

NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS (“MIT”)

The following provides details in respect of the Mirvac Group distribution for the half year ended 30 June 2021. The distribution is 5.1 cents per stapled security for the 30 June 2021 half year and will be paid on or around 31 August 2021.

MIRVAC LIMITED

No dividend was declared for the half year ended 30 June 2021.

MIRVAC PROPERTY TRUST

Mirvac Funds Limited, the Responsible Entity of the Mirvac Property Trust (“MPT”), considers that MPT is a withholding managed investment trust (“MIT”) and previously elected to be an attribution managed investment trust (“AMIT”). The following notice is provided to you as recipient of a payment of 5.1 cents per unit for the half year ended 30 June 2021.

Component	Cents per unit
Capital gains - Taxable Australian Property relating to NCMI ¹	0.0000
Other Australian assessable income - NCMI	0.0000
Other Australian assessable income - excluded from NCMI ²	0.0418
Other Australian assessable income	4.0611
Total fund payment	4.1029
Australian-sourced interest – not exempt from withholding	0.0006
Non-assessable amount	0.9965
Cash distribution	5.1000

The fund payment has been determined in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule. The fund payment is 4.1029 cents per unit and relates to the income year ended 30 June 2021.

The proportion of the payment in respect of the half year ended 30 June 2021 which is attributable to a fund payment from a Clean Building MIT is NIL cents per unit.

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

The taxation components for the distributions for the year ended 30 June 2021 will be shown on the AMIT Member Annual Statement, which will be issued in August 2021.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MITs and, in general, is not relevant for Australian resident individual investors.

¹ ‘NCMI’ refers to Non-concessional MIT Income

² ‘Excluded from NCMI’ refers to income that would be NCMI but for a transitional election made by MPT or its sub trusts.