



Company or Trust in which Investment is Held

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| Stockland Direct Retail Trust No.1 |
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|--------------------------------------|--|
| Full name(s) of registered holder(s) | |
| | |

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|--------------------|--|
| Registered address | |
| | |
| | |
| | |

Postcode

All correspondence to:
 Computershare Investor Services Pty Limited
 GPO Box 2975 Melbourne
 Victoria 3001 Australia
 Enquiries (within Australia) 1300 850 505
 (outside Australia) 61 3 9415 4000
 Facsimile 61 3 9473 2500
 web.queries@computershare.com.au
 www.computershare.com

How to complete this form

The Unit Transfer Form is on the reverse of this note. Please read the following instructions carefully before completing the form.

A separate Transfer Form is required for each class of unit and each registered holding.

1. Details of Issuer

Full Name of Company/Trust in which Units are held - The full name of the trust in which the units being transferred or sold are held.
State or Territory of Registration - The State in which the trust is registered.

2. Quantity of Units

The number of units being transferred (in both words and figures).

3. Consideration - value of transfer

Consideration as agreed between buyer and seller.

Date of Transfer - Enter the date of signing of the Unit Transfer Form by the Seller and the Buyer. This is the date the transfer has been effected between the Seller and Buyer. Unitholder may transfer the units to third parties any time in accordance with the terms and conditions detailed in the Constitution of the Trust. The Transferee will be entitled to receive a distribution for the quarter in which the Unit Transfer Form was received.

4. Full registered name(s) of Seller(s)/Transferor(s)

Please enter the names of all unitholders as shown on related unitholder documentation such as a holding or distribution statement.

5. Seller(s) Unitholder Number (UN)

The Transfer cannot be processed without the UN. This can be found on the existing unitholder holding statement.

6. Full name(s) of Buyer(s)/Transferee(s)

Please enter the full names of the person(s)/company acquiring the units through the transfer.
 Unitholdings cannot be registered in the name of a trust, Super Fund or in the name of an Estate/Deceased person.

7. Full postal address of Buyer(s)

Please enter the address in full including the postcode.

8. Buyer(s) Unitholder Number (UN)

If the buyer is an existing holder of units in this trust please enter their UN. This field should only be completed if applicable.

9 & 10. Signature(s)

Please sign and date this form in the spaces provided, by BOTH the Seller(s) and Buyer(s) as follows:

Individual:

where the holding is in one name, the unitholder must sign.

Joint Holding:

where the holding is in more than one name, all of the unitholders must sign.

Power of Attorney:

to sign under Power of Attorney, you must have already lodged this document with the registry. If you have not previously lodged this document for notation, please attach an originally certified copy of the Power of Attorney to this form when you return it.

Companies:

either 2 Directors or a Director and a Company Secretary must sign this form. If the company has a Sole Director who is also the Company Secretary (in accordance with the Corporations Act), that Director may sign alone. If the company has a Sole Director and there is no Company Secretary, that Director may sign alone and is required to complete the warranty confirming there is no Company Secretary by completing their name in full. Please delete titles as applicable.

Deceased Estates:

all executors must sign and, if not already noted by the registry, an originally certified copy of Probate or Letters of Administration must accompany this form.

Where to send this form

Computershare Investor Services Pty Limited, GPO Box 2975, Melbourne VIC 3001.

Please contact Computershare Investor Services Pty Limited if you have any questions in relation to the completion of this form.



Unit Transfer Form

Please use block letters and complete all sections of this form.

| | | | | | | | | | | | | | | |
|---|--|--|-------|----------------------------|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1. Details of Issuer | Full Name of Trust in which Units are held Stockland Direct Retail Trust No.1 | State or Territory of Registration Victoria | | | | | | | | | | | | |
| 2. Quantity of Units | Words | Figures | | | | | | | | | | | | |
| 3. Consideration - value of transfer | \$ | Date of Transfer ____/____/____ | | | | | | | | | | | | |
| 4. Full registered name(s) of Seller(s)/ Transferor(s) | <table style="width: 100%; border: none;"> <tr> <td style="width: 10%;">Title</td> <td style="width: 45%;">Given name(s)/Company name</td> <td style="width: 45%;">Surname</td> </tr> <tr> <td>.....</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>.....</td> <td>.....</td> <td>.....</td> </tr> <tr> <td>.....</td> <td>.....</td> <td>.....</td> </tr> </table> | | Title | Given name(s)/Company name | Surname | | | | | | | | | |
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| 5. Seller(s) Unitholder Number | UN | <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | |
| 7. Full postal address of Buyer(s) | <p>.....</p> <p>.....</p> <p style="text-align: right;">Postcode Country</p> | | | | | | | | | | | | | |
| 8. Buyer(s) Unitholder Number | UN | <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | | | | | | | | | | | | |
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I/We the registered holder(s) and undersigned seller(s) for the above consideration do hereby transfer to the above named hereinafter called the buyer(s) the units as specified above standing in my/our name(s) in the books of the above trust, subject to the several conditions on which I/we held the same at the time of signing hereof and I/We the buyer(s) do hereby agree to accept the said units subject to the same conditions.
 I/We have not received any notice of revocation of the Power of Attorney by death of the grantor or otherwise, under which this transfer is signed (if applicable).

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|--|--|--------------|--------------|--|--|--|--|--|--|--|
| 9. All Seller(s) must sign here | Individual or Unitholder 1 | Unitholder 2 | Unitholder 3 | | | | | | | |
| | <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 100%; height: 20px;"></td> </tr> </table> <p style="font-size: small;">Director/Sole Director and Sole Company Secretary</p> <p>Day Month Year</p> <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table> | | | | | | | <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 100%; height: 20px;"></td> </tr> </table> <p style="font-size: small;">Director/Company Secretary</p> <p>* By signing here I, (Name in full)</p> <p style="font-size: x-small;">warrant that, pursuant to the Corporations Act, the company does not have a Company Secretary and that as the Sole Director I am authorised by the company to complete this form.</p> | | <table border="1" style="margin: auto; border-collapse: collapse;"> <tr> <td style="width: 100%; height: 20px;"></td> </tr> </table> <p style="font-size: small;">Sole Director (No Company Secretary) *</p> |
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| 10. All Buyer(s) must sign here | Individual or Unitholder 1 | Unitholder 2 | Unitholder 3 | | | | | | | |
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