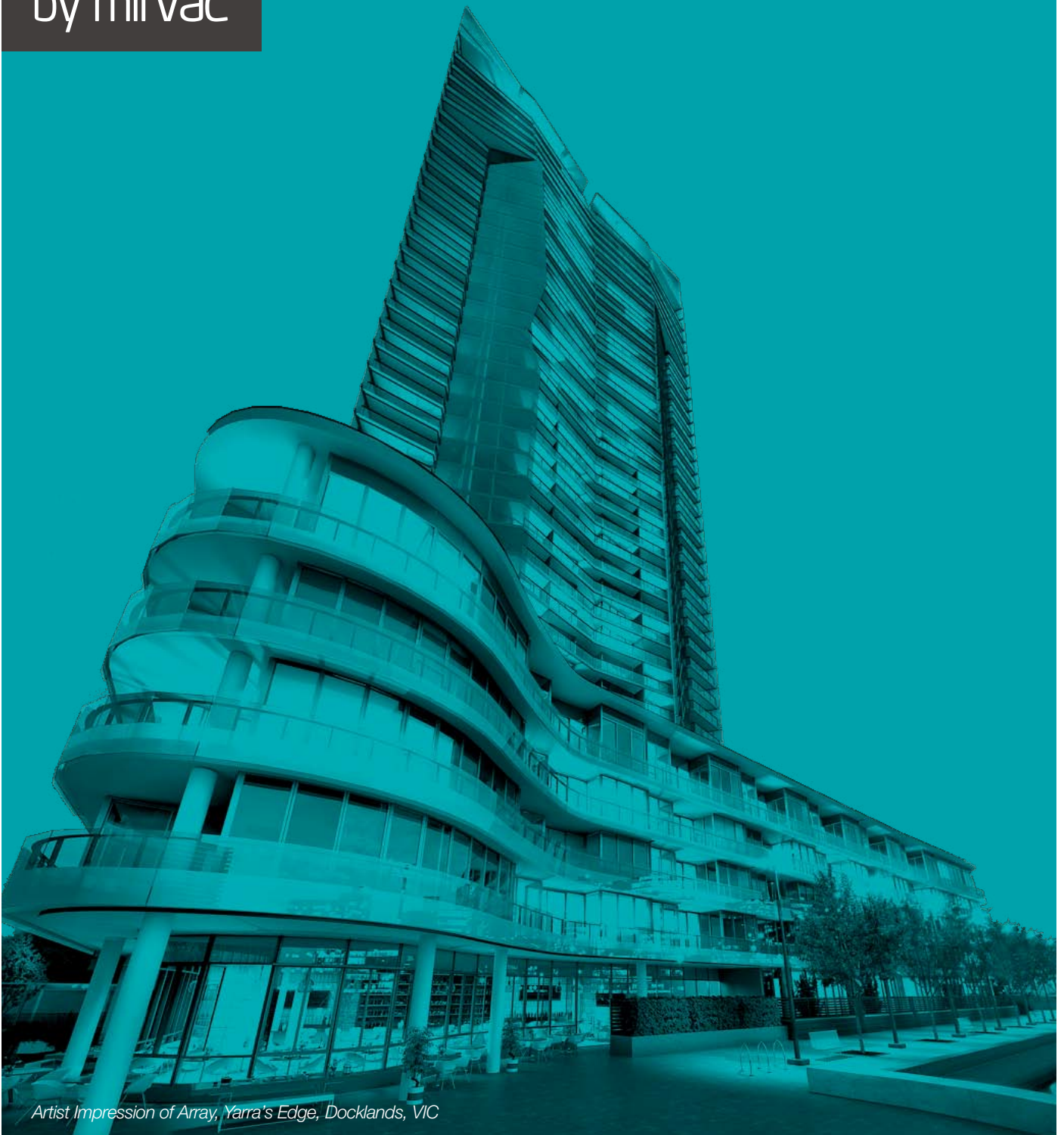


Welcome to the Mirvac **Property Compendium**

by mirvac



Artist Impression of Array, Yarra's Edge, Docklands, VIC

Investment

by mirvac



\$6,002,700,728

**66 INVESTMENT GRADE
ASSETS IN DIRECT REAL
ESTATE INVESTMENTS**

Artist Impression of 8 Chifley Square, Sydney, NSW

Mirvac's Investment Division manages a diverse portfolio of assets across the office, retail and industrial sectors, leased to quality tenants including leading Australian and international companies.

Mirvac's integrated business approach includes using the specialised in-house asset management team, Mirvac Asset Management, that is responsible for all leasing and property management across the entire portfolio.

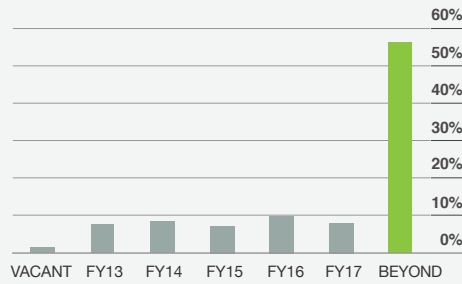
Mirvac Property Trust

Overview ▼

MIRVAC PROPERTY TRUST PORTFOLIO EXPIRY PROFILE¹

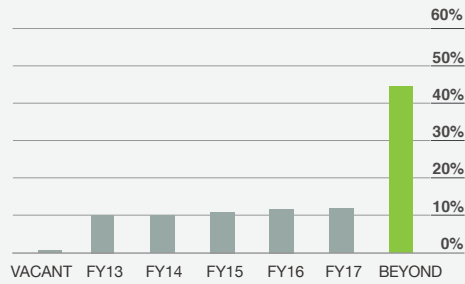
TOTAL PORTFOLIO

1,423,252 sqm
WALE 7.4 YEARS



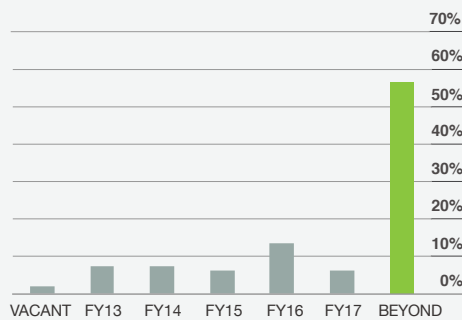
RETAIL PORTFOLIO

388,865 sqm
WALE 5.8 YEARS



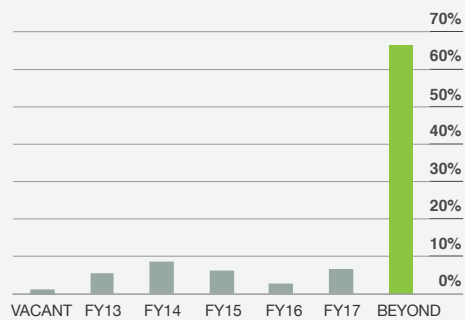
OFFICE PORTFOLIO

622,495 sqm
WALE 5.8 YEARS



INDUSTRIAL PORTFOLIO

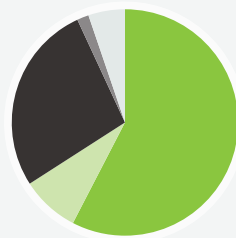
411,494 sqm
WALE 11.1 YEARS



MIRVAC PROPERTY TRUST PORTFOLIO DIVERSIFICATION

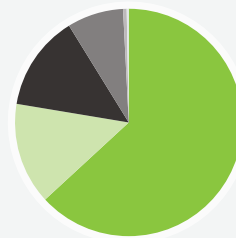
SECTOR DIVERSIFICATION²

OFFICE	58.5%
INDUSTRIAL	8.5%
RETAIL	27.7%
OTHER ⁴	1.7%
LPT/UNLISTED FUNDS	3.6%



GEOGRAPHIC DIVERSIFICATION³

NSW	63.1%
VIC	14.5%
QLD	13.6%
ACT	8.0%
SA	0.3%
US	0.5%



1) BY AREA, EXCLUDES ASSETS UNDER DEVELOPMENT.

2) BY BOOK VALUE AS AT 30 JUNE 2012. EXCLUDES ASSETS UNDER DEVELOPMENT.

3) BY BOOK VALUE AS AT 30 JUNE 2012. EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.

4) OTHER INCLUDES HOTELS AND CARPARKS.

Office

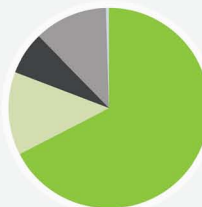
Office

GRADE DIVERSIFICATION¹

PREMIUM	28.0%
A GRADE	63.2%
B GRADE	8.8%

GEOGRAPHIC DIVERSIFICATION¹

NSW	67.4%
VIC	13.4%
QLD	6.9%
ACT	11.8%
SA	0.5%



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE ¹	GROSS OFFICE RENT	VALUATION AT 30 JUN 12	NABERS RATING
101 - 103 MILLER STREET	NORTH SYDNEY, NSW	37,472 sqm	5.1%	\$703/sqm	\$175.6m ²	5.0 Star
40 MILLER STREET	NORTH SYDNEY, NSW	12,665 sqm	3.0%	\$638/sqm	\$103.6m	4.5 Star
60 MARGARET STREET	SYDNEY, NSW	40,956 sqm	4.9%	\$733/sqm	\$169.5m ²	3.5 Star
10-20 BOND STREET	SYDNEY, NSW	36,992 sqm	5.1%	\$781/sqm	\$175.5m ²	-
1 CASTLEREAGH STREET	SYDNEY, NSW	11,648 sqm	2.1%	\$686/sqm	\$72.0m	3.5 Star
275 KENT STREET	SYDNEY, NSW	77,125 sqm	22.8%	\$807/sqm	\$792.0m	4.5 Star
ONE DARLING ISLAND	PYRMONT, NSW	22,197 sqm	5.2%	\$551/sqm	\$179.2m	5.0 Star
BAY CENTRE, PIRRAMA ROAD	PYRMONT, NSW	15,972 sqm	3.1%	\$579/sqm	\$106.9m	5.0 Star
3 RIDER BOULEVARD	RHODES, NSW	16,810 sqm	2.3%	\$398/sqm	\$80.9m	5.0 Star
5 RIDER BOULEVARD	RHODES, NSW	25,056 sqm	3.6%	\$398/sqm	\$123.3m	5.0 Star
1 WOOLWORTHS WAY	BELLA VISTA, NSW	44,828 sqm	7.1%	\$443/sqm	\$246.6m	2.5 Star
55 COONARA AVENUE	WEST PENNANT HILLS, NSW	34,080 sqm	3.0%	\$306/sqm	\$105.1m	-
60 MARCUS CLARKE STREET	CANBERRA, ACT	12,057 sqm	1.4%	\$450/sqm	\$49.6m	2.5 Star
AVIATION HOUSE, 16 FURZER STREET	PHILLIP, ACT	14,814 sqm	2.0%	\$405/sqm	\$68.3m	4.5 Star
SIRIUS BUILDING, 23 FURZER STREET	PHILLIP, ACT	46,167 sqm	6.9%	\$421/sqm	\$240.0m	5.5 Star
54 MARCUS CLARKE STREET	CANBERRA, ACT	5,207 sqm	0.5%	\$414/sqm	\$15.9m	0.0 Star
38 SYDNEY AVENUE	FORREST, ACT	9,099 sqm	1.0%	\$412/sqm	\$35.0m	3.0 Star
189 GREY STREET	SOUTHBANK, QLD	12,728 sqm	2.2%	\$431/sqm	\$76.7m	3.5 Star
JOHN OXLEY CENTRE, 339 CORONATION DRIVE	MILTON, QLD	13,172 sqm	1.6%	\$421/sqm	\$56.0m	4.0 Star
340 ADELAIDE STREET	BRISBANE, QLD	13,273 sqm	1.9%	\$559/sqm	\$65.4m	5.0 Star
33 CORPORATE DRIVE	CANNON HILL, QLD	4,218 sqm	0.5%	\$349/sqm	\$16.0m	2.0 Star
19 CORPORATE DRIVE	CANNON HILL, QLD	6,028 sqm	0.7%	\$426/sqm	\$23.0m	3.5 Star
RIVERSIDE QUAY	SOUTHBANK, VIC	31,690 sqm	4.9%	\$447/sqm	\$168.5m	-
ROYAL DOMAIN CENTRE, 380 ST KILDA ROAD	MELBOURNE, VIC	24,580 sqm	3.2%	\$402/sqm	\$110.0m	3.5 Star
COMO CENTRE, CNR TOORAK ROAD & CHAPEL STREET	SOUTH YARRA, VIC	25,674 sqm	2.4%	\$416/sqm	\$84.0m	-
191 - 197 SALMON STREET	PORT MELBOURNE, VIC	21,763 sqm	3.0%	\$425/sqm	\$102.5m	3.5 Star
1 HUGH CAIRNS AVENUE	BEDFORD PARK, SA	6,224 sqm	0.5%	\$358/sqm	\$16.5m	3.5 Star
TOTAL		622,495 sqm	100.0%		\$3,457.6m¹	
WEIGHTED AVERAGE LEASE EXPIRY BY AREA					5.8 YEARS³	
OCCUPANCY % AREA					97.8%³	

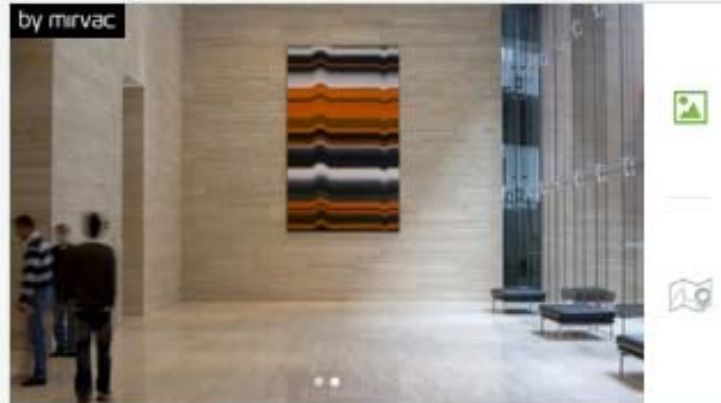
1) BY BOOK VALUE AS AT 30 JUNE 2012. EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.

2) BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

3) EXCLUDES ASSETS UNDER DEVELOPMENT.

101-103 MILLER STREET

NORTH SYDNEY, NSW



This landmark Premium grade office tower and major retail centre are located in the heart of the North Sydney CBD with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. The building was the first existing Premium grade tower to achieve a 5 star Green Star rating and has achieved a 5 star NABERS Energy rating.

Summary Information

GRADE	PREMIUM
NABERS Rating	5.0 Star
OWNERSHIP	50% MPT, 50% EUREKA
NLA	37,472 SQM
CARSPACES	242
ACQUISITION DATE	Jun 94
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$175.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	\$703/SQM

Major Tenants	NLA SQM	Lease Expiry
STATE PROPERTY AUTHORITY	15,614	JUL 16
COMMONWEALTH OF AUSTRALIA	7,492	JUL 18

Lease Expiry Profile % Area

Category	Percentage	WALE
VACANCY	0.0%	
FY13	0.9%	
FY14	22.0%	
FY15	0.8%	
FY16	2.4%	
FY17	42.6%	
BEYOND	31.3%	
WALE		4.0 YEARS

40 MILLER STREET

NORTH SYDNEY, NSW

by mirvac



Developed by Mirvac in 2000, the building is located adjacent to North Sydney Railway Station and enjoys commanding views of the harbour from all 11 commercial levels. Outdoor balconies provide an additional amenity for tenants. This building has achieved a 4.5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	12,665 SQM
CARSPACES	110
ACQUISITION DATE	Mar 98
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$103.6m
VALUER	CB Richard Ellis
CAPITALISATION RATE	7.25%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$638/SQM

Major Tenants	NLA SQM	Lease Expiry
UNITED GROUP LIMITED	10,935	NOV 15
TIBCO SOFTWARE AUSTRALIA	980	OCT 12

Lease Expiry Profile % Area

	% Area
VACANCY	0.0%
FY13	11.2%
FY14	0.0%
FY15	1.3%
FY16	86.3%
FY17	1.2%
BEYOND	0.0%
WALE	3.0 YEARS

60 MARGARET STREET

SYDNEY, NSW



This iconic building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retailing with direct access to Wynyard Railway Station and Bus Terminal. Developed in 1980, the complex has been progressively refurbished and is the head office of Mirvac.

Summary Information

GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	50% MPT, 50% MTAA
NLA	40,956 SQM
CARSPACES	156
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$169.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	\$733/SQM

Major Tenants	NLA SQM	Lease Expiry
MIRVAC	8,182	SEP 15
REUTERS AUSTRALIA	5,384	FEB 15

Lease Expiry Profile % Area

VACANCY	9.0%	
FY13	11.3%	
FY14	8.0%	
FY15	13.1%	
FY16	25.0%	
FY17	0.0%	
BEYOND	33.6%	
WALE	3.4 YEARS	

10-20 BOND STREET

SYDNEY, NSW



This landmark building has recently undergone a full refurbishment and offers an entirely new, architecturally designed lobby, premium grade services and strong sustainability credentials including the use of chilled beam, T5 lighting and tri-generation. A 4 star Green Star rating has been achieved and a 5 star NABERS Energy rating is being targeted.

Summary Information

GRADE	A
OWNERSHIP	50% MPT, 50% INVESTA
NLA	36,992 SQM
CARSPACES	169
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$175.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.88%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	\$781/SQM

Major Tenants	NLA SQM	Lease Expiry
ORIGIN ENERGY	4,661	NOV 14
THE TRUST COMPANY	3,444	APR 21

Lease Expiry Profile % Area

	%	Area
VACANCY	0.7%	
FY13	0.0%	
FY14	0.0%	
FY15	15.5%	
FY16	9.7%	
FY17	16.2%	
BEYOND	57.9%	
WALE	5.8 YEARS	

1 CASTLEREAGH STREET

SYDNEY, NSW



Located in the centre of Sydney's financial core, the building offers modern office accommodation with 550 sqm floor plates and direct natural light on three sides. The 21 level building was fully refurbished in 1991, with further partial refurbishment completed in 2007.

Summary Information

GRADE	B
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	11,648 SQM
CARSPACES	50
ACQUISITION DATE	Dec 98
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$72.0m
VALUER	Savills
CAPITALISATION RATE	7.63%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$686/SQM

Major Tenants	NLA SQM	Lease Expiry
MAC THORPE SERVICES	627	JAN 15
LIT SUPPORT	550	JUL 15

Lease Expiry Profile % Area

VACANCY	6.1%	
FY13	20.1%	
FY14	14.2%	
FY15	17.2%	
FY16	17.1%	
FY17	18.5%	
BEYOND	6.8%	
WALE	5.6 YEARS	

275 KENT STREET

SYDNEY, NSW



Completed in 2006, Westpac Place has a total NLA of over 77,000 sqm. The winner of numerous property industry awards, it is one of the largest office buildings in Australia and is located in the rapidly improving western corridor of the Sydney CBD. Westpac Place provides Premium grade office accommodation and is the head office of Westpac Banking Corporation. The building has a 4.5 star NABERS Energy rating.

Summary Information

GRADE	PREMIUM
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	77,125 SQM
CARSPACES	214
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$792.0m
VALUER	Colliers International
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	\$807/SQM

Major Tenants	NLA SQM	Lease Expiry
WESTPAC	75,547	OCT 18
SETTLEMENT BAR	398	OCT 16

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.2%
FY15	0.1%
FY16	0.1%
FY17	1.2%
BEYOND	98.4%
WALE	6.3 YEARS

ONE DARLING ISLAND

PYRMONT, NSW



Developed by Mirvac in 2006, this A grade office campus comprises six office floors, with two basement parking levels. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of greater than 4,400 sqm each and has achieved a 5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	22,197 SQM
CARSPACES	160
ACQUISITION DATE	Apr 04
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$179.2m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$551/SQM

Major Tenants	NLA SQM	Lease Expiry
JOHN FAIRFAX HOLDINGS	22,197	JUN 27

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	15.0 YEARS	

BAY CENTRE, PIRRAMA ROAD

PYRMONT, NSW



Developed by Mirvac in 2002, the building comprises five office levels and is located adjacent to Darling Harbour. The building has large floor plates in excess of 3,000 sqm each, with harbour and city views from all levels. The building has recently achieved a 5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	15,972 SQM
CARSPACES	118
ACQUISITION DATE	Jun 01
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$106.9m
VALUER	Directors Valuation
CAPITALISATION RATE	7.65%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$579/SQM

Major Tenants	NLA SQM	Lease Expiry
JOHN HOLLAND	6,243	DEC 19
VEOLIA	3,574	DEC 12

Lease Expiry Profile % Area

Category	Percentage	WALE
VACANCY	0.0%	
FY13	23.1%	
FY14	14.2%	
FY15	3.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	59.7%	
WALE		5.1 YEARS

3 RIDER BOULEVARD

RHODES, NSW



Located within Rhodes Waterside development, 3 Rider Boulevard is a modern, seven level office building, with three retail shops on the ground floor. Completed in late 2005, the building features large, flexible floor plates and has achieved a 5 star NABERS Energy rating, combined with 5 Rider Boulevard.

Summary Information

GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	16,810 SQM
CARSPACES	305
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$80.9m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$398/SQM

Major Tenants	NLA SQM	Lease Expiry
AAP	3,642	SEP 20
CARDLINK SERVICES	2,973	MAR 16

Lease Expiry Profile % Area

	% Area
VACANCY	1.5%
FY13	24.3%
FY14	6.1%
FY15	3.2%
FY16	22.3%
FY17	1.6%
BEYOND	41.0%
WALE	4.4 YEARS

5 RIDER BOULEVARD

RHODES, NSW



Developed by Mirvac in 2008, 5 Rider Boulevard is located within Rhodes Waterside development. The property comprises a modern 14 level commercial office building including four levels of basement parking. The building achieved a 5 star NABERS Energy rating, combined with 3 Rider Boulevard.

Summary Information

GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	25,056 SQM
CARSPACES	488
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	31 Mar 11
VALUATION AT 30 JUN 12	\$123.3m
VALUER	Directors Valuation
CAPITALISATION RATE	7.63%
DISCOUNT RATE	9.13%
GROSS OFFICE RENT	\$398/SQM

Major Tenants	NLA SQM	Lease Expiry
ALCATEL	10,468	DEC 18
FOSTER'S AUSTRALIA	3,189	NOV 15

Lease Expiry Profile % Area

VACANCY	13.5%	
FY13	0.0%	
FY14	0.0%	
FY15	5.0%	
FY16	29.8%	
FY17	0.0%	
BEYOND	51.7%	
WALE	4.4 YEARS	

1 WOOLWORTHS WAY

BELLA VISTA, NSW



Located 20 km north-west of Sydney CBD within Norwest business Park, this corporate campus has a NLA of over 44,000 sqm and includes retail units, cafes, sports facilities and an auditorium. The property has surplus land for future development, allowing expansion for Woolworths.

Summary Information

GRADE	A
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	44,828 SQM
CARSPACES	2,341
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$246.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$443/SQM

Major Tenants	NLA SQM	Lease Expiry
WOOLWORTHS	44,828	OCT 20

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	8.3 YEARS	

55 COONARA AVENUE

WEST PENNANT HILLS, NSW



Located 26 km north-west of the Sydney CBD and 9 km north of Parramatta, the property has a NLA of over 34,000 sqm. Comprising a campus of seven interconnected low-rise buildings and 1,770 carspaces, IBM occupies the entire facility.

Summary Information

GRADE	B
OWNERSHIP	100% MPT
NLA	34,080 SQM
CARSPACES	1,770
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT	\$105.1m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	\$306/SQM

Major Tenants	NLA SQM	Lease Expiry
IBM	34,080	AUG 15

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	0.0%
FY16	100.0%
FY17	0.0%
BEYOND	0.0%
WALE	3.2 YEARS

60 MARCUS CLARKE STREET CANBERRA, ACT



This is one of Canberra's landmark buildings and was constructed in 1988. It comprises 13 offices levels, undercover parking to the rear and a four level annex providing podium floors of 1,300 sqm each and tower floors of 900 sqm.

Summary Information

GRADE	A
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	12,057 SQM
CARSPACES	133
ACQUISITION DATE	Sep 89
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$49.6m
VALUER	Directors Valuation
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	\$450/SQM

Major Tenants	NLA SQM	Lease Expiry
AECOM AUSTRALIA	1,529	AUG 16
DEEWR	1,331	OCT 13

Lease Expiry Profile % Area

Category	Percentage	Area
VACANCY	2.7%	
FY13	11.1%	
FY14	37.4%	
FY15	4.5%	
FY16	12.3%	
FY17	12.7%	
BEYOND	19.3%	
WALE	3.0 YEARS	

AVIATION HOUSE, 16 FURZER STREET

PHILLIP, ACT



Aviation House is well located in Phillip and comprises nine levels of office accommodation, a cafe on ground level and two levels of basement parking. The building was completed in 2007 and features A grade services, large floor plates, abundant natural light and a north-facing rooftop balcony. The building currently holds a 4.5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	14,814 SQM
CARSPACES	147
ACQUISITION DATE	Jul 07
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$68.3m
VALUER	JLL
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	\$405/SQM

Major Tenants	NLA SQM	Lease Expiry
CASA	8,004	JAN 22
APSC	3,992	FEB 22

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	19.0%	<div style="width: 19%;"></div>
BEYOND	81.0%	<div style="width: 81%;"></div>
WALE	8.6 YEARS	

SIRIUS BUILDING, 23 FURZER STREET

PHILLIP, ACT



This newly completed campus style office building, purpose built for the Department of Health and Ageing, comprises 10 office levels, each approximately 4,500 sqm and two levels of basement parking. The building has been designed to achieve a 5.5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	100% MPT
NLA	46,167 SQM
CARSPACES	374
ACQUISITION DATE	Feb 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$240.0m
VALUER	JLL
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	\$421/SQM

Major Tenants	NLA SQM	Lease Expiry
DEPARTMENT OF HEALTH & AGEING	45,967	FEB 25

Lease Expiry Profile % Area

	% Area	
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.4%	
FY17	0.0%	
BEYOND	99.6%	
WALE	12.6 YEARS	

54 MARCUS CLARKE STREET

CANBERRA, ACT



Constructed in 1986, the building comprises nine office levels, including ground level retail, one level of basement parking and is located in the corporate heart of the CBD. The floor plates of approximately 600 sqm each provide excellent natural light and quality views.

Summary Information

GRADE	B
OWNERSHIP	100% MPT
NLA	5,207 SQM
CARSPACES	54
ACQUISITION DATE	Oct 87
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$15.9m
VALUER	Directors Valuation
CAPITALISATION RATE	9.50%
DISCOUNT RATE	9.75%
GROSS OFFICE RENT	\$414/SQM

Major Tenants	NLA SQM	Lease Expiry
HAYS PERSONNEL SERVICES	624	SEP 16
HUDSON GLOBAL RESOURCES	624	JUL 13

Lease Expiry Profile % Area

	% Area	Visual Representation
VACANCY	34.3%	[Green bar]
FY13	7.6%	[Green bar]
FY14	16.3%	[Green bar]
FY15	9.3%	[Green bar]
FY16	0.0%	[Green bar]
FY17	32.5%	[Green bar]
BEYOND	0.0%	[Green bar]
WALE	1.9 YEARS	

38 SYDNEY AVENUE FORREST, ACT



Purpose built for the Commonwealth Government in 1997, the building comprises four office levels, with excellent natural light and large floor plates of approximately 2,100 sqm to 2,400 sqm each. The building is well located close to the Parliamentary Triangle.

Summary Information

GRADE	A
NABERS Rating	3.0 Star
OWNERSHIP	100% MPT
NLA	9,099 SQM
CARSPACES	68
ACQUISITION DATE	Jun 96
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$35.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	\$412/SQM

Major Tenants	NLA SQM	Lease Expiry
DBCDE	8,975	NOV 12

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	98.6%	
FY14	0.0%	
FY15	0.0%	
FY16	1.4%	
FY17	0.0%	
BEYOND	0.0%	
WALE	0.4 YEARS	

189 GREY STREET

SOUTHBANK, QLD



This 12 level complex was developed by Mirvac in 2005. The building features excellent natural light, large efficient floor plates of approximately 1,600 sqm each and spectacular river and city views. The South Bank precinct provides the benefits of parklands, retail services and public transport.

Summary Information

GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	12,728 SQM
CARSPACES	146
ACQUISITION DATE	Apr 04
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$76.7m
VALUER	Directors Valuation
CAPITALISATION RATE	7.63%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$431/SQM

Major Tenants	NLA SQM	Lease Expiry
INSURANCE AUSTRALIA	7,281	MAR 15
THIESS	4,659	DEC 20

Lease Expiry Profile % Area

Year	% Area
VACANCY	0.0%
FY13	2.2%
FY14	2.2%
FY15	58.6%
FY16	0.4%
FY17	0.0%
BEYOND	36.6%
WALE	4.7 YEARS

JOHN OXLEY CENTRE, 339 CORONATION DRIVE MILTON, QLD



A campus style commercial office building with five levels of office accommodation and two levels of basement parking. Large floor plates across the two towers connect to provide approximately 2,700 sqm floor plates. Constructed in 1989, the building is well located on Coronation Drive with views across the Brisbane River to the CBD. The building underwent a lobby and foyer refurbishment in 2012.

Summary Information

GRADE	B
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	13,172 SQM
CARSPACES	319
ACQUISITION DATE	May 02
LAST EXTERNAL VALUATION DATE	31 Mar 11
VALUATION AT 30 JUN 12	\$56.0m
VALUER	Directors Valuation
CAPITALISATION RATE	9.00%
DISCOUNT RATE	10.00%
GROSS OFFICE RENT	\$421/SQM

Major Tenants	NLA SQM	Lease Expiry
ORIGIN ENERGY	12,581	JUN 18

Lease Expiry Profile % Area

VACANCY	1.9%	
FY13	0.0%	
FY14	22.9%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	75.2%	
WALE	4.9 YEARS	

340 ADELAIDE STREET

BRISBANE, QLD



340 Adelaide Street is a modern 17 level office building with two levels of basement parking and is located in the heart of the Brisbane CBD. The building achieved a 5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	13,273 SQM
CARSPACES	100
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$65.4m
VALUER	Directors Valuation
CAPITALISATION RATE	9.00%
DISCOUNT RATE	10.00%
GROSS OFFICE RENT	\$559/SQM

Major Tenants	NLA SOM	Lease Expiry
XSTRATA COAL QUEENSLAND	2,406	APR 14
AUSTRALIAN GOVERNMENT SOLICITOR	1,724	MAR 14

Lease Expiry Profile % Area

Category	% Area
VACANCY	2.1%
FY13	7.4%
FY14	41.6%
FY15	26.2%
FY16	1.1%
FY17	9.2%
BEYOND	12.4%
WALE	2.7 YEARS

33 CORPORATE DRIVE

CANNON HILL, QLD



This building benefits from its prime location in the Southgate Corporate Park, 7 km east of the Brisbane CBD. Pre-committed to Westpac prior to construction in 2003, the building has potential for an additional 1,000 sqm development. The unusual exterior frame design optimises efficiency and flexibility across the floor plate.

Summary Information

GRADE	B
NABERS Rating	2.0 Star
OWNERSHIP	100% MPT
NLA	4,218 SQM
CARSPACES	302
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$16.0m
VALUER	Directors Valuation
CAPITALISATION RATE	9.00%
DISCOUNT RATE	9.75%
GROSS OFFICE RENT	\$349/SQM

Major Tenants	NLA SQM	Lease Expiry
WESTPAC	4,218	NOV 14

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	100.0%
FY16	0.0%
FY17	0.0%
BEYOND	0.0%
WALE	2.4 YEARS

19 CORPORATE DRIVE

CANNON HILL, QLD



This building benefits from its prime location in Southgate Corporate Park, 7 km east of the Brisbane CBD. Constructed in 2007 with over 6,000 sqm of NLA and generous basement parking.

Summary Information

GRADE	B
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	6,028 SQM
CARSPACES	147
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$23.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.75%
GROSS OFFICE RENT	\$426/SQM

Major Tenants	NLA SOM	Lease Expiry
HONEYWELL	2,548	JUN 18
NBN CO LIMITED	1,870	MAY 16

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	40.7%	<div style="width: 40.7%;"></div>
FY17	0.0%	
BEYOND	59.3%	<div style="width: 59.3%;"></div>
WALE	5.2 YEARS	

RIVERSIDE QUAY

SOUTHBANK, VIC



A modern office complex comprising three separate buildings with ground floor retail and a single level of basement parking. The buildings have excellent natural light with views across the Yarra river and the CBD. A separate building at the rear incorporates a 560 space car park. The ground floor retail space has undergone a significant refurbishment. The building is the head office of Mirvac Victoria.

Summary Information

GRADE	A
OWNERSHIP	100% MPT
NLA	31,690 SQM
CARSPACES	164
ACQUISITION DATE	Apr 02 (1 & 3) Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$168.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$447/SQM

Major Tenants	NLA SQM	Lease Expiry
URS AUSTRALIA	4,663	FEB 14
MIRVAC	1,596	APR 22

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	9.0%	
FY14	28.6%	
FY15	4.5%	
FY16	5.3%	
FY17	8.6%	
BEYOND	44.0%	
WALE	4.3 YEARS	

ROYAL DOMAIN CENTRE, 380 ST KILDA ROAD

MELBOURNE, VIC



This 15 level office building comprises six podium levels of up to 2,800 sqm each with tower floors of 1,200 sqm each. Prominently located at the city end of St Kilda Road and opposite the Royal Botanic Gardens, the building has excellent natural light and views to Port Phillip Bay.

Summary Information

GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	24,580 SQM
CARSPACES	515
ACQUISITION DATE	Oct 95 (50%) Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$110.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	\$402/SQM

Major Tenants	NLA SQM	Lease Expiry
TOLL TRANSPORT	6,754	NOV 20
CA (PACIFIC) PTY LIMITED	4,313	AUG 15

Lease Expiry Profile % Area

	% Area	WALE
VACANCY	0.0%	
FY13	26.4%	
FY14	12.1%	
FY15	7.7%	
FY16	19.3%	
FY17	15.5%	
BEYOND	19.0%	
WALE		3.4 YEARS

COMO CENTRE, CNR TOORAK ROAD AND CHAPEL STREET

SOUTH YARRA, VIC



The complex includes office accommodation across three towers, a retail centre of 30 shops and a cinema. The 5 star, 107 room Como Hotel (which is currently being refurbished) and commercial car park complement the landmark complex.

Summary Information

GRADE	A
OWNERSHIP	100% MPT
NLA	25,674 SQM
CARSPACES	-
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$84.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.29%
DISCOUNT RATE	9.29%
GROSS OFFICE RENT	\$416/SQM

Major Tenants	NLA SQM	Lease Expiry
NETWORK TEN	4,916	JUN 19
WALT DISNEY	2,535	SEP 12

Lease Expiry Profile % Area

VACANCY	11.7%	
FY13	32.6%	
FY14	14.4%	
FY15	11.8%	
FY16	6.1%	
FY17	1.9%	
BEYOND	21.5%	
WALE	2.8 YEARS	

191-197 SALMON STREET

PORT MELBOURNE, VIC



Headquarters for GM Holden, the building is designed in a campus style with floor plates greater than 7,000 sqm each. The building was purpose built for GM Holden and was completed in April 2005.

Summary Information

GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	21,763 SQM
CARSPACES	988
ACQUISITION DATE	Jul 03
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$102.5m
VALUER	Savills
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	\$425/SQM

Major Tenants	NLA SOM	Lease Expiry
GM HOLDEN	21,763	APR 20

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	7.8 YEARS	

1 HUGH CAIRNS AVENUE

BEDFORD PARK, SA



The building is located 13 km south-east of the Adelaide CBD in a commercial precinct adjoining Flinders University campus. Occupied by BT Financial Group, a subsidiary of Westpac, the building is used as an operations and call centre.

Summary Information

GRADE	B
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	6,224 SQM
CARSPACES	400
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$16.5m
VALUER	Directors Valuation
CAPITALISATION RATE	9.50%
DISCOUNT RATE	10.00%
GROSS OFFICE RENT	\$358/SQM

Major Tenants	NLA SQM	Lease Expiry
WESTPAC	6,224	OCT 19

Lease Expiry Profile % Area

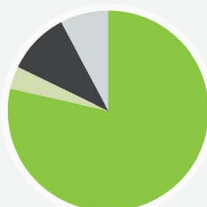
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	7.3 YEARS	

Retail

Retail

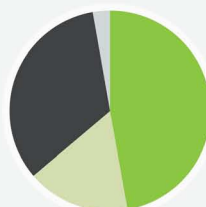
GRADE DIVERSIFICATION¹

SUB REGIONAL	78.6%
BULKY GOODS CENTRE	3.4%
CBD RETAIL	10.2%
NEIGHBOURHOOD	7.8%



GEOGRAPHIC DIVERSIFICATION¹

NSW	47.9%
VIC	16.5%
QLD	32.8%
ACT	2.8%



PROPERTY	LOCATION	GLA	% OF RETAIL PORTFOLIO BOOK VALUE ¹	CENTRE MAT ²	VALUATION AT 30 JUN 12
METCENTRE	SYDNEY, NSW	6,545 sqm	3.7%	\$53m	\$60.2m ³
GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,742 sqm	5.1%	\$77m	\$83.4m ³
BROADWAY SHOPPING CENTRE	BROADWAY, NSW	49,862 sqm	15.1%	\$407m	\$245.0m ³
RHODES SHOPPING CENTRE	RHODES, NSW	32,806 sqm	7.0%	\$172m	\$115.0m ³
ST MARYS VILLAGE CENTRE	ST MARYS, NSW	16,019 sqm	2.6%	\$93m	\$43.0m
STANHOPE VILLAGE	STANHOPE GARDENS, NSW	15,241 sqm	4.5%	\$128m	\$73.8m
CHERRYBROOK VILLAGE SHOPPING CENTRE	CHERRYBROOK, NSW	9,494 sqm	4.9%	\$115m	\$80.0m
ORANGE CITY CENTRE	ORANGE, NSW	17,853 sqm	2.9%	\$73m	\$48.0m
MANNING MALL	TAREE, NSW	10,955 sqm	2.0%	\$58m	\$33.0m
COOLEMAN COURT	WESTON, ACT	10,687 sqm	2.9%	\$106m	\$46.5m
LOGAN MEGACENTRE	LOGAN, QLD	27,026 sqm	3.4%	N/A	\$55.5m
ORION SPRINGFIELD TOWN CENTRE	SPRINGFIELD, QLD	32,696 sqm	7.6%	\$182m	\$124.0m
HINKLER CENTRAL	BUNDABERG, QLD	20,765 sqm	5.6%	\$160m	\$91.0m
KAWANA SHOPPINGWORLD	BUDDINA, QLD	29,931 sqm	13.2%	\$246m	\$215.7m
CITY CENTRE PLAZA	ROCKHAMPTON, QLD	14,110 sqm	3.0%	\$87m	\$48.7m
COMO CENTRE	SOUTH YARRA, VIC	6,660 sqm	1.3%	\$20m	\$22.0m
GIPPSLAND CENTRE	SALE, VIC	22,755 sqm	3.0%	\$119m	\$49.1m
WAVERLEY GARDENS SHOPPING CENTRE	MULGRAVE, VIC	38,138 sqm	8.1%	\$181m	\$132.0m
MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,580 sqm	4.1%	\$102m	\$65.5m
TOTAL		388,865 sqm	100%		\$1,631.4m¹
WEIGHTED AVERAGE LEASE EXPIRY BY AREA					5.8 YEARS⁴
OCCUPANCY % BY AREA					99.2%⁴

1) BY BOOK VALUE AS AT 30 JUNE 2012, EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.

2) 12 MONTHS TO 30 JUNE 2012, IN ACCORDANCE WITH SCCA GUIDELINES.

3) BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

4) EXCLUDES ASSETS UNDER DEVELOPMENT.

METCENTRE

SYDNEY, NSW



The Metcentre is anchored by a Woolworths supermarket and comprises over 75 specialty stores. It is located in the centre of the Sydney CBD at the base of 60 Margaret Street with a direct pedestrian link to Wynyard Railway Station.

Summary Information

GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% MTAA
GLA	6,545 SQM
CARSPACES	-
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$60.2m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	9.25%
CENTRE MAT	\$53m
SPECIALITY OCCUPANCY COST	23.0%

Major Tenants	NLA SQM	Lease Expiry
WOOLWORTHS	696	JUN 29
FLORSHEIM	267	OCT 13

Lease Expiry Profile % Area

Category	% Area	WALE
VACANCY	1.2%	
FY13	9.3%	
FY14	28.5%	
FY15	15.7%	
FY16	10.9%	
FY17	4.2%	
BEYOND	30.2%	
WALE		6.0 YEARS

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three level centre at the base of North Sydney's iconic 101-103 Miller Street. It comprises over 100 retail and service outlets with the ground level retail flowing directly into North Sydney Railway Station.

Summary Information

GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% EUREKA
GLA	8,742 SQM
CARSPACES	273
ACQUISITION DATE	Jun 94
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$83.4m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	\$77m
SPECIALITY OCCUPANCY COST	19.3%

Major Tenants	NLA SQM	Lease Expiry
GREENWOOD HOTEL	856	NOV 12
IGA	713	APR 17

Lease Expiry Profile % Area

VACANCY	1.2%	
FY13	30.1%	
FY14	13.8%	
FY15	7.5%	
FY16	10.7%	
FY17	21.0%	
BEYOND	15.7%	
WALE	3.0 YEARS	

BROADWAY SHOPPING CENTRE

BROADWAY, NSW



This dominant sub regional centre is located on the fringe of the Sydney CBD and services the growing catchment of Sydney's inner city and inner west. The major retailers comprise Coles, Kmart, BI-LO, Target, Hoyts and Apple as well as over 135 specialty stores.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	50% MPT, 50% PERRON
GLA	49,862 SQM
CARSPACES	1,852
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$245.0m
VALUER	Savills
CAPITALISATION RATE	6.00%
DISCOUNT RATE	9.00%
CENTRE MAT	\$407m
SPECIALITY OCCUPANCY COST	16.8%

Major Tenants	NLA SQM	Lease Expiry
KMART	7,394	MAR 23
HOYTS	4,857	JUL 18

Lease Expiry Profile % Area

	% Area
VACANCY	0.2%
FY13	17.5%
FY14	7.6%
FY15	4.8%
FY16	5.3%
FY17	5.6%
BEYOND	59.0%
WALE	7.0 YEARS

RHODES SHOPPING CENTRE

RHODES, NSW



The centre is co-located with IKEA in the rapidly developing Rhodes residential and office precinct. The major retailers comprise Coles, Target and Reading Cinemas. There are over 100 retail and service outlets.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	50% MPT, 50% PERRON
GLA	32,806 SQM
CARSPACES	2,450
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$115.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.25%
CENTRE MAT	\$172m
SPECIALITY OCCUPANCY COST	17.3%

Major Tenants	NLA SQM	Lease Expiry
TARGET	3,795	NOV 24
COLES	3,497	DEC 19

Lease Expiry Profile % Area

VACANCY	0.1%	
FY13	9.8%	
FY14	1.5%	
FY15	17.5%	
FY16	11.3%	
FY17	15.3%	
BEYOND	44.5%	
WALE	6.0 YEARS	

ST MARYS VILLAGE CENTRE

ST MARYS, NSW



Located in the western Sydney suburb of St Marys, this sub regional centre comprises Woolworths, Target and over 40 specialty stores. The centre provides convenient shopping over a single level with easily accessible on-grade parking.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	16,019 SQM
CARSPACES	551
ACQUISITION DATE	Jan 03
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$43.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	\$93m
SPECIALITY OCCUPANCY COST	12.5%

Major Tenants	NLA SQM	Lease Expiry
TARGET	8,019	JUL 21
WOOLWORTHS	4,046	NOV 15

Lease Expiry Profile % Area

Year	% Area
VACANCY	1.0%
FY13	6.8%
FY14	3.4%
FY15	4.3%
FY16	29.2%
FY17	3.4%
BEYOND	51.9%
WALE	6.0 YEARS

STANHOPE VILLAGE

STANHOPE GARDENS, NSW



Located in the rapidly growing north-west corridor of Sydney, Stanhope Village Stage 1 opened in late 2003 and Stage 2 opened in March 2007. The centre is conveniently located adjacent to the area's busy leisure centre and pool facility. Further development has been approved for an expansion of 2,200 sqm, commencing in August 2012 with completion expected in August 2013.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	15,241 SQM
CARSPACES	698
ACQUISITION DATE	Nov 03
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$73.8m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%
CENTRE MAT	\$128m
SPECIALITY OCCUPANCY COST	10.8%

Major Tenants	NLA SQM	Lease Expiry
KMART	5,060	MAR 22
COLES	3,500	NOV 18

Lease Expiry Profile % Area

Category	%	Area
VACANCY	1.0%	
FY13	12.2%	<div style="width: 12.2%;"></div>
FY14	9.4%	<div style="width: 9.4%;"></div>
FY15	7.4%	<div style="width: 7.4%;"></div>
FY16	11.1%	<div style="width: 11.1%;"></div>
FY17	0.7%	<div style="width: 0.7%;"></div>
BEYOND	58.2%	<div style="width: 58.2%;"></div>
WALE	5.6 YEARS	

CHERRYBROOK VILLAGE SHOPPING CENTRE

CHERRYBROOK, NSW



This single level, neighbourhood centre was originally constructed in 1989 and was extensively refurbished and expanded in 2004. The centre is anchored by a Woolworths supermarket and over 50 speciality tenancies including a strong fresh food precinct.

Summary Information

GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	9,494 SQM
CARSPACES	474
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$80.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.50%
CENTRE MAT	\$115m
SPECIALITY OCCUPANCY COST	17.0%

Major Tenants	NLA SQM	Lease Expiry
WOOLWORTHS	3,832	MAR 25
MARTELLI'S FRUIT MARKET	679	AUG 14

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	16.6%	<div style="width: 16.6%; height: 10px; background-color: #4CAF50;"></div>
FY14	2.5%	<div style="width: 2.5%; height: 10px; background-color: #4CAF50;"></div>
FY15	19.0%	<div style="width: 19.0%; height: 10px; background-color: #4CAF50;"></div>
FY16	7.9%	<div style="width: 7.9%; height: 10px; background-color: #4CAF50;"></div>
FY17	8.9%	<div style="width: 8.9%; height: 10px; background-color: #4CAF50;"></div>
BEYOND	45.1%	<div style="width: 45.1%; height: 10px; background-color: #4CAF50;"></div>
WALE	6.6 YEARS	

ORANGE CITY CENTRE

ORANGE, NSW



Orange City Centre is the dominant centre in the strong regional city of Orange. The centre incorporates a Myer department store, a Big W and over 30 specialty stores as well as undercover parking.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	17,853 SQM
CARSPACES	414
ACQUISITION DATE	Apr 93
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$48.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	10.00%
CENTRE MAT	\$73m
SPECIALITY OCCUPANCY COST	12.1%

Major Tenants	NLA SQM	Lease Expiry
BIG W	7,017	NOV 26
MYER	6,858	NOV 16

Lease Expiry Profile % Area

VACANCY	0.7%	
FY13	2.9%	
FY14	9.6%	
FY15	3.3%	
FY16	2.7%	
FY17	41.5%	
BEYOND	39.3%	
WALE	7.8 YEARS	

MANNING MALL

TAREE, NSW



Manning Mall is located approximately 300 km north of Sydney in the main retail street of Taree. The centre was extended and refurbished in 2009 to include a new Target store and a Coles supermarket.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	10,955 SQM
CARSPACES	400
ACQUISITION DATE	Dec 06
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$33.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
CENTRE MAT	\$58m
SPECIALITY OCCUPANCY COST	11.4%

Major Tenants	NLA SQM	Lease Expiry
COLES	3,650	SEP 24
TARGET	3,500	NOV 18

Lease Expiry Profile % Area

VACANCY	4.1%	
FY13	1.7%	
FY14	8.1%	
FY15	6.3%	
FY16	4.9%	
FY17	5.0%	
BEYOND	69.9%	
WALE	7.1 YEARS	

COOLEMAN COURT

WESTON, ACT



Cooleman Court was redeveloped in 2009 to include a new Aldi store and second retail level to the existing anchors of Woolworths and Target Country. The centre has over 35 specialty shops.

Summary Information

GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	10,687 SQM
CARSPACES	497
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$46.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	\$106m
SPECIALITY OCCUPANCY COST	13.6%

Major Tenants	NLA SQM	Lease Expiry
WOOLWORTHS	3,102	AUG 13
ALDI	1,400	JAN 19

Lease Expiry Profile % Area

VACANCY	2.0%	
FY13	11.3%	
FY14	31.5%	
FY15	8.1%	
FY16	10.9%	
FY17	12.1%	
BEYOND	24.1%	
WALE	3.0 YEARS	

LOGAN MEGACENTRE

LOGAN, QLD



Opened in March 2007, the centre is the premier homemaker facility for Brisbane's growing south-west corridor. Co-located with IKEA, the centre has excellent exposure to the M1 Motorway.

Summary Information

GRADE	BULKY GOODS CENTRE
OWNERSHIP	100% MPT
GLA	27,026 SQM
CARSPACES	600
ACQUISITION DATE	Oct 05
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$55.5m
VALUER	Directors Valuation
CAPITALISATION RATE	9.75%
DISCOUNT RATE	10.50%
CENTRE MAT	N/A
SPECIALITY OCCUPANCY COST	N/A

Major Tenants	NLA SQM	Lease Expiry
SPOTLIGHT	3,509	SEP 17
ANACONDA	3,425	MAR 17

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	15.7%	<div style="width: 15.7%;"></div>
FY14	18.1%	<div style="width: 18.1%;"></div>
FY15	13.7%	<div style="width: 13.7%;"></div>
FY16	0.0%	
FY17	39.5%	<div style="width: 39.5%;"></div>
BEYOND	13.0%	<div style="width: 13.0%;"></div>
WALE	3.2 YEARS	

ORION SPRINGFIELD TOWN CENTRE

SPRINGFIELD, QLD



Located in Brisbane's rapidly growing south-western corridor, the centre was opened in March 2007 and includes Woolworths, Big W and over 100 specialty stores. This town centre set a new benchmark in environmentally sustainable initiatives. Planning for future stages is underway.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	32,696 SQM
CARSPACES	2,086
ACQUISITION DATE	Aug 02
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$124.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	\$182m
SPECIALITY OCCUPANCY COST	13.8%

Major Tenants	NLA SQM	Lease Expiry
BIG W	8,198	MAR 27
WOOLWORTHS	4,471	MAR 27

Lease Expiry Profile % Area

VACANCY	2.4%	
FY13	11.5%	
FY14	6.8%	
FY15	7.5%	
FY16	3.4%	
FY17	14.9%	
BEYOND	53.5%	
WALE	7.8 YEARS	

HINKLER CENTRAL

BUNDABERG, QLD

by mirvac



Located in the strong regional centre of Bundaberg, the centre comprises Woolworths, Coles, Kmart and over 70 specialty stores. On-site parking is provided for 1,070 vehicles including 770 basement level bays.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	20,765 SQM
CARSPACES	1,070
ACQUISITION DATE	Aug 03
LAST EXTERNAL VALUATION DATE	31 Mar 11
VALUATION AT 30 JUN 12	\$91.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	\$160m
SPECIALITY OCCUPANCY COST	10.3%

Major Tenants	NLA SQM	Lease Expiry
KMART	6,224	JUL 15
WOOLWORTHS	3,548	MAR 20

Lease Expiry Profile % Area

VACANCY	1.5%	
FY13	7.0%	
FY14	8.1%	
FY15	17.9%	
FY16	36.5%	
FY17	10.6%	
BEYOND	18.4%	
WALE	3.6 YEARS	

KAWANA SHOPPINGWORLD

BUDDINA, QLD



Located on Queensland's Sunshine Coast, this dominant centre comprises Woolworths, Big W, Coles and over 100 specialty stores. Development approval has been obtained for a further 8,900 sqm of space, with construction commencing in July 2012 and completion expected in December 2013.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	29,931 SQM
CARSPACES	1,720
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%)
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$215.7m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	\$246m
SPECIALITY OCCUPANCY COST	13.8%

Major Tenants	NLA SQM	Lease Expiry
BIG W	8,383	JUN 21
WOOLWORTHS	3,648	NOV 14

Lease Expiry Profile % Area

	%	Area
VACANCY	0.2%	
FY13	6.5%	
FY14	4.0%	
FY15	24.7%	
FY16	15.4%	
FY17	3.2%	
BEYOND	46.0%	
WALE	4.9 YEARS	

CITY CENTRE PLAZA

ROCKHAMPTON, QLD



City Centre Plaza is situated on the fringe of Rockhampton's CBD. The single level sub regional shopping centre is anchored by a Target store and a Coles supermarket with over 35 specialty shops.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	14,110 SQM
CARSPACES	495
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$48.7m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.75%
CENTRE MAT	\$87m
SPECIALITY OCCUPANCY COST	11.8%

Major Tenants	NLA SQM	Lease Expiry
TARGET	6,910	JUL 15
COLES	3,670	OCT 13

Lease Expiry Profile % Area

VACANCY	1.1%	
FY13	3.2%	
FY14	31.7%	
FY15	4.0%	
FY16	56.5%	
FY17	2.7%	
BEYOND	0.8%	
WALE	2.5 YEARS	

COMO CENTRE

SOUTH YARRA, VIC



Como Centre is a mixed use office, retail and hotel complex, with the retail component comprising over 25 specialty stores and an art house cinema. The centre is located on the popular retail strip of Chapel Street, Melbourne.

Summary Information

GRADE	CBD RETAIL
OWNERSHIP	100% MPT
GLA	6,660 SQM
CARSPACES	615
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$22.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%
CENTRE MAT	\$20m
SPECIALITY OCCUPANCY COST	12.5%

Major Tenants	NLA SQM	Lease Expiry
CINEMA COMO	1,911	FEB 20
ECO HAIR PRODUCTS	538	OCT 16

Lease Expiry Profile % Area

Category	Percentage	WALE
VACANCY	1.7%	
FY13	13.2%	
FY14	8.7%	
FY15	24.1%	
FY16	6.2%	
FY17	15.1%	
BEYOND	31.0%	
WALE		4.0 YEARS

GIPPSLAND CENTRE

SALE, VIC



Located in the heart of Sale's CBD, some 260 km east of Melbourne, the Gippsland Centre includes Coles, Safeway, Target and over 35 specialty stores with abundant on-grade parking.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	22,755 SQM
CARSPACES	999
ACQUISITION DATE	Jan 94
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$49.1m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%
CENTRE MAT	\$119m
SPECIALITY OCCUPANCY COST	12.7%

Major Tenants	NLA SQM	Lease Expiry
TARGET	7,778	JUL 20
AUSTRALIAN SAFEWAY	3,362	NOV 27

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	5.2%	
FY14	22.1%	
FY15	10.1%	
FY16	3.2%	
FY17	8.3%	
BEYOND	51.1%	
WALE	6.2 YEARS	

WAVERLEY GARDENS SHOPPING CENTRE

MULGRAVE, VIC



Waverley Gardens Shopping Centre is located adjacent to Mirvac's Waverley Park residential development and the Monash Freeway. A major upgrade and expansion was completed in March 2008 and includes Woolworths, Coles, Target, Big W, Aldi, Best & Less and over 110 specialty stores.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	38,138 SQM
CARSPACES	2,011
ACQUISITION DATE	Nov 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$132.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	\$181m
SPECIALITY OCCUPANCY COST	14.5%

Major Tenants	NLA SQM	Lease Expiry
TARGET	6,796	JUL 20
BIG W	6,770	MAR 27

Lease Expiry Profile % Area

Category	%	WALE
VACANCY	0.3%	
FY13	8.9%	
FY14	4.0%	
FY15	7.4%	
FY16	10.6%	
FY17	8.5%	
BEYOND	60.3%	
WALE		6.9 YEARS

MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is a sub regional centre located 7 km north of the Melbourne CBD and is adjacent to the busy Puckle Street retail strip. A second stage was added to the centre on an adjacent site in March 2009. The centre now offers Kmart, Coles and a Discount Liquor retailer as well as over 60 specialty stores.

Summary Information

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	18,580 SQM
CARSPACES	934
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$65.5m
VALUER	Savills
CAPITALISATION RATE	7.75% - 8.50%
DISCOUNT RATE	9.50% - 9.75%
CENTRE MAT	\$102m
SPECIALITY OCCUPANCY COST	16.4%

Major Tenants	NLA SQM	Lease Expiry
KMART	4,728	MAR 24
COLES	4,000	MAY 22

Lease Expiry Profile % Area

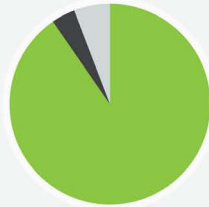
Category	%	WALE
VACANCY	1.5%	
FY13	2.4%	
FY14	7.8%	
FY15	9.1%	
FY16	13.6%	
FY17	7.1%	
BEYOND	58.5%	
WALE		7.1 YEARS

Industrial



GEOGRAPHIC DIVERSIFICATION¹

NSW	90.4%
VIC	3.8%
USA	5.8%



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE ²	VALUATION AT 30 JUN 12
271 LANE COVE ROAD	NORTH RYDE, NSW	11,420 sqm	6.3%	\$31.3m
10 JULIUS AVENUE	NORTH RYDE, NSW	13,341 sqm	10.8%	\$53.9m
12 JULIUS AVENUE	NORTH RYDE, NSW	7,031 sqm	4.7%	\$23.4m
54-60 TALAVERA ROAD	NORTH RYDE, NSW	11,323 sqm	9.1%	\$45.5m
64 BILOELA STREET	VILLAWOOD, NSW	22,937 sqm	3.8%	\$19.1m
1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 sqm	5.8%	\$29.0m
NEXUS INDUSTRY PARK (BUILDING 1)	PRESTONS, NSW	13,120 sqm	3.7%	\$18.3m
NEXUS INDUSTRY PARK (BUILDING 2)	PRESTONS, NSW	9,709 sqm	2.5%	\$12.5m
NEXUS INDUSTRY PARK (BUILDING 3)	PRESTONS, NSW	17,267 sqm	4.7%	\$23.7m
NEXUS INDUSTRY PARK (BUILDING 4)	PRESTONS, NSW	23,356 sqm	6.7%	\$33.5m
NEXUS INDUSTRY PARK (BUILDING 5)	PRESTONS, NSW	12,339 sqm	3.1%	\$15.5m
52 HUNTINGWOOD DRIVE	HUNTINGWOOD, NSW	19,286 sqm	4.4%	\$22.0m
32 SARGENTS ROAD	MINCHINBURY, NSW	22,378 sqm	4.7%	\$23.5m
47-67 WESTGATE DRIVE	ALTONA NORTH, VIC	27,081 sqm	3.8%	\$19.1m
1900-2060 PRATT BOULEVARD	CHICAGO, ILLINOIS, USA	49,982 sqm	5.8%	\$29.1m
HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	128,379 sqm	20.1%	\$99.6m ²
TOTAL		411,494 sqm	100.0%	\$499.0m¹
WEIGHTED AVERAGE LEASE EXPIRY BY AREA				11.1 YEARS³
OCCUPANCY % AREA				98.7%³

1) BY BOOK VALUE AS AT 30 JUNE 2012. EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.

2) BOOK VALUE REPRESENTS MPT'S OWNERSHIP

3) EXCLUDES ASSETS UNDER DEVELOPMENT

271 LANE COVE ROAD

NORTH RYDE, NSW



The property is situated adjacent to the Macquarie Park Railway Station on the corner of Lane Cove and Waterloo Roads. The site has development approval for future commercial development.

Summary Information

OWNERSHIP	100% MPT
NLA	11,420 SQM
CARSPACES	289
ACQUISITION DATE	Apr 00
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$31.3m
VALUER	Savills
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
FOXTEL	6,718	MAR 18

Lease Expiry Profile % Area

VACANCY	41.2%	<div style="width: 41.2%; background-color: #4CAF50;"></div>
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	58.8%	<div style="width: 58.8%; background-color: #4CAF50;"></div>
WALE	3.4 YEARS	

10 JULIUS AVENUE

NORTH RYDE, NSW



The property comprises three separate buildings that were progressively completed from 2001 to 2005. The buildings are located within the Riverside Corporate Park and have excellent access to the Lane Cove Tunnel, M2 Motorway and North Ryde Railway Station.

Summary Information

OWNERSHIP	100% MPT
NLA	13,341 SQM
CARSPACES	444
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$53.9m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
BOC GASES	8,993	NOV 15
SYNTHES AUSTRALIA	2,335	MAY 16

Lease Expiry Profile % Area

Year	% Area
VACANCY	2.7%
FY13	0.0%
FY14	0.0%
FY15	0.0%
FY16	85.1%
FY17	7.8%
BEYOND	4.4%
WALE	3.7 YEARS

12 JULIUS AVENUE

NORTH RYDE, NSW



Located within the Riverside Corporate Park, the property comprises two multi-level office buildings and basement parking. The buildings have excellent access to the Lane Cove Tunnel, M2 Motorway and North Ryde Railway Station.

Summary Information

OWNERSHIP	100% MPT
NLA	7,031 SQM
CARSPACES	200
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$23.4m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
REVLON AUSTRALIA	2,551	OCT 14
REXEL GROUP	2,217	APR 20

Lease Expiry Profile % Area

Category	% Area	WALE
VACANCY	6.3%	
FY13	4.5%	
FY14	0.0%	
FY15	48.5%	
FY16	9.2%	
FY17	0.0%	
BEYOND	31.5%	
WALE		4.0 YEARS

54-60 TALAVERA ROAD

NORTH RYDE, NSW



Located 16 km north-west of the Sydney CBD and 1 km from Macquarie Park Railway Station, the property is positioned at a high profile corner site at the junction of Talavera and Khartoum Roads.

Summary Information

OWNERSHIP	100% MPT
NLA	11,323 SQM
CARSPACES	128
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$45.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
WESTPAC	11,323	APR 25

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	12.8 YEARS	

64 BILOELA STREET

VILLAWOOD, NSW



The property comprises an original office / warehouse building of 15,882 sqm and a 7,055 sqm high clearance warehouse adjacent to the original building that was completed for Visy Industrial Plastics in 2005.

Summary Information

OWNERSHIP	100% MPT
NLA	22,937 SQM
CARSPACES	106
ACQUISITION DATE	Feb 04
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$19.1m
VALUER	Directors Valuation
CAPITALISATION RATE	10.50%
DISCOUNT RATE	10.75%

Major Tenants	NLA SQM	Lease Expiry
VISY INDUSTRIAL PLASTICS	22,937	SEP 16

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	100%
BEYOND	0.0%
WALE	4.2 YEARS

1-47 PERCIVAL ROAD

SMITHFIELD, NSW



This property fronts the Cumberland Highway at Smithfield and provides direct access to the M4 Motorway. A new office / warehouse was designed and constructed for Sandvik in 2002. The two original buildings have undergone partial refurbishment. A new building was completed by Mirvac for Sandvik in June 2010.

Summary Information

OWNERSHIP	100% MPT
NLA	22,545 SQM
CARSPACES	207
ACQUISITION DATE	Nov 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$29.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.75%

Major Tenants	NLA SQM	Lease Expiry
SANDVIK AUSTRALIA	17,108	JUN 22
CLARK EQUIPMENT SALES	5,437	FEB 17

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	24.1%	
BEYOND	75.9%	
WALE	8.7 YEARS	

NEXUS INDUSTRY PARK (BUILDING 1), LYN PARADE

PRESTONS, NSW



Developed by Mirvac, this building was purpose built for Atlas Steel in 2006 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	13,120 SQM
CAR SPACES	125
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$18.3m
VALUER	Directors Valuation
CAPITALISATION RATE	8.13%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
ATLAS STEEL (AUSTRALIA)	13,120	APR 21

Lease Expiry Profile % Area

	% Area	
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	8.8 YEARS	

NEXUS INDUSTRY PARK (BUILDING 2), LYN PARADE

PRESTONS, NSW



Developed by Mirvac, this building was purpose built for NatSteel Australia in 2006 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	9,709 SQM
CARSPACES	70
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	31 Mar 11
VALUATION AT 30 JUN 12	\$12.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
NATSTEEL AUSTRALIA	9,709	NOV 13

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	100%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	0.0%	
WALE	1.4 YEARS	

NEXUS INDUSTRY PARK (BUILDING 3), LYN PARADE

PRESTONS, NSW



Developed by Mirvac, this building was built and subsequently leased to Clemenger and De'Longhi in 2007 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	17,267 SQM
CARSPACES	163
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$23.7m
VALUER	Directors Valuation
CAPITALISATION RATE	8.13%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
DE'LONGHI AUSTRALIA	11,746	FEB 18
CLEMENGER	5,521	AUG 12

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	32.0%	<div style="width: 32%; background-color: #4CAF50;"></div>
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	68.0%	<div style="width: 68%; background-color: #4CAF50;"></div>
WALE	3.9 YEARS	

NEXUS INDUSTRY PARK (BUILDING 4), LYN PARADE

PRESTONS, NSW



Developed by Mirvac, this building was purpose built for HPM Legrand Australia in 2011 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	23,356 SQM
CARSPACES	212
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$33.5m
VALUER	Savills
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
HPM LEGRAND AUSTRALIA	23,356	OCT 21

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE	9.3 YEARS	

NEXUS INDUSTRY PARK (BUILDING 5), LYN PARADE

PRESTONS, NSW



Developed by Mirvac in 2008 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	12,339 SQM
CARSPACES	103
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	31 Dec 10
VALUATION AT 30 JUN 12	\$15.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.13%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
AUSTRALIAN BRUSHWARE	12,339	MAR 22

Lease Expiry Profile % Area

	% Area	WALE
VACANCY	0.0%	
FY13	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	100.0%	
WALE		9.8 YEARS

52 HUNTINGWOOD DRIVE

HUNTINGWOOD, NSW



The property comprises a high clearance, modern distribution warehouse which was specifically designed for Exel Logistics Australia in 2000. The property has excellent access to the M4 Motorway.

Summary Information

OWNERSHIP	100% MPT
NLA	19,286 SQM
CARSPACES	106
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$22.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.75%

Major Tenants	NLA SQM	Lease Expiry
EXCEL LOGISTICS AUSTRALIA	19,286	OCT 12

Lease Expiry Profile % Area

VACANCY	0.0%	
FY13	100%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	0.0%	
WALE	0.3 YEARS	

32 SARGENTS ROAD

MINCHINBURY, NSW



The property comprises two high clearance warehouses, purpose built for Star Track Express in 2004 and 2006. The property is located close to the junction of the M4 and M7 Motorways.

Summary Information

OWNERSHIP	100% MPT
NLA	22,378 SQM
CARSPACES	202
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$23.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
STAR TRACK EXPRESS	23,378	NOV 14

Lease Expiry Profile % Area

	% Area
VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	100.0%
FY16	0.0%
FY17	0.0%
BEYOND	0.0%
WALE	2.4 YEARS

47-67 WESTGATE DRIVE

ALTONA NORTH, VIC



Purpose built for Pacific Brands in 1996, the property is located in Melbourne's western industrial precinct, strategically serviced by the major transport routes of the Westgate Freeway, Western Ring Road and the Princes Freeway.

Summary Information

OWNERSHIP	100% MPT
NLA	27,081 SQM
CAR SPACES	183
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$19.1m
VALUER	Directors Valuation
CAPITALISATION RATE	9.50%
DISCOUNT RATE	9.75%

Major Tenants	NLA SQM	Lease Expiry
PACIFIC BRANDS	27,081	APR 14

Lease Expiry Profile % Area

	%	Area
VACANCY	0.0%	
FY13	0.0%	
FY14	100%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
BEYOND	0.0%	
WALE	1.8 YEARS	

1900-2060 PRATT BOULEVARD

CHICAGO, ILLINOIS, USA



The Chicago Metropolitan area is the largest industrial market in the USA and this versatile 49,982 sqm industrial facility is located adjacent to the O'Hare International Airport, the second busiest airport in the world. The property is currently leased and also provides a medium-term redevelopment opportunity.

Summary Information

OWNERSHIP	100% MPT
NLA	49,982 SQM
CARSPACES	1,638
ACQUISITION DATE	Dec 07
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$29.1m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
CLEAR LAM	49,982	APR 21

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
BEYOND	100.0%
WALE	8.8 YEARS

HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial developments and includes two state-of-the-art logistics facilities. The two logistic facilities comprise areas of 43,469 square metres and 84,910 square metres with lease terms of 20 and 25 years respectively. Both facilities are 100 per cent leased to Woolworths Limited.

Summary Information


OWNERSHIP	50% MPT, 50% AVIVA
NLA	128,379 SQM
CAR SPACES	-
ACQUISITION DATE	Jul 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 12	\$99.6m
VALUER	CB Richard Ellis
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
WOOLWORTHS (BIG W)	84,910	FEB 37
WOOLWORTHS (DICK SMITH)	43,469	JAN 32

Lease Expiry Profile % Area

VACANCY	0.0%
FY13	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
BEYOND	100.0%
WALE	22.9 YEARS

Hotel

PROPERTY	LOCATION	OWNERSHIP	ROOMS	BOOK VALUE
THE COMO MELBOURNE	SOUTH YARRA, VIC	100% MPT	107	\$25.0m
TOTAL			107	\$25.0m

THE COMO MELBOURNE

SOUTH YARRA, VIC




The Como is a 107 room, 5 star boutique hotel which forms part of the mixed use Como complex in the sought-after inner south-eastern suburb of South Yarra.

Summary Information

OWNERSHIP	100% MPT
NO OF ROOMS	107
OCCUPANCY	75.3%
AVERAGE ROOM RATE	\$222
STAR RATING	5 STAR
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$25.0m
VALUER	DIRECTORS VALUATION
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.75%

Parking

Parking 

PROPERTY	LOCATION	OWNERSHIP	CAR SPACES	% OF PARKING PORTFOLIO BOOK VALUE	BOOK VALUE
QUAY WEST	SYDNEY, NSW	100%	598	39.0%	\$29.5m
THE COMO CENTRE	SOUTH YARRA, VIC	100%	629	29.8%	\$22.5m
RIVERSIDE QUAY	SOUTHBANK, VIC	100%	560	31.2%	\$23.6m
TOTAL			1,787	100%	\$75.6m

QUAY WEST CAR PARK, 109-111 HARRINGTON STREET

SYDNEY, NSW



An eight level commercial car park comprising 598 spaces, the property is located under Quay West Suites in The Rocks area and close to the financial district of the Sydney CBD and several 5 star hotels. Two retail outlets are also incorporated at street level.

Summary Information

OWNERSHIP	100% MPT
CARSPACES NUMBER OF BAYS	598
ACQUISITION DATE	Nov 89
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$29.5m
VALUER	DIRECTORS VALUATION
CAPITALISATION RATE	8.50%
DISCOUNT RATE	10.00%

THE COMO CENTRE CAR PARK, CHAPEL STREET

SOUTH YARRA, VIC



A multi-level car park comprising 629 spaces services the Como Centre complex including office, hotel, cinemas and retail.

Summary Information

OWNERSHIP	100% MPT
CARSPACES NUMBER OF BAYS	629
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 11
VALUATION AT 30 JUN 12	\$22.5m
VALUER	DIRECTORS VALUATION
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.75%

RIVERSIDE QUAY CAR PARK

SOUTHBANK, VIC



A separate building at the rear of the Riverside Quay commercial complex providing a 560 space car park to the adjoining office buildings and surrounding Southbank precinct.

Summary Information

OWNERSHIP	100% MPT
CARSPACES NUMBER OF BAYS	560
ACQUISITION DATE	Apr 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 12	\$23.6m
VALUER	DIRECTORS VALUATION
CAPITALISATION RATE	8.00%
DISCOUNT RATE	10.00%

Investment Management

INVESTMENT MANAGEMENT

WHOLESALE	FUNDS UNDER MANAGEMENT \$818.3 MILLION
FUNDS	
TRAVELODGE GROUP	AUSTRALIAN SUSTAINABLE FORESTRY INVESTORS
MIRVAC WHOLESALE RESIDENTIAL DEVELOPMENT PARTNERSHIP	JF INFRASTRUCTURE YIELD FUND
RETAIL	FUNDS UNDER MANAGEMENT \$280.4 MILLION
LISTED	UNLISTED
MIRVAC INDUSTRIAL TRUST	MIRVAC DEVELOPMENT FUND – SEASCAPES
	MIRVAC DEVELOPMENT FUND – MEADOW SPRINGS
JOINT VENTURES / INTERNATIONAL	FUNDS UNDER MANAGEMENT \$6,203.5 MILLION
QUADRANT REAL ESTATE ADVISORS	

INVESTMENT MANAGEMENT / WHOLESALE

TRAVELODGE GROUP		
FOCUS	FUM (\$M)¹	NO OF INVESTORS
Wholesale	414.2	2
<p>The Travelodge Group is a sector specific wholesale fund established in March 2005 and focuses on the 3 to 3.5 star hotel market in Australia and New Zealand. The portfolio comprises 13 hotels and 2,048 rooms with a value of \$392.4 million all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Hospitality.</p> <p>Details of the Travelodge Group's investment portfolio are available from www.mirvacinvestmentmanagement.com/travelodge-group.</p>		
MIRVAC WHOLESALE RESIDENTIAL DEVELOPMENT PARTNERSHIP		
FOCUS	FUM (\$M)²	NO OF INVESTORS
Wholesale	287.5	4
<p>The Mirvac Wholesale Residential Development Partnership is a closed-end vehicle that has acquired well-located residential development/management projects around Australia, that are diversified by geography, product type, timing and stage of the development cycle. The portfolio comprised 2,221 lots and 1,150 medium density units.</p> <p>The Partnership has raised equity commitments of \$300 million, including Mirvac's 20 per cent co-investment, of which \$287.5 million has been applied to the establishment of the current portfolio.</p>		
AUSTRALIAN SUSTAINABLE FORESTRY INVESTORS		
FOCUS	FUM (\$M)¹	NO OF INVESTORS
Wholesale	59.6	3
<p>The principal activity of the Fund is rental income from the investment in 20,552 hectares of freehold forestry land in Victoria, SA and WA .</p>		
JF INFRASTRUCTURE YIELD FUND		
FOCUS	FUM (\$M)¹	NO OF INVESTORS
Wholesale	57.0	36
<p>The principal activity of the Fund is the investment in equity and quasi-equity/mezzanine debt of Australian unlisted property related infrastructure assets, predominantly semi-mature and mature assets.</p>		

INVESTMENT MANAGEMENT / LISTED

MIRVAC INDUSTRIAL TRUST

FOCUS	FUM (\$M) ^{3,4}	NO OF INVESTORS
Retail	230.5	1,753

Mirvac Industrial Trust ("MIX") is an ASX listed property Trust. The portfolio consists entirely of industrial assets leased to a diverse range of quality tenants in and around the Greater Chicago region. Details of MIX's investment portfolio are available from the Trust's website www.mirvac.com/investmentmanagement/mix.

INVESTMENT MANAGEMENT / UNLISTED

MIRVAC DEVELOPMENT FUNDS - SEASCAPES & MEADOW SPRINGS

FOCUS	FUM (\$M) ¹	NO OF INVESTORS
Retail	49.9	437

At 30 June 2012, Mirvac Investment Management had two active unlisted funds.

Details of the unlisted fund portfolio are available from www.mirvacinvestmentmanagement.com.

INVESTMENT MANAGEMENT / JV INTERNATIONAL

QUADRANT REAL ESTATE ADVISORS

FOCUS	FUM (\$M) ^{5,6}
Wholesale funds	115.7
Mandates	6,087.8

Quadrant Real Estate Advisors, LLC has offices in the United States (Atlanta, Georgia) and in Sydney. Quadrant provides institutional investors a full range of commercial real estate advisory services across the public and private, debt and equity sectors.

As at 30 June 2012, Quadrant has approximately A\$6.2 billion⁵ of commercial and multi-family real estate assets under management.

1) SUBJECT TO FINAL AUDIT AND BOARD APPROVAL.

2) THE FUM NUMBER REPRESENTS CONTRIBUTED EQUITY.

3) AS AT 31 DECEMBER 2011.

4) FOR FURTHER INFORMATION REFER TO THE ASX ANNOUNCEMENTS MADE DURING THE YEAR.

5) BEFORE ADJUSTING FOR JOINT VENTURE INTERESTS.

6) AUD/USD JUNE 2012 MONTH END RATE OF 1.0191.

Development

by mirvac

\$10,637,386,484

**RESIDENTIAL
DEVELOPMENT
29,787 LOTS**

Artist Impression of Harold Park, Glebe, NSW

Mirvac is one of the leading brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market. For over 40 years, Mirvac has produced some of Australia's most renowned residential projects including Walsh Bay in Sydney, NSW; Ephraim Island on the Gold Coast, QLD; Yarra's Edge, VIC; and The Peninsula at Burswood in Perth, WA.

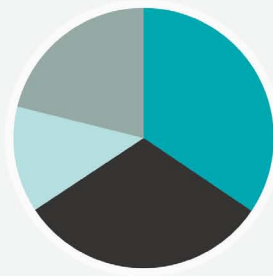
Development

Overview ▼

Residential Pipeline

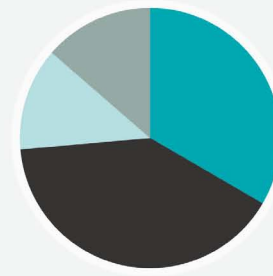
FORECAST REVENUE
\$10.6 BILLION

NSW	34.5%
VIC	31.2%
WA	13.2%
QLD	21.1%



LOTS UNDER CONTROL
29,787 LOTS

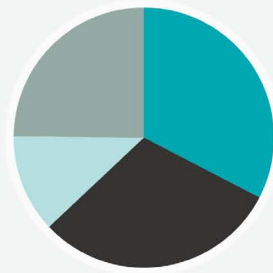
NSW	32.6%
VIC	41.4%
WA	13.0%
QLD	13.3%



Residential Forecast Revenue

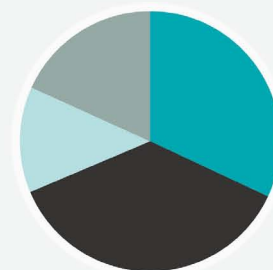
MIRVAC SHARE FORECAST REVENUE
\$8.4 BILLION

NSW	32.6%
VIC	30.4%
WA	12.2%
QLD	24.8%



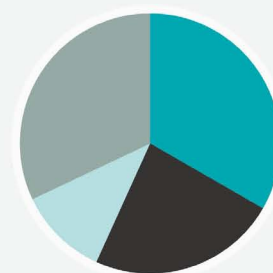
MASTERPLANNED COMMUNITIES
\$4.4 BILLION

NSW	32.0%
VIC	36.6%
WA	13.2%
QLD	18.2%



APARTMENTS
\$4.0 BILLION

NSW	33.3%
VIC	23.5%
WA	11.2%
QLD	32.0%



Development

New South Wales

MIRVAC SHARE FORECAST REVENUE \$2.7 BILLION

Masterplanned Communities 51.3%
Apartments 48.7%



LOTS UNDER CONTROL 9,714

Masterplanned Communities 82.4%
Apartments 17.6%



In Progress

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
The Royal	Jun 07	Newcastle	\$151.1m	167	167	156	154			\$277,500	\$4.5m			Apartments	100% Mirvac Limited
Stage 1A			\$78.8m	94	94	87	86	Apr 10	Oct 13	\$277,500	\$3.1m	mid 2007 - late 2013	100%		
Stage 1B			\$72.3m	73	73	69	68	Oct 10	Oct 13	\$345,679	\$4.5m	mid 2007 - late 2013	100%		
Rhodes Waterside MWRDP	Jan 07 ³	Rhodes	\$641.4m	933	933	833	701			\$350,000	\$1.5m			Apartments	100% MWRDP (Mircvac Limited 20% equity interest)
Completed Stages			\$401.8m	595	595	595	595	May 08	Jul 12	\$380,000	\$1.4m	late 2006 - mid 2012	100%		
Stage 5 Pinnacle			\$166.0m	231	231	131	0	Oct 13	Jun 14	\$420,000	\$1.5m	mid 2011 - late 2013	11%		
Stage 8 Elinya			\$73.6m	107	107	107	106	Jul 11	Jun 12	\$350,000	\$1.2m	mid 2010 - mid 2012	100%		
Endeavour 88	Apr 03	Coogee	\$216.1m	141	141	139	136			\$1.2m	\$1.9m			Houses	100% Mirvac Limited
Completed Stages			\$168.6m	112	112	112	112	Mar 11	Apr 12	\$1.2m	\$1.9m	late 2009 - early 2012	100%		
Stage 5			\$47.5m	29	29	27	24	Apr 12	Aug 12	\$1.4m	\$1.8m	mid 2011 - mid 2012	80%		
Chatswood, Era	Jun 08	Chatswood	\$289.3m	295	295	289	0	May 14	Apr 15	\$495,000	\$2.1m	early 2011 - late 2015	9%	Apartments	100% Mirvac Limited
Harold Park, Precinct 1	Dec 10 ⁴	Glebe	\$261.8m	296	296	175	0	May 14	Oct 14	\$495,000	\$1.7m	late 2012 - late 2014	0%	Mix of apartments and terraces	100% Mirvac Limited
Panorama	Jun 01	Glenfield	\$286.5m	784	548	522	468	Dec 05	Jun 15	\$239,000	\$1.7m	mid 2001 - mid 2015			100% Mirvac Limited
Completed Stages			\$100.6m	308	308	308	308	Dec 05	Jul 11	\$254,000	\$1.7m	mid 2001 - late 2011	100%	Mix of residential and retail lots	
Stage 1D			\$7.9m	22	0	0	0	Oct 12	Jan 14	\$275,000	\$415,000	mid 2001 - early 2014	1%	Residential lots and spec houses	
Stage 2A			\$55.5m	132	131	131	131	Jun 10	Dec 12	\$239,000	\$509,000	mid 2001 - late 2012	98%	Residential lots and spec houses	
Stage 2B			\$24.6m	64	62	54	29	Aug 11	Oct 12	\$245,000	\$509,000	mid 2001 - late 2012	100%	Residential lots and spec houses	
Stage 3A			\$35.8m	94	8	2	0	Nov 12	Apr 15	\$245,000	\$475,000	mid 2001 - mid 2015	1%	Residential lots and spec houses	
Stage 3B			\$33.2m	90	0	0	0	Sep 13	Jun 15	\$280,000	\$475,000	mid 2001 - mid 2015	1%	Residential lots and spec houses	
Stage 5			\$29.0m	74	39	27	0	Jul 12	Jan 14	\$285,000	\$500,000	mid 2011 - early 2014	60%	Residential lots and spec houses	
Newbury Estate	Dec 99	Stanhope Gardens	\$220.9m	1,759	1,738	1,733	1,720					mid 2000 - early 2014		Mix of residential and retail lots	PDA with Landcom
Completed Stages			\$190.1m	1,639	1,639	1,639	1,639	Jun 02	Apr 10	\$150,000	\$560,000	mid 2000 - early 2010	100%		
Stage 8			\$30.8m	120	99	94	81	Jun 11	Nov 13	\$307,000	\$525,000	early 2010 - early 2014	50%		
Gillieston	Jul 06	Gillieston	\$86.0m	403	200	168	150	Mar 08	Oct 17	\$135,000	\$447,500	early 2008 - late 2017	52%	Residential estate	100% Mirvac Limited

New South Wales

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDER YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Spring Farm	Jun 08	Spring Farm	\$121.3m	451	304	278	275			\$160,000	\$490,000	mid 2008 - late 2015			100% Mirvac Limited
Completed Stages			\$0.5m	1	1	1	1	Jun 10	Jun 10	\$450,000	\$450,000	mid 2008 - mid 2010	100%	Land lot	
Stage 1			\$37.8m	123	123	115	115	Oct 08	Nov 12	\$175,000	\$410,000	mid 2008 - early 2015	95%	Residential estate	
Stage 2A			\$15.4m	56	56	52	52	Nov 09	Oct 12	\$160,000	\$369,950	mid 2008 - early 2015	100%	Built form and land lots	
Stage 2B			\$15.0m	47	47	45	45	Sep 10	Aug 12	\$163,800	\$389,900	mid 2008 - early 2015	100%	Built form and land lots	
Stage 2C			\$9.1m	29	29	24	24	Apr 11	Oct 12	\$175,000	\$349,900	mid 2008 - early 2015	100%	Built form and land lots	
Stage 3			\$16.0m	72	34	27	24	Jun 12	Jun 13	\$165,000	\$419,000	mid 2008 - early 2015	100%	Built form and land lots	
Stage 4			\$19.7m	90	11	11	11	Jun 12	Aug 14	\$165,000	\$400,000	mid 2008 - late 2015	1%	Built form and land lots	
Stage 5			\$7.7m	33	3	3	3	Jun 12	Dec 14	\$165,000	\$365,000	mid 2008 - late 2015	1%	Built form and land lots	
Middleton Grange	Dec 10	Middleton Grange	\$156.0m	479	397	342	296			\$175,000	\$470,000	late 2010 - late 2013		Residential	100% Mirvac Limited
Completed Stages			\$14.0m	36	36	36	36	Dec 10	Apr 12	\$220,000	\$405,000	late 2010 - mid 2013	90%		
Stage 1A			\$6.3m	20	16	16	16	Jan 11	Jun 13	\$178,000	\$410,000	late 2010 - mid 2013	88%		
Stage 3			\$26.7m	67	67	66	66	Jan 11	Sep 12	\$175,000	\$466,000	late 2010 - mid 2013	90%		
Stage 4			\$46.2m	141	140	136	134	Jun 11	Oct 12	\$212,000	\$429,900	late 2010 - mid 2013	90%		
Stage 5			\$25.4m	83	76	71	44	Apr 12	Jan 13	\$242,000	\$470,000	late 2010 - mid 2013	80%		
Stage 6			\$37.5m	132	62	17	0	Aug 12	Oct 13	\$217,000	\$415,900	late 2010 - late 2013	55%		
Fletcher	Dec 07	Fletcher	\$44.8m	268	192	166	161	Nov 08	Oct 14	\$145,000	\$516,500	late 2007 - late 2014	78%	Residential estate	PDA with Kingston Fletcher
Elizabeth Hills	Sep 07	Elizabeth Hills	\$108.3m	374	201	125	108					early 2010 - early 2016		Residential estate	PDA with Landcom
Stage 1			\$25.7m	100	96	86	84	Mar 12	Oct 15	\$300,000	\$550,000	early 2010 - early 2016	100%		
Stage 2			\$30.6m	76	26	3	0	Jan 13	Jan 14	\$344,000	\$540,000	mid 2010 - early 2016	50%		
Stage 3			\$29.7m	117	79	36	24	Jun 12	Mar 13	\$235,000	\$410,000	mid 2010 - early 2016	95%		
Stage 4			\$22.2m	81	0	0	0	Mar 13	Dec 13	\$300,000	\$532,000	mid 2010 - early 2016	1%		
Elizabeth Point (Prev Hoxton Park)	Dec 10	Elizabeth Hills	\$13.6m	45	41	2	0	Nov 12	Jul 15	\$220,000	\$495,000	early 2010 - late 2015	10%	Land lots	100% Mirvac Limited
Googong	Dec 11	Googong	\$83.2m	337	222	174	0	May 13	Dec 13	\$175,000	\$595,000	late 2011 - late 2013	5%	Land	JV with CIC Australia Ltd

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.
 2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
 3) TRANSACTION DATE.
 4) DATE OPTION ENTERED INTO, SETTLEMENT OCCURRED JULY 2011.

Proposed

ALL PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDER YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
Harold Park	Dec 10 ¹	Inner West	\$837.5m	869	early 2013 - early 2018	Apartments and terraces	100% Mirvac Limited
Spring Farm	May 01	Spring Farm	\$5.3m	61	mid 2001 - mid 2012	Houses	JV with Cornish Group
Elizabeth Hills	Sep 07	Elizabeth Hills	\$73.0m	274	mid 2010 - early 2016	Residential estate	PDA with Landcom
Elizabeth Point (Prev Hoxton Park)	Dec 10	Elizabeth Hills	\$66.8m	202	early 2010 - early 2017	Land lots	100% Mirvac Limited
New Brighton Golf Course	Dec 10	New Brighton	\$117.4m	294	late 2010 - early 2018	Integrated housing	PDA with New Brighton Golf Club
Googong	Dec 11	Googong	\$1,662.0m	5,438	late 2011 - mid 2033	Land	JV with CIC Australia Ltd

1) DATE OPTION ENTERED INTO, SETTLEMENT OCCURRED JULY 2011.

New South Wales

New South Wales 

PROPERTY	LOCATION
THE ROYAL, 1-7 KING STREET	NEWCASTLE, NSW
RHODES WATERSIDE MWRDP, SHORELINE DRIVE	RHODES, NSW
ENDEAVOUR 88, MOVERLY ROAD	SOUTH COOGEE, NSW
CHATSWOOD ERA, 7 RAILWAY STREET	CHATSWOOD, NSW
HAROLD PARK, ROSS STREET	GLEBE, NSW
PANORAMA, 23 BODDINGTONS ROAD	GLENFIELD, NSW
NEWBURY ESTATE, OLD WINDSOR ROAD	STANHOPE GARDENS, NSW
GILLIESTON, SADDLER DRIVE (OFF CESSNOCK ROAD)	GILLIESTON HEIGHTS, NSW
SPRING FARM, 13 BELMONT AVENUE	SPRING FARM, NSW
FLETCHER, WATERSIDE DRIVE (OFF COUNTY DRIVE)	FLETCHER, NSW
MIDDLETON GRANGE, MIDDLETON DRIVE & TRUSCOTT AVENUE	MIDDLETON GRANGE, NSW
ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE	CECIL HILLS, NSW
GOOGONG, GOOGONG DAM ROAD	GOOGONG, NSW
ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE	ELIZABETH HILLS, NSW

THE ROYAL, 1-7 KING STREET NEWCASTLE, NSW



The Royal, Newcastle Beach, is located on the site of the former Royal Newcastle Hospital.

Mirvac developed the site in various stages which includes 3 buildings being the Nickson, Hannell and McCaffrey buildings. Nickson and Hannell were part of the first stage of the development and contain 94 apartments. The two buildings were designed by multi award-winning, Tzannes Associates.

The third building, McCaffrey, is a 16 storey building containing 73 apartments. The building includes a 4.5 star hotel which occupies the first 5 floors of the building. The site also includes 4 retail outlets, being a bar, cafe, day spa and restaurant.

Summary Information - In Progress

ACQUISITION DATE	JUN 07
LOCATION	NEWCASTLE
PROJECT VALUE (INCL. GST)	\$151.1M
TOTAL LOTS	167
PROJECT PERIOD (CALENDAR YEAR)	MID 2007 - LATE 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Stages 1A & 1B are complete. Marketing activity will continue until the remaining stock has sold. The site incorporating Stages 1C and 2 was sold and settled by 13 June 2012. Mirvac has entered into a put and call in relation to the Hotel. The Hotel sale has now settled.

RHODES WATERSIDE MWRDP, SHORELINE DRIVE RHODES, NSW



Rhodes Waterside is located in a fast growing area of Sydney on the Parramatta River adjacent to significant infrastructure including Rhodes railway station, Millennium Parklands, Sydney Olympic Park and Rhodes Shopping Centre. The completed Rhodes Waterside development will comprise 1,469 dwellings developed over 10 stages (933 lots to be developed by Mirvac; the remainder were developed by Walker prior to our acquisition of the site in January 2007).

Summary Information - In Progress

ACQUISITION DATE	JAN 07 ¹
LOCATION	RHODES
PROJECT VALUE (INCL. GST)	\$641.4M
TOTAL LOTS	933
PROJECT PERIOD (CALENDAR YEAR)	LATE 2006 - LATE 2013
OWNERSHIP STRUCTURE	100% MWRDP (Mircac Limited 20% equity interest)

Project Update

The final building of 231 apartments, Pinnacle, commenced construction late in 2011 and completion is currently forecast for the end of 2013.

1. TRANSACTION DATE

ENDEAVOUR 88, MOVERLY ROAD SOUTH COOGEE, NSW



Endeavour House is a 6.74ha site located on Moverly Road, South Coogee, between Maroubra and Coogee Beaches. Mirvac acquired the land in April 2003 under a five year lease back to the Department of Defence with the intention to develop the land as an integrated housing estate. The Masterplan features a central park with 141 lots comprising of attached and detached homes.

Summary Information - In Progress

ACQUISITION DATE	APR 03
LOCATION	SOUTH COOGEE
PROJECT VALUE (INCL. GST)	\$216.1M
TOTAL LOTS	141
PROJECT PERIOD (CALENDAR YEAR)	LATE 2009 - MID 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Construction of Stages 4 and 5 completed. Final settlements to be complete in the coming months.

CHATSWOOD ERA, 7 RAILWAY STREET CHATSWOOD, NSW



ERA is the final building within the extensive Pacific Place mixed-use development in Chatswood. The development is a 42 storey building containing: 295 apartments, 4,900 sqm of office space, 7 basement levels and landscaped public and private open space.

Summary Information - In Progress

ACQUISITION DATE	JUN 08
LOCATION	CHATSWOOD
PROJECT VALUE (INCL. GST)	\$289.3M
TOTAL LOTS	295
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2011 - LATE 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Excavation is complete and the southern basement structure is progressing well with B7 to B1 concrete slab complete. Practical Completion is expected in mid 2014.

HAROLD PARK, ROSS STREET GLEBE, NSW



The Site is located in the inner western suburbs approximately 2.5 kilometres from the Sydney CBD and is surrounded by the suburbs of Glebe, Annandale and Forest Lodge. The location is one of the sites key attributes as it has close proximity to:

- > The light rail system (Jubilee Station is connected to the site)
- > Major bus routes direct to the city that pass the site
- > Sydney Harbour
- > Two of Sydney's largest universities - The University of Sydney and The University of Technology

Summary Information - In Progress

ACQUISITION DATE	DEC 10 ¹
LOCATION	GLEBE
PROJECT VALUE (INCL. GST)	\$261.8M
TOTAL LOTS	296
PROJECT PERIOD (CALENDAR YEAR)	LATE 2012 - LATE 2014
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Mirvac's proposed scheme incorporates approximately 1,250 medium density dwellings, adaptive re-use of the former Rozelle Tram Depot, and will include the dedication of 3.8 hectares of public open space to the City of Sydney Council.

Development of the site is scheduled to commence in 2012, with settlements forecast from financial year 2014.

1. DATE OPTION ENTERED INTO, SETTLEMENT OCCURRED JULY 2011.

PANORAMA, 23 BODDINGTONS ROAD GLENFIELD, NSW



Panorama is located west of Liverpool and south of Casula within a minutes drive of the M7/M5 intersection and Glenfield railway station.

The site is bordered to the south by Hurstville Agricultural High School, Campbelltown Road and Glenfield Road and sits within the Campbelltown City Council Glenfield Road Area DCP (total approx 1,100 lots).

Summary Information - In Progress

ACQUISITION DATE	JUN 01
LOCATION	GLENFIELD
PROJECT VALUE (INCL. GST)	\$286.5M
TOTAL LOTS	784
PROJECT PERIOD (CALENDAR YEAR)	MID 2001 - MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Civil works are complete for all stages within Panorama (Stage 1) and Vista (Stage 2). The house construction in these two stages is ongoing with settlements anticipated in FY13. The first sections of Parkside (Stage 3) have been designed and are with Council for approval. Subdivision construction is anticipated to begin late 2012.

NEWBURY ESTATE, OLD WINDSOR ROAD STANHOPE GARDENS, NSW



Newbury Estate is a 156ha masterplanned community title estate complete with 3 proposed schools, playing fields and a local Retail District. It is situated at Stanhope Gardens within Blacktown City Council. The Estate is made up of dwellings in seven separate community title subdivisions each having their own community facility comprising a clubhouse, tennis court, pool, spa and BBQ.

Summary Information - In Progress

ACQUISITION DATE	DEC 99
LOCATION	STANHOPE GARDENS
PROJECT VALUE (INCL. GST)	\$220.9M
TOTAL LOTS	1,759
PROJECT PERIOD (CALENDAR YEAR)	MID 2000 - EARLY 2014
OWNERSHIP STRUCTURE	PDA WITH LANDCOM

Project Update

All land and houses in neighbourhoods 1-7 are settled. Civil works for the final stage (Stanhope Court) commenced in February 2012 and the DA for the 37 homes was lodged in December 2011 with construction forecast to commence August 2012.

GILLIESTON, SADDLER DRIVE (OFF CESSNOCK ROAD)

GILLIESTON HEIGHTS, NSW



Gillieston Heights is located 3km south of Maitland and approximately 1.5 hours north of Sydney. The project received Development Approval from Maitland City Council. The residential lots are to be developed over 10 stages.

Lots currently vary in size from 450sqm to over 1,200sqm with the average lot size being 650m². The entire estate is over 70ha.

Summary Information - In Progress

ACQUISITION DATE	JUL 06
LOCATION	GILLIESTON
PROJECT VALUE (INCL. GST)	\$86.0M
TOTAL LOTS	403
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2008 - LATE 2017
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Civil works for stages 1 - 5 are complete. Stage 6 works are expected to start in 2013.

SPRING FARM, 13 BELMONT AVENUE

SPRING FARM, NSW



Spring Farm is located within the Camden LGA in Sydney's south west, approximately 65km from the Sydney CBD. The project incorporates residential lots and packaged housing, over 5 stages. The development also includes the retention of existing ecology and a park.

Summary Information - In Progress

ACQUISITION DATE	JUN 08
LOCATION	SPRING FARM
PROJECT VALUE (INCL. GST)	\$121.3M
TOTAL LOTS	451
PROJECT PERIOD (CALENDAR YEAR)	MID 2008 - LATE 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Stages 1, 2 and 3 have been released for sale to the market, and settlements for Stage 3 have commenced and will continue through 2012. Works on the park have commenced and will continue through 2012.

FLETCHER, WATERSIDE DRIVE (OFF COUNTY DRIVE)

FLETCHER, NSW



Fletcher is located 15km west of the Newcastle CBD and approximately 1.5 hours north of Sydney. The project has Development Approval from Newcastle City Council. The residential lots are to be developed over 9 stages. Lots vary in size from 470sqm to over 2,000sqm with the average lot size being 790sqm. The entire estate is over 60ha.

Summary Information - In Progress

ACQUISITION DATE	DEC 07
LOCATION	FLETCHER
PROJECT VALUE (INCL. GST)	\$44.8M
TOTAL LOTS	268
PROJECT PERIOD (CALENDAR DAYS)	LATE 2007 - LATE 2014
OWNERSHIP STRUCTURE	PDA WITH KINGSTON FLETCHER

Project Update

Civil works for stages 1-5 are complete. Stage 6 works are expected to finish in the first half of FY13.

MIDDLETON GRANGE, MIDDLETON DRIVE & TRUSCOTT AVENUE

MIDDLETON GRANGE, NSW



Middleton Grange forms a part of the southern Hoxton Park release area, and is situated between the M7 motorway and the western Sydney parklands. The site is surrounded by large land holdings that are currently undergoing development.

The site is located on the western side of the M7 motorway and is approximately 50km drive from the Sydney CBD and 10km from the Liverpool CBD (the closest regional centre). Middleton Grange is a community title masterplanned development comprising of 732 lots, two Council parks along with two community facilities delivered over 7 stages.

Mirvac is building both spec and packaged homes, along with three other pre-selected builders which include Casaview Homes, Firststyle Homes and Lily Homes.

Summary Information - In Progress

ACQUISITION DATE	DEC 10
LOCATION	MIDDLETON GRANGE
PROJECT VALUE (INCL. GST)	\$156.0M
TOTAL LOTS	479
PROJECT PERIOD (CALENDAR YEAR)	LATE 2010 - LATE 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Civil works for Stages 1-5 are complete, Stage 6 is expected to be completed in July/August 2012.

Speculative construction update: Stages 1-4 (190 homes) have been completed; Stages 5 (23 homes) commenced April 2012 with completion expected in October 2012.

Stage 6 (25 homes) Development Approval expected to be lodged in July/August 2012.

ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE CECIL HILLS, NSW



Elizabeth Hills is located on the eastern side of the M7 motorway adjacent to the established suburb of Cecil Hills, a highly desirable neighbourhood 10 minutes from the Liverpool CBD. The 56ha estate is being developed under a PDA with Landcom creating a masterplanned community to be delivered in 6 stages with a diverse range of lot sizes and medium density product.

Summary Information - In Progress

ACQUISITION DATE	SEP 07
LOCATION	ELIZABETH HILLS
PROJECT VALUE (INCL. GST)	\$108.3M
TOTAL LOTS	374
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2010 - EARLY 2016
OWNERSHIP STRUCTURE	PDA WITH LANDCOM

Project Update

Stage 1 and 3 are complete and sales continue to be strong. Stage 2 speculative homes have been released off the plan and civil works have commenced. Stage 4 is due to commence civil works in July 2012. Stages 5 and 6 have development consent approved.

GOOGONG, GOOGONG DAM ROAD

GOOGONG, NSW



Googong is a new township located on former grazing land on the NSW/ACT border, just 16km southeast of Parliament House in Canberra, and 8km south of Queanbeyan.

It will be developed on an undulating 780ha site over 20 to 25 years, and will eventually be home to some 16,000 people. As a completely new, self-contained township, Googong will provide housing choice, community facilities, shops, schools, recreational and employment opportunities.

Over 23 per cent of the site will be dedicated as open space for parklands and playing fields.

Summary Information - In Progress

ACQUISITION DATE	DEC 11
LOCATION	GOOGONG
PROJECT VALUE (INCL. GST)	\$83.2M
TOTAL LOTS	337
PROJECT PERIOD (CALENDAR YEAR)	LATE 2011 - LATE 2013
OWNERSHIP STRUCTURE	JV WITH CIC AUSTRALIA LTD

Project Update

The project launched in February 2012 saw over 1,000 people attend the Googong sales and information seminar. The Group has 176 exchanged contracts with the Googong Builder Expo in August 2012 being the next major marketing milestone. Bulk earthworks commencing on site with major works due to commence September 2012. Major services infrastructure close to construction approval and Development Approvals for Stages 3-6 are under preparation for submission in September and October 2012.

ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE

ELIZABETH HILLS, NSW



Elizabeth Point is located on the eastern side of the M7 motorway to the south of the Elizabeth Hills development and north of the recently completed Mirvac Hoxton Park industrial development.

Summary Information - In Progress

ACQUISITION DATE	DEC 10
LOCATION	ELIZABETH HILLS
PROJECT VALUE (INCL. GST)	\$13.6M
TOTAL LOTS	45
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2010 - LATE 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Stage 1 civil works commenced in mid June 2012. Stage 2 & 3 have Development Approvals and the Stage 4 Development Approval is with local council for approval. Rezoning to facilitate Stage 5 is with Department of Planning for review.

Development

Queensland

MIRVAC SHARE FORECAST REVENUE \$2.1 BILLION

Masterplanned Communities 38.4%
Apartments 61.6%



LOTS UNDER CONTROL 3,958

Masterplanned Communities 63.7%
Apartments 36.3%



In Progress

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Mossvale on Manly MWRDP	Jun 07 ³	Wakerley	\$117.3m	180	132	116	114					late 2007 - early 2014		Houses and vacant land	100% MWRDP (Mirvac Limited 20% equity interest)
Completed			\$26.0m	39	39	39	39	Oct 08	Jan 10	\$621,000	\$750,000	late 2007 - early 2010	100%		
Stage 00			\$91.3m	141	93	77	75	Feb 10	Jan 14	\$330,000	\$773,000	early 2009 - early 2014	75%		
Ephraim Island	Nov 01	Paradise Point	\$517.9m	383	382	345	345					mid 2003 - early 2015			50% Mirvac Limited 50% Lewis Land Group of Companies
Completed			\$185.0m	101	101	101	101	Apr 06	Feb 10	\$756,000	\$5.0m	mid 2004 - early 2010	100%	Apartments, villas, land and marina berths	
Stage 1			\$140.2m	136	135	135	135	Jun 05	Jun 14	\$525,000	\$2.8m	mid 2003 - mid 2014	100%	Apartments and marina berths	
Stage 3			\$122.2m	85	85	75	75	Dec 06	Apr 13	\$495,000	\$3.4m	mid 2005 - early 2013	100%	Apartments, houses and marina berths	
Stage 4B			\$70.6m	61	61	34	34	Apr 08	Apr 15	\$495,000	\$4.8m	mid 2006 - early 2015	100%	Apartments and marina berths	
The Sanctuary on Moggill	Sep 04	Moggill	\$83.8m	289	287	256	256					mid 2006 - mid 2013			100% Mirvac Limited
Completed Stages			\$68.1m	228	228	228	228	Mar 07	Apr 12	\$175,000	\$595,000	mid 2006 - early 2012	100%	Houses and land	
Stage 2B			\$15.7m	61	59	28	28	Feb 12	Jun 13	\$235,000	\$290,000	early 2011 - mid 2013	100%	Land	
Tennyson Reach	Aug 05	Tennyson	\$280.0m	207	207	165	165					mid 2007 - early 2016			100% Mirvac Limited
Softstone and Lushington			\$188.2m	115	115	111	111	May 09	Jul 13	\$895,000	\$4.9m	mid 2007 - mid 2013	100%	Apartments	
Farringford			\$91.8m	92	92	54	54	Mar 10	Apr 16	\$575,000	\$5.3m	late 2007 - early 2016	100%	Apartments	
Brookwater	May 06	Springfield	\$27.8m	57	41	24	23					late 2007 - late 2013		Townhouses	100% Mirvac Limited
Completed			\$11.8m	23	23	23	23	Jul 09	Jun 12	\$399,000	\$725,000	late 2007 - mid 2012	100%		
Stage 2			\$16.0m	34	18	1	0	Jul 12	Nov 13	\$375,000	\$560,000	mid 2010 - late 2013	43%		
Mariner's Peninsula	Jun 06 ³	Townsville	\$25.9m	19	17	11	10					mid 2006 - early 2014			100% Mirvac Limited
Completed Stages			\$10.1m	4	4	4	4	Jun 09	May 10	\$2.3m	\$2.6m	mid 2006 - mid 2010	100%	Houses	
The Point			\$15.8m	15	13	7	6	Apr 12	Feb 14	\$1.0m	\$1.2m	mid 2011 - early 2014	100%	Vacant Land	

Development Queensland

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDER YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Gainsborough Greens	Oct 06	Pimpama	\$64.2m	253	228	123	74					late 2006 - mid 2015		Vacant land and houses	100% Mirvac Limited
Precinct 2 - Terrace Green			\$32.1m	119	109	73	36	Dec 10	Jun 15	\$170,000	\$630,000	late 2006 - mid 2015	100%		
Precinct 6.1 - Green Park			\$11.0m	46	34	11	4	Feb 12	Jun 14	\$219,000	\$259,000	early 2011 - mid 2014	100%		
Precinct 6.2 - Green Park			\$21.2m	88	85	39	34	Jan 12	Aug 14	\$188,000	\$350,000	early 2011 - mid 2014	100%		
Joyner	Jan 10	Joyner	\$11.0m	32	32	32	32	Feb 10	Apr 12	\$320,000	\$530,000	early 2010 - early 2012	100%	Vacant land & completed house	100% Mirvac Limited
Waterfront, Part Precinct	Apr 08	Newstead	\$104.9m	102	102	41	37	May 12	Nov 13	\$450,000	\$2.4m	mid 2010 - late 2013	100%	Apartments	100% Mirvac Limited
Waterfront MWRDP, Pier Precinct	Jun 08 ³	Newstead	\$330.1m	99	99	53	53	Mar 11	Dec 15	\$2.0m	\$14.3m	mid 2008 - late 2015	100%	Apartments	100% MWRDP (Mircvac Limited 20% equity interest)
Hope Island	Jan 07	Hope Island	\$32.1m	67	67	67	67	Jan 07	Dec 09	\$530,000	\$8.6m	early 2007 - late 2009	100%	Vacant land	100% Mirvac Limited

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.


2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.

3) TRANSACTION DATE.

Proposed

ALL PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDER YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
The Sanctuary on Moggill	Sep 04	Moggill	\$18.0m	68	late 2012 - early 2015	Land	100% Mirvac Limited
Waterfront	Apr 08	Newstead	\$843.7m	591	mid 2014 - early 2024	Apartments	100% Mirvac Limited
Brookwater	May 06	Springfield	\$85.0m	129	early 2013 - early 2017	Townhouses and houses	100% Mirvac Limited
Mariner's Peninsula	Jun 06	Townsville	\$83.2m	71	mid 2014 - early 2017	Apartments	100% Mirvac Limited
Gainsborough Greens	Oct 06	Pimpama	\$649.0m	1,953	mid 2012 - mid 2021	Vacant land	100% Mirvac Limited
Hope Island	Jan 07	Hope Island	\$28.4m	52	early 2013 - late 2014	Vacant land	100% Mirvac Limited
Foreshore Hamilton	Jun 10	Hamilton	\$322.1m	582	late 2015 - early 2020	Apartments	100% Mirvac Limited

Queensland

Queensland 

PROPERTY	LOCATION
MOSSVALE ON MANLY, MWRDP, KATHERINE STREET	WAKERLEY, QLD
EPHRAIM ISLAND	PARADISE POINT, QLD
THE SANCTUARY ON MOGGILL, 4 SANCTUARY WAY	MOGGILL, QLD
TENNYSON REACH, 173 KING ARTHUR TERRACE	TENNYSON, QLD
BROOKWATER, MELALEUCA DRIVE	BROOKWATER, QLD
MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD	TOWNSVILLE, QLD
GAINSBOROUGH GREENS	PIMPAMA, QLD
JOYNER, AMANDA JUNE CLOSE	JOYNER, QLD
WATERFRONT, PARK PRECINCT, CUNNINGHAM STREET	NEWSTEAD, QLD
WATERFRONT, PIER PRECINCT, MWRDP, 1 NEWSTEAD TERRACE	NEWSTEAD, QLD

**MOSSVALE ON MANLY. MWRDP,
KATHERINE STREET
WAKERLEY, QLD**



Mossvale on Manly is a 503 lot residential subdivision consisting primarily of Mirvac built spec homes on traditional allotments. The project includes over 10ha of parklands with recreational facilities and tranquil waterways for residents of the estate. Mossvale on Manly is centrally located in Wakerley near shops, schools and recreational facilities and is approximately 14km east of the Brisbane CBD and 5km from Moreton Bay. MWRDP purchased Stage 9 and 10 (180 lots) from Mirvac in 2007.

Summary Information - In Progress

ACQUISITION DATE	JUN 07
LOCATION	WAKERLEY
PROJECT VALUE (INCL. GST)	\$117.3M
TOTAL LOTS	180
PROJECT PERIOD (CALENDAR YEAR)	LATE 2007 - EARLY 2014
OWNERSHIP STRUCTURE	100% MWRDP (Mircac Limited 20% equity interest)

Project Update

The final stage of the development comprising 130 spec homes and 11 land only lots is underway. 75 lots have settled as at June 2012. The balance of 66 lots are to be constructed and sold progressively over the next 18 months.

EPHRAIM ISLAND

PARADISE POINT, QLD



Ephraim Island is a 9.6ha freehold title island located 15 minutes north of Surfers Paradise and immediately south of Sovereign Islands on Broadwater, Gold Coast, Queensland. Developed in four stages, Ephraim Island comprises 383 residential dwellings across five designated precincts. The complex includes a restaurant, well-being centre, lap pool, spa, gym and day-spa facility. The island also has 115 private marina berths.

Summary Information - In Progress

ACQUISITION DATE	NOV 01
LOCATION	PARADISE POINT
PROJECT VALUE (INCL. GST)	\$518.0M
TOTAL LOTS	383
PROJECT PERIOD (CALENDAR YEAR)	MID 2003 - EARLY 2015
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED, 50% LEWIS LAND GROUP OF COMPANIES

Project Update

Construction of the final stage on Ephraim Island was completed in April 2008. The Promontory Precinct was recently sold out, with the last remaining house settling in December 2011. 37 lots remain for sale as at 30 June 2012.

THE SANCTUARY ON MOGGILL, 4 SANCTUARY WAY MOGGILL, QLD



The Sanctuary on Moggiil is a land only residential development located 18km west of the Brisbane CBD. The estate has a large park and cricket oval at its heart and is surrounded by semi rural properties and natural bushland while remaining in close proximity to amenities such as local schools, sporting facilities and shopping centres.

Summary Information - In Progress

ACQUISITION DATE	SEP 04
LOCATION	MOGGILL
PROJECT VALUE (INCL. GST)	\$83.8M
TOTAL LOTS	289
PROJECT PERIOD (CALENDAR YEAR)	MID 2006 - MID 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

This development is comprised of six stages, four of which are now complete. Title registration has been achieved in the current stage and approximately half of the 61 lots have now settled. The final stage will consist of 68 lots with market release anticipated for late 2012 with settlements expected to commence in mid 2013.

TENNYSON REACH, 173 KING ARTHUR TERRACE

TENNYSON, QLD



Tennyson Reach is located on the north-facing riverfront land, approximately 8km from the Brisbane CBD. The Queensland Tennis Centre occupies the southern half of the site with Tennyson Reach on the riverfront.

The development comprises 207 apartments over three buildings up to 11 storeys.

As a result of the Brisbane flood in January 2011, Mirvac made the decision to sell the balance undeveloped land parcels to the Brisbane City Council as Parkland. The sale to council settled in June 2011 and Mirvac has commenced parkland construction works.

Summary Information - In Progress

ACQUISITION DATE	AUG 05
LOCATION	TENNYSON
PROJECT VALUE (INCL. GST)	\$280.0M
TOTAL LOTS	207
PROJECT PERIOD (CALENDAR YEAR)	MID 2007 - EARLY 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Stage 1 comprises 115 apartments and was released in June 2007.

Construction was completed in April 2009 with settlements commencing from May 2009. 111 apartments have settled to date and there are four apartments available for sale.

Stage 2 comprises 92 apartments and was released in December 2007.

Construction was completed in January 2010 and settlements commenced from March 2010. 54 lots have settled to date, and 38 apartments remain for sale.

BROOKWATER, MELALEUCA DRIVE

BROOKWATER, QLD



Located 24km south west of the Brisbane CBD and 15 minutes from Ipswich, The Greater Springfield region has been identified by the State Government as a key growth corridor. Fairways Brookwater brings Mirvac's signature quality to this dynamic corner of south east Queensland. Nestled amongst the native bushland and surrounded by the Greg Norman designed Brookwater Golf Course, Fairways will deliver contemporary architect designed dwellings.

Summary Information - In Progress

ACQUISITION DATE	MAY 06
LOCATION	SPRINGFIELD
PROJECT VALUE (INCL. GST)	\$27.8M
TOTAL LOTS	57
PROJECT PERIOD (CALENDAR YEAR)	LATE 2007 - LATE 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

All 23 lots within the first stage of Fairways have now settled and construction is nearing completion for the first dwellings in stage 2 (34 lots). The remaining stages will be developed progressively until completion of the project in mid 2017.

MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD TOWNSVILLE, QLD



Mirvac purchased the Mariner's Peninsula site in 2006. The site is located on "The Strand" in Townsville and enjoys 270 degree views across the adjacent marina and Cleveland Bay. The development comprises beachfront houses, land and apartments.

Summary Information - In Progress

ACQUISITION DATE	JUN 06
LOCATION	TOWNSVILLE
PROJECT VALUE (INCL. GST)	\$25.9M
TOTAL LOTS	19
PROJECT PERIOD (CALENDAR YEAR)	MID 2006 - EARLY 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

The Point apartments comprising 71 lots and The Point land comprising 15 lots were released off the plan in October 2010. The Point Land lots commenced settling in May 2012 with six lots settled by June 2012. Marketing continues on the balance land lots, and pre-sales continue at The Point apartments.

GAINSBOROUGH GREENS

PIMPAMA, QLD



Gainsborough Greens is a large scale masterplanned community located in one of the fastest growing corridors in Australia, only 50km from the Brisbane CBD and 30km from Surfers Paradise.

Summary Information - In Progress

ACQUISITION DATE	OCT 06
LOCATION	PIMPAMA
PROJECT VALUE (INCL. GST)	\$64.3M
TOTAL LOTS	253
PROJECT PERIOD (CALENDAR YEAR)	MID 2006 - MID 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

The first stage (Terrace Green) within the Body Corporate (119 lots) was released in September 2010. Settlements commenced from December 2010 with 73 lots under contract and 36 lots settling. The first stage outside Body Corporate (Green Park) was released (134 lots) to the market in September 2011. Settlements commenced from February 2012 with 50 lots under contract and 38 lots settling. The golf course within the development continues to operate under management external to Mirvac.

JOYNER, AMANDA JUNE CLOSE

JOYNER, QLD



A small rural residential land subdivision located in the suburb of Joyner, 22km north of the Brisbane CBD.

Summary Information - In Progress

ACQUISITION DATE	JAN 10
LOCATION	JOYNER
PROJECT VALUE (INCL. GST)	\$11.0M
TOTAL LOTS	32
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2010 - EARLY 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Project complete with the final settlement occurring in April 2012.

WATERFRONT, PARK PRECINCT, CUNNINGHAM STREET NEWSTEAD, QLD



Waterfront, Newstead, is a premium residential, retail and parkland development, located on a prime 10.5ha, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD and 8km from Brisbane airport.

Summary Information - In Progress

ACQUISITION DATE	APR 08
LOCATION	NEWSTEAD
PROJECT VALUE (INCL. GST)	\$104.9M
TOTAL LOTS	102
PROJECT PERIOD (CALENDAR YEAR)	MID 2010 - LATE 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Stage 2, is an 8-16 storey building comprising 102, 1, 2 and 3 bedroom apartments and 400 sqm of retail space on the ground floor. Park has an eastern aspect overlooking the parklands and represents the entry price point for Waterfront, with prices starting just under \$500,000. The target market is both investors and owner occupiers. Park was released in March 2010 and there have been 41 apartments sold to date. Construction was completed in May 2012. 37 lots have settled to date, 4 lots are under contract and 61 lots remain for sale.

WATERFRONT, PIER PRECINCT, MWRDP, 1 NEWSTEAD TERRACE NEWSTEAD, QLD



Waterfront, Newstead, is a premium residential, retail and parkland development, located on a prime 10.5ha, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD and 8km from Brisbane Airport.

Summary Information - In Progress

ACQUISITION DATE	JUN 08
LOCATION	NEWSTEAD
PROJECT VALUE (INCL. GST)	\$330.1M
TOTAL LOTS	99
PROJECT PERIOD (CALENDAR YEAR)	MID 2008 - LATE 2015
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Stage 1 comprises 99 luxury 3 and 4 bedroom and penthouse apartments across two buildings. The Pier buildings are located with a north-west aspect fronting the Brisbane River and represent the most prestigious apartments to be offered at Waterfront. The size of the apartments range from 180 sqm to 380 sqm (net) with the Grand Penthouse over 500 sqm. Construction was completed in March 2011. 53 apartments have settled to date with 46 lots remaining for sale. 1 lot is under conditional contract.

Development

Victoria ▼

MIRVAC SHARE FORECAST REVENUE \$2.6 BILLION

Masterplanned Communities 63.2%
Apartments 36.8%



LOTS UNDER CONTROL 12,232

Masterplanned Communities 92.3%
Apartments 7.7%



In Progress

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDER YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Waverley Park	Dec 01³	Mulgrave	\$628.2m	1,158	1,041	1,028	981					mid 2002 - mid 2016		Houses and land	100% Mirvac Limited
Completed Stages			\$294.2m	623	623	623	623	Nov 03	Apr 10	\$225,000	\$945,000	mid 2002 - mid 2010	100%		
Stage 05			\$81.8m	118	114	114	114	Oct 09	Sep 15	\$475,000	\$1.1m	late 2008 - late 2015	100%		
Stage 06			\$35.9m	52	25	25	25	May 11	Sep 16	\$495,000	\$875,000	mid 2010 - late 2016	50%		
Stage 07			\$46.2m	93	54	54	54	Apr 08	Jun 16	\$370,000	\$720,000	late 2007 - mid 2016	60%		
Stage 08			\$67.1m	108	61	54	12	Jun 12	Nov 13	\$513,000	\$950,000	late 2011 - early 2014	20%		
Stage 10			\$74.1m	123	123	122	119	Jun 11	Jun 12	\$500,000	\$875,000	late 2010 - late 2012	95%		
Stage 12			\$28.9m	41	41	36	34	Jun 12	Jul 12	\$555,000	\$1.1m	early 2011 - late 2012	95%		
Yarra 's Edge	Mar 04	Docklands	\$649.0m	637	637	399	154					early 2004 - late 2015			100% Mirvac Limited
Marina			\$19.3m	149	149	100	99	Mar 08	Jun 15	\$120,000	\$225,000	early 2004 - mid 2015	100%	Marina berths	
Array			\$218.0m	205	205	54	0	Jun 15	Oct 15	\$520,000	\$7.0m	early 2012 - late 2015	0%	Luxury highrise apartments	
Yarra Point			\$192.1m	201	201	167	0	Apr 13	Mar 14	\$500,000	\$2.4m	mid 2008 - early 2014	65%	Luxury highrise apartments	
River Homes			\$219.5m	82	82	78	55	May 10	Feb 14	\$855,000	\$7.0m	early 2007 - early 2014	98%	Luxury houses including marina berths	
Argyle at Waterways MWRDP	Apr 06³	Braeside	\$81.7m	145	145	145	145	Oct 08	Feb 12	\$420,000	\$850,000	mid 2007 - early 2012	100%	Houses	100% MWRDP (Mircac Limited 20% equity interest)
Laureate	Jul 07	Albert Park	\$95.2m	46	46	45	45	Apr 11	Aug 12	\$1.4m	\$3.2m	mid 2007 - mid 2012	100%	Inner-city townhouse	100% Mirvac Limited
Harcrest MWRDP	Feb 08³	Wantirna South	\$141.1m	285	230	193	163					late 2010 - late 2014		Houses and land	100% MWRDP (Mircac Limited 20% equity interest)
Stage 1			\$55.8m	104	85	79	76	Jun 11	Oct 14	\$325,000	\$950,000	late 2010 - late 2014	75%		
Stage 2			\$36.9m	83	76	71	56	Oct 11	Dec 12	\$310,000	\$610,000	late 2010 - late 2012	80%		
Stage 3			\$48.6m	98	69	43	31	Apr 12	Aug 13	\$340,000	\$600,000	early 2012 - mid 2013	10%		

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.

2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.

3) TRANSACTION DATE.


Development

Victoria

ALL PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDER YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
Waverley Park	Dec 01 ¹⁾	Mulgrave	\$90m	149	mid 2013 - mid 2016	Integrated housing	100% Mirvac Limited
Yarra's Edge	Jun 13	Docklands	\$624m	541	mid 2016 - early 2019	Apartments	100% Mirvac Limited
Rockbank	Nov 06	Rockbank	\$1,057m	5,780	late 2006 - mid 2032	Land subdivision	50% Mirvac Limited 50% Jayaland Corporation
Harcrest MWRDP	Feb 08 ¹⁾	Wantirna South	\$316m	579	early 2012 - early 2018	Houses and Land	100% MWRDP (Mircvac Limited 20% equity interest)
Smith's Lane	Nov 11	Clyde North	\$459m	2,105	late 2011 - late 2026	Land subdivision	100% Mirvac Limited
Donnybrook Road	Jun 12	Donnybrook	\$417m	2,295	mid 2012 - mid 2030	Land subdivision	100% Mirvac Limited

1) TRANSACTION DATE.

Victoria

Victoria 

PROPERTY	LOCATION
WAVERLEY PARK, GOODISON COURT	MULGRAVE, VIC
YARRA'S EDGE, LORIMER STREET	DOCKLANDS, VIC
LAUREATE, 25 DANKS STREET	ALBERT PARK, VIC
HARCREST MWRDP, CNR OF HARCREST BLVD & APPLIEDALE WAY	WANTIRNA SOUTH, VIC
ARGYLE AT WATERWAYS MWRDP, CNR OF LAKE KING CIRCLE & ASHBURG DRIVE	WATERWAYS, VIC

WAVERLEY PARK, GOODISON COURT MULGRAVE, VIC



Waverley Park is a masterplanned community located in the south eastern suburb of Mulgrave, approximately 23km from the Melbourne CBD. The site was previously an Australian Rules Football venue. The oval and a portion of the stadium have been retained and converted into a retail precinct, now home to the Hawthorn Football Club. The site is over 80ha.

Summary Information - In Progress

ACQUISITION DATE	DEC 01 ¹
LOCATION	MULGRAVE
PROJECT VALUE (INCL. GST)	\$628.2M
TOTAL LOTS	1,158
PROJECT PERIOD (CALENDAR YEAR)	MID 2003 - MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Housing construction on Stages 10 and 12 is complete, finishing the oval and stadium precinct. Settlements have commenced for homes in Stage 8 and Stage 9 civil works are scheduled to commence in 2012.

1. TRANSACTION DATE.

YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14ha site located on the southern bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion the project will include in excess of 2,000 dwellings with a mix of retail and commercial space. The following projects currently being developed include Yarra Point (a 31 level residential tower of 201 apartments), Array (a 39 level residential tower of 205 apartments) and River Homes (82 luxury medium density homes including 27 private marina berths).

Summary Information - In Progress

ACQUISITION DATE	MAR 04
LOCATION	DOCKLANDS
PROJECT VALUE (INCL. GST)	\$649.0M
TOTAL LOTS	637
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2004 - LATE 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Yarra Point was launched in October 2010 and over 80% of the apartments are now sold. Construction commenced in December 2010 with completion expected in FY13.

For Array, a public sales launch is scheduled for late 2012.

For River Homes Stages 1 & 2, construction is complete and 47 of the 48 homes are sold and settled. Stage 3 was completed in June 2012 with stage 4 scheduled for completion from July 2012. 8 homes from stages 3 and 4 were settled during FY12 with the balance due to settle during FY13. Only 3 homes within stage 4 are yet to sell.

LAUREATE, 25 DANKS STREET ALBERT PARK, VIC



Laureate is an 8,144sqm island site located in Albert Park, one of Melbourne's oldest and most prestigious suburbs. Residing only two blocks from Port Phillip Bay and less than 5km from Melbourne's CBD, Laureate benefits from its close proximity to cafes, restaurants and shops. Rising over three or four levels, the 46 luxury town homes boast large outdoor terraces that maximise the City and Bay views on offer.

Summary Information - In Progress

ACQUISITION DATE	JUL 07
LOCATION	ALBERT PARK
PROJECT VALUE (INCL. GST)	\$95.2M
TOTAL LOTS	46
PROJECT PERIOD (CALENDAR YEAR)	MID 2007 - MID 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Construction of all 46 dwellings was complete in June 2011. To date 45 of the 46 homes have been sold and settled.

HARCREST MWRDP, CNR OF HARCREST BLVD & APPLEDALE WAY WANTIRNA SOUTH, VIC



Harcrest is a 56ha infill development, comprising vacant land and Mirvac integrated housing. Nestled amongst well established suburbs, Harcrest offers buyers a unique opportunity to buy or build a brand new home at the foothills of the Dandenong Ranges. Formerly the Austral Bricks Quarry, extensive filling works have been undertaken.

Summary Information - In Progress

ACQUISITION DATE	FEB 08 ¹
LOCATION	WANTIRNA SOUTH
PROJECT VALUE (INCL. GST)	\$141.1M
TOTAL LOTS	285
PROJECT PERIOD (CALENDAR YEAR)	LATE 2010 - LATE 2014
OWNERSHIP STRUCTURE	100% MWRDP (Mircac Limited 20% equity interest)

Project Update

Construction of Stage 1 housing is now complete with the first 44 homes settled and homes in Stage 2 at lock-up. Stage 3 land development has recently received Statement of Compliance and has achieved 31 settlements to 30 June 2012. The retail zone has achieved practical completion for base building works with tenants now undertaking fit-out before an expected October 2012 opening.

1. TRANSACTION DATE.

ARGYLE AT WATERWAYS MWRDP, CNR OF LAKE KING CIRCLE & ASHBURG DRIVE

WATERWAYS, VIC



Argyle is an 8.3ha fully planned residential infill development comprising 3, 4 and 5 bedroom homes. Located within the Waterways Estate approximately 31km from the Melbourne CBD and 3 kms from Port Phillip Bay.

Summary Information - In Progress

ACQUISITION DATE	APR 06 ¹
LOCATION	BRAESIDE
PROJECT VALUE (INCL. GST)	\$81.7M
TOTAL LOTS	145
PROJECT PERIOD (CALENDAR YEAR)	MID 2007 - EARLY 2012
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Project is now complete with the final settlement occurring February 2012.

1. TRANSACTION DATE.

Development

Western Australia ▼

MIRVAC SHARE FORECAST REVENUE
\$1.0 BILLION

Masterplanned Communities 56.4%
Apartments 43.6%



LOTS UNDER CONTROL
3,883

Masterplanned Communities 80.2%
Apartments 10.8%



In Progress

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Mindarie Keys	Jan 96	Mindarie	\$298.3m	1,541	1,541	1,538	1,538					mid 1996 - mid 2013		Land subdivision	15% Equity Share
Completed Stages			\$273.1m	1,519	1,519	1,519	1,519	Jun 07	Apr 10	\$185,000	\$12.6m	mid 1996 - early 2010	100%		
Stage 5B (ii)			\$25.2m	22	22	19	19	Jun 08	Jun 13	\$790,000	\$1.8m	early 2007 - mid 2013	100%		
The Peninsula	Feb 03	Burswood	\$473.5m	396	394	347	346					early 2003 - early 2016			50% Mirvac Limited 50% AustralianSuper Fund
Completed Stages			\$217.5m	168	168	168	168	May 07	Mar 10	\$540,000	\$13.4m	late 2003 - early 2010	100%	Apartments, housing, commercial land lots	
Allegro - Tower 1			\$1.6m	2	1	1	1	May 07	Oct 13	\$450,000	\$825,000	early 2003 - late 2013	100%	Apartments	
Axis - Tower 2			\$27.0m	29	28	28	28	May 07	Jun 13	\$475,000	\$2.3m	late 2004 - mid 2013	100%	Apartments	
Aurora - Tower 4			\$150.6m	133	133	103	102	Dec 09	Mar 16	\$590,000	\$4.3m	mid 2006 - early 2016	100%	Apartments	
Aquarius - Tower 5			\$76.9m	64	64	47	47	Jun 10	Sep 14	\$550,000	\$3.0m	early 2007 - late 2014	100%	Apartments	
Mandurah Syndicates MWRDP		Mandurah	\$96.1m	472	317	238	238					mid 2007 - mid 2015			100% MWRDP (Mircac Limited 20% equity interest)
Bridgewater MWRDP	Jun 07 ³		\$29.2m	161	83	47	47	Jun 08	Jun 15	\$130,000	\$260,000	mid 2007 - mid 2015	100%	Land	
Meadow Springs MWRDP Syndicate	Jun 07 ³		\$43.2m	233	187	160	160	Apr 09	Mar 14	\$120,000	\$239,500	mid 2007 - early 2014	90%	Land	
Seascapes Town Centre MWRDP Syndicate	Jun 08 ³		\$23.7m	78	47	31	31	Mar 09	Mar 15	\$120,000	\$2.3m	mid 2008 - early 15	100%	Mix of residential and retail lots	
Mandurah Syndicates Mirvac Funds Management		Mandurah	\$239.4m	1,107	980	843	842					early 2006 - mid 2016			
Mircac Development Fund - Seascapes	Dec 05		\$129.3m	554	518	414	414	Mar 06	Jun 15	\$122,000	\$385,000	early 2006 - mid 2015	85%	Land	100% Mirvac Development Fund - Seascapes
Mircac Development Fund - Meadow Springs	Jun 06		\$110.1m	553	482	429	428	Dec 06	Jun 16	\$127,917	\$3.1m	mid 2006 - mid 2016	95%	Land	100% Mirvac Development Fund - Meadow Springs
Meadow Springs Housing	Aug 03	Mandurah	\$92.2m	183	183	183	183	May 06	Mar 12	\$145,000	\$17.3m	mid 2003 - early 2012	100%	Architecturally designed homes and Golf Course	100% Mirvac Limited
The Point	Dec 05	Mandurah	\$162.3m	138	136	120	119					late 2005 - mid 2016			100% Mirvac Limited
Building A			\$16.7m	13	13	12	11	Jun 09	Apr 15	\$585,000	\$4.4m	late 2005 - early 2015	100%	Hotel and apartments	
Building B			\$87.3m	78	78	73	73	Dec 08	Apr 16	\$295,000	\$3.7m	late 2005 - early 2016	100%	Apartments	
Building C			\$58.3m	47	45	35	35	Dec 08	Jun 16	\$520,000	\$3.8m	late 2005 - mid 2016	100%	Apartments	
Swanbourne	Jun 05	Swanbourne	\$62.0m	64	64	64	64	Nov 07	Jun 12	\$516,667	\$1.9m	mid 2005 - mid 2012	100%	Land subdivision & houses	50% Mirvac Limited 50% Landcorp

Development

Western Australia

ALL PROPERTIES	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹		CURRENT PRICE RANGE		PROJECT PERIOD (CALENDER YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO				
Binningup	Jan 08	Binningup	\$8.7m	42	40	17	17					early 2009 - early 2014		Land lots	PDA with Binningup Nominees
Stage 5 - Lakewood Shores			\$2.9m	18	17	7	7	Jul 09	Sep 13	\$135,000	\$189,000	early 2009 - late 2013	100%	Land lots	
Stage 6 - Lakewood Shores			\$5.8m	24	23	10	10	Feb 10	Apr 14	\$179,000	\$249,000	early 2009 - early 2014	100%	Land lots	
Beachside Leighton	Aug 06	North Fremantle	\$174.5m	68	68	55	53					mid 2006 - mid 2015			100% Mirvac Limited
Stage 1 - Lot 2			\$158.1m	61	61	54	52	Nov 10	Apr 15	\$840,000	\$9.0m	mid 2006 - early 2015	100%	Apartments / Retail	
Stage 1A - Lot 2			\$16.4m	7	7	1	1	Jun 12	Jun 15	\$2.3m	\$2.6m	early 2007 - mid 2015	100%	Terraces	
Kennedy Bay	Oct 06 ³	Port Kennedy	\$117.4m	390	0	0	0	Jul 14	Dec 20	\$213,750	\$486,000	late 2006 - late 2020	18%	Land subdivision	PDA with WABGR
Highland Reserve at Jane Brook	Jul 06	Jane Brook	\$34.6m	117	78	44	34					late 2009 - mid 2015			100% Mirvac Limited
Stage 1			\$9.5m	38	36	34	34	Jun 11	Jul 15	\$225,000	\$272,000	late 2009 - mid 2015	100%	Land lots	
Stage 2			\$13.4m	51	16	2	0	Jul 12	Aug 14	\$255,000	\$255,000	early 2010 - mid 2014	52%	Land lots	
Stage 3			\$11.7m	28	26	8	0	Jul 12	Jun 14	\$250,000	\$570,000	mid 2010 - mid 2014	50%	Land lots	

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.

2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.


3) TRANSACTION DATE.

Proposed

ALL PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDER YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
Highland Reserve at Jane Brook	Jul 06	Jane Brook	\$35.0m	99	mid 2010 - early 2016	Land	100% Mirvac Limited
Beachside Leighton	Aug 06	North Fremantle	\$267.7m	89	early 2007 - early 2019	Houses, hotel and apartments	100% Mirvac Limited
Binningup	Jan 08	Binningup	\$345.9m	1,303	mid 2008 - late 2026	Land	PDA with Binningup Nominees
Swanbourne	Jun 05	Swanbourne	\$53.4m	30	early 2008 - mid 2018	Houses and land	50% Mirvac Limited 50% Landcorp
The Peninsula Burswood	Feb 03	Burswood	\$305.4m	273	mid 2009 - late 2019	Housing and apartments	50% Mirvac Limited 50% AustralianSuper Fund
Mandurah Syndicates MWRDP							
Bridgewater MWRDP	Jun 07 ¹	Mandurah	\$27.6m	168	early 2012 - late 2018	Land	100% MWRDP (Mircac Limited 20% equity interest)
Meadow Springs MWRDP	Jun 07 ¹	Mandurah	\$44.6m	241	mid 2007 - mid 2017	Land	100% MWRDP (Mircac Limited 20% equity interest)
Seascapes Town Centre MWRDP	Jun 08 ¹	Mandurah	\$33.4m	97	late 2012 - early 2017	Land	100% MWRDP (Mircac Limited 20% equity interest)
Mandurah Syndicates Mirvac Funds Management							
Mircac Development Fund - Meadow Springs	Jun 06	Mandurah	\$16.1m	92	mid 2006 - mid 2015	Land	100% Mircac Development Fund - Meadow Springs

1) TRANSACTION DATE.

Western Australia

Western Australia 

PROPERTY	LOCATION
MINDARIE KEYS, ANCHORAGE DRIVE	MINDARIE, WA
THE PENINSULA BURSWOOD, 26 THE CIRCUS	BURSWOOD, WA
MANDURAH SYNDICATES MWRDP	MANDURAH, WA
MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT	MANDURAH, WA
MEADOW SPRINGS HOUSING, 32 MIDDLETON LOOP	MEADOW SPRINGS, WA
THE POINT, 1 - 5 POLO DRIVE	MANDURAH, WA
SWANBOURNE, BIRRIGOON LOOP	SWANBOURNE, WA
BINNINGUP, LAKES PARADE	BINNINGUP, WA
BEACHSIDE LEIGHTON, 1 FREEMAN LOOP	NORTH FREMANTLE, WA
KENNEDY BAY, KENNEDY BAY DRIVE	KENNEDY BAY, WA
HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE	JANE BROOK, WA

MINDARIE KEYS, ANCHORAGE DRIVE

MINDARIE, WA



The site is located within the established suburb of Mindarie and is 35 minutes from the Perth CBD and five minutes from the City of Joondalup. The development comprises developed built form lots as well as the final land subdivision lots around the existing Marina.

Summary Information - In Progress

ACQUISITION DATE	JAN 96
LOCATION	MINDARIE
PROJECT VALUE (INCL. GST)	\$298.3M
TOTAL LOTS	1,541
PROJECT PERIOD (CALENDAR YEAR)	MID 1996 - MID 2013
OWNERSHIP STRUCTURE	15% EQUITY SHARE

Project Update

There are 3 lots remaining for sale. The Mindarie Marina is currently run under management on behalf of the Mindarie Keys Joint Venture by Mindarie Marina Services.

THE PENINSULA BURSWOOD, 26 THE CIRCUS BURSWOOD, WA



The 17.1ha site is located within the town of Victoria Park approximately 5km east of Perth CBD, immediately adjacent to the Burswood Casino and Entertainment complex and has magnificent views across the Burswood Park Golf Course and the Swan River to Perth CBD.

Summary Information - In Progress

ACQUISITION DATE	FEB 03
LOCATION	BURSWOOD
PROJECT VALUE (INCL. GST)	\$473.5M
TOTAL LOTS	396
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2003 - EARLY 2016
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED, 50% AUSTRALIANSUPER FUND

Project Update

Completed apartments remain for sale in Aurora (Tower 4) and Aquarius (Tower 5).

MANDURAH SYNDICATES MWRDP

MANDURAH, WA



The Mandurah Syndicates MWRDP comprises the master planned communities of Meadow Springs, The Village at Seascapes and Bridgewater. Mirvac Limited has a 20% ownership in the MWRDP. The communities are all located within the Mandurah metropolitan area, leveraging off amenity in the form of golf course lifestyle for Meadow Springs, coastal living for The Village at Seascapes and estuary residences for Bridgewater.

Summary Information - In Progress

ACQUISITION DATE	JUN 07
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$96.1M
TOTAL LOTS	472
PROJECT PERIOD (CALENDAR DAYS)	MID 2007 - MID 2015

Project Update

Each project is continuing to deliver lots to the market, predominately targeting first and second home buyers. Meadow Springs has just launched the new Quarry Adventure Park, with the new sales and information centre (located on the perimeter of Park) seeing a significant increase to traffic since the launch. The development of the retail site at Seascapes is progressing.

MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT

MANDURAH, WA



The Mandurah Syndicates Mirvac Funds Management comprises the master planned communities of Meadow Springs and Seascapes. The communities are all located within the Mandurah metropolitan area, leveraging off amenity in the form of golf course lifestyle for Meadow Springs and coastal living for Seascapes.

Summary Information - In Progress

ACQUISITION DATE	DEC 05
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$239.4M
TOTAL LOTS	1,107
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2006 - MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC DEVELOPMENT FUND

Project Update

Each project is continuing to deliver lots to the market, predominately targeting first and second home buyers. Meadow Springs has just launched the new Quarry Adventure Park, with the new sales and information centre (located on the perimeter of Park) seeing a significant increase to traffic since the launch. The development of the retail site at Seascapes is progressing.

**MEADOW SPRINGS HOUSING, 32
MIDDLETON LOOP**
MEADOW SPRINGS, WA



Port Rush Green is Mirvac's final housing project within Meadow Springs, Mandurah. Situated on the corner of Meadow Springs Drive and Camden Way, 70 homes have been constructed and sold.

Summary Information - In Progress

ACQUISITION DATE	AUG 03
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$92.2M
TOTAL LOTS	183
PROJECT PERIOD (CALENDAR YEAR)	MID 2003 - EARLY 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

The final home settled in March 2012 marking the successful completion of the project.

THE POINT, 1 - 5 POLO DRIVE MANDURAH, WA



Located 50 minutes drive south of Perth overlooking the Harvey Estuary, The Point comprises three residential apartment towers and includes a hotel. Facilities include swimming pools, conference facilities and "M on The Point" restaurant.

Summary Information - In Progress

ACQUISITION DATE	DEC 05
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$162.3M
TOTAL LOTS	138
PROJECT PERIOD (CALENDAR YEAR)	LATE 2005 - MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Construction complete. Apartment stock continues to be marketed.

SWANBOURNE, BIRRIGOOON LOOP

SWANBOURNE, WA



The redeveloped former Swanbourne High School site offers a range of housing options in an established western suburb. It is close to parklands and local amenities and is ideally situated close to Swanbourne beach and 10km from the Perth CBD. Swanbourne has received a number of awards; the National HIA Greensmart Award for Energy Efficiency and the Western Australia Property Council Award for Best Sustainable Development.

Summary Information - In Progress

ACQUISITION DATE	JUN 05
LOCATION	SWANBOURNE
PROJECT VALUE (INCL. GST)	\$62.0M
TOTAL LOTS	64
PROJECT PERIOD (CALENDAR YEAR)	MID 2005 - MID 2012
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED, 50% LANDCORP

Project Update

Sales and settlement of the existing housing stock is now complete. A further 8 terrace land lots will be released in early 2013.

BINNINGUP, LAKES PARADE

BINNINGUP, WA



Mirvac has entered into a development services agreement to transform 270 hectares of land located alongside the existing Binningup town site (in Western Australia's South West region) into a vibrant coastal community. The site features over 3km of frontage to the Indian Ocean and an existing nine-hole golf course. Mirvac is currently working through the structure planning process to deliver a vision for the site including a mix of land lots and a coastal village featuring a range of mixed use facilities.

Summary Information - In Progress

ACQUISITION DATE	JAN 08
LOCATION	BINNINGUP
PROJECT VALUE (INCL. GST)	\$8.7M
TOTAL LOTS	42
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2009 - EARLY 2014
OWNERSHIP STRUCTURE	PDA WITH BINNINGUP NOMINEES

Project Update

Activity in progress consists of existing land subdivision at Lakewood Shores.

BEACHSIDE LEIGHTON, 1 FREEMAN LOOP

NORTH FREEMANTLE, WA



The site occupies a coastal location approximately 20km south-west of the Perth CBD. The development is mixed use, comprising apartments, terraces, retail and tourism. Beachside Leighton has achieved a number of awards, including HIA Greensmart Design Award 2008, Royal Institute of Architects Harold Krantz (WA) Multiple Dwelling 2011, Best Overall Commercial Contractor, Deep Green Landscaping 2011.

Summary Information - In Progress

ACQUISITION DATE	AUG 06
LOCATION	NORTH FREEMANTLE
PROJECT VALUE (INCL. GST)	\$174.5M
TOTAL LOTS	68
PROJECT PERIOD (CALENDAR YEAR)	MID 2006 - MID 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Construction complete. Apartment and terrace stock continues to be marketed.

KENNEDY BAY, KENNEDY BAY DRIVE

KENNEDY BAY, WA



Kennedy Bay is a master planned integrated development based on a "main street" beach front village centre precinct. This unique project fronts 4.5km of north facing beachfront within the Shoalwater Islands Marine Park. The project will be developed over 8-10 years, with each stage including a range of housing lot choices, short stay accommodation and public infrastructure.

Summary Information - In Progress

ACQUISITION DATE	OCT 06
LOCATION	PORT KENNEDY
PROJECT VALUE (INCL. GST)	\$117.4M
TOTAL LOTS	390
PROJECT PERIOD (CALENDAR YEAR)	LATE 2006 - LATE 2020
OWNERSHIP STRUCTURE	PDA WITH WABGR

Project Update

Mirvac continues to work through the planning process, with an expected start date on site in 2013.

HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE

JANE BROOK, WA



Highland Reserve at Jane Brook is located 20km north east of the Perth CBD and offers 152 of single residential and 64 rural lifestyle lots for aspiring buyers. The project adjoins the John Forrest National Park and is set in a bushland landscape, enjoying uninterrupted views over the Perth metropolitan area.

Summary Information - In Progress

ACQUISITION DATE	JUL 06
LOCATION	JANE BROOK
PROJECT VALUE (INCL. GST)	\$34.6M
TOTAL LOTS	117
PROJECT PERIOD (CALENDAR YEAR)	LATE 2009 - MID 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

Project Update

Following the successful launch of Stage 1, development works for Stages 2 and 3 commenced in February 2012 in response to strong market enquiry with completion expected in October 2012.

Commercial

PROPERTY	LOCATION	OWNERSHIP
8 CHIFLEY SQUARE	SYDNEY, NSW	50% MPT, 50% K-REIT
OLD TREASURY BUILDING, CNR BARRACK STREET & ST GEORGES TERRACE	PERTH, WA	100% MIRVAC LIMITED

8 CHIFLEY SQUARE

SYDNEY, NSW



A premium grade commercial office development on a landmark Sydney CBD site. Key to the design is the innovative tenancy "villages" concept. The tower comprises seven unique villages each providing unparalleled connectivity, interaction and amenity through vertical integration. The villages range in size from 1,800 to 2,650 sqm and are separated by single floors, with a total net lettable area of over 19,100 sqm.

Summary Information

VALUATION AS AT 30 JUN 12	\$81.7M ¹
VALUER	SAVILLS
LAST EXTERNAL VALUATION	31 DEC 11
PROJECT COST	\$154.4M ²
CAPITALISATION RATE	N/A
ACQUISITION DATE	APR 06
FORECAST COMPLETION	FY14

Ownership

50% MPT, 50% K-REIT

Project Update

Construction as program. Leasing program commenced; Agreement for lease executed on 16th December with Corrs Chambers Westgarth to lease 8,080 square metres (42% of net lettable area).

1. REPRESENTS THE VALUATION FOR 100% OF THE BUILDING.
2. MPT SHARE OF TOTAL PROJECT COSTS.

OLD TREASURY BUILDING, CNR BARRACK STREET & ST GEORGES TERRACE

PERTH, WA



33 level commercial office tower pre committed to State Government for 25 years.

Summary Information

VALUATION AS AT 30 JUN 12	N/A
VALUER	N/A
LAST EXTERNAL VALUATION	N/A
PROJECT COST	N/A
CAPITALISATION RATE	N/A
ACQUISITION DATE	JUL 12
FORECAST COMPLETION	FY15

Ownership

100% MIRVAC LIMITED

Project Update

Satisfaction of conditions precedent occurred 2nd July 2012.
Development approval secured, with site mobilisation pending.

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Contact Details

by mirvac



20 BOND STREET, SYDNEY, NSW

Phone:

+61 2 9080 8000

Email:

investor_relations@mirvac.com

Twitter:

@mirvac IR