



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

Mirvac Property Trust

Notice from Managed Investment Trusts re ‘fund payment’

Mirvac Funds Limited, the Responsible Entity (“RE”) of the Mirvac Property Trust (“the Trust”), considers that the Trust is a Managed Investment Trust (“MIT”) in relation to its income year ended 30 June 2013, and gives the following notice to you as recipient of a payment of 4.5 cents per unit for the June 2013 half year distribution made on or about 26 July 2013:

- a) The fund payment, being the payment 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, is 2.777686 cents per unit and relates to the income year ended 30 June 2013;
- b) The proportion of the fund payment relating to the grossed up amount of discounted capital gains on Taxable Australian Property (“TAP”) is NIL cents per unit.

Mirvac Funds Limited also provides the following information which forms part of the total distribution of 4.5 cents per unit.

Distribution component	Cents
Australian-sourced interest:	0.847617
Unfranked Australian dividends:	0.000000
Other foreign Income:	0.000000
Tax deferred/CGT concession	0.874697

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 tax components summarised above are **ESTIMATES** only. The final taxation components for the current year distributions will be shown on the Annual Taxation Statement, which will be issued by the end of August 2013.

The payment made for the half year ended 30 June 2013 represents a distribution from Mirvac Property Trust ONLY.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MIT’s and, in general, not Australian resident individual investors.

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