Level 25,
133 Castlereagh Street
Sydney NSW 2000
GPO Box 998
Sydney NSW 2000
T +61 2 9035 2000
F +61 2 8988 2000
www.stockland.com

26 October 2016

ASX Limited
20 Bridge Street
SYDNEY NSW 2000

Stockland (ASX Code: SGP)
Annual General Meeting of Stockland Corporation Limited and Meeting of Unitholders of Stockland Trust – Addresses of Chairman and Managing Director

Attached are copies of the addresses to be given at today's Annual General Meeting of Stockland Corporation Limited and Meeting of Unitholders of Stockland Trust by:

- Mr Graham Bradley, Chairman; and
- Mr Mark Steinert, Managing Director.

Yours faithfully

Katherine Grace
General Counsel and Company Secretary

26 OCTOBER 2016

Stockland

Chairman's address

Annual General Meeting 2016

Dear Securityholders,

I am delighted to welcome you all here to Stockland's 59th AGM and I declare the meeting open.

As securityholders will be aware, this will be my last occasion to address you as chairman as my term expires at the close of today's proceedings and I will then hand over to the new chairman, Tom Pockett.

It has been a great privilege to have served as chairman of this fine company for the past 11 years and to have served as a director for almost 13 years. I am delighted that my Board colleague Tom Pockett has been elected to succeed me. Tom joined the Board in September 2014 and has served with distinction as a director and as Chair of our Audit Committee and as a member of our Risk and Sustainability Committees. Tom will address the meeting towards the end of our formal business.

I am very pleased now to report that Stockland has continued to deliver good value for securityholders with another strong profit performance in FY16.

STRONG PERFORMANCE

Funds from operations grew by 12.5% to $740 million and underlying profit rose 8.5% on FY15, to $660 million. Funds from operations per security grew 11.1% on the prior year, exceeding the target growth range of 9–10%. Underlying earnings per security rose by 7.3%, at the top end of the target range of 6.5–7.5%. Statutory profit was $889 million.

These excellent results show the progress we have made over the last three years in our disciplined pursuit of sustainable profit growth.

All three of our core businesses are realising the benefits of our strategy, underpinned by our strong balance sheet and our focus on operational excellence. Progress includes more than $681 million commercial property developments underway, seven medium density residential projects launched across four states, the launch of our unique Retire Your Way selling proposition to Retirement Village buyers, and several new greenfield residential developments that demonstrate our ability to create outstanding masterplanned communities. Mark Steinert will present our recent results in more detail shortly.

SUSTAINABILITY AWARDS

We also achieved international recognition for our sustainability leadership, being named the Global Real Estate Industry Leader in the Dow Jones Sustainability Index for the second consecutive year in 2016–17. We were also awarded the highest accolade by the GRESB world-wide property industry survey earlier this year. We also retained our Employer of Choice for Gender Equality citation from Australia's Workplace Gender Equality Agency. I am very proud indeed of our sustainability recognition awards and achievements. Sustainability is now an embedded part of everything we do at Stockland and its continuance is an immoveable commitment by both our management and our Board.

DISTRIBUTION

As forecast, our full year distribution was 24.5 cents per security, representing a payout ratio of 88% of underlying profit.

Looking ahead, from FY17 funds from operations will replace underlying profit as our primary reporting measure, recognising the importance of this measure in enabling comparison across the Australian property industry. Accordingly, our distribution policy from FY17 will be the higher of 100% of Trust taxable income or 75–85% of funds from operations. This is equivalent to our current distribution policy to pay the higher of 100% of Trust taxable income or 80–90% of underlying profit.

In recognition of our consistent profit growth over the last three years, we are targeting to increase distributions to 25.5 cents per security in FY17, assuming there is no material change in market conditions.

STOCKLAND CARE FOUNDATION

I am delighted to report that the Stockland CARE Foundation has made a real impact in its first full year of operation, contributing much needed funds in the areas of health, wellbeing and education and also boosting volunteering and giving among our employees, business partners and the broader community.

In addition to the $200,000 donated by the CARE Foundation Trust in FY16, Stockland and its employees, customers and residents donated over $100,000 and more than 2,200 hours of support to chosen charity partners, Redkite and Touched By Olivia Foundation (TBO). Through these efforts 72 families who have children or young people with cancer gained access to Redkite's suite of programs in FY16, and four inclusive play spaces and four social enterprise cafes based in our communities were added to Touched by Olivia's expanding national network. As Chair of the Foundation, I congratulate all involved.

GOVERNANCE

I will now comment on our recent board renewal progress. Following more than 10 years of service, Peter Scott retired from the Stockland Board in August 2016. With his engineering and construction background and his broad business management experience, Peter brought many insights to us and contributed enormously throughout his time on the Board. I thank Peter sincerely on behalf of securityholders for his long and dedicated service.

We were delighted to welcome Stephen Newton to the Board in June 2016. Stephen is a highly experienced director with an extensive career history in the property and investment sectors. His deep experience across real estate development, property management and infrastructure investment makes him an excellent addition to our team and we look forward to his contribution. Stephen offers himself for election by securityholders at this meeting.

CONCLUSION

I would like to thank my Board colleagues and Stockland's talented employees for their continued dedication in supporting our many achievements over the past year. The strong fundamentals we have established over the last three years will allow Stockland to sustain solid growth in the year ahead.

In closing, I thank all securityholders for their support during my term on the Board. It has been an honour to serve as your Chairman over the past 11 years. I am proud of our many accomplishments, of our team, and of our corporate values. I am confident that my successor will continue to build upon these strong foundations.

Thank you.

26 OCTOBER 2016

Managing Director's address

Annual General Meeting 2016

Thank you Graham. Good afternoon ladies and gentlemen.

As Graham has mentioned, the 2016 financial year was another year of strong and sustained performance for Stockland.

We continued our disciplined approach to growing asset returns and our customer base, improving our capital strength, and delivering operational excellence. These three priorities are the foundation of our Group strategy, and support our objective to deliver sustainable growth.

We achieved strong results across all of our key metrics and I am very pleased that our core businesses of Commercial Property, Residential and Retirement Living each made significant contributions to the performance of the Group.

We also maintained our strong balance sheet and A-/stable credit rating, which supports investment in the future growth of our business. Gearing at the end of FY16 was 23.8% and at the lower end of our 20–30% target range, due to disciplined capital management, the strong and increasing velocity of operating cash flows and growth in the value of our investment portfolio.

Together, these results demonstrate that our strategy, set in 2013, is working and we are succeeding in positioning the Group to capitalise on good market conditions.

Let's look closer at the performance of our operating businesses, starting with Commercial Property.

Commercial Property – which includes our Retail, Logistics and Business Parks, and Office businesses – accounts for around 70% of our assets and remains a key profit driver. In FY16 Commercial Property delivered comparable growth in funds from operations, or FFO, of 4.5% across the portfolio.

Our Retail business performed well. Comparable FFO was up 3.7% on the previous year as a result of high occupancy and positive leasing spreads as well as continued sales growth. At the same time, total Moving Annual Turnover grew 4.6% in FY16, driven by 6.0% growth in specialty retail.

We also made good progress on major retail redevelopments where we had projects with a combined value of $681 million underway. We completed Harrisdale in Perth and the remodelling of our Pitt Street Mall asset in the Sydney CBD. At our Wetherill Park redevelopment in Sydney, we achieved practical completion over the majority of stages and the centre is trading well.

We also commenced our $372 million redevelopment of Green Hills in New South Wales and we progressed a number of small but important projects, including casual dining precincts at Rockhampton in Queensland and Shellharbour in New South Wales.

This morning we released our first quarter update to the market. In this first quarter of FY17 we have seen a slight moderation in the rate of sales growth in our Retail business. Total sales for the quarter increased by 2.4% and comparable speciality sales grew by 1.1% on the corresponding quarter last year.

It is important to note that sales data from approximately one-third of the Retail portfolio is excluded for the first quarter, due to the redevelopment of some of our most productive centres, most notably at Wetherill Park and Green Hills. This redevelopment activity and retail remixing underway within our centres will deliver future earnings growth, and we are already seeing this flow through in the productivity of our centres.

Comparable specialty sales per square metre grew 3.0% for the quarter to $9,114, with the strongest performing categories being communications technology, food catering and casual dining, and retail services. We expect retail sales growth will continue at moderate levels, and we remain confident of achieving 3-4% comparable retail FFO growth in FY17, which is in line with our guidance.

Turning now to our Logistics and Business Parks portfolio. In FY16 the portfolio delivered good profit growth, with comparable FFO growth of 3.7%. This result reflected our active asset management, our disciplined acquisition strategy and good progress on our $467 million development pipeline. We acquired three new sites in Sydney and Melbourne during the year, and we continued to use our capabilities to upgrade and reposition our portfolio which is now strongly weighted towards the higher-performing Sydney and Melbourne markets. We also executed leases on more than 25% of our portfolio in FY16.

Pleasingly, we have maintained this good leasing momentum in Logistics and Business Parks in the first quarter of FY17. We have executed leases on 62,400 square metres of floor space in the September quarter, and Heads of Agreements have been signed on a further 92,500 square metres. Our Weighted Average Lease Expiry remained steady at 4.5 years.

In our Office portfolio comparable FFO increased 9.9% in FY16 as we continued to focus on optimising returns while managing our exposure tactically. We completed the sale of Waterfront Place and Eagle Street Pier in Brisbane in October 2015, reducing net income from the Office portfolio. Importantly, the bulk of our Office assets remain in the improving Sydney market where our assets are fully occupied.

Turning now to our Residential business. We settled a record 6,135 lots in FY16 and achieved significant operating profit growth of 38.8% as well as a lift in return on assets to 19.6% on the core portfolio.

This strong result reflected our repositioning of the Residential business over the last three years to enhance our community creation capabilities and capitalise on supportive market conditions. We have activated a high proportion of our Residential portfolio in key growth corridors. In FY16 this saw more than 90% of our net funds employed in projects that were actively selling, up from 60% in FY13. We also broadened our market reach with the introduction of medium density homes and completed homes within a number of our communities, and we are now exploring mixed use apartment opportunities at Merrylands in Sydney.

In the first quarter of FY17 we have continued to see high demand in the Sydney and Melbourne markets and an encouraging return of first home buyers in south east Queensland, who are taking advantage of the Queensland Government's First Home Owners' Grant. We have also seen signs of stabilisation in the Perth market.

Stockland achieved 2,301 net deposits on residential lots, townhouses and completed homes in the first quarter, up from 1,557 for the corresponding period last year. As we forecast in August, we expect around two thirds of our Residential profit will fall into the second half of FY17. We remain on track to achieve more than 6,000 residential settlements for the full year and see constructive signs for an elongated property cycle.

Turning finally to our Retirement Living business. In FY16 operating profit for Retirement Living was up 19.7% on FY15, reflecting strong sales and our active management. Cash return on assets also increased by 50 basis points to 5.8% as we continued to focus on operational efficiencies and growing our development pipeline.

As a result, we sold more than 1,000 retirement living homes and apartments in FY16. This is a record number of settlements and included the first apartments at Cardinal Freeman in Sydney. We also launched a new village within our Willowdale community in Sydney and we continued to reshape our portfolio, embedding eight South Australian villages acquired in FY15 and selling five relatively small, low return on asset villages in Western Australia in July 2016.

In the first quarter of FY17 Retirement Living has already achieved 255 net reservations. This has included 96 net reservations of homes, predominantly at Cardinal Freeman The Residences and our Willowdale Retirement Village. We have also recorded 159 net reservations within our established portfolio in the first quarter, where our performance has been constrained by a comparatively lower turnover of homes in New South Wales and Queensland.

In summary, all three of our core businesses are realising the benefits of our strategy, underpinned by our strong balance sheet and our focus on operational excellence.

The combination of Australia's low interest rate environment and moderate population growth is supportive of economic growth and we have set our business on a course that provides us with a positive outlook for FY17, despite considerable uncertainty in macroeconomic conditions.

Assuming no material change in market conditions, our commercial properties are expected to maintain moderate growth in returns and our retail centres remain highly productive. Expected residential lot settlements and retirement living net reservations also remain buoyant for the year ahead.

Our focus remains squarely on implementing our strategy to deliver sustainable growth and creating inspiring places where people want to live, work, shop, and invest. Our aim is to continue to improve our customer experience and take advantage of new opportunities so that our business is more stable and resilient for the long term.

I am confident in the strategy we are executing and that Stockland is well placed to generate profitable business growth in FY17 and beyond. We have forecast growth in funds from operations per security of 5–7% and distribution growth of 4.1% in FY17, assuming no material change in market conditions.

I look forward to updating you on our progress at our half year results in February.

Finally, I'd like to take this opportunity to acknowledge our Chairman, Graham Bradley, and thank him personally for the support and guidance he has provided me since I joined Stockland in 2013.

As a managing director and CEO, the relationship you have with your chairman is critical in creating an environment where the direction is clear and your company and people can thrive.

Working with Graham over the past three years has been an absolute pleasure in this regard. Graham has openly shared his wealth of knowledge about Stockland's proud history, and his wise counsel, drawn from many years of business experience, has been invaluable. The greatest reward for our work together has been seeing Stockland grow from strength to strength.

I know that Graham will remain a great friend of Stockland and I look forward to continuing to work together in his ongoing capacity as Chair of the Stockland CARE Foundation.

Would you please join me in thanking Graham with a round of applause, as I hand back to him to commence the formal business of today's meeting.

Thank you.