

## 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 2020. The distribution is 3.0 cents per stapled security for the 30 June 2020 half year and will be paid on or around 14 September 2020.

### MIRVAC LIMITED

No dividend was declared for the half year ended 30 June 2020.

### MIRVAC PROPERTY TRUST

Mirvac Funds Limited, the Responsible Entity (“RE”) of 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 3.0 cents per unit for the half year ended 30 June 2020.

Component	Cents per unit
Capital gains - Taxable Australian Property relating to NCMI <sup>1</sup>	0.0000
Other Australian assessable income - NCMI	0.0000
Other Australian assessable income - excluded from NCMI <sup>2</sup>	0.0437
Other Australian assessable income	3.4228
<b>Total fund payment</b>	<b>3.4665</b>
<b>Australian-sourced interest</b>	<b>0.0013</b>

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 3.4665<sup>3</sup> cents per unit and relates to the income year ended 30 June 2020.

The proportion of the payment in respect of the half year ended 30 June 2020 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 2020 will be shown on the AMIT Member Annual Statement, which will be issued in September 2020.

<sup>1</sup> ‘NCMI’ refers to Non-concessional MIT Income.

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

<sup>3</sup> Refer to Note 1 below.

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

**NOTE 1**

The fund payment amount is calculated in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953. This subdivision deals with distributions from AMITs to foreign residents.

The RE of a withholding MIT that is an AMIT must withhold tax from “fund payment” amounts in respect of distributions it makes during an income year. In determining the amount of the fund payment relating to a particular distribution, the RE of the AMIT is required to take into account earlier fund payments made during the same income year and changes in circumstances as the income year progresses. The fund payment amount calculated under Subdivision 12A-B can be more or less than the cash distribution paid.

As a result of the calculation required under Subdivision 12A-B, the amount of the fund payment determined by Mirvac Funds Limited as RE of MPT for the half year ended 30 June 2020 amounted to 3.4665 cents per unit. This has resulted in the fund payment amount exceeding the cash distribution for the half year ended 30 June 2020 of 3.0 cents per unit.