

## Stockland 2023 AGM report

ASX code	SGP
Meeting date	Monday, 16 October 2023
Type of meeting	Hybrid
Monitor	Julieanne Mills
Pre AGM-meeting	With Chair Tom Pockett, and NEDs Melinda Conrad and Adam Tindall

### Meeting Statistics

Number of holdings represented by ASA	197
Number of shares represented by ASA	2,305,215
Value of shares represented by ASA	\$8.759m
Total number attending meeting	32 security holders attended and 14 online and 150 visitors
Market capitalisation	\$8.96 billion
ASA open proxies voted	ASA voted in favour of all the resolutions

The Stockland (SGP) AGM was a simple, friendly affair. It was held in its city offices and hosted through a live webcast. This meant voting and questions could be undertaken from the meeting room floor and online. The Chairman, Tom Pockett, and CEO addresses can be found here or can be watched on the webcast.

<https://clients3.weblink.com.au/pdf/SGP/02725692.pdf>

[https://www.stockland.com.au/videos/investor-relations/stockland\\_agm\\_2023.mp4](https://www.stockland.com.au/videos/investor-relations/stockland_agm_2023.mp4)

The AGM's key message is that the diversification strategy is working, the portfolio is being reshaped, and there is flexibility to adjust to market conditions. SGP is forwarding with commercially sustainable growth. While interest rates have impacted affordability, supply constraints have provided enough pressure to see price growth. Retail is seeing declines in discretionary spending but SGP town centers are mostly skewed to essentials. Going forward, the SGP land bank provides plenty of opportunity.

The CEO mentioned their involvement with the government's new Housing Australia Future Fund to provide more affordable housing. Stockland sees opportunities around existing infrastructure to increase density. They are exploring existing sites for development opportunities and more accommodation, including two potential build-to-rent projects. They have enhanced their capabilities in high-rise developments. However, the implementation is not without challenges.

Tom Pockett spoke about his re-election and said there is a succession plan being developed for a new chair during his term. A question from the floor asked about increasing female representation and further board diversity. It will be taken on board by the new Nominations committee under Melinda Conrad.

All directors up for election spoke during the meeting. Mr Stevens discussed improvements to Climate and ESG and how this would leave SGP well positioned for the future.

All resolutions were well supported with votes in the high 90s.

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