



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

The following provides details of the components of the Mirvac Group distribution for the half year ended 30 June 2014. The distribution is 4.6 cents per stapled security for the 30 June 2014 half year and will be paid on or around 28 August 2014.

MIRVAC LIMITED

No dividend was declared for the half year ended 30 June 2014.

MIRVAC PROPERTY TRUST

Mirvac Funds Limited, the Responsible Entity of the Mirvac Property Trust, considers that the Trust is a Managed Investment Trust ("MIT") in relation to its income year ended 30 June 2014, and gives the following notice to you as recipient of a payment of 4.6 cents per unit for the half year ended 30 June 2014.

Component	Cents per unit
Australian-sourced interest:	0.004618
Unfranked Australian dividends:	0.000000
Other foreign Income:	0.000113
Tax deferred/CGT concession:	0.001917
Other amounts subject to withholding under Subdivision 12-H	0.039352

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 3.9352 cents per unit and relates to the income year ended 30 June 2014.

The proportion of the payment in respect of the year ended 30 June 2014 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 2014 will be shown on the Annual Taxation Statement, which will be issued in August 2014.

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