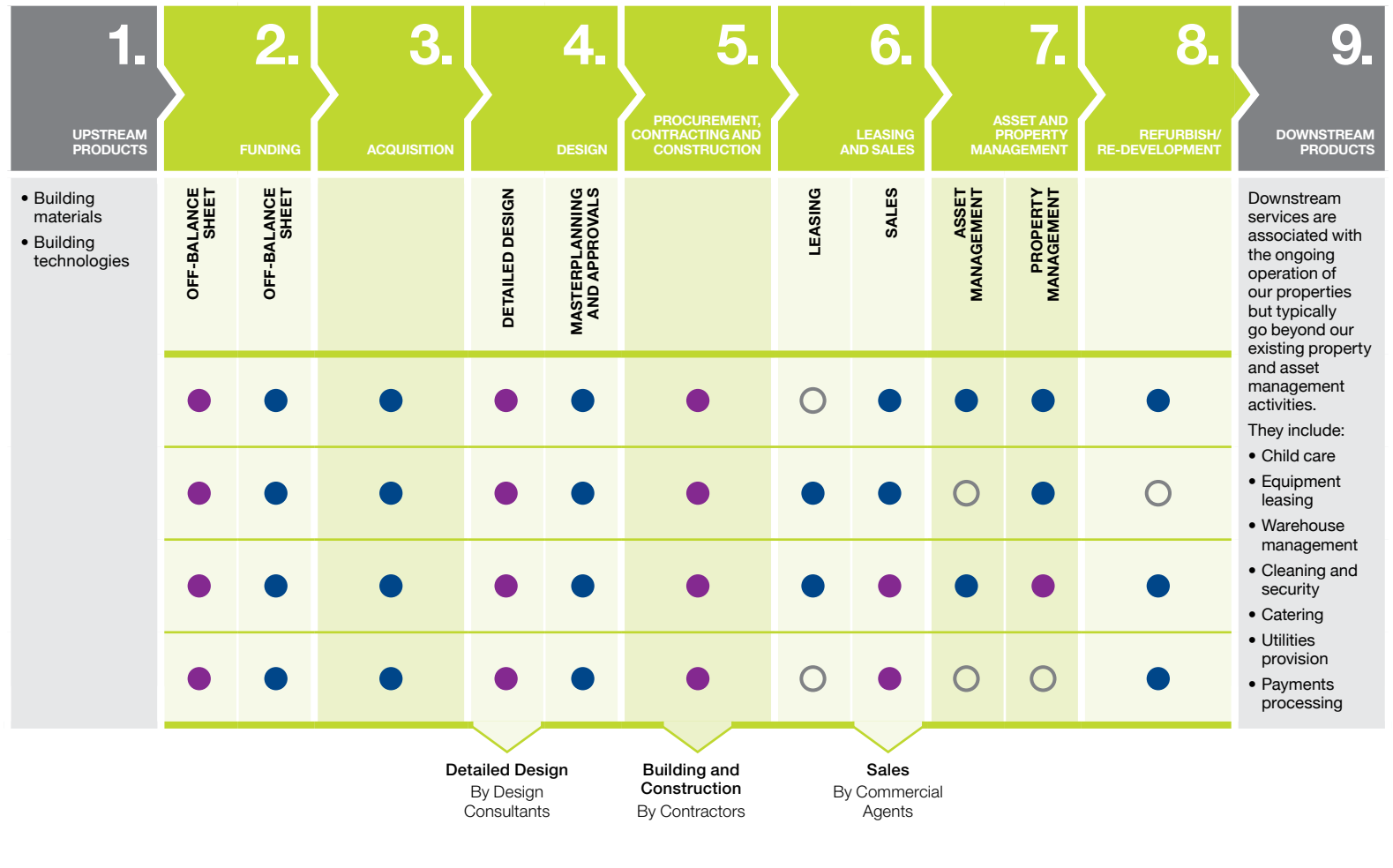


Value chain

This diagram demonstrates what we control and influence across the value chain.

We are not a builder.



Retirement Living

Residential Communities

Retail

Office and Industrial

- Currently undertaken by Stockland
- Coordinated by Stockland or sometimes undertaken by Stockland
- Not currently undertaken by Stockland

Our stakeholders



For more detailed information on our stakeholder engagement approach, please visit www.stockland.com.au/sustainability

Government and industry engagement

Second only to market conditions, government regulations have the most substantial impact on the profitability of our business. We actively engage with governments, public servants, regulators and industry bodies with respect to policy decisions in general and those which affect our various assets and developments. This engagement is governed by a Board-endorsed government and stakeholder engagement policy that applies to all our people and covers donations, consultants, access to our properties, gifts and personal political participation. The policy is updated annually and communicated to our people through our Executive Committee. It is also published on our website.

Our stakeholders take great interest in our stance on political donations. In July 2008,

as part of our annual review, our Board moved from a bi-partisan donations policy to implement a zero political donations policy. We do not make direct or indirect transfers of money to political parties or politicians at any level of government. In adopting this policy we seek to reinforce our longstanding view that our projects be judged solely on their merits.

We actively monitor legislative and regulatory change directly through our businesses and our government relations team, as well as via key industry bodies. We are an active member of the Property Council of Australia (PCA), the Green Building Council of Australia (GBCA) and the Shopping Centre Council of Australia, and they continue to be our primary representative bodies at both federal and state levels. We also engage with the Urban Development Institute of Australia, the Investor Group on Climate Change and participate as an Organisational Stakeholder in the Global Reporting Initiative.

This year there were many government regulations and policy announcements that had influences on our business. These include regulations relating to the introduction of a carbon price and health and safety harmonisation laws. Both proactively and in response to governments' actions, we have made proposals and submissions to governments on matters such as planning, taxation and environmental regulation.

In general, regulation related to environmental sustainability performance has become increasingly complex with different layers of government seeking to take action. Through the Property Council of Australia and the Green Building Council of Australia we have advocated for the harmonisation and streamlining of reporting and regulatory requirements. Over the year, we have also engaged with government on urban planning, energy, climate change and wider environmental policy development.

We do not make direct or indirect transfers of money to political parties or politicians at any level of government.

There are also areas where we are required to comply with federal government reporting frameworks. In the past year these have included the Energy Efficiency Opportunities Act, National Greenhouse and Energy Reporting Act, and the Commercial Building Disclosure Act.