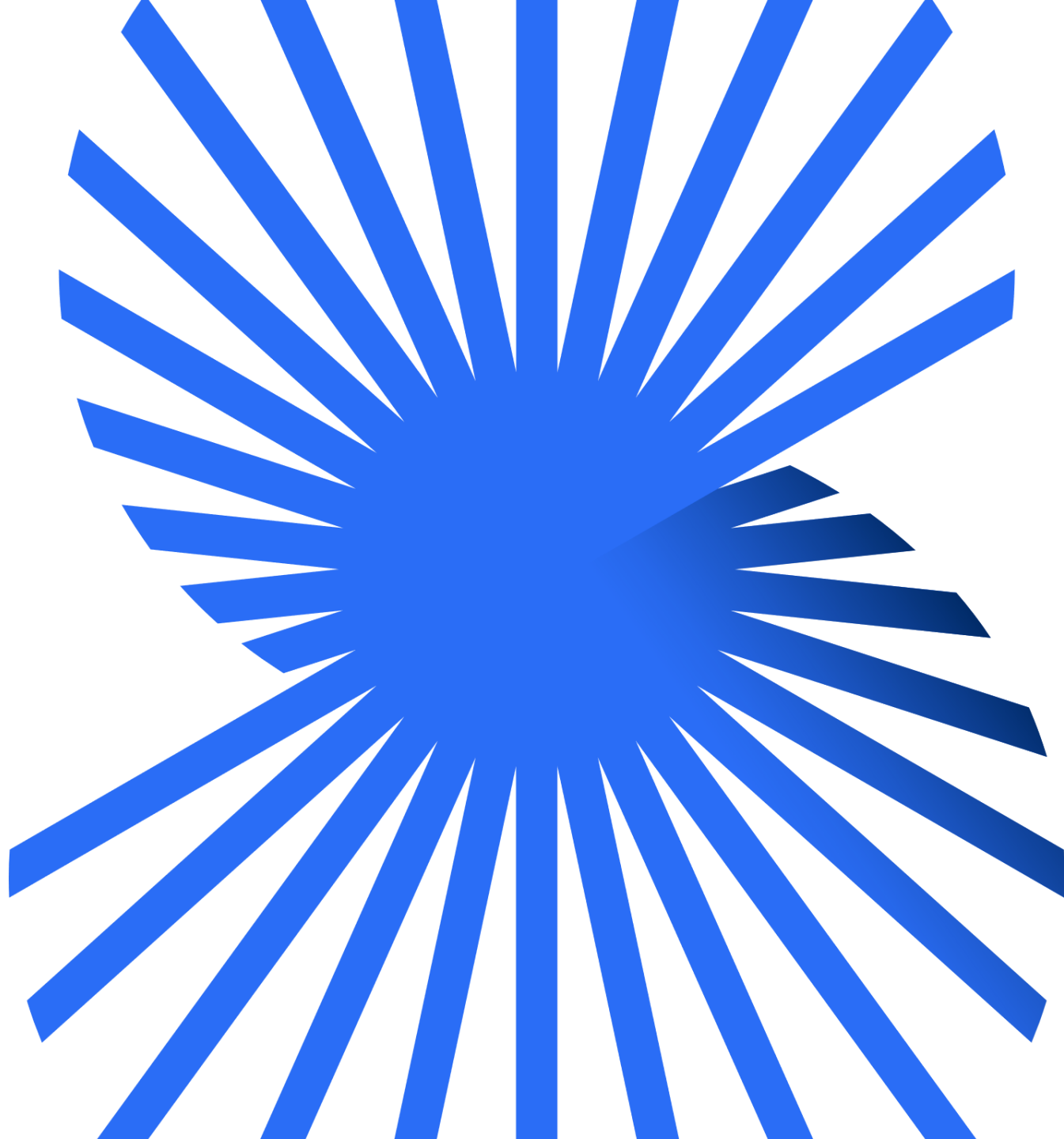




Kings Forest

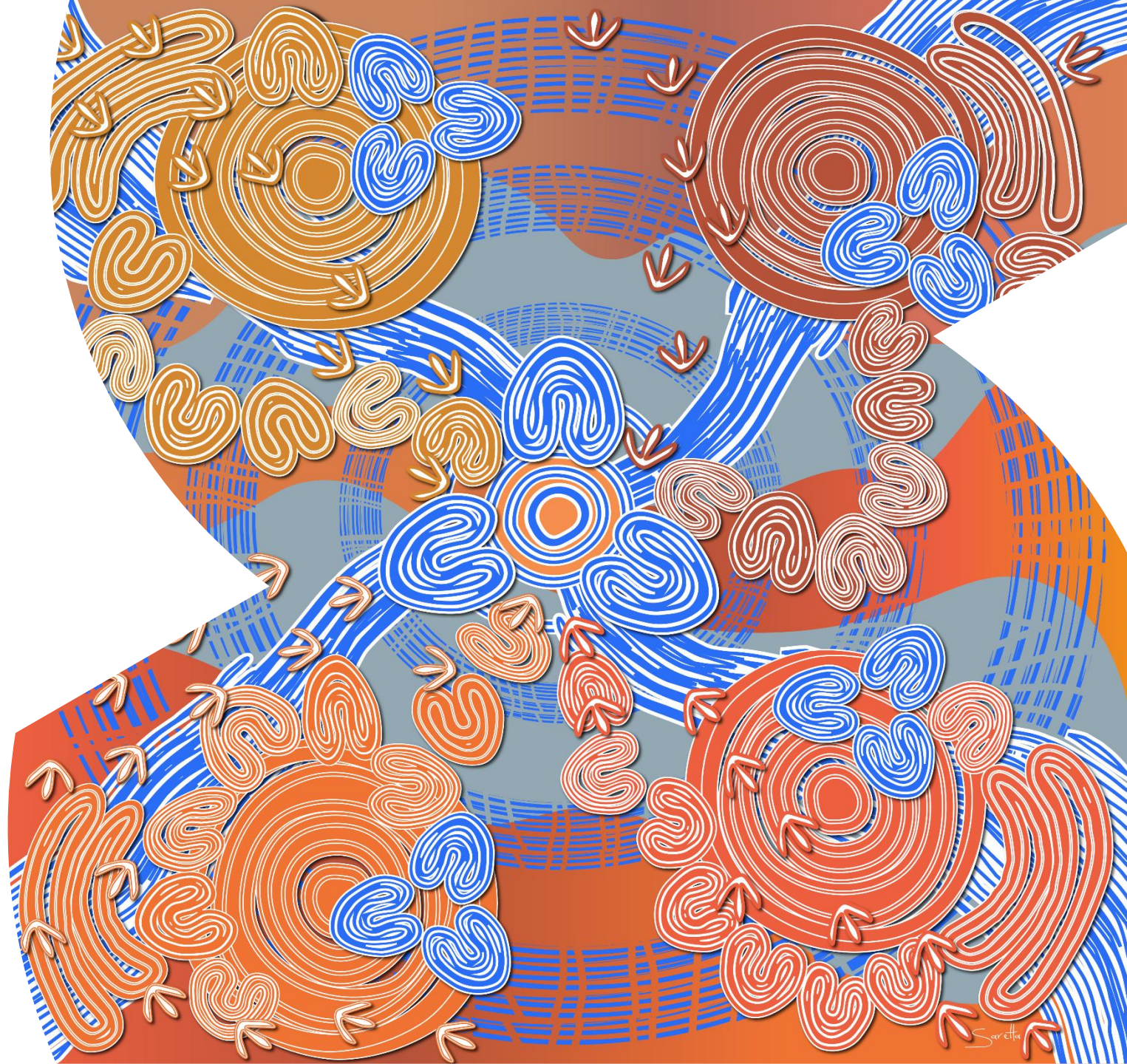
Master Planned Community

Housing on the Ground Forum
7 November 2025



Stockland acknowledges the Traditional Custodians and knowledge-holders of the land on which we live, work and play and pay our respects to their Elders past, present and emerging.

Furthermore, we acknowledge and thank all Aboriginal and Torres Strait Islander People for enriching our nation with their historical and traditional practices, their rich and diverse cultures and their ongoing and inherent connection to Country.



Nakiliko Booran '*See the dream*' by Saretta Fielding
(Wonnarua and Anaiwan)

Stockland is one of Australia's largest diversified property groups



Book value by state¹

WA - \$0.9bn



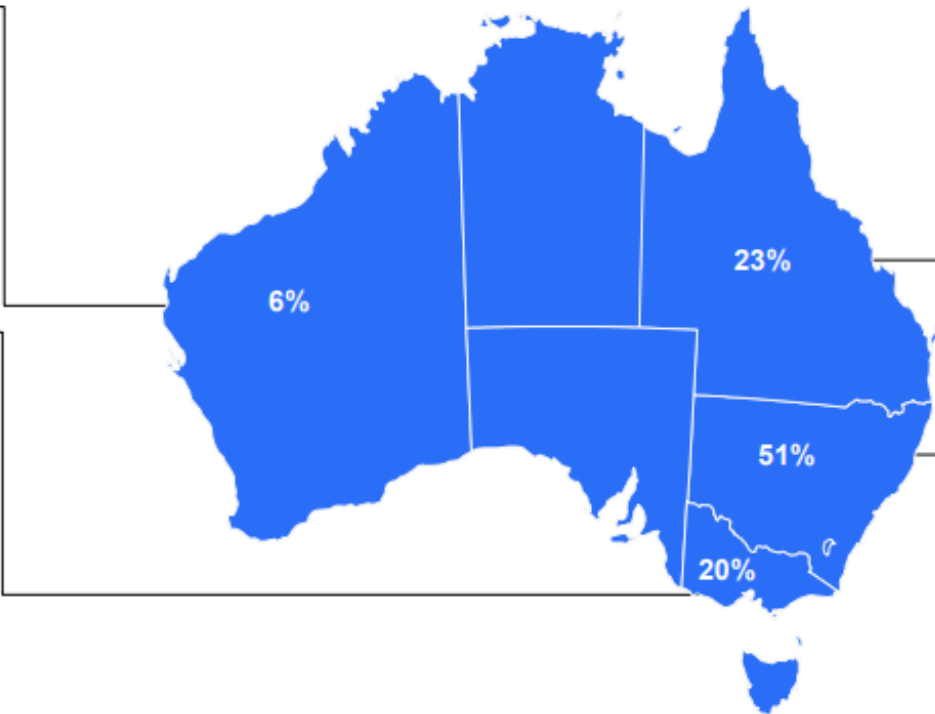
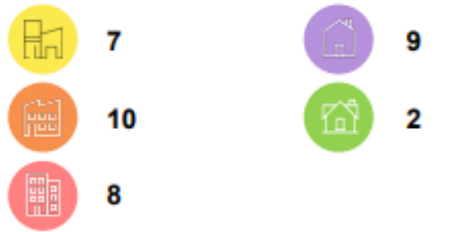
VIC - \$3.4bn



QLD - \$3.8bn



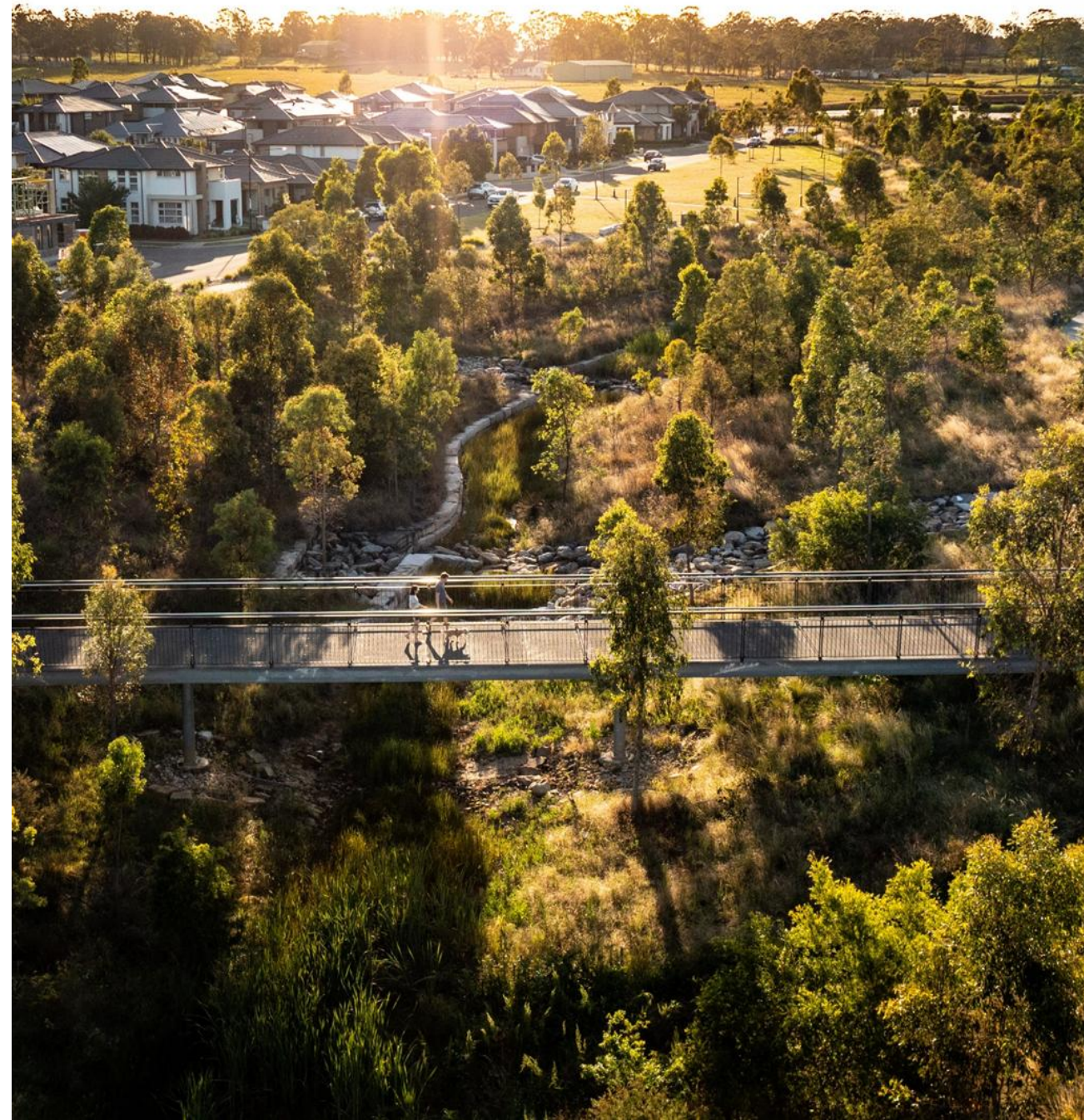
NSW - \$8.3bn



- Town Centres
- Logistics
- Workplace
- Masterplanned Communities²
- Land Lease Communities³

Stockland – leader in housing diversity and scale

- 74 year track record in delivering communities
- 53 masterplanned communities and 39 land lease communities across Australia
- Stockland is supporting home ownership across the housing continuum
- More than 70% of our purchasers are owner occupiers
- Aspirations for a greater role in moving people up the housing continuum



NSW residential pipeline slide



Strong trading pipeline to meet the growing demand for a range of housing types in NSW



Elara & Elara Place

Elara is the largest masterplanned community in Sydney's North West. The 280 hectare site is close to key transport links, employment centres, has easy access to Blacktown, Parramatta CBD and currently is home to 11,258 residents in Elara.

Elara Place is Elara's newest 40ha neighbourhood located to the south. The first 71 lots are due for registration June 24.

Total lots

Elara – 4,784 lots & Elara Place – 800 lots.



The Gables

Located in the Hills district in the North-West of Sydney just 10-minute drive to Rouse Hill train station. Once complete, the Gables will include future 75 hectares of green space, a four hectare lake, nine parks, two full size playing fields, 16km of cycleways and pathways, leafy neighbourhood streets, plus a vibrant future town centre which will feature proposed dining, education and retail precincts. This development will be home to 13,500 residents on completion.

Total lots

4,000 lots (75% delivered by Stockland).



Waterloo Renewal Project

As Delivery partner for Homes NSW, the Stockland Consortium will be undertaking one of the largest urban renewal projects in Australia at Waterloo South.

The Waterloo Renewal Project will deliver:

- Mixed-use precinct with approximately 3,000 brand new homes,
- 50% social and affordable housing.
- 20% of the new social homes and 15% of the affordable homes will be prioritised for Aboriginal people.

Total dwellings

~3,000 dwellings



WSU (Werrington)

Stockland and Western Sydney University's development of the Werrington Precinct will contribute significantly to the economy during the construction of the project.

The Werrington Precinct includes:

- 2,000 homes with 3% dedicated affordable housing
- 13.4ha of public open space and 7.4ha of conserved Cumberland Plain Woodland
- Support over 1,230 ongoing jobs upon completion and over 1,000 (direct and indirect) jobs per annum during construction

Total lots

~2,000 lots

Kings Forest – Location



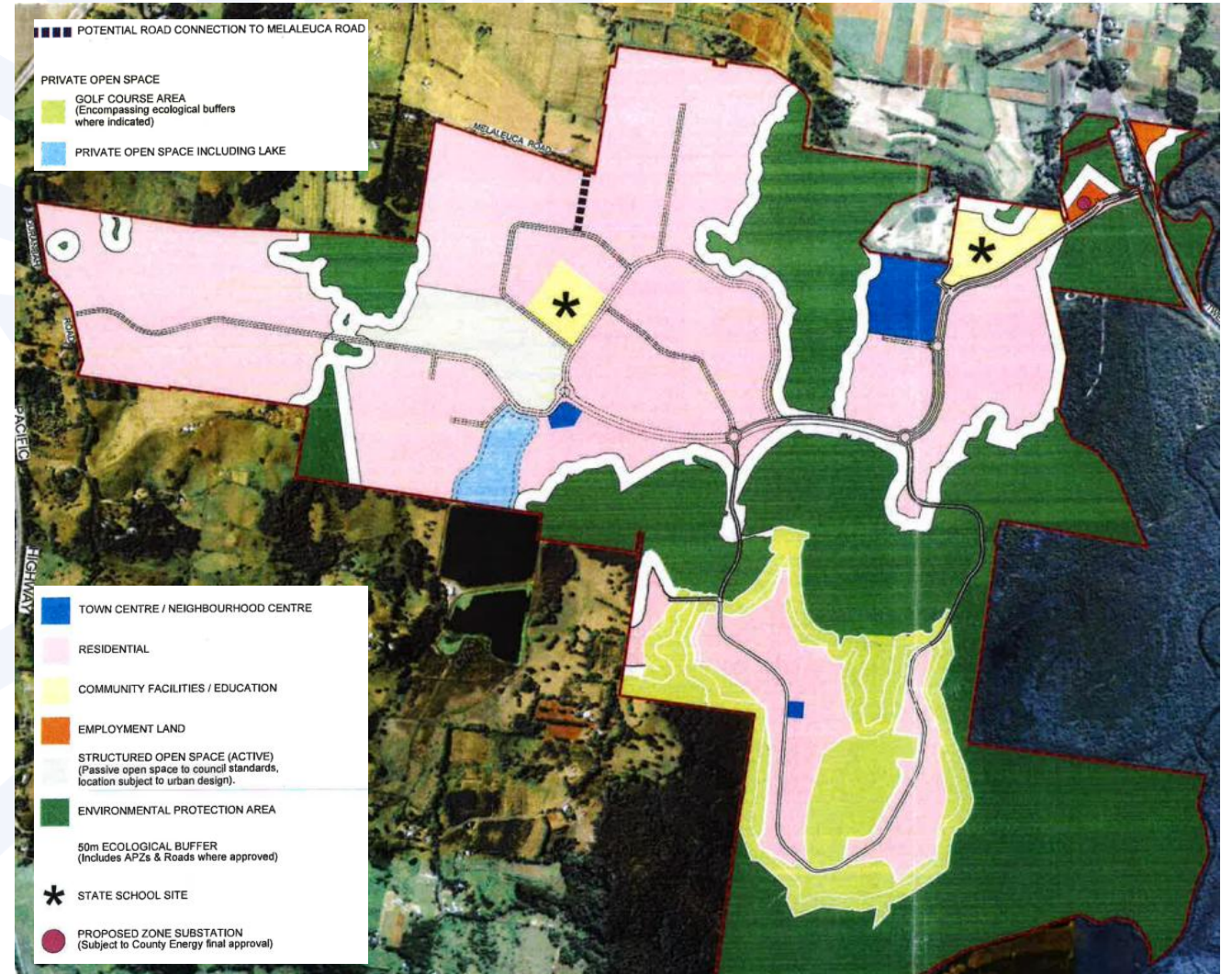
3 MINUTES TO CASUARINA	6 MINUTES TO KINGSCLIFF
30 MINUTES TO BRUNSWICK HEADS	40 MINUTES TO BYRON BAY HEADS
10 MINUTES TO TWEED HEADS	17 MINUTES TO GOLD COAST AIRPORT
35 MINUTES TO SURFERS PARADISE	90 MINUTES TO BRISBANE



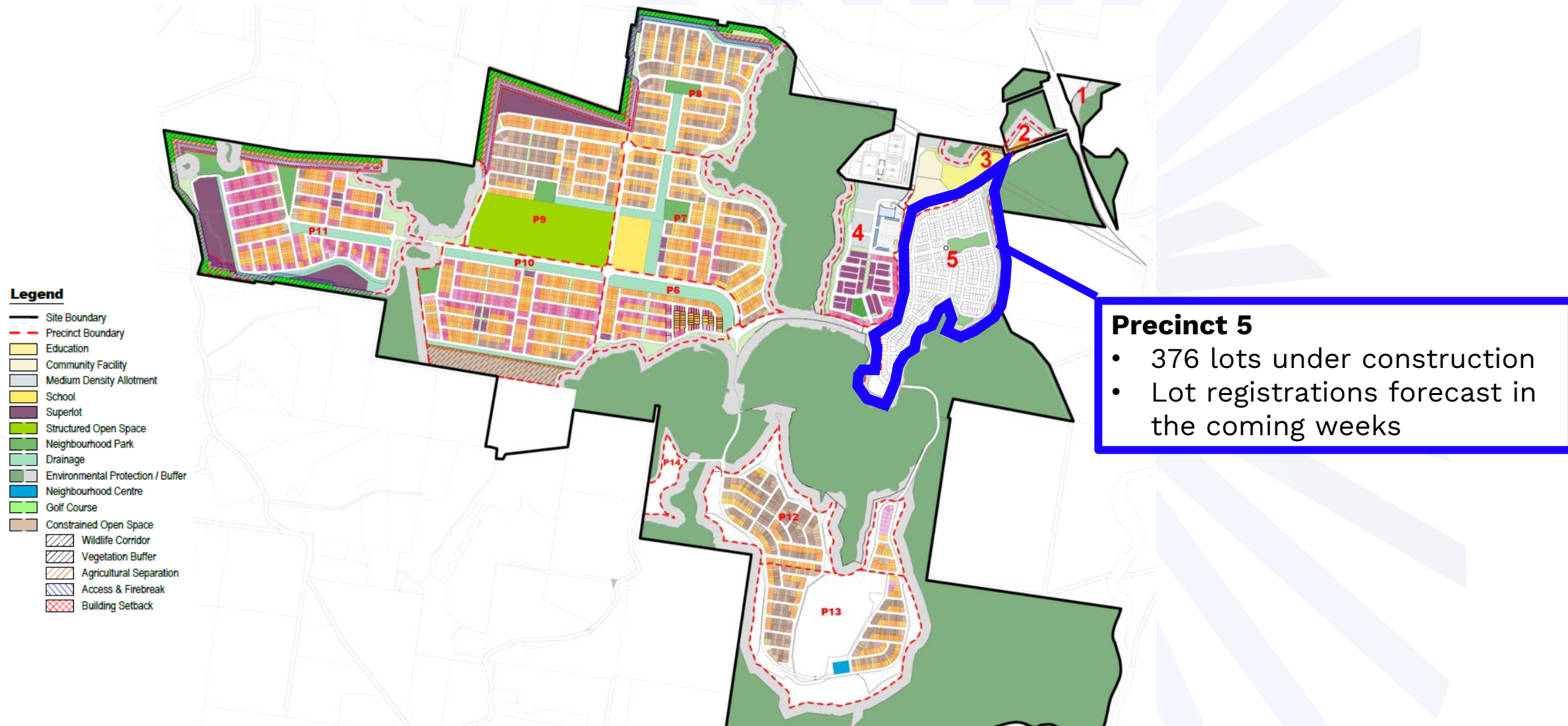
Kings Forest - Concept Plan Approval



- 885 hectares
- Whole of project zoning approved as NSW Major Project
- 4,583 dwellings (10,500 projected population)
- Neighbourhood Centre & Employment Land
- Two Schools & Childcare
- Over 300 hectares of open Space and Environmental Protection / Management



Precinct 1-5: Approved Subdivision



Kings Forest - Precinct 5 Construction Status



Delivering and investing in thriving Communities



Stockland Corporation Limited
ACN 000 181 733

Stockland Trust Management Limited
ACN 001 900 741; AFSL 241190

As a responsible entity for Stockland Trust
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25th Floor, 133 Castlereagh Street
SYDNEY NSW 2000

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