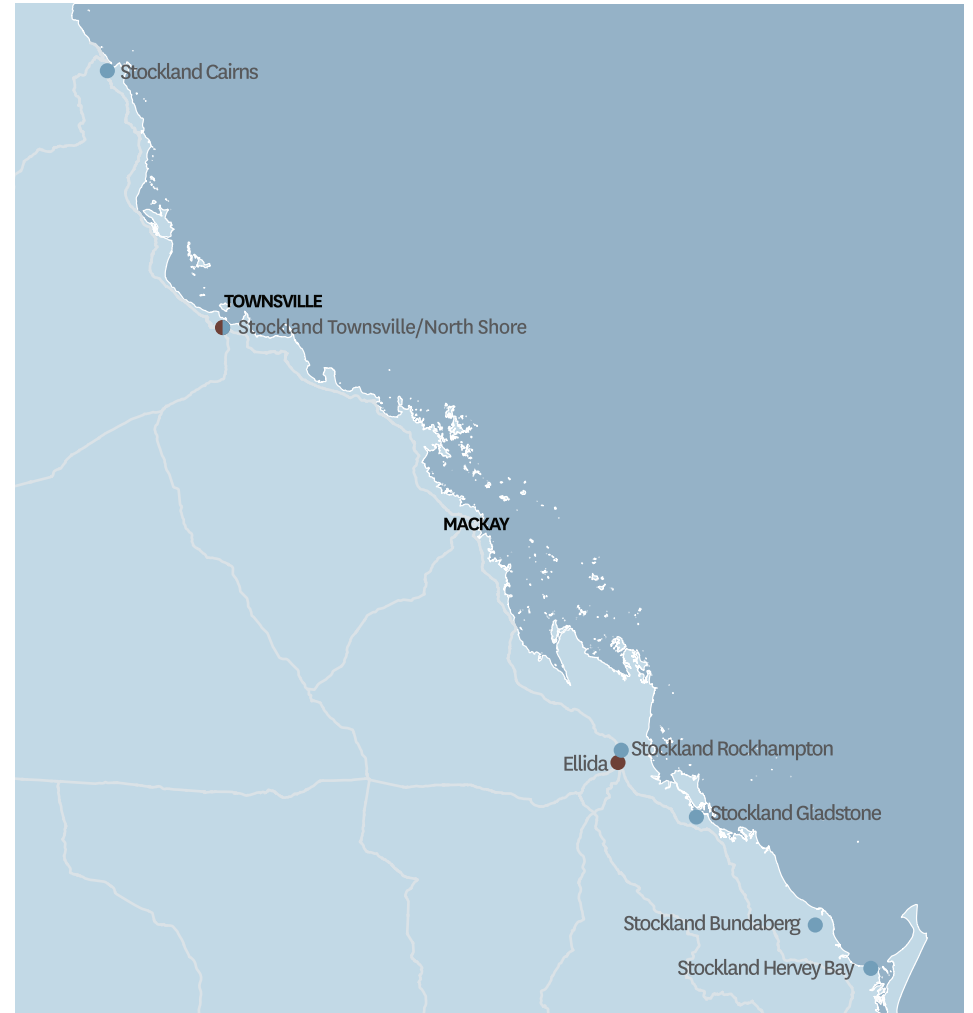
- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES
- RETIREMENT LIVING

QUEENSLAND  
**Sunshine Coast**



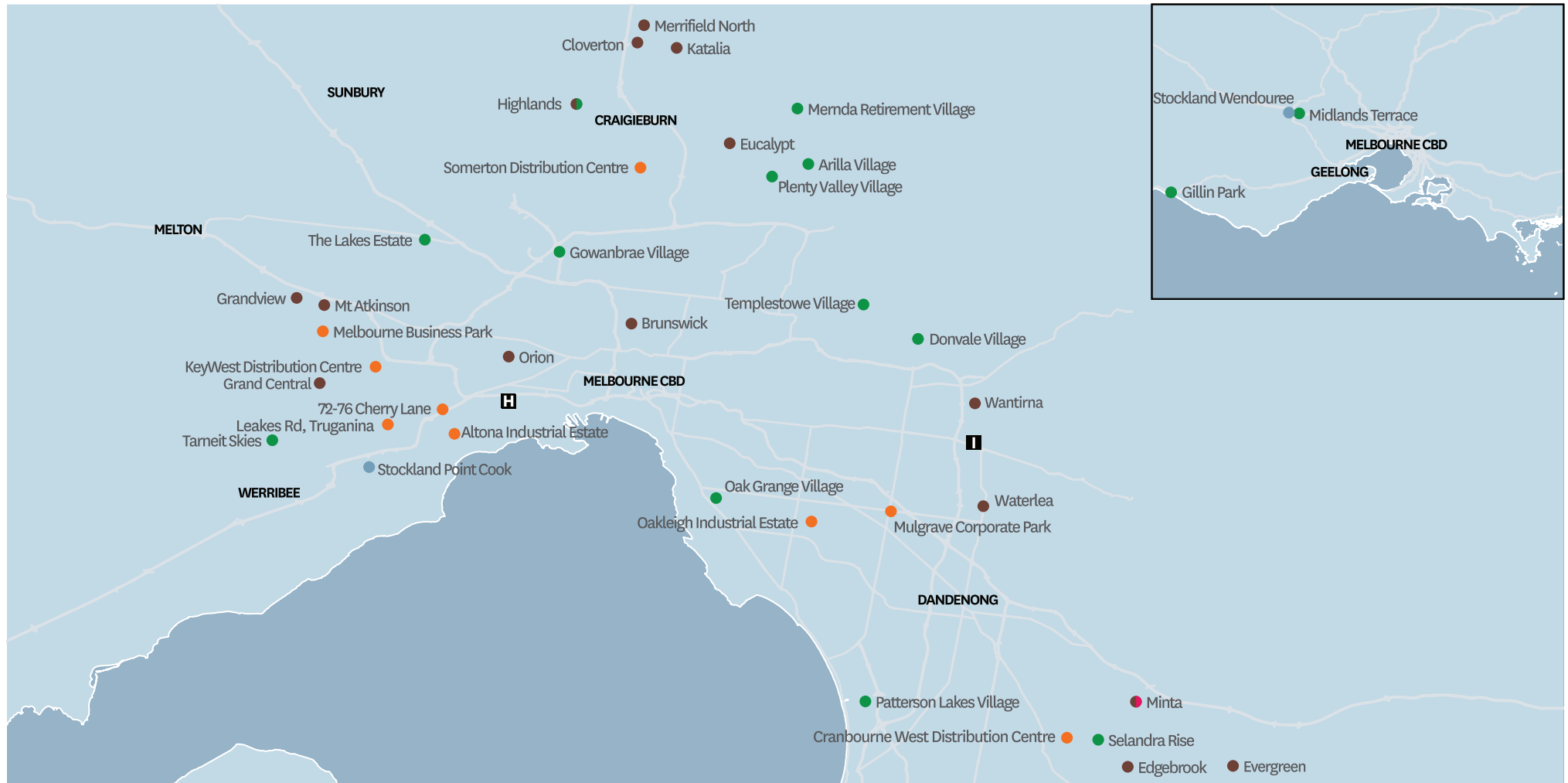
- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES
- RETIREMENT LIVING
- LAND LEASE COMMUNITIES

QUEENSLAND  
**Far North**



- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES

VICTORIA  
Greater Melbourne



- LOGISTICS
- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES
- RETIREMENT LIVING
- LAND LEASE COMMUNITIES

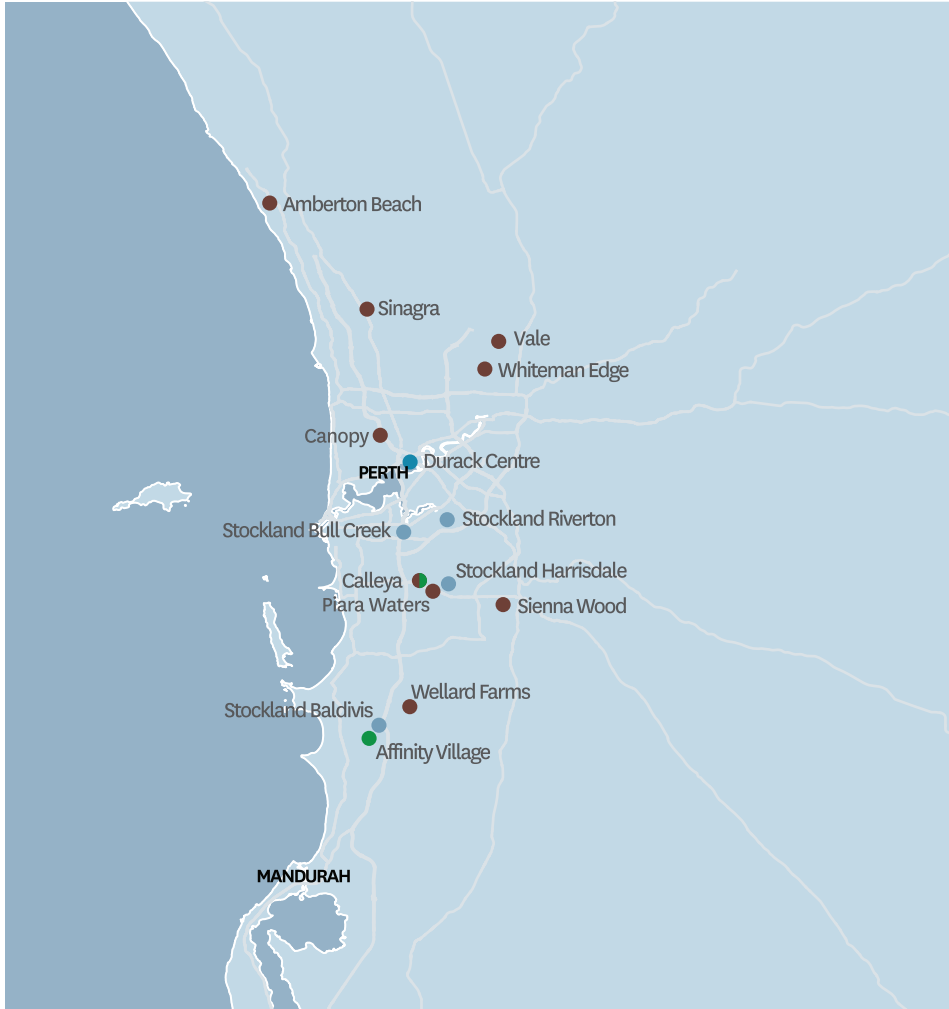
- Haven
- Altona North
- Altona Distribution Centre
- Brooklyn Distribution Centre

- Salford Park
- Vermont Village
- Wantirna Village
- Knox Village



WESTERN AUSTRALIA

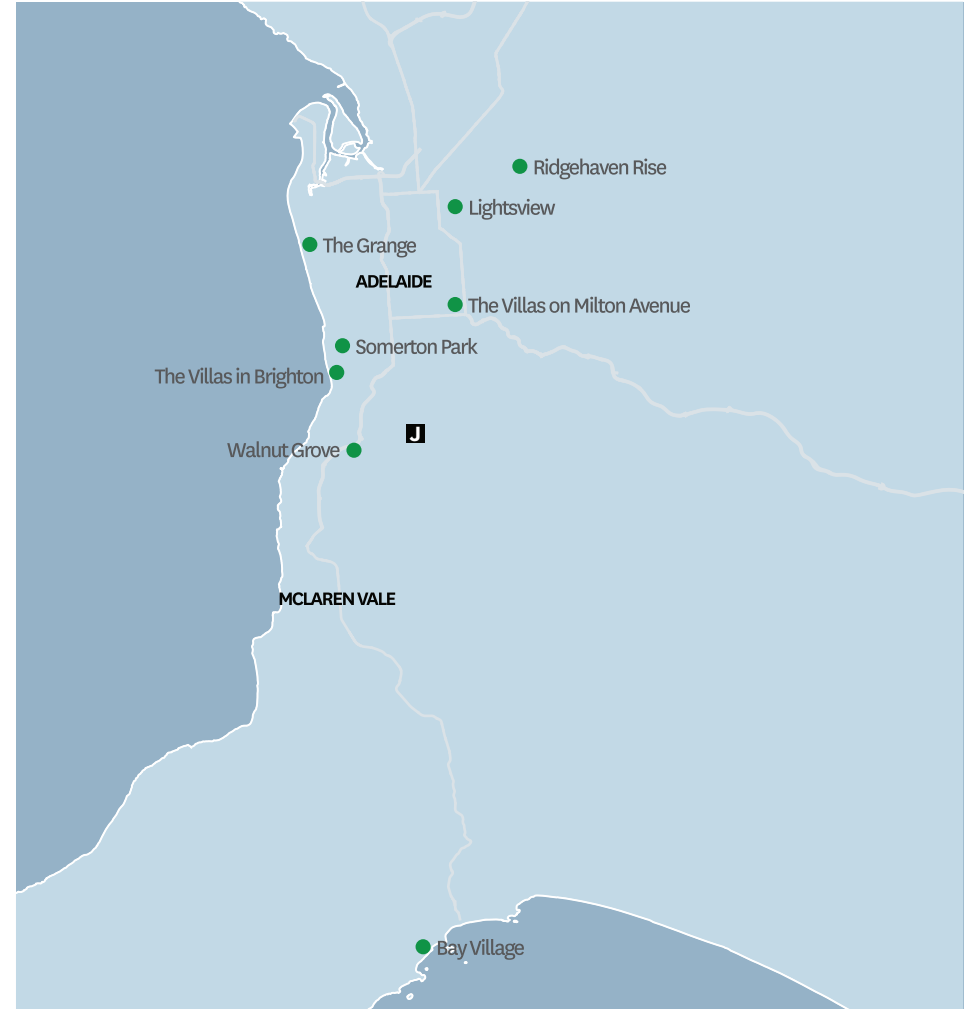
**Perth and surrounds**



- LOGISTICS
- RESIDENTIAL COMMUNITIES
- RETAIL TOWN CENTRES
- RETIREMENT LIVING
- WORKPLACE

SOUTH AUSTRALIA

**Adelaide and surrounds**

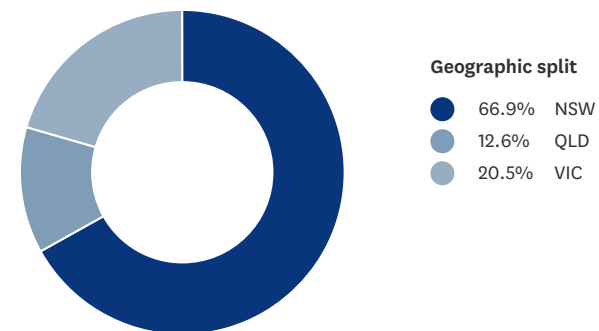
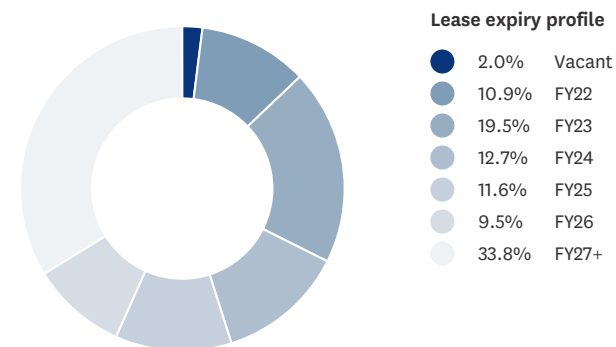


- RETIREMENT LIVING
- Hillsview
- Salford
- Unity

# Logistics

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

## LOGISTICS PORTFOLIO



### Assets

35

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

\$3.4bn

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

\$3.7bn

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



## **Yennora Distribution Centre, NSW**

One of the largest distribution centres in the southern hemisphere, with more than 300,000 sqm of warehousing and 67,000 sqm of dedicated container hardstand. The 70 hectare Yennora Distribution Centre 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, Janala, Epson and Silk Contract Logistics.



## **M\_Park, Macquarie Park, NSW**

M\_Park will comprise three A-Grade commercial buildings offering ~36,000 sqm\*\* of NLA, a data centre, retail and public green space. The first building of development is underway as at August 2021, with practical completion planned for 3Q23<sup>^</sup>. The whole precinct is scheduled for delivery by 2H24.

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

*\* Approximate figures, subject to change as the project progresses.<sup>^</sup>*

*Timing is approximate only, and subject to change.*

## LOGISTICS PORTFOLIO

Page	Property	State	Gross lettable area*	Book value	Funds from operations	FY21 val. incr/ (decr)	Change	Capitalisation rate	% of Logistics portfolio#
<b>Logistics</b>									
15	23 Wonderland Drive, Eastern Creek	NSW	23,159 sqm	\$63.0m	\$3.0m	\$7.4m	13.4%	4.25%	1.9%
15	89 Quarry Road, Erskine Park	NSW	11,725 sqm	\$36.5m	\$1.5m	\$6.4m	21.4%	4.00%	1.1%
15	Coopers Paddock, Warwick Farm	NSW	51,102 sqm	\$142.3m	\$5.6m	\$29.3m	25.9%	4.00%	4.2%
16	Forrester Distribution Centre, St Marys	NSW	59,947 sqm	\$109.0m	\$6.7m	\$24.4m	28.9%	5.00%	3.2%
16	Granville Industrial Estate	NSW	48,699 sqm	\$106.3m	\$5.4m	\$25.3m	31.3%	4.75 - 5.00%	3.1%
16	Ingleburn Logistics Park	NSW	72,408 sqm	\$202.0m	\$9.3m	\$35.2m	17.3%	3.75 - 4.50%	5.9%
17	Smeg Distribution Centre, Botany	NSW	9,492 sqm	\$41.3m	\$1.8m	\$5.3m	14.7%	4.00%	1.2%
17	Wetherill Park Distribution Centre	NSW	16,112 sqm	\$44.6m	\$2.3m	\$7.7m	21.0%	4.75%	1.3%
17	Yennora Distribution Centre	NSW	301,224 sqm	\$661.0m	\$33.0m	\$133.9m	25.4%	4.25%	19.6%
18	39 Silica Street, Carole Park	QLD	28,184 sqm	\$43.9m	\$2.5m	\$8.4m	9.6%	5.25%	1.3%
18	787 Boundary Road, Richlands	QLD	7,466 sqm	\$16.0m	\$0.6m	\$1.6m	11.3%	5.25%	0.5%
18	Hendra Industrial Estate, Brisbane	QLD	84,026 sqm	\$147.5m	\$6.8m	\$33.5m	29.4%	5.25%	4.3%
19	Willawong Distribution Centre	QLD	44,019 sqm	\$77.6m	\$2.0m	\$7.4m	7.8%	5.50%	2.3%
19	Yatala Distribution Centre	QLD	28,005 sqm	\$57.0m	\$2.5m	\$16.7m	34.6%	5.00%	1.7%
19	72-76 Cherry Lane, Laverton North	VIC	20,492 sqm	\$51.0m	\$2.7m	\$16.1m	46.2%	4.75%	1.5%
20	Altona Distribution Centre	VIC	35,945 sqm	\$52.5m	\$3.0m	\$9.5m	22.2%	5.25%	1.5%
20	Altona Industrial Estate	VIC	34,270 sqm	\$59.5m	\$3.3m	\$7.9m	15.3%	5.00%	1.8%
20	Brooklyn Distribution Centre	VIC	130,174 sqm	\$184.0m	\$8.6m	\$48.6m	35.9%	4.50%	5.4%
21	KeyWest Distribution Centre, Truganina	VIC	30,488 sqm	\$55.0m	\$2.4m	\$9.8m	21.7%	4.25%	1.6%
21	Oakleigh Industrial Estate, Oakleigh South	VIC	45,489 sqm	\$99.0m	\$4.2m	\$29.3m	42.1%	4.25%	2.9%
21	Somerton Distribution Centre, Somerton	VIC	71,341 sqm	\$96.0m	\$4.4m	\$30.2m	45.9%	4.75 - 5.50%	2.8%
			<b>1,153,767 sqm</b>	<b>\$2,345.0m</b>	<b>\$111.6m</b>				<b>69.1%</b>
<b>Logistics Inventory Land<sup>†</sup></b>									
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
				<b>N/A</b>	<b>N/A</b>				

## LOGISTICS PORTFOLIO (CONTINUED)

Page	Property	State	Gross lettable area*	Book value	Funds from operations	FY21 val. incr/ (decr)	Change	Capitalisation rate	% of Logistics portfolio#
<b>Logistics Development Land<sup>§</sup></b>									
	Ingleburn Logistics Park	NSW	86,900 sqm	\$36.5m	N/A	N/A	N/A	N/A	1.1%
22	Kemps Creek Land <sup>^</sup>	NSW	N/A	N/A	N/A	N/A	N/A	N/A	N/A
23	Leppington Business Park	NSW	58,500 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	39 Silica Street, Carole Park	QLD	30,000 sqm	\$52.8m	N/A	N/A	N/A	N/A	1.6%
	182 Bowhill Road, Willawong	QLD	96,000 sqm	N/A	N/A	N/A	N/A	N/A	N/A
	Willawong Distribution Centre	QLD	55,000 sqm	\$25.0m	N/A	N/A	N/A	N/A	0.7%
	Yatala Distribution Centre	QLD	15,000 sqm	\$7.9m	N/A	N/A	N/A	N/A	0.2%
23	Yatala Distribution Centre South	QLD	19,470 sqm	N/A	N/A	N/A	N/A	N/A	N/A
23	Cranbourne West Distribution Centre	VIC	35,500 sqm	N/A	N/A	N/A	N/A	N/A	N/A
24	Leakes Road, Truganina	VIC	37,050 sqm	N/A	N/A	N/A	N/A	N/A	N/A
			<b>433,420 sqm</b>	<b>\$122.2</b>					<b>3.6%</b>
<b>Business Parks</b>									
24	16 Giffnock Avenue, Macquarie Park	NSW	11,525 sqm	\$76.0m	\$4.1m	\$6.8m	9.8%	5.25%	2.2%
24	60-66 Waterloo Road, Macquarie Park	NSW	17,407 sqm	\$140.5m	\$8.1m	\$10.8m	8.3%	5.38%	4.1%
25	Macquarie Technology Park, Macquarie Park <sup>††</sup>	NSW	1,650 sqm	\$57.8m	\$2.6m	\$0.0m	0.0%	N/A	1.7%
25	Optus Centre, Macquarie Park <sup>‡</sup>	NSW	84,194 sqm	\$312.1m	\$17.2m	\$21.9m	7.5%	5.00%	9.2%
25	Trinity Business Park, North Ryde	NSW	27,798 sqm	\$225.0m	\$13.8m	\$13.9m	6.0%	5.63%	6.6%
26	Mulgrave Corporate Park	VIC	20,890 sqm	\$98.0m	\$5.3m	\$(2.0)m	(2.0)%	6.75%	2.9%
			<b>163,464 sqm</b>	<b>\$909.4m</b>	<b>\$51.1m</b>				<b>26.7%</b>
<b>Business Parks Development Land<sup>§</sup></b>									
	M_Park, Stage 1	NSW		N/A	N/A	N/A	N/A	N/A	N/A
	Trinity Business Park, North Ryde (Dev)	NSW		\$20.2m	N/A	N/A	N/A	N/A	0.6%
			<b>N/A</b>	<b>\$20.2m</b>					<b>0.6%</b>
<b>Master Planning</b>									
	M_Park, Stg 2 Johnson & Johnson Family of companies	NSW							
			<b>1,317,231 sqm<sup>†</sup></b>						

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

# Book value.

+ 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.

^ Exercising options remains subject to rezoning. FIRB approval has been received.

†† Book value represents asset valued as a development site.

‡ Book value represents Stockland's 51% ownership interest.

† Excluding development land.



### 23 WONDERLAND DRIVE, EASTERN CREEK

Located in the established western Sydney Industrial precinct of Eastern Creek with excellent access to the M4 and M7 Interchange, the property consists of a modern freestanding warehouse with a GLA of 23,159 sqm. The property is fully leased to Icehouse Logistics.

**Location: Western Sydney, NSW**

Acquisition date	Sep 2015
Ownership/title	100%/Freehold
Cost including additions	\$38.3m

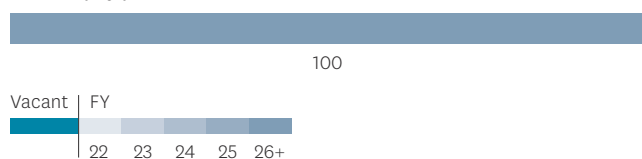
**Last independent valuation**

Date	Jun 2021
Valuation	\$63.0m
Valuation per sqm	\$2,727/sqm
Capitalisation rate	4.25%
Discount rate	5.75%
Gross lettable area	23,159 sqm
Site area	4.3 Ha
Hardstand	-
Weighted average lease expiry	5.2 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Icehouse Logistics Pty Ltd	23,159 sqm
-	-
-	-
-	-

**Lease expiry profile %**



### 89 QUARRY ROAD, ERSKINE PARK

This 11,725 sqm contemporary warehouse is in Erskine Park, one of Sydney's premier industrial locations. The property is in close proximity to the M4 and 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

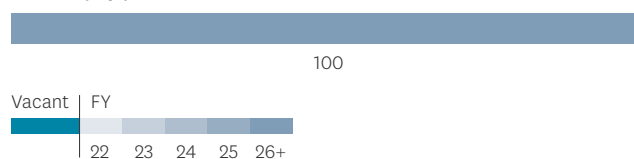
**Last independent valuation**

Date	Jun 2021
Valuation	\$36.5m
Valuation per sqm	\$3,113/sqm
Capitalisation rate	4.00%
Discount rate	5.75%
Gross lettable area	11,725 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	6.2 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Viscount Plastics Pty Ltd	11,725 sqm
-	-
-	-
-	-

**Lease expiry profile %**



### COOPERS PADDOCK, WARWICK FARM

Situated at Warwick Farm in the heart of south west Sydney, this PCA award winning site offers excellent access to metropolitan Sydney and interstate markets. The 11 hectare prime industrial estate has 4 modern buildings totalling ~51,000 sqm, of which 33,299 sqm is leased to Daikin Australia, with the balance leased to Opal Packaging Australia and ILS Warehousing and Distribution Services.

**Location: South-West, NSW**

Acquisition date	Apr 2015
Ownership/title	100%/Freehold
Cost including additions	\$67.1m

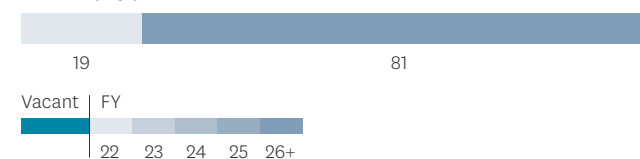
**Last independent valuation**

Date	Jun 2021
Valuation	\$142.3m
Valuation per sqm	\$2,779/sqm
Capitalisation rate	4.00%
Discount rate	5.50%
Gross lettable area	51,102 sqm
Site area	11.0 Ha
Hardstand	-
Weighted average lease expiry	5.3 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Daikin Australia Pty Ltd	33,299 sqm
Opal Packaging Australia Pty Ltd	9,582 sqm
ILS Warehousing and Distribution Services Pty Ltd	8,221 sqm
-	-

**Lease expiry profile %**





### FORRESTER DISTRIBUTION CENTRE, ST MARYS

A flexible facility conveniently located close to rail, The Great Western Highway, M4 and M7 Motorways. The 12 hectare site features drive-around access to all three buildings. The property is predominantly leased to Linfox, with 5,623 sqm leased to Shaw Fabrics.

**Location: Western Sydney, NSW**

Acquisition date	Dec 2013
Ownership/title	100%/Freehold
Cost including additions	\$87.3m

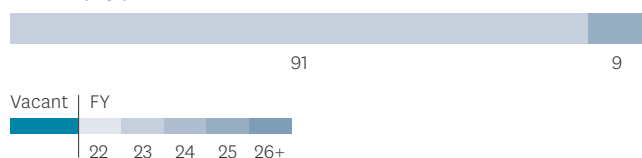
**Last independent valuation**

Date	Jun 2021
Valuation	\$109.0m
Valuation per sqm	\$1,802/sqm
Capitalisation rate	5.00%
Discount rate	6.00%
Gross lettable area	59,947 sqm
Site area	12.0 Ha
Hardstand	-
Weighted average lease expiry	1.7 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Linfox Pty Ltd	54,324 sqm
Shaw Fabrics (NSW) Pty Ltd	5,623 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 three separate office and warehouse buildings including 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	\$59.7m

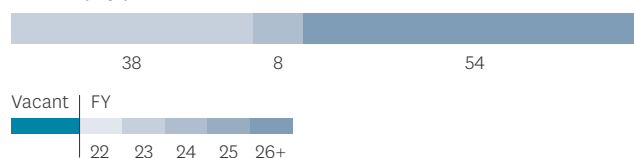
**Last independent valuation**

Date	Jun 2021
Valuation	\$106.3m
Valuation per sqm	\$2,183/sqm
Capitalisation rate	4.75 - 5.00%
Discount rate	5.75 - 5.88%
Gross lettable area	48,699 sqm
Site area	9.0 Ha
Hardstand	-
Weighted average lease expiry	3.8 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

VIP Plastic Packaging Pty Ltd	17,547 sqm
Ive Group Australia Pty Ltd	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 ~29,000 sqm logistics facility. Stage 2 was completed in 2018 and features two buildings with a total area of ~37,000 sqm. Stage 3 currently consists of a 6,400 sqm warehouse with a further ~40,000 sqm currently being masterplanned and scheduled to commence in 3Q22. Tenants in the estate include BGC, Ewe Group, Next Logistics, TIFS and Coates Hire.

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

Acquisition date	Jun 2014
Ownership/title	100%/Freehold
Cost including additions	\$131.3m

**Last independent valuation**

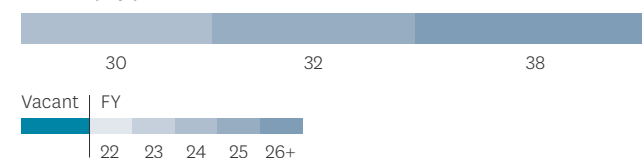
Date	Jun 2021
Valuation	\$202.0m§§
Valuation per sqm	\$2,310/sqm§§
Capitalisation rate	3.75 - 4.50%
Discount rate	5.50 - 5.75%
Gross lettable area	72,408 sqm
Site area	28.0 Ha
Hardstand	40,000 sqm
Weighted average lease expiry	5.1 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Next Logistics Pty Ltd	15,687 sqm
Metodiolineum Pty Ltd (TIFS Warehousing & Distribution)	13,346 sqm
Ewe Group Pty Ltd	11,239 sqm
BGC (Australia) Pty Ltd	10,439 sqm

§§ Excluding the value of development land.

**Lease expiry profile %**







### SMEG DISTRIBUTION CENTRE, BOTANY

The site is located in Botany, approximately 11 kilometers south of the Sydney CBD and is in close proximity to Port Botany. Major arterial roads, including Southern Cross Drive and The Eastern Distributor are easily accessible from the property. The property includes a large showroom, office and warehouse with a GLA of 9,492 sqm and is fully leased to Smeg Australia.

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

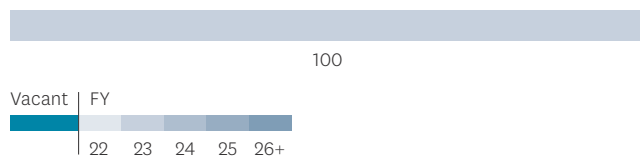
Acquisition date	Mar 2015
Ownership/title	100%/Freehold
Cost including additions	\$23.5m

**Last independent valuation**

Date	Jun 2021
Valuation	\$41.3m
Valuation per sqm	\$4,346/sqm
Capitalisation rate	4.00%
Discount rate	5.75%
Gross lettable area	9,492 sqm
Site area	1.6 Ha
Hardstand	-
Weighted average lease expiry	2.0 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA
Smeg Australia Pty Ltd	9,492 sqm
-	-
-	-
-	-
-	-

**Lease expiry profile %**



### WETHERILL PARK DISTRIBUTION CENTRE

The site is located in the well-established industrial precinct of Wetherill Park, approximately 30 kilometres west of Sydney CBD. Wetherill Park is at the geographic centre of Sydney's major industrial zones and sits strategically between the major population and urban growth zones in the north west and south west of Sydney. The building is fully leased to both Stora Enso Australia and Freight Specialists.

**Location: Western Sydney, NSW**

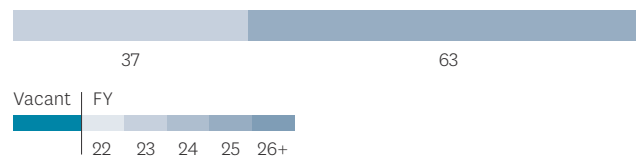
Acquisition date	Apr 2003
Ownership/title	100%/Freehold
Cost including additions	\$24.3m

**Last independent valuation**

Date	Jun 2021
Valuation	\$44.6m
Valuation per sqm	\$2,768/sqm
Capitalisation rate	4.75%
Discount rate	5.75%
Gross lettable area	16,112 sqm
Site area	4.0 Ha
Hardstand	9,009 sqm
Weighted average lease expiry	2.8 yrs
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 ~300,000 sqm of warehousing and ~67,000 sqm of dedicated container hardstand. The 70 hectare Yennora Distribution Centre 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 Logistics, Qube Logistics, AWH, Janala, Epsom and Silk Contract Logistics.

**Location: Western Sydney, NSW**

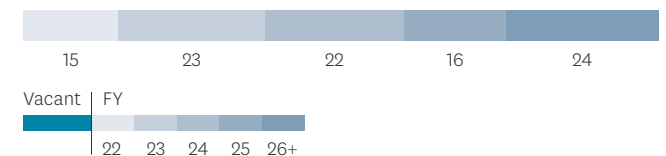
Acquisition date	Jul 2000/Nov 2010
Ownership/title	100%/Freehold
Cost including additions	\$325.1m

**Last independent valuation**

Date	Jun 2021
Valuation	\$661.0m
Valuation per sqm	\$2,194/sqm
Capitalisation rate	4.25%
Discount rate	5.50%
Gross lettable area	301,224 sqm
Site area	70.0 Ha
Hardstand	66,837 sqm
Weighted average lease expiry	2.6 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA
AWH Pty Ltd	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 %**





### 39 SILICA STREET, CAROLE PARK

Located 19 kilometres from the Brisbane CBD and surrounded by the Western Industrial hubs of Redbank and Richlands, this 10 hectare site will eventually house ~60,000 sqm of new logistics and manufacturing space when fully developed. Warehouses 1 and 2 were completed in September 2020 and provide a total of ~28,000 sqm of high clearance industrial space. Warehouse 2 houses MaxiTRANS on a 15 year lease for their 14,336 sqm manufacturing facility. Stage 3 comprises a ~31,000 sqm warehouse which is yet to commence.

#### Location: South Brisbane, QLD

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$86.6m

#### Last independent valuation

Date	Jun 2021
Valuation	\$96.7m <sup>††</sup>
Valuation per sqm	\$1,625/sqm
Capitalisation rate	5.25%
Discount rate	6.00%
Gross lettable area	28,184 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	8.6 yrs
NABERS	-
Green Star rating	-

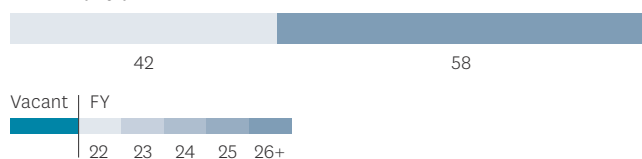
#### Major tenants

#### GLA

Maxitrans Australia Pty Ltd	14,336 sqm
-	-
-	-
-	-

†† Valuation figure excludes development land.

#### Lease expiry profile %



### 787 BOUNDARY ROAD, RICHLANDS

Located near the Ipswich Motorway, 787 Boundary Road was acquired alongside the Carole Park site in 2019. A refurbishment of the site was undertaken in 2021 and the 7,466 sqm office and warehouse facility is now solely occupied by Norm Engineering.

#### Location: South Brisbane, QLD

Acquisition date	Dec 2019
Ownership/title	100%/Freehold
Cost including additions	\$15.8m

#### Last independent valuation

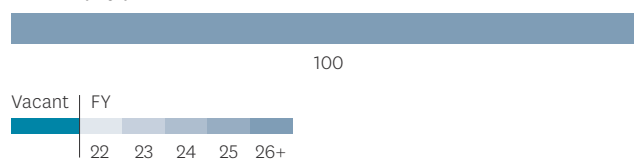
Date	Jun 2021
Valuation	\$16.0m
Valuation per sqm	\$2,143/sqm
Capitalisation rate	5.25%
Discount rate	6.25%
Gross lettable area	7,466 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	7.0 yrs
NABERS	-
Green Star rating	-

#### Major tenants

#### GLA

Norm Engineering Pty Ltd	7,466 sqm
-	-
-	-
-	-

#### Lease expiry profile %



### HENDRA INDUSTRIAL ESTATE, BRISBANE

This industrial estate, with ~84,000 sqm across multiple buildings, has undergone progressive refurbishment to create a functional, modern and well-presented estate. The 15 hectare site is well situated in Brisbane's Trade Coast precinct and boasts excellent road, port and air accessibility. Attracting a wide variety of tenants and uses, the estate houses CV Services, USG Boral, CSR, Hitachi, Aramex and Queensland Rail.

#### Location: North Brisbane, QLD

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$64.0m

#### Last independent valuation

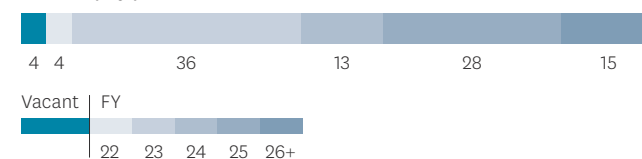
Date	Jun 2021
Valuation	\$147.5m
Valuation per sqm	\$1,755/sqm
Capitalisation rate	5.25%
Discount rate	6.00%
Gross lettable area	84,026 sqm
Site area	15.0 Ha
Hardstand	6,694 sqm
Weighted average lease expiry	3.0 yrs
NABERS	-
Green Star rating	-

#### Major tenants

#### GLA

Easy Auto123 Pty Ltd	14,810 sqm
Global Express Couriers Pty Ltd	12,851 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 100,000 sqm of prime warehousing space. Stage 1 (~18,000 sqm) was completed in early 2019, while Stage 2 (~25,000 sqm) completed in October 2020 achieving a 5 Star Green Star rating. Stages 3 and 4 can accommodate a further ~55,000 sqm GLA. Stage 3 (~13,000 sqm) has received planning approval and is forecast to commence construction in early 2022.

**Location: South Brisbane, QLD**

Acquisition date	March 2016
Ownership/title	100%/Freehold
Cost including additions	\$56.4m

**Last independent valuation**

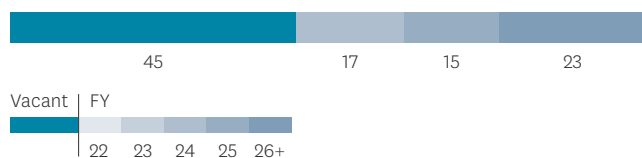
Date	Jun 2021
Valuation	\$77.6m <sup>††</sup>
Valuation per sqm	\$1,826/sqm <sup>§§</sup>
Capitalisation rate	5.50%
Discount rate	6.00%
Gross lettable area	44,019 sqm
Site area	20.0 Ha
Hardstand	-
Weighted average lease expiry	4.0 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Apergy Artificial Lift Pty Ltd	6,759 sqm
Medline International Two Australia Pty Ltd	6,480 sqm
Dotmar EPP Pty Ltd	5,273 sqm
Allanbee (101 Investments) Pty Ltd	5,112 sqm

<sup>††</sup> Book value represents asset valued as a development site.  
<sup>§§</sup> Excluding the value of 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 44,000 sqm of prime warehousing and distribution facilities. Stages 1 and 2, comprising ~28,000 sqm were completed in 2019 and house Crimsafe, Simtech Creations and Ozwide Trading Group with Stage 3 (totalling ~16,000 sqm) due to commence construction in late 2021.

**Location: South Brisbane, QLD**

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

**Last independent valuation**

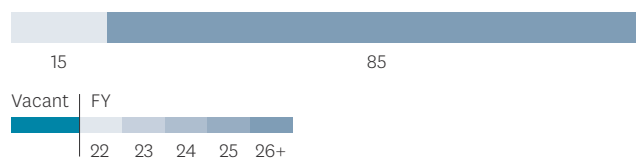
Date	Jun 2021
Valuation	\$57.0m <sup>††</sup>
Valuation per sqm	\$2,041/sqm <sup>††</sup>
Capitalisation rate	5.00%
Discount rate	5.75%
Gross lettable area	28,005 sqm
Site area	9.0 Ha
Hardstand	25,000 sqm
Weighted average lease expiry	6.5 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Thirteen Lives Production Pty Ltd	9,012 sqm
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, LAVERTON NORTH

This 10 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	\$32.7m

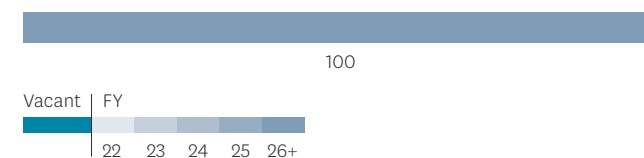
**Last independent valuation**

Date	Jun 2021
Valuation	\$51.0m
Valuation per sqm	\$2,489/sqm
Capitalisation rate	4.75%
Discount rate	6.00%
Gross lettable area	20,492 sqm
Site area	9.8 Ha
Hardstand	45,033 sqm
Weighted average lease expiry	5.0 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

Toll Transport Pty Ltd	20,492 sqm
-	-
-	-
-	-

**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 the first Green Star Performance rated property in Stockland's logistics portfolio.

**Location: Melbourne West, VIC**

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

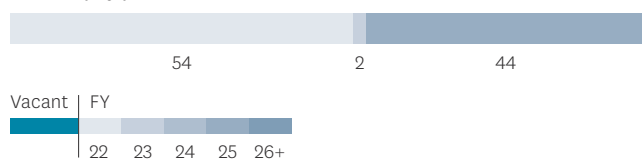
**Last independent valuation**

Date	Jun 2021
Valuation	\$52.5m
Valuation per sqm	\$1,461/sqm
Capitalisation rate	5.25%
Discount rate	6.00%
Gross lettable area	35,945 sqm
Site area	13.0 Ha
Hardstand	-
Weighted average lease expiry	1.9 yrs
NABERS	-
Green Star rating	2 stars (Performance)

**Major tenants** **GLA**

Toll Transport Pty Ltd	18,727 sqm
Asaleo Personal Care Pty Ltd	16,888 sqm
Guru Earthmovers Pty Ltd	330 sqm
-	-

**Lease expiry profile %**



### ALTONA INDUSTRIAL ESTATE

This nine building multi-tenanted industrial estate is located in the inner corridor of Melbourne's rapidly growing western industrial precinct, close to the Western Ring Road. The fully leased estate offers low site coverage and with a pending land lease expiry over 6 hectares in 3Q22 an opportunity exists to develop a further ~30,000 sqm of modern warehouse and office accommodation.

**Location: Melbourne West, VIC**

Acquisition date	Jul 2000
Ownership/title	100%/Freehold
Cost including additions	\$31.5m

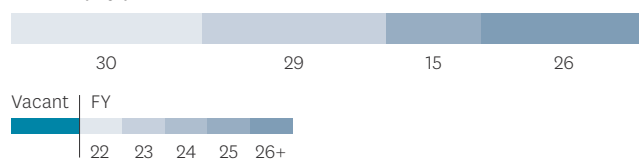
**Last independent valuation**

Date	Jun 2021
Valuation	\$59.5m
Valuation per sqm	\$1,740/sqm
Capitalisation rate	5.00%
Discount rate	6.00%
Gross lettable area	34,270 sqm
Site area	15.0 Ha
Hardstand	63,706 sqm
Weighted average lease expiry	2.3 yrs
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
Lloyds Auctioneers and Valuers Pty Ltd	4,877 sqm

**Lease expiry profile %**



### BROOKLYN DISTRIBUTION CENTRE

Located just ten kilometres west of the Melbourne CBD, this flexible multi-tenanted estate is adjacent to the four-way interchange of the West Gate Freeway and the Princes Highway. It features ten warehouses over 22 hectares, with major tenants including New Aim, Carlins, Easy Auto and Novo Shoes. The site has future development potential.

**Location: Melbourne West, VIC**

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$79.3m

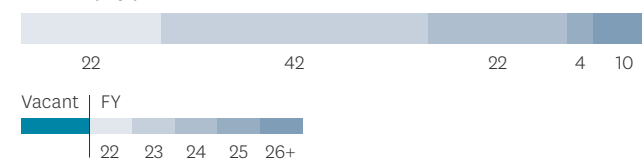
**Last independent valuation**

Date	Jun 2021
Valuation	\$184.0m
Valuation per sqm	\$1,414/sqm
Capitalisation rate	4.50%
Discount rate	6.00%
Gross lettable area	130,174 sqm
Site area	22.0 Ha
Hardstand	10,641 sqm
Weighted average lease expiry	2.0 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

New Aim Pty Ltd	66,711 sqm
Easy Auto 123 Pty Ltd	8,750 sqm
Novo Shoes Group Pty Ltd	8,514 sqm
Redfilt Pty Ltd	8,225 sqm

**Lease expiry profile %**





### KEYWEST DISTRIBUTION CENTRE, TRUGANINA

This prime ~30,000 sqm warehouse and office facility on a ~5 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	\$31.0m

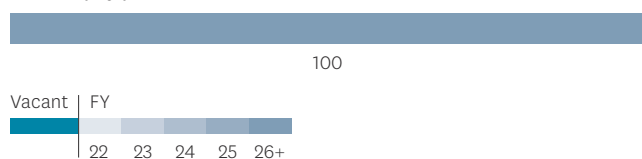
**Last independent valuation**

Date	Jun 2021
Valuation	\$55.0m
Valuation per sqm	\$1,804/sqm
Capitalisation rate	4.25%
Discount rate	5.75%
Gross lettable area	30,488 sqm
Site area	5.1 Ha
Hardstand	-
Weighted average lease expiry	5.6 yrs
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 8hectare industrial estate is well located in Melbourne's south eastern suburbs, 17 kilometres from the CBD. The estate is fully leased to tenants including Specialty Packaging, Australia Post and Sello Products.

**Location: Melbourne South East, VIC**

Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$68.9m

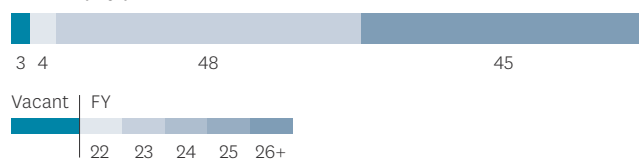
**Last independent valuation**

Date	Jun 2021
Valuation	\$99.0m
Valuation per sqm	\$2,174/sqm
Capitalisation rate	4.25%
Discount rate	5.50%
Gross lettable area	45,489 sqm
Site area	8.0 Ha
Hardstand	-
Weighted average lease expiry	3.3 yrs
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 31,185 sqm warehouse; 10 Stubb Street, a modern 21,330 sqm distribution facility; and 76-82 Fillo Drive, a modern 18,826 sqm industrial building recently refurbished and leased to McPhee Distribution Services. Other tenants at the property include Toll Group and Pro-Pac Packaging.

**Location: Melbourne North, VIC**

Acquisition date	Jul 2006/Sep 2006
Ownership/title	100%/Freehold
Cost including additions	\$70.3m

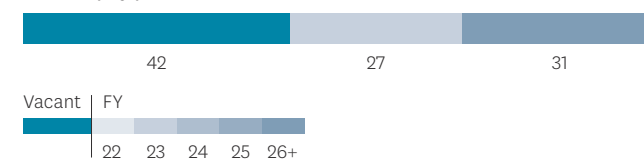
**Last independent valuation**

Date	Jun 2021
Valuation	\$96.0m
Valuation per sqm	\$1,346/sqm
Capitalisation rate	4.75 - 5.50%
Discount rate	5.75 - 6.00%
Gross lettable area	71,341 sqm
Site area	16.0 Ha
Hardstand	-
Weighted average lease expiry	3.5 yrs
NABERS	-
Green Star rating	-

**Major tenants** **GLA**

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

**Lease expiry profile %**





### GREGORY HILLS INDUSTRIAL ESTATE

Gregory Hills Industrial Estate is a 14 hectare masterplanned industrial estate located between the Gregory Hills bulky goods and Smeaton Grange industrial precincts in south west Sydney. The development site has been subdivided into small lots ranging from 2,000 sqm to 5,500 sqm, offering businesses the opportunity to purchase, design and construct customised facilities. Stockland has seen significant interest in the project, with 35 of 39 contracts exchanged as at July 2021.

**Location: South West Sydney, NSW**

Acquisition date	Apr 2019 (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	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>
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### 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 2018*
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	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>
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\* Property Development Agreement entered into with options to acquire land parcels.



### KEMPS CREEK LAND^

Under a joint venture arrangement with Fife Group, Stockland holds an interest to acquire more than 70 hectares of land at Kemps Creek within the Western Sydney Employment Area.

**Location: Western Sydney, NSW**

Acquisition date	Est. 2H21 (subject to exercise of the options)^
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	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>
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^ Exercising options remains subject to rezoning. FIRB approval has been received.

# The Joint Venture trust holds an interest under conditional option agreements to acquire the land. Stockland hold a 50% share of the JV trust.



### LEPPINGTON BUSINESS PARK

This 10 hectare industrial zoned site is being developed as a masterplanned industrial estate over three stages with total GLA on completion of ~59,000 sqm. Warehouse 1 (~20,000 sqm) is being speculatively developed for occupation in mid 2022, with Stages 2 and 3 to follow. Built to target a 5 Star Green Star rating, the site is situated within a newly released industrial precinct at the gateway to the Future Western Sydney Aerotropolis and Nancy Bird Walton International Airport.

**Location: Leppington, NSW**

Acquisition date	Sep 2020
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	58,500 sqm
Site area	10.0 Ha
Hardstand	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>



### YATALA DISTRIBUTION CENTRE SOUTH

The recently acquired ~4 hectare vacant parcel of industrial zoned land is located within the emerging industrial precinct of Yatala. Masterplanning is underway to deliver ~19,000 sqm GLA of warehouse space over two stages.

**Location: South Brisbane, QLD**

Acquisition date	Jun 2021
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	19,470 sqm
Site area	4.0 Ha
Hardstand	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>

This image is indicative only and the landscape subject to change. Boundaries are indicative only.



### CRANBOURNE WEST DISTRIBUTION CENTRE

Under a capital partnering arrangement with JP Morgan, Stockland will acquire this ~6 hectare fund through development in an expanding industrial precinct in Melbourne's south east. The site is being speculatively developed over two stages and will deliver ~35,000 sqm due for completion in late 2022. Warehouse 1 has been designed as two tenancies of ~7,000 sqm each, both with corporate offices and dedicated hardstand. Warehouse 2 will be offered as a single ~20,000 sqm warehouse and office facility with a large super canopy and exclusive hardstand.

**Location: Cranbourne West, VIC**

Acquisition date	Est. 2H21 (subject to settlement)
Ownership/title	50% / Freehold on completion
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	35,500 sqm
Site area	6.2 Ha
Hardstand	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

<b>Major tenants</b>	<b>GLA</b>

Artist impression.



### LEAKES ROAD, TRUGANINA

Under a capital partnering arrangement with JP Morgan, this fund through acquisition will deliver ~37,000 sqm of prime industrial space on ~6 hectares of industrial land. The estate will comprise of two warehouses, both due for completion in June 2022. The property is located in the key western Melbourne industrial precinct of Truganina with excellent access to the Princess Freeway.

**Location: Truganina, VIC**

Acquisition date	Est. 2H21 (subject to settlement)
Ownership/title	50% / Freehold on completion
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	37,050 sqm
Site area	6.3 Ha
Hardstand	-
Weighted average lease expiry	N/A
NABERS	-
Green Star rating	-

**Major tenants** **GLA**




### 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	\$36.2m

**Last independent valuation**

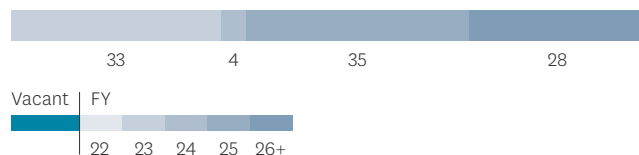
Date	Jun 2021
Valuation	\$76.0m
Valuation per sqm	\$6,594/sqm
Capitalisation rate	5.25%
Discount rate	6.13%
Gross lettable area	11,525 sqm
Site area	1.3 Ha
Hardstand	-
Weighted average lease expiry	3.3 yrs
NABERS	4.5 (Energy) 4.5 (Water)
Green Star rating	2* stars (Performance)

**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

\* The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**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 Idameneo. 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	\$58.2m

**Last independent valuation**

Date	Jun 2021
Valuation	\$140.5m
Valuation per sqm	\$8,071/sqm
Capitalisation rate	5.38%
Discount rate	6.25%
Gross lettable area	17,407 sqm
Site area	1.8 Ha
Hardstand	-
Weighted average lease expiry	3.0 yrs
NABERS	5.5* (Energy) 5.0* (Water)
Green Star rating	3^ stars (Performance)

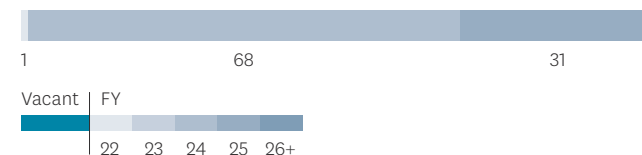
**Major tenants** **GLA**

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

\* 66 Waterloo Road only.

^ The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**







### MACQUARIE TECHNOLOGY 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 two stages of the M\_Park development on this site. The new commercial precinct will integrate office, retail and conference facilities. On site works have commenced with demolition underway as at July 2021.

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

Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$47.6m

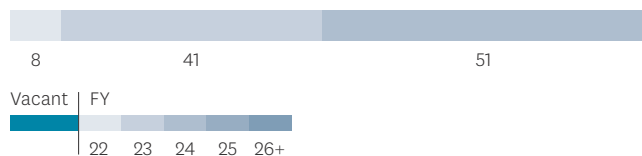
**Last independent valuation**

Date	Jun 2020
Valuation	\$61.0m
Valuation per sqm	N/A
Capitalisation rate	N/A
Discount rate	N/A
Gross lettable area	1,650 sqm
Site area	3.0 Ha
Hardstand	-
Weighted average lease expiry	1.9 yrs
NABERS	N/A
Green Star rating	N/A

Major tenants	GLA
Wise Medical Pty Ltd	859 sqm
TRED Australia Pty Ltd	678 sqm
Stockland Development Pty Ltd	113 sqm
-	-
-	-

†† Book value represents asset valued as a development site.

**Lease expiry profile %**



### OPTUS CENTRE, MACQUARIE PARK‡

One of Australia's largest single tenant office campuses, this prime ~8 hectare site is located in Macquarie Park, 12 kilometres north west of Sydney CBD. Close to key amenities, the integrated campus comprises six low-rise A-grade buildings with 84,194 sqm of campus space and 2,080 car parking spaces. Optus have committed to the campus for a further 12 years (plus further options) and significant capital upgrades and enhancements are currently underway.

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

Acquisition date	Jul 2000
Ownership/title	51%/Freehold
Cost including additions	\$178.0m

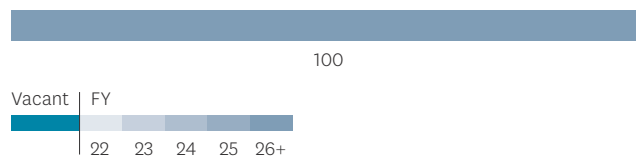
**Last independent valuation**

Date	Jun 2021
Valuation	\$312.1m
Valuation per sqm	\$7,269/sqm§§
Capitalisation rate	5.00%
Discount rate	6.38%
Gross lettable area	84,194 sqm
Site area	7.6 Ha
Hardstand	-
Weighted average lease expiry	12.0 yrs
NABERS	4.5 (Energy) 4.5 (Water)
Green Star rating	3* stars (Performance)

Major tenants	GLA
Optus Administration Pty Ltd	84,194 sqm
-	-
-	-
-	-

‡ Book value represents Stockland's 51% ownership interest. §§ 100% interest. \*The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**



### TRINITI BUSINESS PARK, NORTH RYDE

Trinit Business Park comprises three A-grade office buildings across three hectares, with a total net lettable area of ~28,000 sqm. 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 EDI 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	\$159.6m

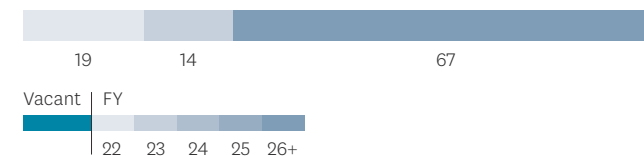
**Last independent valuation**

Date	Jun 2021
Valuation	\$225.0m††
Valuation per sqm	\$8,116/sqm
Capitalisation rate	5.63%
Discount rate	6.25%
Gross lettable area	27,798 sqm
Site area	2.7 Ha
Hardstand	-
Weighted average lease expiry	5.2 yrs
NABERS	5.5 Combined (Energy) 4.5 Combined (Water)
Green Star rating	3/3/3* star (Performance) 5/5/5 star (As Built)

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

†† Valuation figure excludes development land. \*The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**





### MULGRAVE CORPORATE PARK

This 2 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	\$100.6m

**Last independent valuation**

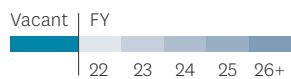
Date	Jun 2021
Valuation	\$98.0m
Valuation per sqm	\$4,591/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Gross lettable area	20,890 sqm
Site area	2.2 Ha
Hardstand	-
Weighted average lease expiry	5.7 yrs
NABERS	Exempt/Exempt/3.0* (Energy) Exempt/Exempt/3.5* (Water)
Green Star rating	2/2/1*^ stars (Performance)

**Major tenants GLA**

Kmart Australia Ltd	15,626 sqm
doTerra Australia Pty Lrd	1,724 sqm
IMCD Australia Pty Ltd	884 sqm
Y & G Garment Pty Ltd	350 sqm

\* 350 Wellington Road, 352 Wellington Road and 690 Springvale Road respectively.  
 ^ The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**





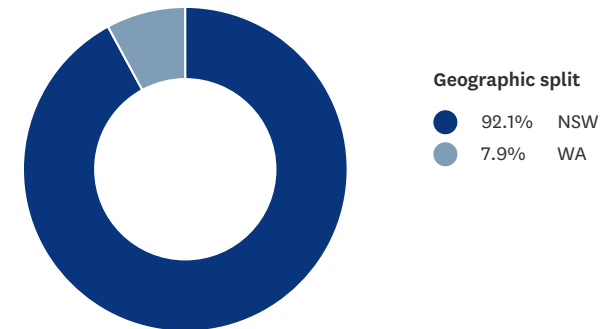
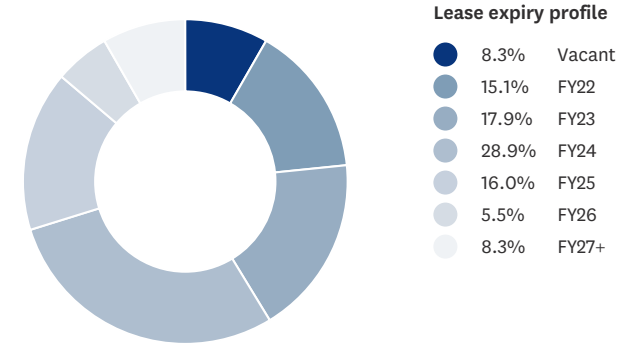
### **Melbourne Business Park, VIC**

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.

# 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

## **Affinity Place, NSW**

Located in the prime North Sydney CBD, 110 Walker Street has been consolidated with the recent acquisition of the adjacent office buildings at 118 Walker St and 122 Walker St to unlock an exciting development opportunity. An application was submitted in January 2021 for a new state-of-the-art workplace development, Affinity Place, with plans to deliver up to 60,000 sqm of office space, and an activated ground plane with retail and service offerings. The building will target 6 Star Green Star and 5 Star NABERS Base Building Energy ratings, and a Climate Active carbon neutral certification. The DA is anticipated to be approved by the end of 2021 with further design progress in 2022.

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





### **Piccadilly Complex, NSW**

Redevelopment plans for the Piccadilly Complex are progressing with initial planning approval secured. The future workplace will deliver over 100,000sqm of premium office with retail, activated ground plane and a double height through-site link that connects Pitt Street and Castlereagh Street. An international Design Competition and Development Application will progress in 2022.

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

## WORKPLACE PORTFOLIO

Page	Property	State	Net lettable area	Book value	FY21 val. incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Workplace portfolio#
32	601 Pacific Highway, St Leonards	NSW	12,574 sqm	\$130.0m	\$3.4m	2.7%	5.75%	\$8.1m	12.9%
32	Piccadilly Complex, Sydney*	NSW	42,082 sqm	\$610.5m	\$(25.3)m	(4.0)%	5.25 - 5.75%	\$34.7m	60.4%
32	Walker Street Complex, North Sydney†	NSW	10,019 sqm	\$191.1m	\$0.0m	0.0%	N/A	\$5.8m	18.9%
33	Durack Centre	WA	25,127 sqm	\$79.5m	\$(9.4)m	(10.5)%	8.00%	\$11.4m	7.8%
			<b>89,802 sqm</b>	<b>\$1,011.1m</b>				<b>\$60.0m</b>	<b>100%</b>

# 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 basement car park, a café and recently refurbished lobby and forecourt, 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	\$77.7m

**Last independent valuation**

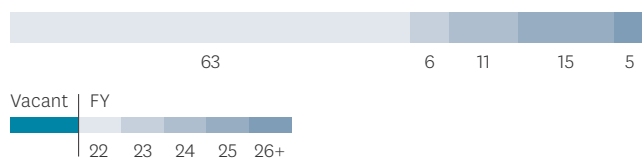
Date	Jun 2021
Valuation	\$130.0m
Valuation per sqm	\$10,339/sqm
Capitalisation rate	5.75%
Discount rate	6.38%
Car parking spaces	155
Net lettable area	12,574 sqm
Weighted average lease expiry	1.4 yrs
NABERS	5.0 (Energy) 4.0 (Water)
Green Star rating	3* stars (Performance)

**Major tenants** **NLA**

IBM Australia Ltd	7,283 sqm
Fleet Partners Pty Ltd	1,818 sqm
Allity Pty Ltd	912 sqm
Asterx Pty Ltd	434 sqm
Vertex Pharmaceutical (Australia) Pty Ltd	424 sqm

\*The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**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 274 car parking spaces. Home to Stockland's head office, the company recently received initial endorsement in the planning approval process for the potential redevelopment of the site.

**Location: Sydney CBD, NSW**

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold (Expiry 2091)
Cost including additions	\$451.5m

**Last independent valuation**

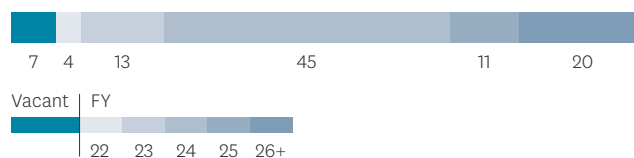
Date	Dec 2020
Valuation	\$609.5m
Valuation per sqm	\$14,484/sqm
Capitalisation rate	5.25 - 5.75%
Discount rate	6.13 - 6.38%
Car parking spaces	274
Net lettable area	42,082 sqm
Weighted average lease expiry	3.0 yrs
NABERS	5.0/5.0† (Energy) 4.0/4.5† (Water)
Green Star rating	6 (Office Interiors - Stockland Office) 3/3†^ stars (Performance)

**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. ^ The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**



### WALKER STREET COMPLEX, NORTH SYDNEY†

Located in prime North Sydney CBD, three adjacent office buildings at 110, 118 and 122 Walker St present an exciting development opportunity for a new state-of-the-art workplace development. The proposed 'Affinity Place' would deliver up to 60,000sqm of office space, activated ground plane and retail offerings. The building will target 6 Star Green Star and 5 Star NABERS Base Building Energy ratings, and a Climate Active carbon neutral certification. The Development Application has been submitted with further design progress to take place in 2022.

**Location: North Sydney CBD, NSW**

Acquisition date	Oct 2000/Nov 2019*
Ownership/title	100%/Freehold
Cost including additions	\$156.7m

**Last independent valuation**

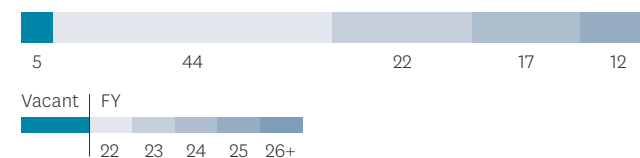
Date	Jun 2020
Valuation	\$190.0m†
Valuation per sqm	\$18,964/sqm†
Capitalisation rate	N/A
Discount rate	N/A
Car parking spaces	128
Net lettable area	10,019 sqm
Weighted average lease expiry	1.4 yrs
NABERS	5.0 / N/A*/NA (Energy) 4.0 / N/A*/NA (Water)
Green Star rating	3^ stars / N/A*/N/A (Performance)

**Major tenants** **NLA**

HDR Pty Ltd	1,454 sqm
Allegiance Marketing Pty Ltd	664 sqm
Get Capital Pty Limited	639 sqm
Austech Australia Pty Ltd	637 sqm
HBA Learning Centres Pty Ltd	636 sqm

†Valuation represents 110, 118 and 122 Walker St as a consolidated development site.  
\*110 Walker St, 112 Walker St and 118 Walker St respectively. ^ The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

**Lease expiry profile %**







## DURACK CENTRE

Durack Centre is a 13-storey building with 142 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	\$116.0m

### Last independent valuation

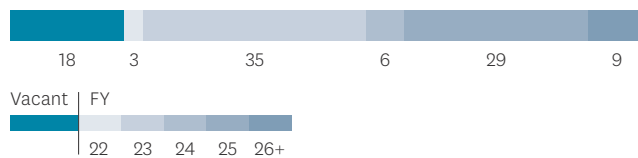
Date	Jun 2021
Valuation	\$79.5m
Valuation per sqm	\$3,164/sqm
Capitalisation rate	8.00%
Discount rate	8.25%
Car parking spaces	142
Net lettable area	25,127 sqm
Weighted average lease expiry	2.6 yrs
NABERS	5.0/4.0* (Energy) 4.5/2.5* (Water)
Green Star rating	5 (As Built - 2 Victoria Avenue) 2/1*^ star (Performance)

Major tenants	NLA
Jacobs Group Pty Ltd	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.

^The Green Star Performance ratings for the complex were valid until May 2021 when they expired. The ratings will be renewed in mid FY22.

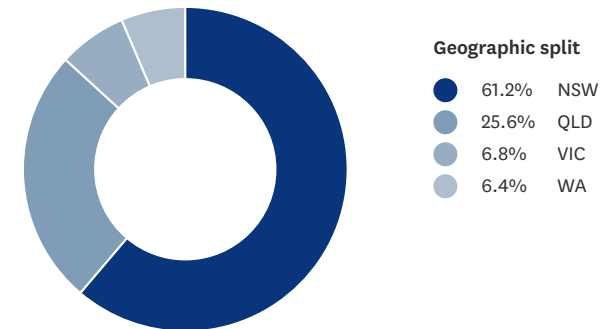
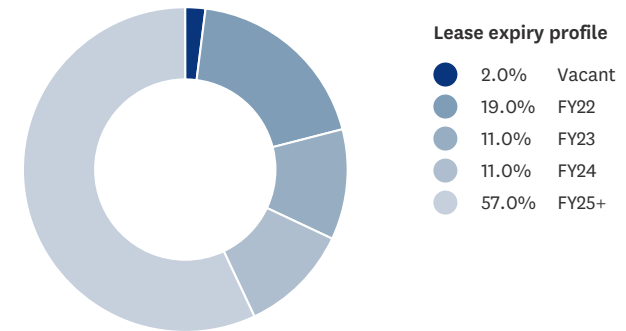
### Lease expiry profile %



# Retail Town Centres

Stockland's retail portfolio focuses on Suburban and Regional locations.

## RETAIL TOWN CENTRE PORTFOLIO



Retail centres

25

Ownership interest value

\$5.5bn

Gross book value

\$5.7bn

Tenants

~2,900

Retail sales

~\$5.9bn

### **Stockland Green Hills, NSW**

Located 26 kilometres north west of the Newcastle CBD, this award winning regional centre is anchored by David Jones, Woolworths, Coles, Big W and Kmart, the latter of which was recently converted from Target. There are also 14 mini-majors including H&M, Cotton On Mega, Dan Murphy's, JB Hi-Fi, TK Maxx, an indoor and outdoor dining precinct featuring over 15 eateries, a seven-screen HOYTS Lux cinema complex, over 3,000 parking spaces and more than 210 specialty stores.





### **Stockland Birtinya, QLD**

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 ~17,000 sqm including Coles, ALDI, three mini-major tenants and over 30 specialty stores alongside the Malt Shovel Taphouse and the NightQuarter food and entertainment precinct which opened in November 2020.

## RETAIL PORTFOLIO

Page	Property	Location	State	Gross lettable area	Book value	FY21 val. incr/ (decr)	Change	Capitalisation rate	Funds from operations	% of Retail portfolio	Annual sales June 2021	Specialty occupancy cost*	Specialty sales†
38	Stockland Balgowlah	Balgowlah	NSW	12,819 sqm	\$143.3m	\$(3.5)m	(2.4)%	6.00%	\$9.0m	2.6%	\$123.0m	20.0%	\$7,241/sqm
38	Stockland Forster	Forster	NSW	38,870 sqm	\$179.0m	\$(4.2)m	(2.3)%	6.50%	\$12.8m	3.3%	\$266.5m	13.1%	\$9,833/sqm
38	Stockland Glendale	Glendale	NSW	52,624 sqm	\$288.0m	\$(12.4)m	(4.1)%	6.25%	\$20.5m	5.2%	\$334.2m	15.6%	\$10,683/sqm
39	Stockland Green Hills	East Maitland	NSW	75,796 sqm	\$746.3m	\$(7.9)m	(1.1)%	5.75%	\$48.2m	13.6%	\$590.3m	16.1%	\$11,354/sqm
39	Stockland Merrylands	Merrylands	NSW	60,079 sqm	\$512.9m	\$(3.2)m	(0.6)%	5.75%	\$31.6m	9.4%	\$407.4m	19.1%	\$10,098/sqm
39	Stockland Nowra	Nowra	NSW	15,978 sqm	\$103.1m	\$(4.2)m	(3.9)%	6.75%	\$8.5m	1.9%	\$148.2m	13.6%	\$13,632/sqm
40	Stockland Piccadilly‡	Sydney CBD	NSW	2,984 sqm	\$64.6m	\$(0.7)m	(1.0)%	5.50%	\$1.7m	1.2%	N/A	N/A	N/A
40	Stockland Shellharbour§	Shellharbour	NSW	87,766 sqm	\$604.3m	\$(23.7)m	(3.8)%	5.75%	\$38.0m	11.0%	\$447.5m	15.4%	\$9,699/sqm
40	Shellharbour Retail Park	Shellharbour	NSW	22,275 sqm	\$80.0m	\$11.8m	17.3%	6.00%	\$5.0m	1.5%	\$125.9m	N/A	N/A
41	Stockland Wetherill Park	Wetherill Park	NSW	66,188 sqm	\$641.6m	\$(10.4)m	(1.6)%	5.50%	\$36.3m	11.7%	\$367.9m	21.3%	\$8,498/sqm
41	Stockland Baringa‡	Baringa	QLD	6,547 sqm	\$28.0m	\$0.9m	3.2%	6.00%	\$1.3m	0.5%	\$32.8m	N/A	\$12,784/sqm
41	Stockland Birtinya	Birtinya	QLD	17,358 sqm	\$71.3m	\$1.3m	1.8%	5.75 - 6.25%	\$4.4m	1.4%	\$114.7m	12.0%	\$8,185/sqm
42	Stockland Bundaberg§§	Bundaberg	QLD	23,527 sqm	\$138.0m	\$0.2m	0.1%	6.75%	\$10.0m	2.5%	\$195.8m	10.2%	\$11,461/sqm
42	Stockland Burleigh Complex+	Burleigh Heads	QLD	36,397 sqm	\$194.0m	\$11.6m	6.3%	6.25 - 6.50%	\$14.4m	3.5%	\$236.6m	13.0%	\$8,576/sqm
42	Stockland Cairns	Earlville	QLD	48,414 sqm	\$146.0m	\$(24.1)m	(14.2)%	6.75%	\$12.3m	2.7%	\$261.0m	12.5%	\$9,024/sqm
43	Stockland Gladstone	Gladstone	QLD	29,238 sqm	\$133.9m	\$3.1m	2.4%	6.75 - 7.00%	\$9.8m	2.4%	\$205.4m	12.0%	\$14,552/sqm
43	Stockland Hervey Bay‡	Hervey Bay	QLD	36,951 sqm	\$165.5m	\$(1.4)m	(0.8)%	7.00%	\$11.8m	3.0%	N/A	N/A	N/A
43	Stockland Rockhampton	Rockhampton	QLD	58,706 sqm	\$363.8m	\$(0.1)m	0.0%	6.00%	\$22.3m	6.6%	\$401.2m	11.7%	\$11,095/sqm
44	Stockland Townsville#^	Aitkenvale	QLD	58,753 sqm	\$156.5m	\$(9.1)m	(5.5)%	6.25 - 6.50%	\$10.6m	2.9%	\$356.0m	13.1%	\$10,255/sqm
44	Stockland Point Cook	Point Cook	VIC	43,820 sqm	\$211.3m	\$(0.1)m	(0.1)%	6.75%	\$14.5m	3.8%	\$248.9m	15.8%	\$6,121/sqm
44	Stockland Wendouree	Wendouree	VIC	28,024 sqm	\$159.9m	\$0.3m	0.2%	6.75%	\$12.1m	2.9%	\$205.1m	14.5%	\$8,637/sqm
45	Stockland Baldivis‡	Baldivis	WA	33,618 sqm	\$182.7m	\$0.0m	0.0%	6.50%	\$13.9m	3.3%	\$259.1m	13.2%	\$8,864/sqm
45	Stockland Bull Creek	Bull Creek	WA	16,896 sqm	\$63.0m	\$(4.2)m	(6.2)%	6.75%	\$5.3m	1.1%	\$110.1m	13.1%	\$11,391/sqm
45	Stockland Harrisdale	Harrisdale	WA	12,597 sqm	\$58.0m	\$1.3m	2.3%	6.50%	\$4.0m	1.1%	\$109.6m	11.5%	\$9,176/sqm
46	Stockland Riverton^	Riverton	WA	19,792 sqm	\$48.8m	\$(5.1)m	(9.4)%	6.75%	\$4.9m	0.9%	\$134.4m	14.8%	\$8,319/sqm
				<b>906,017 sqm</b>	<b>\$5,483.8m</b>				<b>\$363.2m</b>	<b>100%</b>			

\* Adjusted to reflect tenants with a lease term of more than 24 months.

† 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.

§§ Asset held for sale.

+ Includes Stockland Burleigh Central.

# Includes Townsville Nathan Street.

^ Book value represents Stockland's 50% ownership.



### STOCKLAND BALGOWLAH

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

**Location: Balgowlah, NSW**

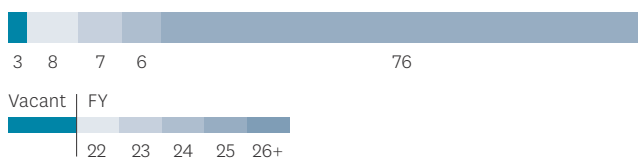
Acquisition date	2001
Ownership/title	100%/Freehold
Cost including additions	\$138.2m
Refurbishment history	2007

**Last independent valuation**

Date	Dec 2020
Valuation	\$142.0m
Valuation per sqm	\$11,076/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	736
Gross lettable area	12,819 sqm
Annual sales June 2021	\$123.0m
Specialty occupancy cost	20.0%
Weighted average lease expiry	5.3 yrs
NABERS	2.5 (Energy) 3.0 (Water)
Green Star rating	N/A

Major tenants	GLA	Lease expiry
Coles	4,443 sqm	Jun 2029
-	-	-
-	-	-
-	-	-
-	-	-

Lease expiry profile %



### STOCKLAND FORSTER

Located on the mid-north coast of NSW, this retail town centre includes Coles, Woolworths, ALDI, Kmart and Cotton On Mega. The centre has 70 specialty stores, an outdoor food and 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, Petbarn, Jax Tyres and Hungry Jack’s. A new carwash is due to open in August 2021.

**Location: Forster, NSW**

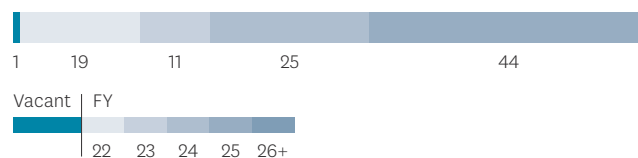
Acquisition date	Jul 2003/May 2010
Ownership/title	100%/Freehold
Cost including additions	\$136.1m
Refurbishment history	2020, 2008

**Last independent valuation**

Date	Dec 2020
Valuation	\$174.0m
Valuation per sqm	\$4,477/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	1,460
Gross lettable area	38,870 sqm
Annual sales June 2021	\$266.5m
Specialty occupancy cost	13.1%
Weighted average lease expiry	4.9 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease expiry
Bunnings	8,310 sqm	Mar 2024
Kmart	6,938 sqm	Aug 2031
Coles	4,043 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 11 mini-majors including JB Hi-Fi, TK Maxx, Rebel Sport, Cotton On Mega and Dan Murphy’s. There are more than 60 specialty stores and convenient parking for more than 2,300 cars.

**Location: Glendale, NSW**

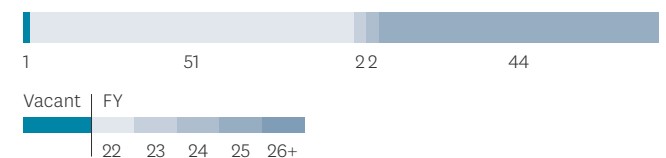
Acquisition date	Mar 1996
Ownership/title	100%/Freehold
Cost including additions	\$123.6m
Refurbishment history	2021, 2006

**Last independent valuation**

Date	Jun 2021
Valuation	\$288.0m
Valuation per sqm	\$5,473/sqm
Capitalisation rate	6.25%
Discount rate	6.75%
Car parking spaces	2,265
Gross lettable area	52,624 sqm
Annual sales June 2021	\$334.2m
Specialty occupancy cost	15.6%
Weighted average lease expiry	2.6 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease expiry
Target	8,522 sqm	Jul 2021
Kmart	6,425 sqm	Holdover
Events Cinemas	5,213 sqm	Dec 2021
Coles	5,109 sqm	Mar 2026
Woolworths	4,952 sqm	Mar 2026

Lease expiry profile %





### STOCKLAND GREEN HILLS

Located 26 kilometres north west of the Newcastle CBD, this award winning regional centre is anchored by David Jones, Woolworths, Coles, Big W and Kmart, the latter of which was recently converted from Target. There are also 14 mini-majors including H&M, Cotton On Mega, Dan Murphy's, JB Hi-Fi, TK Maxx, an indoor and outdoor dining precinct featuring over 15 eateries, a seven-screen HOYTS Lux cinema complex, over 3,000 parking spaces and more than 210 specialty stores.

**Location: East Maitland, NSW**

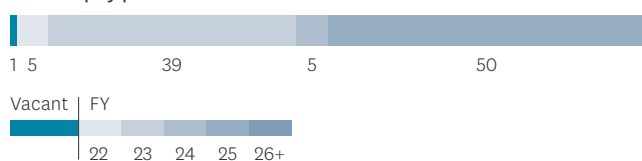
Acquisition date	Dec 2000
Ownership/title	100%/Freehold
Cost including additions	\$540.4m
Refurbishment history	2018

**Last independent valuation**

Date	Dec 2020
Valuation	\$750.1m
Valuation per sqm	\$9,896/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	3,125
Gross lettable area	75,796 sqm
Annual sales June 2021	\$590.3m
Specialty occupancy cost	16.1%
Weighted average lease expiry	4.9 yrs
NABERS	5.0 (Energy) 4.0 (Water)
Green Star rating	5 (As Built) 2 (Performance)

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

Lease expiry profile %



### STOCKLAND MERRYLANDS

Situated 25 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 nine mini-majors and more than 190 specialty stores including a child care facility located on the rooftop.

**Location: Merrylands, NSW**

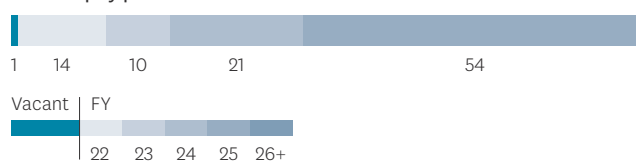
Acquisition date	Sep 1982
Ownership/title	100%/Freehold
Cost including additions	\$454.0m
Refurbishment history	2013

**Last independent valuation**

Date	Dec 2020
Valuation	\$510.0m
Valuation per sqm	\$8,475/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	2,965
Gross lettable area	60,079 sqm
Annual sales June 2021	\$407.4m
Specialty occupancy cost	19.1%
Weighted average lease expiry	5.4 yrs
NABERS	4.5 (Energy) 2.0 (Water)
Green Star rating	4 (Design) 3 (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	4,131 sqm	Dec 2031
Woolworths	3,820 sqm	Oct 2032

Lease expiry profile %



### STOCKLAND NOWRA

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 40 specialty stores. The centre has six hectares of zoned land adjacent to the site with development approval.

**Location: Nowra, NSW**

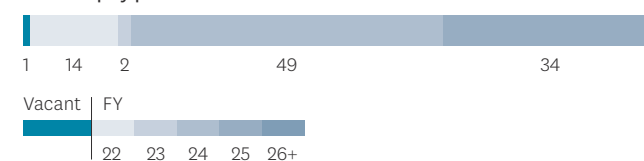
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$74.8m
Refurbishment history	-

**Last independent valuation**

Date	Dec 2020
Valuation	\$103.0m
Valuation per sqm	\$6,446/sqm
Capitalisation rate	6.75%
Discount rate	7.50%
Car parking spaces	818
Gross lettable area	15,978 sqm
Annual sales June 2021	\$148.2m
Specialty occupancy cost	13.6%
Weighted average lease expiry	5.0 yrs
NABERS	4.5 (Energy) NA (Water)
Green Star rating	3 (Performance)

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

Lease expiry profile %





### STOCKLAND PICCADILLY‡

A two-level shopping centre located in Sydney’s premier CBD retail precinct, 100 metres from Pitt Street Mall. The centre is situated within Sydney’s rapidly developing Midtown precinct and benefits from main entrances off Pitt and Castlereagh Streets. Stockland Piccadilly has more than 30 specialty stores, including a food court. The centre forms part of the Piccadilly Complex, which combines office space across two buildings. The Complex recently received initial endorsement in the planning approval process for the potential redevelopment of the site.

**Location: Sydney CBD, NSW**

Acquisition date	Oct 2000
Ownership/title	100%/Leasehold
Cost including additions	\$54.0m
Refurbishment history	-

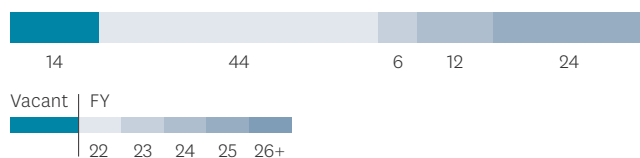
**Last independent valuation**

Date	Dec 2020
Valuation	\$63.0m
Valuation per sqm	\$20,993/sqm
Capitalisation rate	5.50%
Discount rate	6.50%
Car parking spaces	N/A
Gross lettable area	2,984 sqm
Annual sales June 2021	N/A
Specialty occupancy cost	N/A
Weighted average lease expiry	2.2 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA	Lease expiry
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

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

**Lease expiry profile %**



### STOCKLAND SHELLHARBOUR§

Located on the south coast of NSW, this major regional centre is the largest within the trade area. Anchored by Myer, Kmart, Target, Coles and Woolworths, the centre also benefits from 23 mini-majors including JB Hi-Fi, Best & Less, Harris Scarfe and Best Friends Pets, and over 230 specialty stores. The centre boasts an alfresco casual dining precinct and an adjacent free-standing Greater Union theatre complex. The centre also includes three play areas, five-star parents’ facilities and Timezone. There is ~three hectares of additional land for future development.

**Location: Shellharbour, NSW**

Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$538.9m
Refurbishment history	2016, 2013

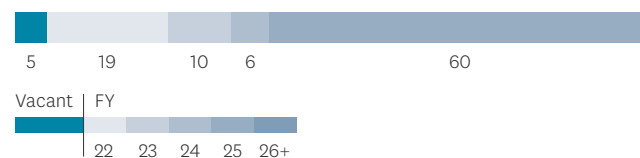
**Last independent valuation**

Date	Jun 2021
Valuation	\$604.3m
Valuation per sqm	\$6,885/sqm
Capitalisation rate	5.75%
Discount rate	6.75%
Car parking spaces	3,607
Gross lettable area	87,766 sqm
Annual sales June 2021	\$447.5m
Specialty occupancy cost	15.4%
Weighted average lease expiry	6.5 yrs
NABERS	5.0 (Energy) 3.5 (Water)
Green Star rating	4 (As Built) 3 (Performance)

Major tenants	GLA	Lease expiry
Myer	11,939 sqm	May 2038
Target	7,171 sqm	Jul 2025
Kmart	6,500 sqm	May 2032
Coles	4,660 sqm	May 2032
Woolworths	3,867 sqm	Dec 2032

§ Book value includes Lamerton House and Greater Union Cinema.

**Lease expiry profile %**



### SHELLHARBOUR RETAIL PARK

A strategically significant property located on a 7.5 hectare site, close to Stockland Shellharbour. The Retail Park is anchored by Woolworths, Dan Murphy’s and Chemist Warehouse, who are joined by other large-format retail tenancies including Pivot, TK Maxx, Rebel Sport, Baby Bunting, Roni’s and Petbarn.

**Location: Shellharbour, NSW**

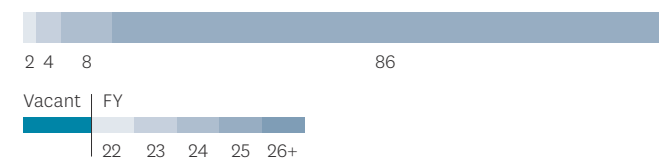
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$62.5m
Refurbishment history	2020, 2019, 2018

**Last independent valuation**

Date	Jun 2021
Valuation	\$80.0m
Valuation per sqm	\$2,774/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	789
Gross lettable area	22,275 sqm
Annual sales June 2021	\$125.9m
Specialty occupancy cost	N/A
Weighted average lease expiry	5.7 yrs
NABERS	-
Green Star rating	-

Major tenants	GLA	Lease expiry
Woolworths	4,417 sqm	Nov 2028
Dan Murphy’s	1,503 sqm	Sep 2025
-	-	-
-	-	-
-	-	-

**Lease expiry profile %**







### STOCKLAND WETHERILL PARK

This retail town centre is a community hub for the Wetherill Park trade area, providing customers with a dining and entertainment precinct, Kinchin Lane, which includes a 12-screen HOYTS cinema and Timezone. Anchored by Coles, Woolworths, Big W and Kmart, which was recently converted from Target, the centre also includes 12 mini-majors including Best & Less, JB Hi-Fi, Rebel Sport and Kathmandu, as well as over 190 specialty stores. It also offers a full range of services including a 24-Hour gym and medical and dental services.

**Location: Wetherill Park, NSW**

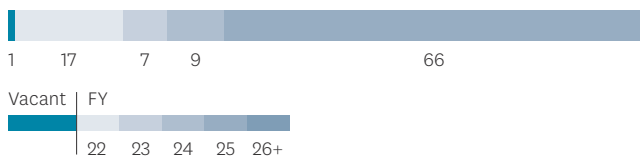
Acquisition date	Aug 1983
Ownership/title	100%/Freehold
Cost including additions	\$366.2m
Refurbishment history	2016

**Last independent valuation**

Date	Dec 2020
Valuation	\$640.0m
Valuation per sqm	\$9,669/sqm
Capitalisation rate	5.50%
Discount rate	6.75%
Car parking spaces	2,637
Gross lettable area	66,188 sqm
Annual sales June 2021	\$367.9m
Specialty occupancy cost	21.3%
Weighted average lease expiry	7.7 yrs
NABERS	4.0 (Energy) 3.5 (Water)
Green Star rating	5 (As Built) 3 (Performance)

Major tenants	GLA	Lease expiry
Big W	8,097 sqm	Jun 2025
Kmart	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‡

Stockland Baringa is a neighbourhood centre including a full-line IGA, 18 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. The centre was recently extended to deliver a state-of-the-art medical centre and a swim school.

**Location: Baringa, QLD**

Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$26.2m
Refurbishment history	2020

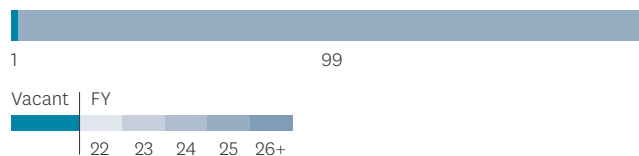
**Last independent valuation**

Date	Dec 2020
Valuation	\$28.0m
Valuation per sqm	\$3,666/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	306
Gross lettable area	6,547 sqm
Annual sales June 2021	\$32.8m
Specialty occupancy cost	N/A
Weighted average lease expiry	7.0 yrs
NABERS	N/A
Green Star rating	5 star (Design & As Built)

Major tenants	GLA	Lease expiry
Supa IGA	1,983 sqm	Aug 2029
-	-	-
-	-	-
-	-	-
-	-	-

‡ Assets under development or still in stabilisation mode; 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 ~17,000 sqm including Coles, ALDI, three mini-major tenants and over 30 specialty stores alongside the Malt Shovel Taphouse and the NightQuarter food and entertainment precinct which opened in November 2020.

**Location: Birtinya, QLD**

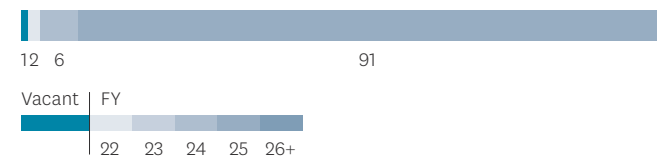
Acquisition date	2004
Ownership/title	100%/Freehold
Cost including additions	\$88.3m
Refurbishment history	2020, 2019

**Last independent valuation**

Date	Dec 2020
Valuation	\$71.3m
Valuation per sqm	\$4,309/sqm
Capitalisation rate	5.75 - 6.25%
Discount rate	7.00 - 7.50%
Car parking spaces	571
Gross lettable area	17,358 sqm
Annual sales June 2021	\$114.7m
Specialty occupancy cost	12.0%
Weighted average lease expiry	6.5 yrs
NABERS	6.0 (Energy) 4.0 (Water)
Green Star rating	5 (Design & As Built)

Major tenants	GLA	Lease expiry
Coles	3,816 sqm	Dec 2033
ALDI	1,701 sqm	Dec 2028
-	-	-
-	-	-
-	-	-

**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 60 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	\$142.1m
Refurbishment history	2018

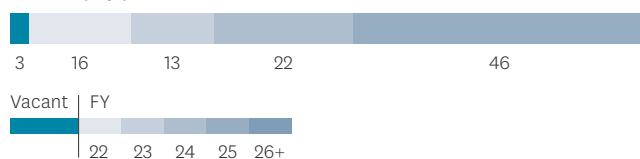
**Last independent valuation**

Date	Dec 2020
Valuation	\$130.0m
Valuation per sqm	\$5,526/sqm
Capitalisation rate	6.75%
Discount rate	7.50%
Car parking spaces	1,277
Gross lettable area	23,527 sqm
Annual sales June 2021	\$195.8m
Specialty occupancy cost	10.2%
Weighted average lease expiry	6.8 yrs
NABERS	6.0 (Energy) 4.0 (Water)
Green Star rating	3 (Performance)

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

§§Asset held for sale.

**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, Woolworths and ALDI. The centre also boasts five mini-majors and more than 90 specialty stores, alongside an external-facing dining precinct. Adjacent to Stockland Burleigh Heads is Stockland Burleigh Central, made up of two small, well-located bulky goods sites consisting of five mini majors.

**Location: Burleigh Heads, QLD**

Acquisition date	Aug 2003
Ownership/title	100%/Freehold
Cost including additions	\$169.6m
Refurbishment history	2017

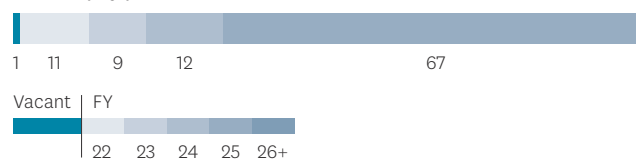
**Last independent valuation**

Date	Jun 2021
Valuation	\$194.0m
Valuation per sqm	\$5,330/sqm
Capitalisation rate	6.25 - 6.50%
Discount rate	7.00 - 7.50%
Car parking spaces	1,699
Gross lettable area	36,397 sqm
Annual sales June 2021	\$236.6m
Specialty occupancy cost	13.0%
Weighted average lease expiry	3.5 yrs
NABERS	5.5 (Energy) 5.0 (Water)
Green Star rating	3 (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 seven mini-majors including Best & Less, JB Hi-Fi and Rebel Sport. The centre also benefits from more than 100 specialty stores, a 750-seat food precinct, a six-screen cinema and a new playground. An application has been submitted to redevelop the pad site.

**Location: Earville, QLD**

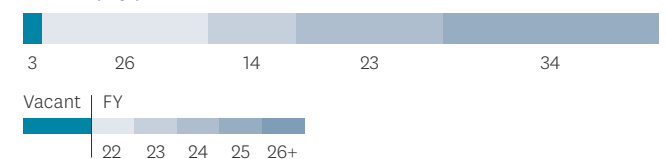
Acquisition date	Jun 1992
Ownership/title	100%/Freehold
Cost including additions	\$213.1m
Refurbishment history	2017

**Last independent valuation**

Date	Jun 2021
Valuation	\$146.0m
Valuation per sqm	\$2,982/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	2,375
Gross lettable area	48,414 sqm
Annual sales June 2021	\$261.0m
Specialty occupancy cost	12.5%
Weighted average lease expiry	3.9 yrs
NABERS	5.5 (Energy) 5.0 (Water)
Green Star rating	3 (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 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**

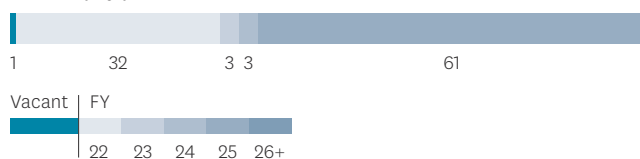
Acquisition date	Oct 2000
Ownership/title	100%/Freehold
Cost including additions	\$115.5m
Refurbishment history	2019, 2014

**Last independent valuation**

Date	Dec 2020
Valuation	\$133.9m
Valuation per sqm	\$4,439/sqm
Capitalisation rate	6.75 - 7.00%
Discount rate	7.00 - 7.25%
Car parking spaces	1,280
Gross lettable area	29,238 sqm
Annual sales June 2021	\$205.4m
Specialty occupancy cost	12.0%
Weighted average lease expiry	5.0 yrs
NABERS	6.0 (Energy) 5.0 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease expiry
Kmart	7,513 sqm	Feb 2029
Big W	7,203 sqm	Aug 2021
Coles	3,890 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 Kmart, Coles, Petbarn, Spotlight, JB Hi-Fi, SportFirst and more than 100 specialty stores. TK Maxx and Fresh & Save are due to open in August 2021.

**Location: Hervey Bay, QLD**

Acquisition date	Apr 2011
Ownership/title	100%/Freehold
Cost including additions	\$209.5m
Refurbishment history	2017, 2015

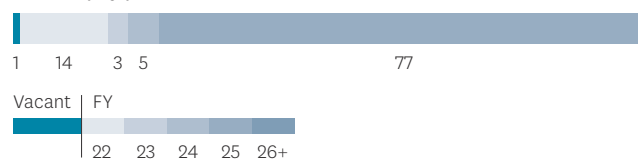
**Last independent valuation**

Date	Dec 2020
Valuation	\$165.5m
Valuation per sqm	\$4,466/sqm
Capitalisation rate	7.00%
Discount rate	7.75%
Car parking spaces	1,772
Gross lettable area	36,951 sqm
Annual sales June 2021	N/A
Specialty occupancy cost	N/A
Weighted average lease expiry	6.5 yrs
NABERS	6.0 (Energy) 3.5 (Water)
Green Star rating	4 (As Built) 3 (Performance)

Major tenants	GLA	Lease expiry
Kmart	5,598 sqm	Jul 2034
Fresh & Save	5,465 sqm	Terms Agreed
Coles	3,955 sqm	Jul 2034
-	-	-
-	-	-

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

**Lease expiry profile %**



### STOCKLAND ROCKHAMPTON

The largest regional shopping centre between Maroochydore and Mackay, Stockland Rockhampton includes Woolworths, Coles, Kmart, Big W plus 15 mini-majors including Cotton On Mega, JB Hi-Fi and Rebel Sport, more than 160 specialty stores and a six-screen BCC Cinema. The centre features an all-weather casual dining precinct including The Bavarian, Guzman Y Gomez, Burger Urge, Schnitz, Lone Star and Gelatissimo. TK Maxx and Timezone are due to open in the centre in late 2021.

**Location: Rockhampton, QLD**

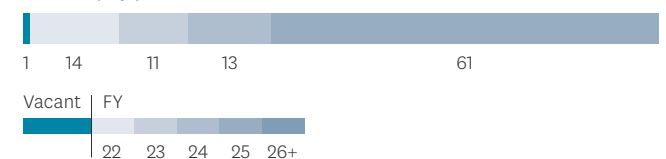
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$306.2m
Refurbishment history	2020, 2017, 2010

**Last independent valuation**

Date	Dec 2020
Valuation	\$363.0m
Valuation per sqm	\$6,144/sqm
Capitalisation rate	6.00%
Discount rate	7.00%
Car parking spaces	2,999
Gross lettable area	58,706 sqm
Annual sales June 2021	\$401.2m
Specialty occupancy cost	11.7%
Weighted average lease expiry	4.0 yrs
NABERS	4.0 (Energy) 3.5 (Water)
Green Star rating	3 (Performance)

Major tenants	GLA	Lease expiry
Big W	8,200 sqm	Nov 2028
Kmart	6,000 sqm	Aug 2024
Woolworths	3,950 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, as well as Woolworths and Big W, while the Nathan Street centre is anchored by Coles and Kmart. Together the complex also has seven mini-majors, a 700-seat food precinct and more than 140 specialty stores. There is ~two hectares of adjacent development land.

**Location: Aitkenvale, QLD**

Acquisition date	Jun 1987/Mar 2012
Ownership/title	50%/Freehold
Cost including additions	\$186.2m
Refurbishment history	2017, 2013

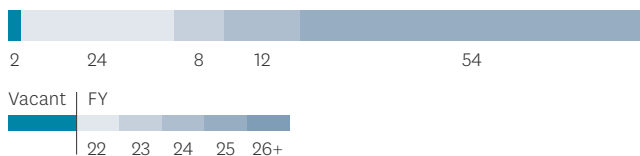
**Last independent valuation**

Date	Jun 2021
Valuation	\$156.5m
Valuation per sqm	\$5,429/sqm
Capitalisation rate	6.25 - 6.50%
Discount rate	7.00%
Car parking spaces	2,965
Gross lettable area	58,753 sqm
Annual sales June 2021	\$356.0m
Specialty occupancy cost	13.1%
Weighted average lease expiry	6.8 yrs
NABERS	4.5 (Energy); *1.0 (Energy) 4.0 (Water); *4.5 (Water)
Green Star rating	4 (As Built) 3 (Performance)

Major tenants	GLA	Lease expiry
Myer	12,023 sqm	Oct 2037
Kmart	7,416 sqm	Sep 2021
Big W	6,559 sqm	Jun 2034
Woolworths	4,200 sqm	Dec 2031
Coles	3,377 sqm	Jul 2023

# Includes Townsville Nathan St. ^ Book value represents Stockland's 50% ownership. \* NABERS certified for the first time on Townsville Nathan St. Green Star ratings for Townsville (Main Centre) only.

**Lease expiry profile %**



### STOCKLAND POINT COOK

A four-quadrant retail 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, 10 mini-majors, over 130 specialty stores as well as commercial suites and services. A significant dining precinct lines the main road.

**Location: Point Cook, VIC**

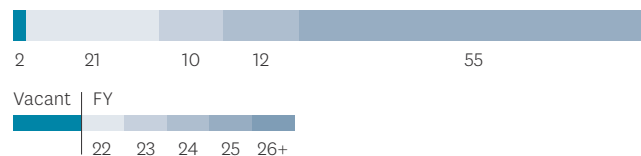
Acquisition date	Jun 2011
Ownership/title	100%/Freehold
Cost including additions	\$229.0m
Refurbishment history	2015

**Last independent valuation**

Date	Dec 2020
Valuation	\$210.0m
Valuation per sqm	\$4,792/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Car parking spaces	1,721
Gross lettable area	43,820 sqm
Annual sales June 2021	\$248.9m
Specialty occupancy cost	15.8%
Weighted average lease expiry	4.6 yrs
NABERS	4.5 (Energy) 5.0 (Water)
Green Star rating	3 (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 WENDOUREE

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

**Location: Wendouree, VIC**

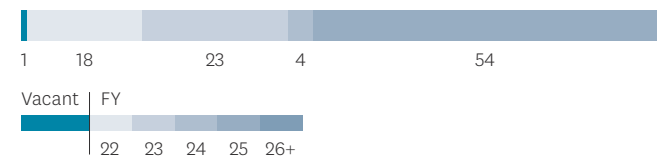
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$116.4m
Refurbishment history	2018

**Last independent valuation**

Date	Dec 2020
Valuation	\$159.9m
Valuation per sqm	\$5,706/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	1,239
Gross lettable area	28,024 sqm
Annual sales June 2021	\$205.1m
Specialty occupancy cost	14.5%
Weighted average lease expiry	5.2 yrs
NABERS	6.0 (Energy) 4.5 (Water)
Green Star rating	3 (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 Baldvis 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, five mini-majors including Timezone and The Continental, more than 90 specialty stores and a main street restaurant precinct. There is ~eight hectares of land adjacent for future development.

**Location: Baldvis, WA**

Acquisition date	Aug 2006
Ownership/title	100%/Freehold
Cost including additions	\$154.4m
Refurbishment history	2019, 2015

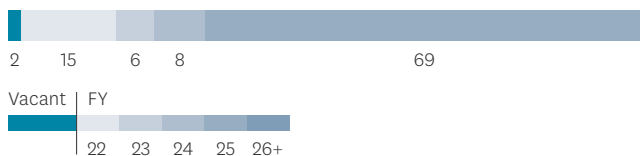
**Last independent valuation**

Date	Dec 2020
Valuation	\$182.0m
Valuation per sqm	\$5,413/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	1,431
Gross lettable area	33,618 sqm
Annual sales June 2021	\$259.1m
Specialty occupancy cost	13.2%
Weighted average lease expiry	7.2 yrs
NABERS	3.0 (Energy) 2.0 (Water)
Green Star rating	4 (As Built) 2 (Performance)

Major tenants	GLA	Lease expiry
Kmart	5,937 sqm	Mar 2035
Coles	4,129 sqm	Sep 2029
Woolworths	4,097 sqm	May 2035
ALDI	1,900 sqm	Jul 2029
-	-	-

‡ Assets under development or still in stabilisation mode; 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 50 specialty stores and is positioned as a convenience and value destination in this densely populated trade area.

**Location: Bull Creek, WA**

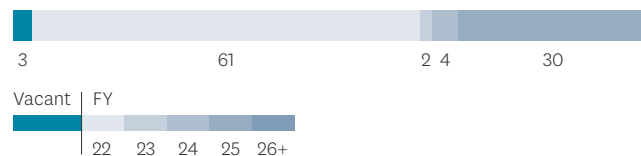
Acquisition date	Jun 2003
Ownership/title	100%/Freehold
Cost including additions	\$72.7m
Refurbishment history	-

**Last independent valuation**

Date	Jun 2021
Valuation	\$63.0m
Valuation per sqm	\$3,728/sqm
Capitalisation rate	6.75%
Discount rate	7.00%
Car parking spaces	900
Gross lettable area	16,896 sqm
Annual sales June 2021	\$110.1m
Specialty occupancy cost	13.1%
Weighted average lease expiry	3.6 yrs
NABERS	4.5 (Energy) NA (Water)
Green Star rating	3 (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 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, 32 specialty shops and kiosks, with a strong focus on retail services and food along with an alfresco dining precinct. The centre also includes an Early Learning Centre and other community services.

**Location: Harrisdale, WA**

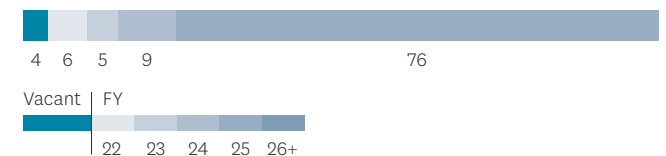
Acquisition date	Feb 2007
Ownership/title	100%/Freehold
Cost including additions	\$49.6m
Refurbishment history	2016

**Last independent valuation**

Date	Dec 2020
Valuation	\$58.3m
Valuation per sqm	\$4,921/sqm
Capitalisation rate	6.50%
Discount rate	7.00%
Car parking spaces	529
Gross lettable area	12,597 sqm
Annual sales June 2021	\$109.6m
Specialty occupancy cost	11.5%
Weighted average lease expiry	7.9 yrs
NABERS	1.5 (Energy) 1.5 (Water)
Green Star rating	4 (As Built)

Major tenants	GLA	Lease expiry
Woolworths	4,151 sqm	Jun 2036
ALDI	1,529 sqm	Jun 2026
-	-	-
-	-	-

**Lease expiry profile %**





## STOCKLAND RIVERTON<sup>^</sup>

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, 60 specialty stores, an alfresco dining area, three pad sites and a Tavern.

### Location: Riverton, WA

Acquisition date	Aug 2006
Ownership/title	50%/Freehold
Cost including additions	\$30.5m
Refurbishment history	2008

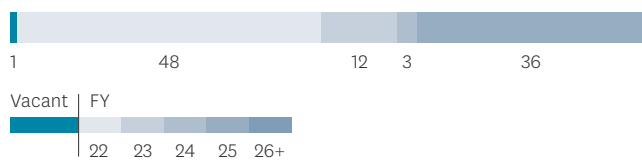
### Last independent valuation

Date	Dec 2020
Valuation	\$48.8m
Valuation per sqm	\$4,931/sqm
Capitalisation rate	6.75%
Discount rate	7.25%
Car parking spaces	1,182
Gross lettable area	19,792 sqm
Annual sales June 2021	\$134.4m
Specialty occupancy cost	14.8%
Weighted average lease expiry	3.3 yrs
NABERS	5.0 (Energy) 2.5 (Water)
Green Star rating	3 (Performance)

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

<sup>^</sup> Book value represents Stockland’s 50% ownership.

### Lease expiry profile %





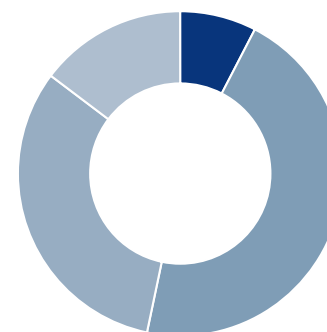
## **Stockland Baringa, QLD**

Stockland Baringa is a neighbourhood centre located in Stockland Aura, one of the largest masterplanned communities in Australia. The centre was recently extended to deliver a state-of-the-art medical centre and a swim school.

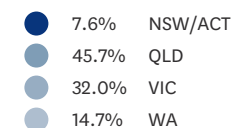
# Residential Communities

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



## FEATURES LEGEND



Park



Shopping centre/Retail within 1km radius



Townhomes



Train station/Retail within 1km radius

Communities

50

Lots remaining

>75,000

End-market value

\$20.9bn








## Highlands, VIC

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. The community offers land, home and land, medium density, completed homes and retirement village offerings.



## NSW/ACT – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)	Project description
Altrove 2015, 2017		Schofields	\$432m	1,305§	43%	N/A	Located approximately 40 kilometres north-west of the Sydney CBD, Altrove adjoins Schofields Train Station and is less than eight kilometres to Rouse Hill Town Centre. The community will feature over 400 residential lots, over 200 townhomes and close to 20,000 square metres of park with a neighbourhood retail centre and other community amenity. A 1.6 hectare hilltop park is a key feature of this site with views to the Blue Mountains.
Elara / Clydesdale 2012, 2014, 2017		Marsden Park	\$2,096m	4,674§	79%	339,000-660,000	Elara is the largest masterplanned community in Sydney's north-west and features tree-lined streets, parks and green open spaces with views to the Blue Mountains. This community will eventually include over 4,000 homes (including over 500 townhomes). Key features include a proposed neighbourhood retail precinct with a community, medical and child care centre. Elara is also home to St Luke's Catholic College which is already operating and a public primary school is planned. The 280 hectare site is close to key transport links, employment centres and has easy access to Blacktown, Parramatta and the Sydney CBD, which is less than an hour by train from nearby Schofields Train Station.
Red Hill 2018		Red Hill	\$137m	108	23%	620,000-1,699,000	DOMA and Stockland have come together to create something unique—a vibrant village precinct within a premier suburb. At The Parks Red Hill, design is everything. The Parks features a mix of luxury apartments, terraces and premium land with a central park at the heart. Located within the premium inner south suburb of Red Hill in Canberra, it is surrounded by leafy green streets and a high level of amenity.
The Gables 2020		Gables	\$1,278m	2,116	4%	560,000-760,000	The Gables, Stockland's newest community in the beautiful Hills shire. A masterplanned community set among rolling hills in Sydney's enviable Hills district in the North West of Sydney. Once complete The Gables will include, a future lake, parklands, and leafy neighbourhood streets, plus a vibrant future town centre which will feature proposed dining, education & retail precincts.
Willowdale 2011, 2017		Denham Court	\$1,520m	3,722§	90%	528,000-723,000	Willowdale is a picturesque community that is well connected to greater Sydney from its Denham Court location. It is less than three kilometres to Leppington railway station, 10 kilometres to the M5 & M7 motorways, and -50 kilometres from the Sydney CBD. Once complete, Willowdale will feature -3,700 homes, including -270 townhomes and a retirement village. Residents already enjoy a community centre, neighbourhood shopping centre with a Coles supermarket and specialty shops, natural riparian corridors, a childcare centre, public primary school, a dedicated off leash dog park and playgrounds. A sports field and two additional parks are currently under construction.
			<b>\$5,463m</b>	<b>11,925</b>			

\* Total revenue generated throughout the life of the project.

§ Includes dwellings.



### **The Gables, NSW**

Located in Gables and the thriving North West corridor, The Gables features 75 hectares of greenspace and local parks, a future four hectare lake, future K-12 school and a proposed Town Centre. It also within close proximity of the existing Rouse Hill Town Centre and two metro train stations.

## NSW/ACT – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Forest Reach 2003	 	South Coast	\$265m	651	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 received for central precinct circa 170 lots.
Illawarra 2003	 	South Coast	\$281m	760	Located 21 kilometres south of Wollongong in the foothills of the Illawarra escarpment in Stage 4 of the West Dapto Urban Release Area.
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 144 apartments within the heart of the inner city suburb of Rosebery.
			<b>\$545m</b>	<b>1,411</b>	








\* Total revenue generated throughout the life of the project.







## **Newport, QLD**

Set in an idyllic waterside location on the Redcliff Peninsula, Newport offers a diverse range of housing options including premium townhomes, retirement living and a selection of home sites with direct waterfront connection and high-mast boating access to the bay.

## QUEENSLAND – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Aura†† 2004		Caloundra	\$3,273m	20,000§	17%	240,000-415,000	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	\$173m	69	57%	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	\$281m	342§	63%	459,000-1,300,000	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.
Delta∅ 2017		Hope Island	\$72m	92	N/A	399,000-1,250,000	Delta is a 3.3 hectare waterfront site located within the Gold Coast's northern growth area. Delta 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 Delta Market Place that includes a Woolworths, ALDI and speciality retail shops.
Foreshore 2016		Coomera	\$190m	586§	67%	358,900-488,900	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 Oakey 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	\$126m	444	51%	276,900-389,900	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	\$773m	1,894§	66%	432,900-1,309,000	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.

## QUEENSLAND – RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
North Lakes Business Park 2004		North Lakes	\$178m	121	98%	N/A	The North Lakes Business Park is a commercial site situated on the edge of the North Lakes masterplanned community.
North Shore 2001		Townsville	\$1,061m	5,514	39%	119,500-258,000	A true 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 Retail Town Centre plus more. 40 per cent of North Shore is dedicated to parkland and open space bushland.
Providence 2020		South Ripley	\$2,182m	6,718	1%	188,000-312,900	Providence is located in the heart of the Ripley Valley in South-East Queensland, and is a short drive to Springfield Central, and 43km^ from Brisbane. Residents can enjoy a connected neighbourhood with road, train and bus networks located nearby, including the Springfield Station and the Centenary Highway, which links to the Logan and Ipswich Motorways. The community features a primary and secondary school, several parks including a dog park, fitness park, half basketball court and a cafe that overlooks the Splash 'n Play Adventure Park.
Sovereign Pocket 2010		Deebling Heights	\$135m	726	97%	140,990-220,900	Sovereign Pocket, at Deebling Heights is eight kilometres from the Ipswich CBD. The development includes a school, large open spaces, natural parkland, barbecue facilities, biking and walking tracks.
			<b>\$8,442m</b>	<b>36,506</b>			

\* Total revenue generated throughout the life of the project.

† Relates to land lots only.





†† Aura is a Capital Partnership with Capital Property Group.

§ Includes dwellings.

◇ A standalone medium density project indicating medium density price range.

^ All distance and travel timeframe references are estimates only, refer to distance by car or driving time (unless specified otherwise), and are based on information obtained from Google Maps at the time of publication (August 2021).

## QUEENSLAND – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Botanica 2010		Deebing Heights	\$608m	2,297	Botanica 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 school.
Caboolture 2008		Caboolture West	\$388m	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	\$541m	2,272	This community is located eight kilometres north of Stockland Rockhampton and 12 kilometres north of the Rockhampton CBD.
Twin Waters West 2005		Sunshine Coast	N/A	N/A	Located 10 kilometres from Maroochydore, bordered by the Maroochy River, the Sunshine Motorway, the David Low Way and Ocean Drive.
			<b>\$1,536m</b>	<b>6,369</b>	

\* Total revenue generated throughout the life of the project.

















## **Orion, VIC**

Orion at Braybrook is a 11.5 hectare residential townhome community located just 12 kilometres from Melbourne's CBD. When complete, the community will feature pocket parks and a community reserve and over 400 townhomes all in close proximity to public transport, school and retail.

## VICTORIA – RELEASED TO MARKET

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Cloverton‡ 2010		Kalkallo/Beveridge	\$4,130m	11,527	15%	190,000-404,000	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, Cloverton's first active open space opens in Spring 2021 and Hume Anglican Grammar school is due to open from 2023, with substantial future amenity proposed including a Metropolitan Activity Centre. Cloverton's Sales Centre features a cafe and adventure playground.
Edgebrook 2015		Clyde	\$237m	802	89%	N/A	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. A Livvi's Place all-abilities playground opened in its central park, beside Clyde Creek, in late 2020. Edgebrook sold out in late 2020.
Eucalypt 2009, 2011		Epping	\$421m	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.
Grand Central 2020		Tarneit	\$145m	490	N/A	246,200-364,300	Grand Central is located 30 kilometres west of the Melbourne CBD in the thriving suburb of Tarneit. With over 12 quality existing schools within 6 kilometres of the site, a proposed government primary school just north of the site, plus child care proposed on site, Grand Central will appeal to families with children. Residents can also enjoy existing retail nearby, plus the promising town centre and Riverdale Train Station proposed for the site just west of Grand Central. Acquired as a going concern in April 2021, Stockland sales commenced in May 2021.
Grandview 2017		Truganina	\$520m	1,717	20%	189,500-397,000	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. Grandview's famous Dinosaur Park opened in early 2021.
HavenØ 2017		Altona North	\$225m	286§	N/A	630,000-890,000	Located in Altona North 11 kilometres west of Melbourne's CBD, Haven is a masterplanned residential townhome community. The six hectare development offers architecturally-designed two, three and four bedroom townhomes, with 5% to be allocated to affordable housing. The community is designed around a central park and playground. Haven is also located within close proximity to public transport, schools and retail. Upon completion, Haven will also comprise a town centre, community centre and commercial area. Sales commenced in October 2020.
Highlands 2004, 2010, 2013, 2015, 2016		Craigieburn	\$2,973m	11,689§	73%	230,000-480,000	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. The community offers land, home and land, medium density, completed homes and retirement village offerings.

## VICTORIA – RELEASED TO MARKET (CONTINUED)

Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Katalia ‡‡ 2019		Donnybrook	\$218m	1,545§	N/A	209,000-326,000	Stockland's Katalia residential community is located less than 40km north of the Melbourne CBD in the suburb of Donnybrook, just 3 kilometres east of Cloverton. This community to be delivered in joint venture 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 1.5 kilometres away. Sales commenced in September 2020.
Minta 2017		Berwick	\$638m	1,616	31%	316,000-566,100	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 Thrive Berwick land lease community for over 50s which launched in early 2021. The property includes some outstanding natural and heritage features including ornamental lakes, extensive views, established landscapes and conservation areas.
Mt Atkinson ‡‡ 2017		Truganina	\$819m	4,400§	22%	234,000-422,100	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.
Orion ◊ 2017		Braybrook	\$291m	431§	54%	589,000-879,000	Orion at Braybrook is a masterplanned residential townhome community set on 11.5 hectares in Braybrook in the City of Maribyrnong, just 12 kilometres 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 ◊ 2015		Rowville	\$129m	175§	81%	669,000-779,000	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 is comprised 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. The community is expected to sell out by the end of 2021.
			<b>\$10,745m</b>	<b>36,420</b>			

\* 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	\$119m	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	\$182m	219§	A development management agreement to develop additional townhomes adjacent to our existing Altona North Site (Haven), where we currently control approximately 280 dwellings.
Evergreen 2020		Clyde	\$583m	1,500§	Located approximately 60 kilometres south-east of the Melbourne CBD in the up-and-coming suburb of Clyde, Evergreen is the newest Stockland community to launch in Stockland Victoria. A private primary school, a government secondary school, community facilities, local sports reserve and a local town centre are all proposed for the site. The location also provides proximity to existing shops, schools and child care, connector freeways, the Mornington Peninsula and the proposed Clyde train station. Sales commenced in early July 2021.
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.
Wantirna <sup>∅</sup> 2021		Wantirna	\$242m	300§	Located 24 kilometres south east of the Melbourne CBD and seven kilometres from Stockland's successful Waterlea Community, Wantirna is a future medium density development site. The 8.33 hectare site has planning approval for approximately 248 dwellings and a 5,500sqm site for future medium density use. With access to key transport routes, the site is adjacent to the Victorian Planning Authority's proposed Wantirna Health Precinct, a future integrated 'health city' anchored by a new public hospital with complementary health, research, education and innovation facilities.
			<b>\$1,126m</b>	<b>2,168</b>	

\* Total revenue generated throughout the life of the project.

§ Includes dwellings.

















∅ A standalone medium density project indicating medium density price range.



## **Calleya, WA**

Calleya is located 25 kilometres south of Perth's CBD, minutes' from the Kwinana Freeway and Cockburn Central Train Station. In 2021, Calleya sold out of land and currently offers townhomes and over 55s living. The community has three feature parks, a BMX track, dog park, Nido childcare and Mooba café. Treeby Primary School is due to open 2022.

## WESTERN AUSTRALIA – RELEASED TO MARKET

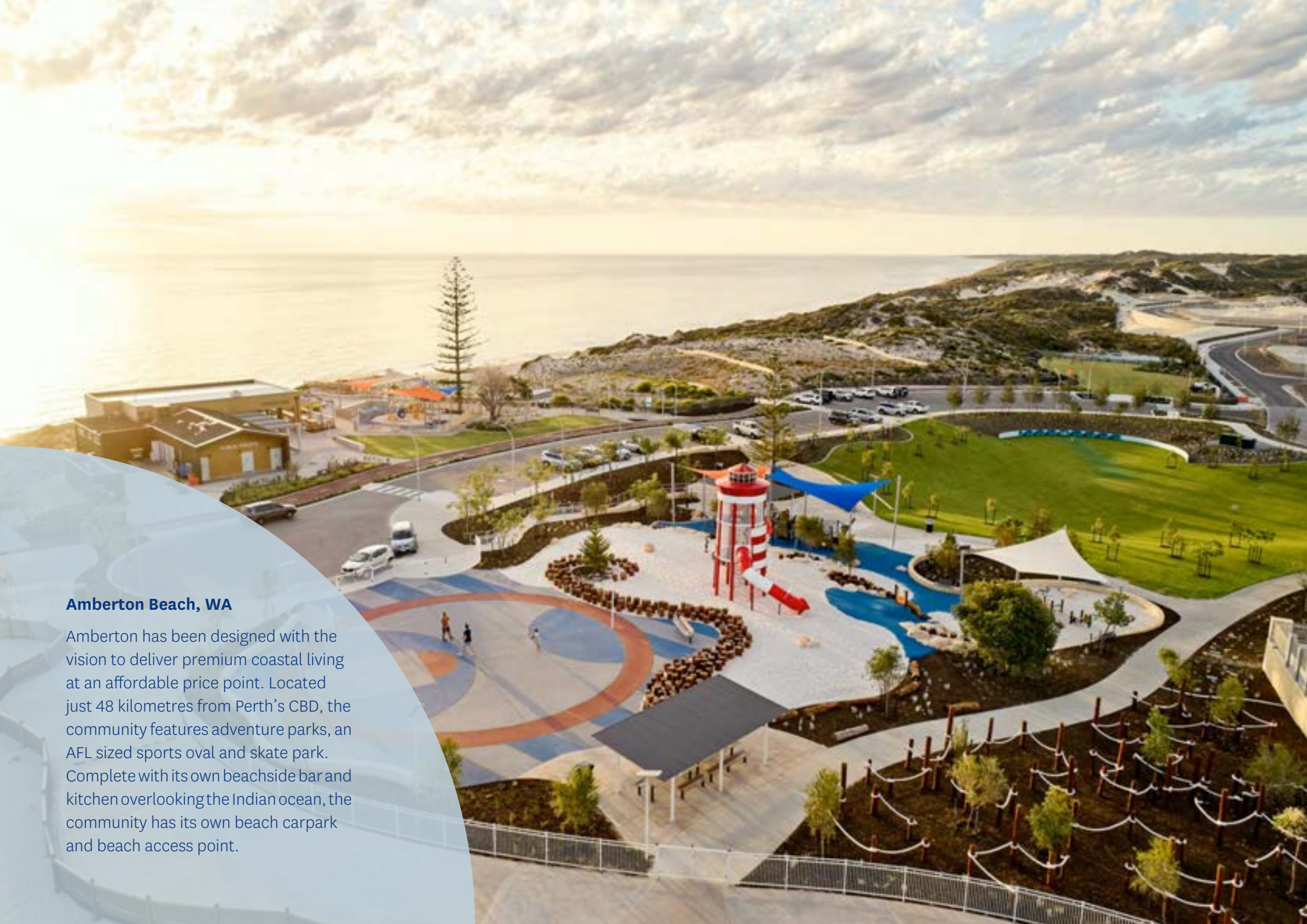
Property	Features	Location	Total project value (\$m)*	Total lots	% Settled	Price range (\$)†	Project description
Amberton Beach# 2010	 	Eglinton	\$319m	2,580	48%	118,000-380,000	A beachside community 48 kilometres north-west of Perth's CBD. This estate is a project developed under a development arrangement 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)	\$538m	1,842	96%	N/A	Calleya is a popular masterplanned community 25 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 2021, the community sold out of land and currently offers medium density living, 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 Nido childcare and Mooba cafe opening within the community. Future plans for the community include the \$20.3m Treeby Primary School which will cater to 540 students and is due to open 2022.
Canopy◊ 2018	   	Glendalough	\$73m	97	N/A	650,000-819,000	Located 5km north-west of Perth's CBD, Canopy launched to market in 2020. A collection of 2, 3 and 4 bedroom green-title residences, with Fig Tree park framing up the entrance to this new community. Canopy 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.
Sienna Wood# 2004, 2007, 2010	 	Hilbert & Haynes	\$397m	3,798	27%	133,000-235,000	A joint venture with Development 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	\$723m	3,419	92%	135,000-260,000	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.
Whiteman Edge 2011, 2014, 2017	  	Brabham	\$524m	2,402	88%	90,000-270,000	Home to the famous Jungle Park and Western Australia's first inclusive Livvi's Place playground. Whiteman Edge is a masterplanned community 23 kilometres north-east of Perth's CBD. In 2021 the community opened Brabham Primary school and a Coles-owned shopping centre, with a WA first-of-its-kind drive-thru click & collect. The Swan Valley Wine Region is within a short drive of the community. The project provides for residential land and townhomes.
			<b>\$2,572m</b>	<b>14,138</b>			

\* Total revenue generated throughout the life of the project.

† Relates to land lots only.

# Includes Stockland's share of project income.


◊ A standalone medium density project indicating medium density price range.



### **Amberton Beach, WA**


Amberton has been designed with the vision to deliver premium coastal living at an affordable price point. Located just 48 kilometres from Perth's CBD, the community features adventure parks, an AFL sized sports oval and skate park. Complete with its own beachside bar and kitchen overlooking the Indian ocean, the community has its own beach carpark and beach access point.

## WESTERN AUSTRALIA – DEVELOPMENT PIPELINE

Property	Features	Location	Total project value (\$m)*	Total lots	Project description
Piara Waters 2021		Piara Waters	\$184m	650	Piara Waters will bring to life one of the last remaining residential areas in this popular suburb in Perth's south east corridor. This project is nestled between Stockland's highly successful Newhaven and Calleya projects, building on Stockland's trusted brand. The Piara Waters masterplanned community is earmarked to deliver over 600 lots from FY23 within the surrounding greenery of retained trees, wetlands and Bush Forever. Piara Waters boasts an abundance of existing amenity, including schools, shops, sports and recreation, just minutes away, making it the prime location for convenient and family friendly living.
Sinagra 2017		Sinagra	\$231m	682	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	\$1,383m	4,914	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>\$1,798m</b>	<b>6,246</b>	

\* Total revenue generated throughout the life of the project.





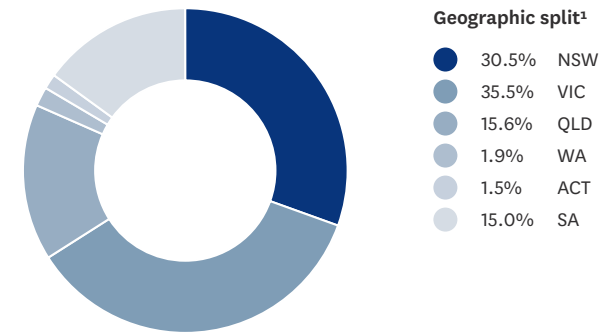
### **Providence, QLD**

Located in the heart of the Ripley Valley in South-East Queensland just 43km from Brisbane, Providence is the region's largest master-planned community. The community is well connected by road, train and bus networks and features its own primary and secondary school, several parks and state-of-the-art 'Splash 'n Play' Adventure Park.

# Retirement Living

Stockland is a top three retirement living operator within Australia.

## RETIREMENT LIVING PORTFOLIO



<sup>1</sup> Established units



Shine Birtinya, QLD

Established villages

59

Established units

8,733

Units in development pipeline

740

Funds employed

1,154

## **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.



## ESTABLISHED VILLAGES

Property	Location	Total units	Price range (\$)*	Project description
Ridgecrest Village 1986	Page, ACT	127	356,000-570,500	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	186,000-486,000	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	150,500-290,000	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	294,500-456,500	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	361	200,000-2,276,500	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	83	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	182,500-538,000	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	330,000-410,000	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	109	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	420,500-733,500	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	269,500-312,000	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	143	86,000-288,500	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	225,000-450,000	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	306,000-782,000	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	275,000-482,000	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	137,000-853,000	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	370,500-437,000	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† 2016	Denham Court, NSW	222	420,000-765,000	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	369,000-449,000	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	Ferry Hills, QLD	95	199,000-619,000	Farrington Grove Retirement Estate is a popular village located in the quiet outer Brisbane suburb of Ferry 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	380,000-550,000	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	165,000-530,000	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	67	299,000-699,000	Stockland's Newport Retirement Living is nestled in Moreton Bay and designed to provide state-of-the-art, low-maintenance living to the over 50s 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	135,000-642,000	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	190,000-520,000	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 cafes and specialty stores.
Salford Waters Retirement Estate 1993	Victoria Point, QLD	181	120,000-750,000	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. The community centre offers a cafe, dining room, pool and spa, gym, and multi-purpose spaces.
Shine Birtinya 2018	Birtinya, QLD	100	280,000-760,000	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.

## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$)*	Project description
Bay Village Retirement Estate 1984	Victor Harbor, SA	161	195,500-355,000	Bay Village Retirement Estate is situated in one of South Australia's most sought after restort areas, Victor Harbor. This lovely established village offers wide open spaces set amongst stunning gardens surrounded by rolling hills and scenic coastline. Bay Village offers a range of one, two and three bedroom independent living units.
Hillsview Retirement Village 1982	Happy Valley, SA	233	129,000-370,000	Located in Happy Valley, Hillsview Retirement Village sits on a stunning hillside overlooking the Happy Valley Reservoir and the coastline of Gulf St. Vincent. Village features include a fully heated indoor swimming pool and spa, beautiful clubhouse with outdoor entertainment area, competition lawn bowling green and so much more. The village offers independent living apartments, villas and duplexes in a picturesque location.
Lightsview Retirement Village† 2012	Lightsview, SA	102	380,000-545,000	Lightsview Retirement Village is located in one of Adelaide's newest suburbs, 11km from the city centre. It is surrounded by 15 hectares of reserves and green spaces featuring walking trails, manicured gardens and recreation areas. Along with designer two and three bedroom villas, Lightsview has a stunning clubhouse in the heart of the community, featuring lounge and bar, gym, library, outdoor dining and more.
Ridgehaven Rise Seniors' Living Community 1984	Ridgehaven, SA	176	194,000-495,000	Situated in the popular Adelaide suburb, Ridgehaven, the village offers a convenient retirement located close to shops, medical centres and a wealth of leisure activities. This well-established village offers a range of one, two and three bedroom units and villas in a great location.
Salford Retirement Estate 1990	Aberfoyle Park, SA	74	287,000-331,000	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	283	90,000-655,000	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	405,000-457,000	The Grange Retirement Estate is located just over one kilometre from the seafont 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	477,000-522,500	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	609,000-609,000	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	129,000-343,000	Located in Aberfoyle Park nestled in a stunning landscape with the backdrop of the Adelaide foothills, Unity Retirement Village provided easy living. Facilities include a bowling green, recreation hall, in-house restaurant, dining room, and half-court tennis court. It is walking distance to Aberfoyle Park Shopping Centre. Unity offers independent living villas and serviced apartments.
Walnut Grove Retirement Estate 1995	Old Reynella, SA	65	280,000-365,000	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	346,000-740,000	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.
Donvale Village 1990	Donvale, VIC	144	99,000-600,000	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	105	85,000-352,000	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 major retailers. The village offers independent living villas and serviced apartments in a picturesque location. The modern resident clubhouse includes a health and wellbeing room, indoor gym, pool table area, lounge and dining area.
Gowanbrae Village 2008	Gowanbrae, VIC	189	375,000-750,000	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.

## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$)*	Project description
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	315,000-580,000	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.
Mernda Retirement Village 2014	Mernda, VIC	275	315,000-665,000	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	282,000-523,000	Oak Grange Village is located in Brighton East, a premium location close to Brighton's famous beaches, shops and cafés. With bus and tram stops within walking distance, and the Nepean Highway nearby, residents can enjoy easy access to the CBD or nearby suburbs. Offering a range of one and two bedroom units, Oak Grange offers independent living in a great location.
Patterson Lakes Village 1980	Patterson Lakes, VIC	207	140,000-390,000	Patterson Lakes Village is located opposite Patterson Lakes Marina, and a short walk from Harbour Plaza and Gladesville Shopping Centre. Featuring its own tranquil lake and established gardens, residents can enjoy the beautiful surrounds without leaving the village. Patterson Lakes Village features a stunning clubhouse and offers both independent living villas and serviced apartments.
Plenty Valley Village 2006	Epping, VIC	204	149,000-640,000	Plenty Valley Village is situated off McDonalds Road in Epping, within walking distance to the nearby Plenty Valley shopping complex, South Morang train station, and a range of parks and reserves. The location is well serviced with transport, healthcare, medical and aged care options close by. A beautifully-presented village, Plenty Valley offers independent villas, apartments and serviced apartments.
Salford Park Community Village 1983	Wantirna, VIC	170	315,000-555,000	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 HealthCare under the partnership established with Stockland.
Selandra Rise Retirement Village 2013	Clyde North, VIC	211	360,000-640,000	Located within the Selandra Rise residential community, the village is opposite a Woolworths and specialty shopping centre. The modern clubhouse is the heart of the community, 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	250,000-459,000	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	135,000-570,000	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. Templestowe Village offers independent living villas and serviced apartments.
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.

## ESTABLISHED VILLAGES (CONTINUED)

Property	Location	Total units	Price range (\$)*	Project description
Vermont Village 1981	Vermont South, VIC	125	260,000-385,000	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. The village offers one and two bedroom independent living units.
Wantirna Village 1986	Wantirna, VIC	180	139,500-571,000	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. Facilities onsite include a bowling green, community centre, in-house restaurant, dining room and indoor heated swimming pool. Wantirna offers independent living units and serviced apartments.
Affinity Village† 2011	Baldivis, WA	163	209,000-469,500	Affinity Village is conveniently located opposite Stockland Baldivis, a medical centre and other amenities. The clubhouse was 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.
		<b>8,733</b>		

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

† Currently under development.





### **Wantirna, VIC**

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.

## DEVELOPMENT PIPELINE

Property	Location	Total units	Project description
<b>Completed</b>			
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.
		<b>100</b>	
<b>Current Development Projects</b>			
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.
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.
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.
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.
		<b>170</b>	

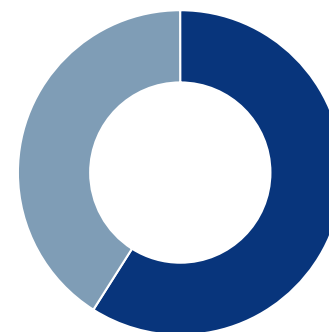
## DEVELOPMENT PIPELINE (CONTINUED)

Property	Location	Total units	Project description
<b>To start: within 18 months</b>			
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.
		<b>50</b>	
<b>Masterplanning/future projects</b>			
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.
		<b>170</b>	
<b>Brownfield redevelopments</b>			
Potential redevelopments		250	Potential opportunities exist for major redevelopments and minor extensions at a number of villages across the Retirement Living portfolio.
		<b>250</b>	
		<b>740</b>	

# Land Lease Communities

5th largest land bank in the country.

## LAND LEASE COMMUNITIES PORTFOLIO



Geographic split

- 59.0% VIC
- 41.0% QLD

Land lease communities

2

Development pipeline units

3,555

## **Aura, QLD**

Located within Aura, on Queensland Sunshine Coast, Thrive is a lifestyle community designed for the over-50s. All freestanding two and three bedroom homes have easy access to the community clubhouse which offers a range of indoor and outdoor entertainment including swimming pool, sports courts, gym, BBQ and kitchen areas, cinema, business lounge and more.



## LAND LEASE COMMUNITIES

Property	Location	Total units	Price range (\$)	Project description
Aura	Nirimba, QLD	250	N/A	Thrive Nirimba is Stockland's first land lease community. The community is located on the Sunshine Coast in Stockland's 2,400-hectare masterplanned community of Aura, which has access to more than 200 kilometres of walking and cycle paths which easily connects the residents to a network of shops and facilities. Situated at the heart the community is the clubhouse which will offer a place for residents to relax, exercise, socialise with neighbours and entertain family and friends.
Minta	Berwick, VIC	175	N/A	Thrive Berwick is Stockland's first land lease community in Victoria. Located in Melbourne's south-east in Stockland's Minta community, customers can select from a range of architecturally designed, low-maintenance homes. The hub of the community will be the clubhouse which offers resort-style facilities, where like-minded residents can enjoy social, wellness and creative spaces.
Future LL		3,555		
		<b>3,980</b>		



## Minta, VIC

Stockland's masterplanned community Minta, now features the Thrive Lifestyle Community which has been designed for over-50s living. All residents have access to the community's clubhouse and its swimming pool, sports courts, gym, BBQ and kitchen areas, cinema, business lounge and more. A range of two and three bedroom freestanding homes are now selling.

*Artist impression.*

# Addresses

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

Shine Birtinya, QLD







### **Stockland Gladstone, QLD**

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.

## 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
Leppington Business Park	345-367 Bringelly Road	Leppington	NSW	2179
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
Yatala Distribution Centre South	77 Darlington Drive	Yatala	QLD	4207
182 Bowhill Road, Willawong	182 Bowhill Road	Willawong	QLD	4110
Yatala Distribution Centre South	77 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	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
Leakes Road, Truganina	151 Leakes Road	Truganina	VIC	3029
Cranbourne West Distribution Centre	140S Paramount Boulevard	Cranbourne West	VIC	3977

## WORKPLACE ADDRESSES

Asset name	Address	Suburb	State	Postcode
601 Pacific Highway, St Leonards	601 Pacific Highway	St Leonards	NSW	2065
Walker Street Complex, North Sydney	110 Walker Street & 118 Walker Street	North Sydney CBD	NSW	2060
Piccadilly Complex, Sydney	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 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 Complex	149 West Burleigh Road	Burleigh Heads	QLD	4220
Stockland Cairns	537 Mulgrave Road	Earlville	QLD	4870
Stockland Gladstone	Cnr Philip Street & Dawson Highway	Gladstone	QLD	4680
Stockland Hervey Bay	6 Central Ave	Hervey Bay	QLD	4655
Stockland Rockhampton	Cnr Yaamba Road & Highway One	Rockhampton	QLD	4701
Stockland Townsville	Townsville (Main Centre): 310 - 334 Ross River Road Townsville Nathan St: 339 - 355 Ross River Road Aitkenvale QLD 4814	Aitkenvale	QLD	4814
Stockland Point Cook	Cnr Murnong & Main Streets	Point Cook	VIC	3030
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



#### AURA BUSINESS PARK

### **Aura, QLD**

Located on Queensland's Sunshine Coast, Aura is a city in the making. Distinctive urban villages will blend seamlessly with a thriving city heart, business and enterprise hubs, schools and a university. Retirement offerings and recreational parks, sporting and cultural centres round out the offering. Aura will also be supported by an extensive transport network and surround by over 700 hectares of conservation areas and open space.

## RESIDENTIAL COMMUNITIES ADDRESSES

Asset name	Address	Suburb	State	Postcode
Red Hill	165 Discovery Street, Red Hill	Red Hill	ACT	2603
Altrove	26 Altrove Boulevard	Schofields	NSW	2762
Elara / Clydesdale	1 Elara Boulevard	Marsden Park	NSW	2765
Forest Reach	Bong Bong Road	Horsley	NSW	2530
Illawarra	Cnr Cleveland Road and Avondale Road	Dapto	NSW	2530
Parramatta	355 Church Street, Parramatta	Parramatta	NSW	2150
Rosebery	5-15 Dunning Ave	Rosebery	NSW	2018
The Gables	121, Old Pitt Town Road	Gables	NSW	2765
Willowdale	Willowdale Drive	Denham Court	NSW	2565
Aura	1 Lukin Terrace	Baringa	QLD	4551
Birtinya (previously Kawana Business Village and Birtinya)	Kawana Way	Birtinya	QLD	4575
Bokarina Beach	Bokarina Boulevard	Bokarina	QLD	4575
Botanica	Grampian Drive	Deebing Heights	QLD	4306
Caboolture	Caboolture River Road	Caboolture West	QLD	4510
Delta	44 Marina Quays Boulevard	Hope Island	QLD	4212
Ellida	William Palfrey Road	Parkhurst	QLD	4702
Foreshore	Corner of Foxwell Road and Oakey Creek Road	Coomera	QLD	4209
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 Shore	89 Barramundi Cct	Burdell	QLD	4818
Providence	6 Amity Way (off Centenary Highway)	South Ripley	QLD	4306
Sovereign Pocket	Cnr Sovereign Drive & Wollemi Street	Deebing Heights	QLD	4306
Twin Waters West	David Low Way	Pacific Paradise	QLD	4564
Altona North	1 Blackshaws Road	Altona North	VIC	3025
Albert Street, 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
Evergreen	470 Pattersons Road	Clyde	VIC	3978
Grand Central	4 Medallion Boulevard	Tarneit	VIC	3029
Grandview	317 Greigs Road	Truganina	VIC	3029
Haven	278 - 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
Wantirna	203 Mountain Highway	Wantirna	VIC	3152
Amberton Beach	Cnr Cinnabar Drive & Leeward Avenue	Eglington	WA	6034

## RESIDENTIAL COMMUNITIES ADDRESSES (CONTINUED)

Asset name	Address	Suburb	State	Postcode
Calleya	101 Clementine Boulevard	Treeby	WA	6164
Canopy	28 Rawlins Street	Glendalough	WA	6016
Piara Waters	387 Armadale Road	Piara Waters	WA	6112
Sienna Wood	Cnr Weatherly Way & Forrest Rd	Hilbert and Haynes	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 located in the sought after inner-west suburb of Ashfield. Close to shops and transport, the village features a magnificent chapel, restored Heritage Garden along with the historic Glentworth House. Recognised for excellence in design, the unique retirement village also now features an Opal Aged Care facility with 113 beds.

## RETIREMENT LIVING ADDRESSES

Asset name	Address	Suburb	State	Postcode
Ridgecrest Village	55 Burkitt Street	Page	ACT	2614
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
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
Hillsview 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	33 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



## RETIREMENT LIVING ADDRESSES (CONTINUED)

Asset name	Address	Suburb	State	Postcode
Arilla Village	65 Gordons Road	South Morang	VIC	3752
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
Mernda Retirement Village	89 Galloway Drive	Mernda	VIC	3754
Midlands Terrace	1111 Doveton Street North	Ballarat North	VIC	3350
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



### Aura, QLD

Located within Aura, on Queensland Sunshine Coast, Thrive is a lifestyle community designed for the over-50s. All freestanding two and three bedroom homes have easy access to the community clubhouse which offers a range of indoor and outdoor entertainment including swimming pool, sports courts, gym, BBQ and kitchen areas, cinema, business lounge and more.

## LAND LEASE COMMUNITIES ADDRESSES

Asset name	Address	Suburb	State	Postcode
Aura	25 Banya Avenue	Nirimba	QLD	4551
Minta	10 Soho Boulevard	Berwick	VIC	3806



### **Minta, VIC**

Stockland's masterplanned community Minta now features Thrive Berwick, a Lifestyle Community designed for over-50s living. Thrive residents will have access to the community's clubhouse and its swimming pool, sports courts, gym, BBQ and kitchen areas, cinema, business lounge and more. A range of two and three bedroom freestanding homes are now selling.

*Artist impression.*

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