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19 August 2009

**STOCKLAND HOLDING TRUST No 2
NOTICE FOR SECTION 12-395 OF TAX ADMINISTRATION ACT
DISTRIBUTION FOR HALF YEAR ENDED 30 JUNE 2009**

The following provides details of the components of the Stockland Holding Trust No 2 ("SHT2") distribution for tax purposes for the quarter ended 30 June 2009. The distribution rate is 0.8 cents per unit and will be dispatched to investors on 28 August 2009.

These components are provided solely for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth), and should not be used for any other purpose.

STOCKLAND HOLDING TRUST No 2

Component	Cents per Unit
Interest	0.00000
Subject to Dividend withholding tax	0.00000
Other amounts subject to withholding under Subdivision 12H	0.78861

This distribution includes a "fund payment" (pursuant to Subdivision 12-H of the Taxation Administration Act 1953) of 0.78861 cents per unit in respect of the year ended 30 June 2009.

Any difference between the total trust distribution and the components listed in the table above represent tax deferred distributions.

Investors should not rely on this notice for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to investors on 28 August 2009.

Please contact Kamlesh Dave or Robert Steffan on (02) 9035 2000 regarding any queries.