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Mirvac is a leading, diversified Australian property group

Reimagine Urban Life



102

Total Assets / Developments¹



38
Office¹



13
Industrial¹



11
Retail¹



5
Build to Rent¹



32
Residential¹



3
Mixed Use¹

1. Asset numbers include investment properties, investment properties under construction (IPUC), MWOF office properties, BTR venture properties and assets for sale. Excludes residential proposed projects.

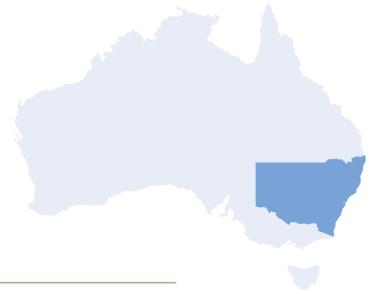
NSW

New South Wales



57

Total Assets / Developments



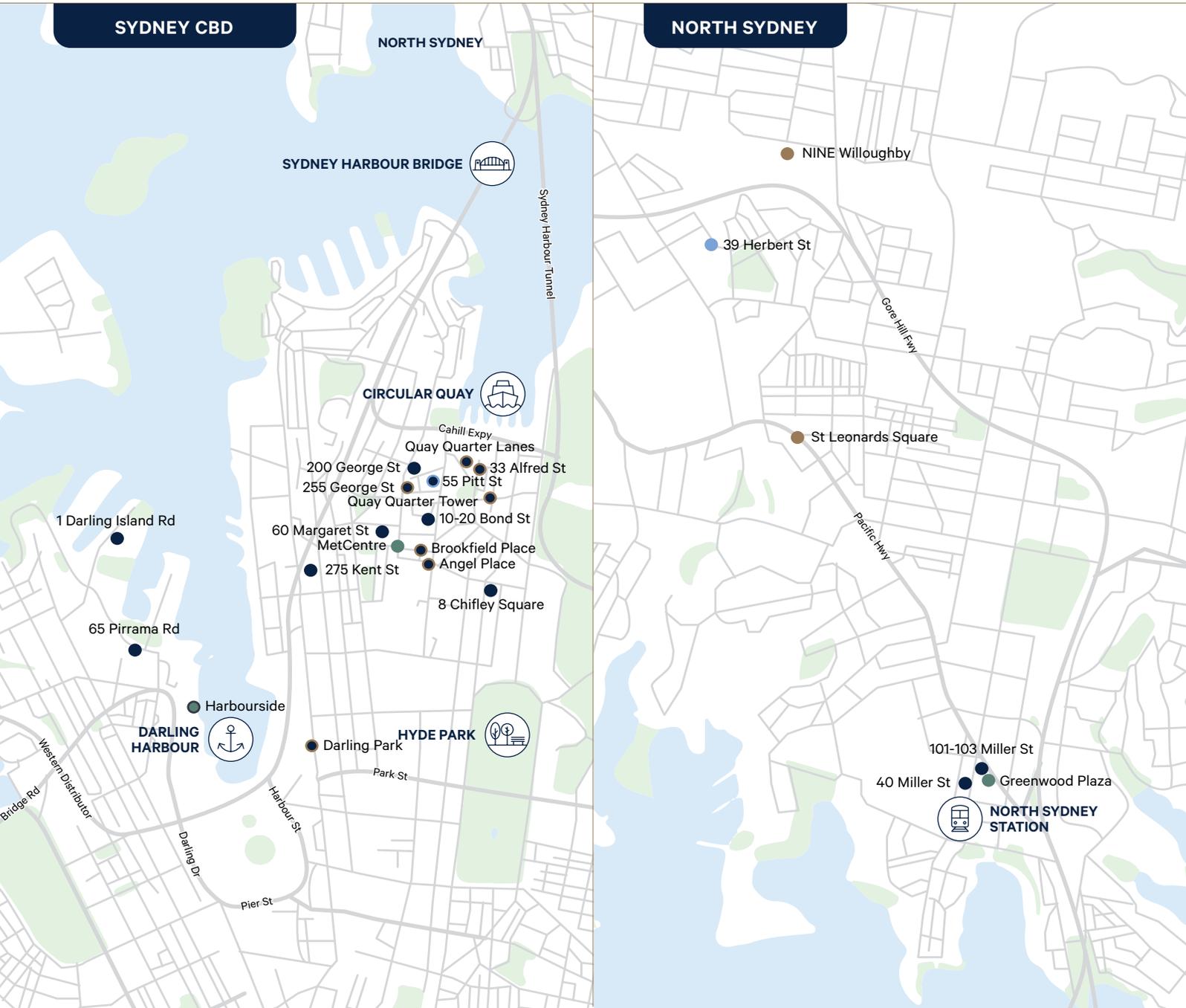
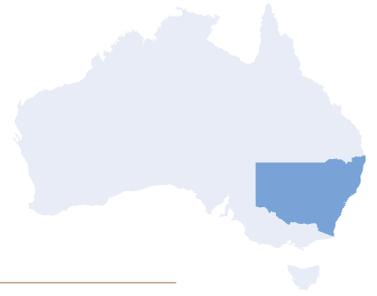
NSW

New South Wales



57

Total Assets / Developments



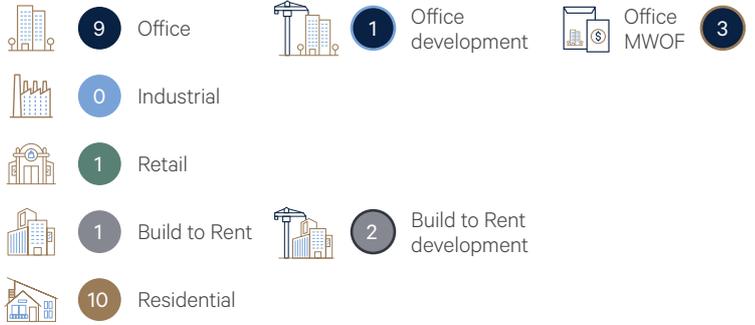
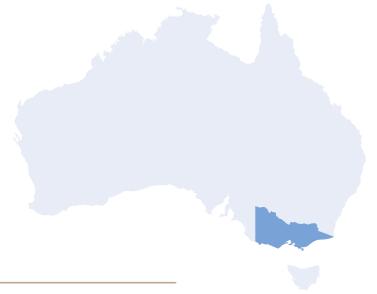
VIC

Victoria

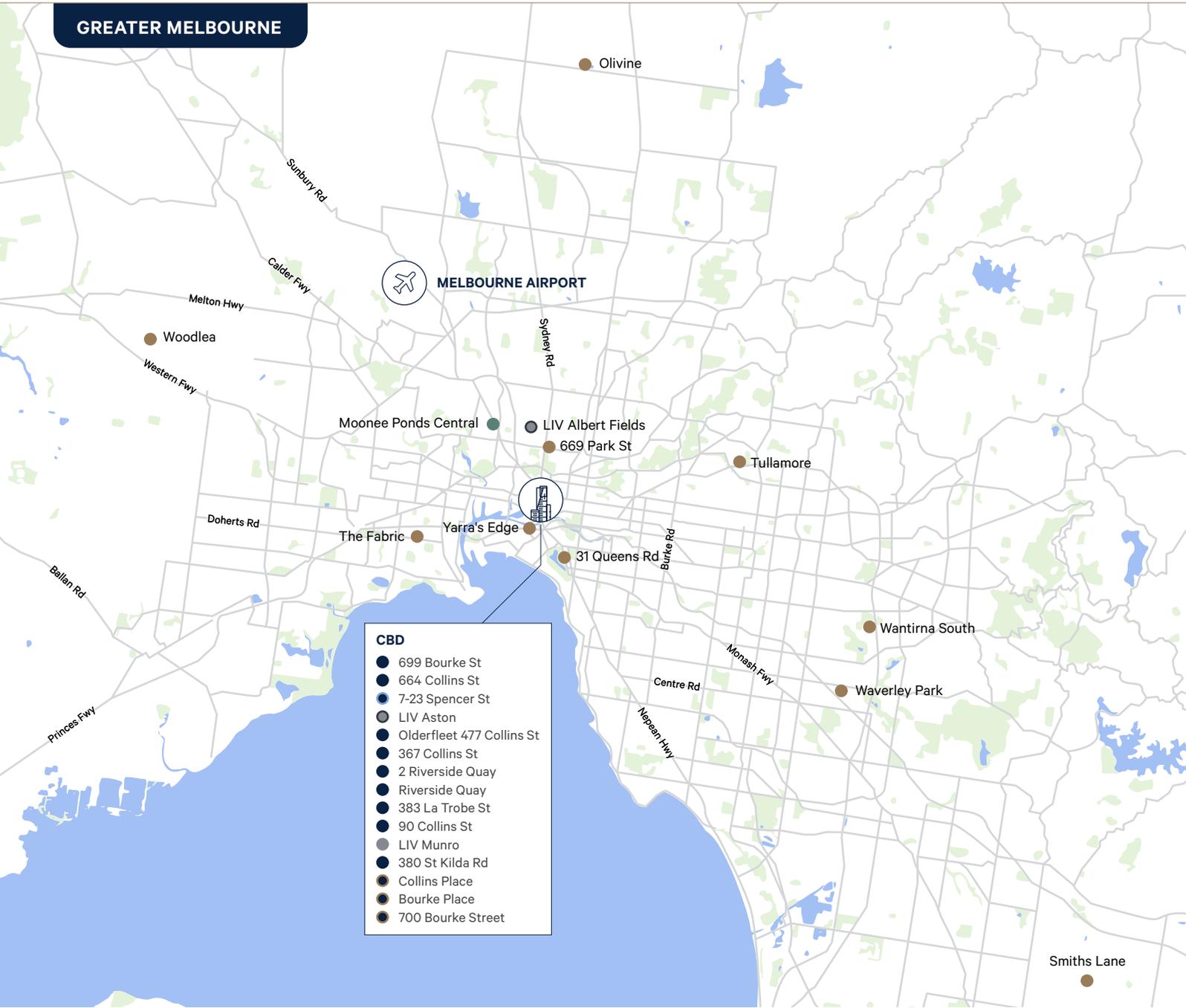


27

Total Assets / Developments



GREATER MELBOURNE



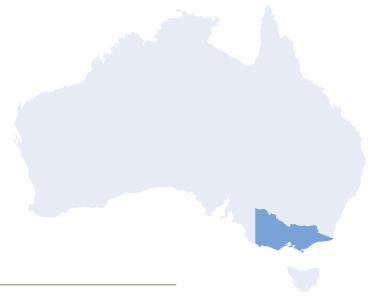
VIC

Victoria



27

Total Assets / Developments



- 9** Office
- 1** Office development
- 3** Office MWOFF
- 0** Industrial
- 1** Retail
- 1** Build to Rent
- 2** Build to Rent development
- 10** Residential

MELBOURNE CBD



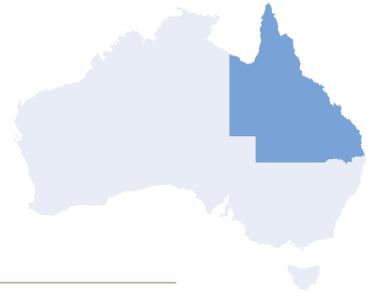
QLD

Queensland

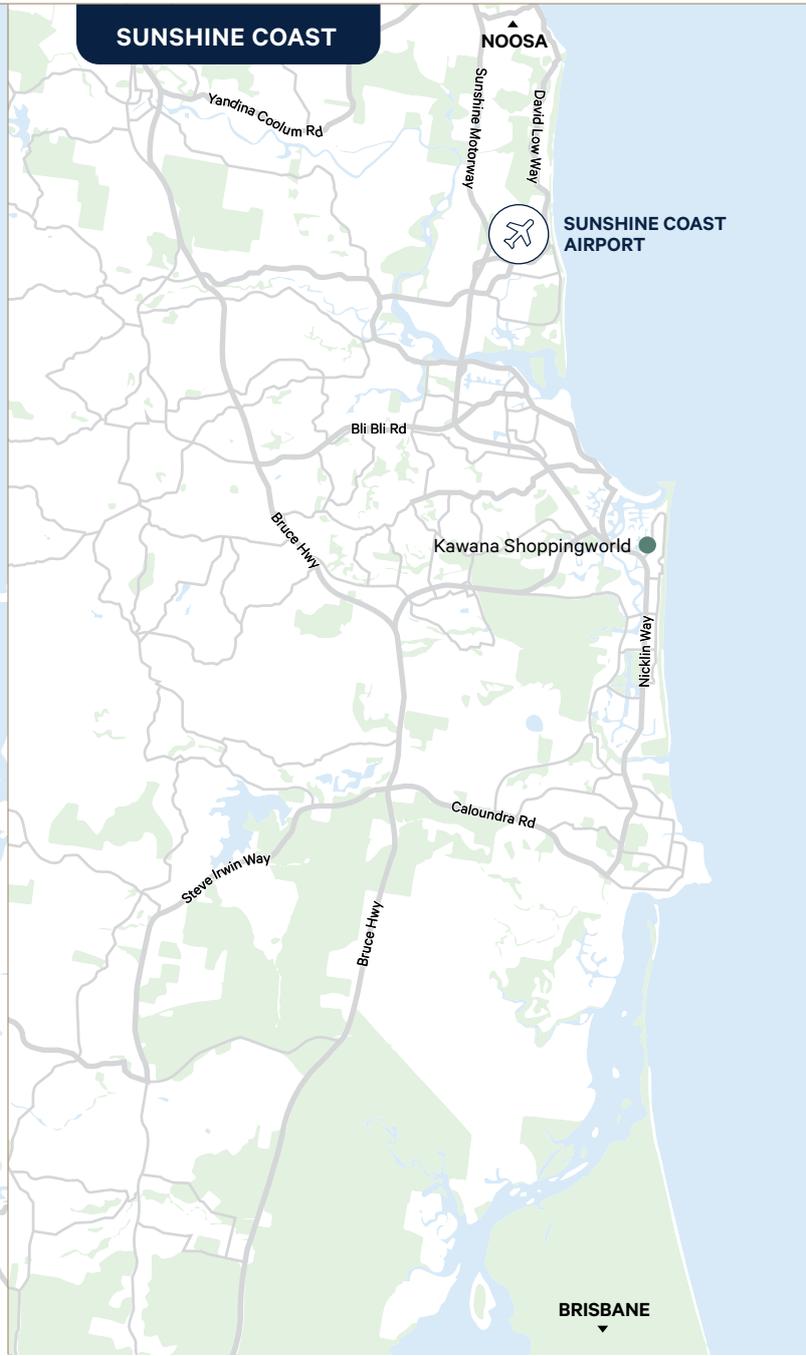


10

Total Assets / Developments



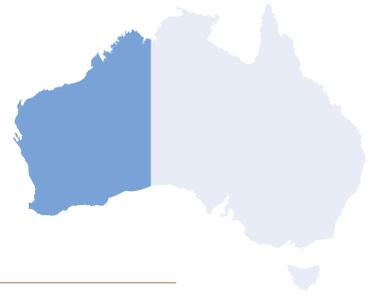
-  1 Office
-  0 Industrial
-  2 Retail
-  1 Mixed Use development
-  0 Build to Rent
-  1 Build to Rent development
-  5 Residential





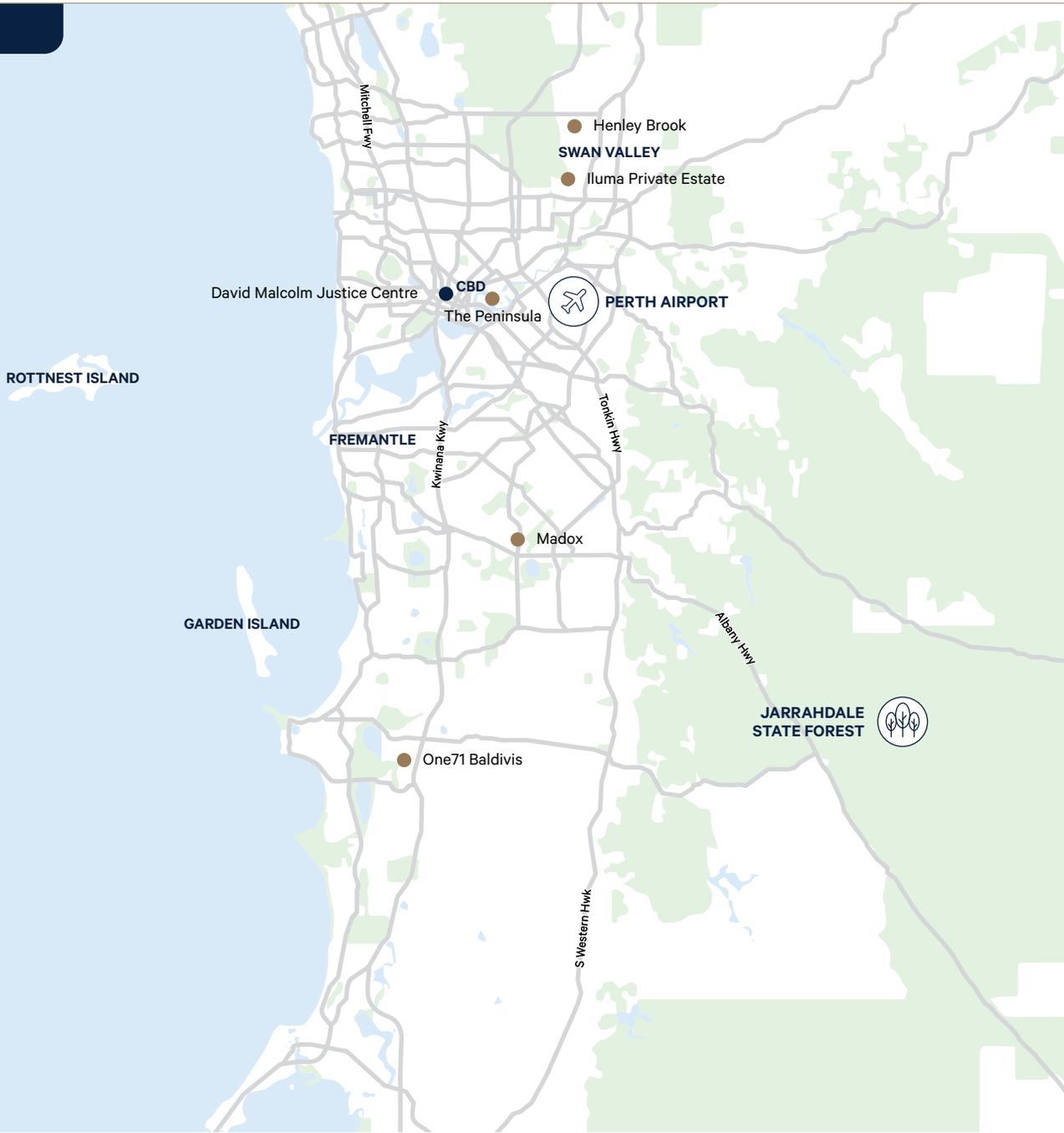
6

Total Assets / Developments



-  1 Office
-  0 Industrial
-  0 Retail
-  0 Build to Rent
-  5 Residential

PERTH



ACT

Australian Capital Territory



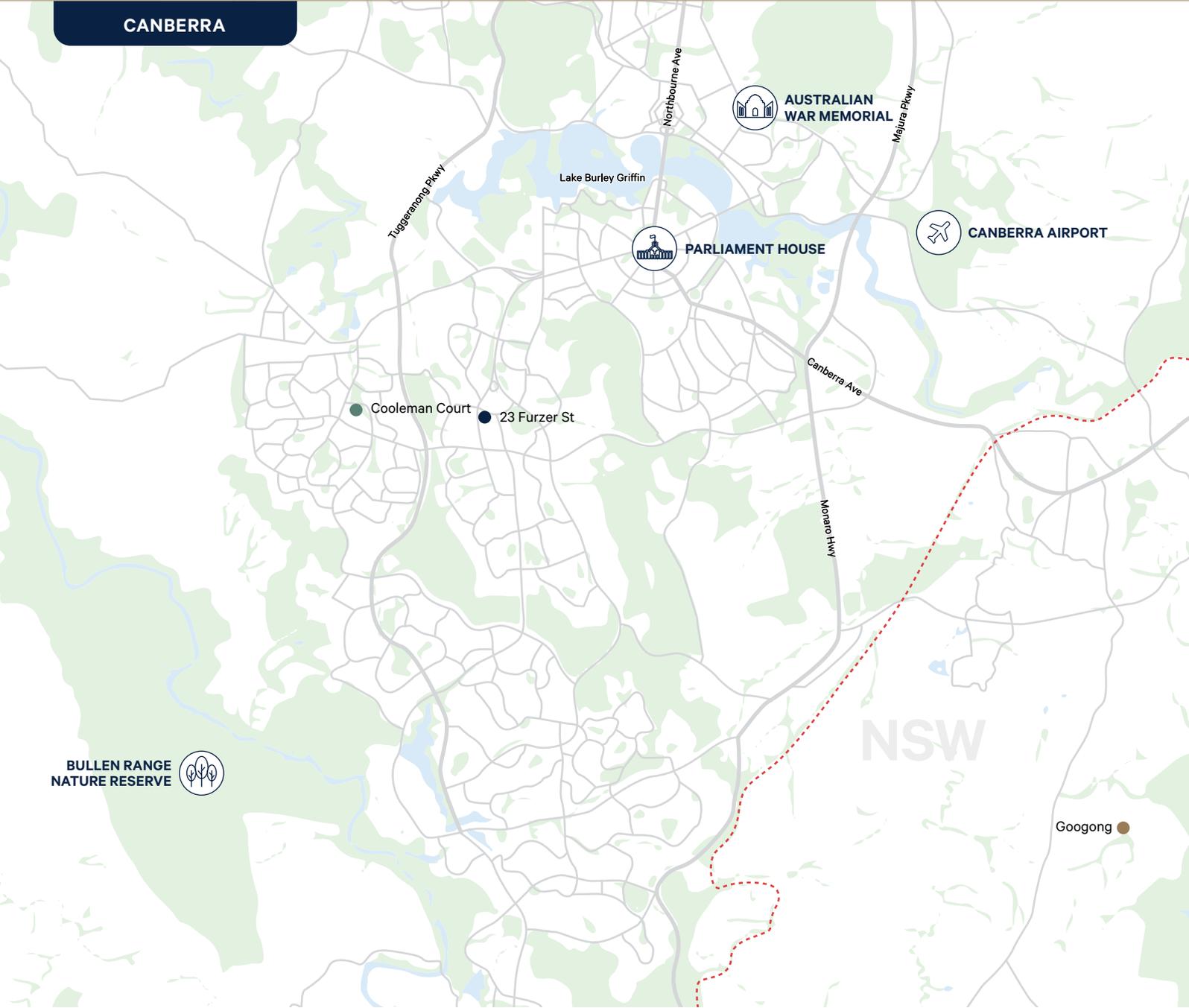
2

Total Assets / Developments



-  1 Office
-  0 Industrial
-  1 Retail
-  0 Build to Rent
-  0 Residential

CANBERRA



BULLEN RANGE NATURE RESERVE 

NSW

Googong ●

Investment

Mirvac manages a diverse portfolio of investment assets across the office, industrial, retail and build to rent sectors, leased to quality tenants including leading Australian and international companies. Mirvac's integrated business approach includes utilising the specialised in-house asset management team, that is responsible for all leasing and property management across the entire portfolio.



Heritage Lanes – 80 Ann Street, Brisbane



Investment Overview

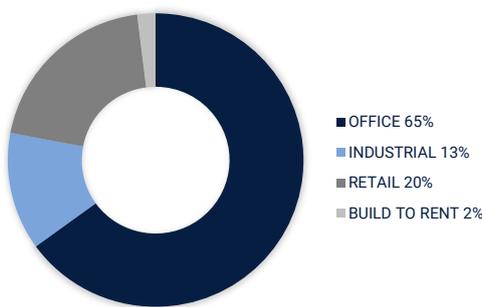
Property Portfolio

as at 30 JUNE 2023

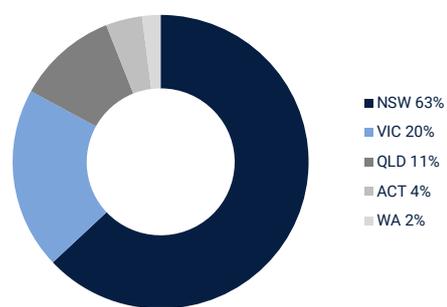
TYPE OF PROPERTY	NO. OF PROPERTIES ¹	VALUATION ²	CO-INVESTMENTS	GLA/NLA ^{1,3} (sqm)	WALE ⁴ (by income)	OCCUPANCY ¹ (by area)	CAP RATE ⁵
OFFICE	24	\$7,285m	\$459m	836,970 sqm	5.7 yrs	95.0%	5.30%
INDUSTRIAL	10	\$1,324m	\$185m	470,939 sqm	6.6 yrs	100.0%	4.62%
RETAIL	11	\$2,400m	-	330,718 sqm	3.1 yrs	97.5%	5.59%
BUILD TO RENT	2	-	\$272m	-	n/a	n/a	n/a
TOTAL	47	\$11,009m	\$916m	1,638,627 sqm	5.2 yrs	96.9%	5.28%

Property Portfolio Diversification

Sector Diversification⁶

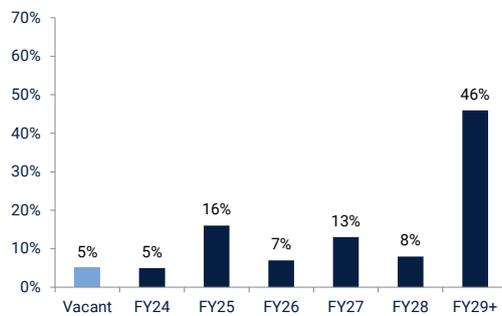


Geographic Diversification⁷

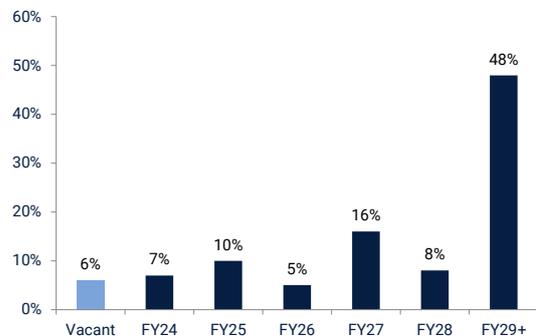


Lease Expiry Profile⁸

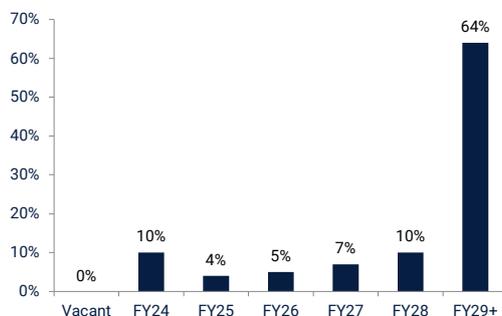
Total Portfolio



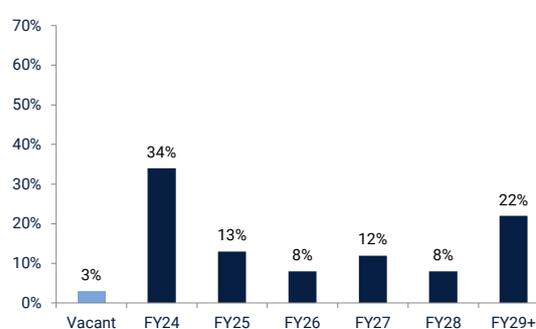
Office Portfolio



Industrial Portfolio



Retail Portfolio



1. Includes BTR, assets held for sale, and excludes properties under construction (IPUC), other co-investment properties, properties being held for development and 53 Walker Street & 97 Pacific Highway, North Sydney, South Eveleigh Carpark and 80 Bay Street & 1-3 Smail Street, Ultimo (Sydney).

2. Includes assets held for sale, and properties being held for development and excludes IPUC and AASB 16 lease liability gross up amounts. Subject to rounding.

3. Retail GLA excludes 80 Bay Street & 1-3 Smail Street, Ultimo (Sydney).

4. Excludes IPUC and office properties being held for development.

5. Excludes IPUC. BTR is excluded from investment total.

6. By valuation, including Mirvac co-investments, assets held for sale, properties being held for development, and 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark, but excluding IPUC.

7. By valuation, including assets held for sale, properties being held for development, and 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark, but excluding Mirvac co-investments, and IPUC.

8. By income including assets held for sale, but excluding IPUC, BTR, Mirvac co-investments, and properties being held for development.

Office

Comprising 65% of Mirvac's investment property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 5.7 years.

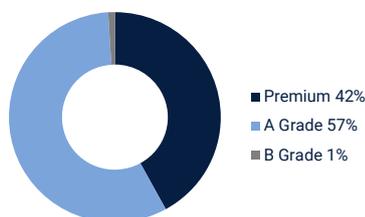


Olderfleet – 477 Collins Street, Melbourne

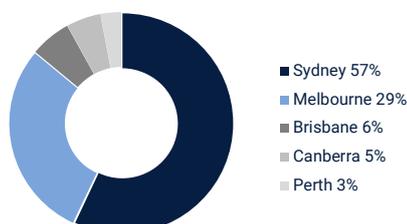


Office

Grade Diversification¹



Geographic Diversification²



PROPERTY	LOCATION	NLA ³	% OF OFFICE PORTFOLIO VALUE ³	GROSS OFFICE RENT	VALUATION AT 30 JUNE 2023 ⁴	CAP RATE	NABERS RATING
1	101-103 MILLER STREET	37,473 SQM	4.1%	\$1,125/SQM	\$301.2m	5.38%	5.0 Star
2	40 MILLER STREET	12,615 SQM	2.6%	\$1,042/SQM	\$191.1m	5.63%	4.5 Star
3	10-20 BOND STREET	38,320 SQM	4.5%	\$1,209/SQM	\$325.0m	5.50%	5.5 Star
4	275 KENT STREET	77,255 SQM	11.9%	\$1,360/SQM	\$865.0m	4.88%	5.5 Star
5	SOUTH EVELEIGH PRECINCT	102,292 SQM	6.3%	\$804/SQM	\$461.5m	5.00%	6.0 Star
6	75 GEORGE STREET	9,567 SQM	1.0%	\$636/SQM	\$72.8m	6.00%	2.5 Star
7	1 DARLING ISLAND	22,197 SQM	4.4%	\$971/SQM	\$317.1m	5.63%	6.0 Star
8	65 PIRRAMA ROAD	15,931 SQM	2.8%	\$952/SQM	\$206.0m	5.75%	6.0 Star
9	699 BOURKE STREET	19,303 SQM	1.1%	\$741/SQM	\$79.2m	5.50%	5.5 Star
10	90 COLLINS STREET	21,312 SQM	3.4%	\$859/SQM	\$248.0m	5.50%	4.0 Star
11	OLDERFLEET 477 COLLINS STREET	58,594 SQM	6.2%	\$872/SQM	\$450.0m	4.88%	5.0 Star
12	664 COLLINS STREET	26,476 SQM	2.2%	\$754/SQM	\$158.4m	5.13%	6.0 Star
13	383 LA TROBE STREET	10,210 SQM	1.4%	\$750/SQM	\$100.0m	6.50%	-
14	380 ST KILDA ROAD	23,778 SQM	3.0%	\$640/SQM	\$217.8m	5.88%	5.0 Star
15	RIVERSIDE QUAY	31,822 SQM	4.8%	\$884/SQM	\$347.0m	5.63%	4.5 Star
16	2 RIVERSIDE QUAY	21,132 SQM	2.1%	\$821/SQM	\$150.5m	5.38%	5.5 Star
17	23 FURZER STREET	46,167 SQM	5.1%	\$511/SQM	\$375.0m	5.63%	6.0 Star
18	HERITAGE LANES 80 ANN STREET	62,165 SQM	5.6%	\$893/SQM	\$409.1m	5.00%	-
OFFICE INVESTMENT PROPERTIES TOTAL		636,609 SQM			\$5,324.7m⁵		
19	8 CHIFLEY SQUARE	19,346 SQM	3.0%	\$1,555/SQM	\$220.3m	5.13%	4.5 Star
20	200 GEORGE STREET	39,046 SQM	7.5%	\$1,605/SQM	\$544.7m	4.75%	5.5 Star
21	LOCOMOTIVE WORKSHOP	31,438 SQM	3.0%	\$886/SQM	\$221.7m	5.00%	-
22	DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	31,881 SQM	3.5%	\$845/SQM	\$255.6m	5.38%	5.0 Star
OFFICE INVESTMENT IN JOINT VENTURES & ASSOCIATES TOTAL		121,711 SQM			\$1,242.3m		
23	60 MARGARET STREET	40,772 SQM	4.8%	\$1,245/SQM	\$347.2m	n/a	4.5 Star
24	367 COLLINS STREET	37,878 SQM	5.1%	\$843/SQM	\$371.0m	n/a	4.5 Star
OFFICE INVESTMENT PROPERTIES CLASSIFIED AS HELD FOR SALE TOTAL		78,650 SQM			\$718.2m		
OFFICE TOTAL		836,970 SQM			\$7,285.2m⁵	5.30%	
MWOF CO-INVESTMENT					\$459.0m		
TOTAL OFFICE INVESTMENT					\$7,744.2m⁵		
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					5.7 YEARS		
OCCUPANCY % (BY AREA)					95.0%		

1. By valuation, including properties held for sale, but excluding IPUC and Mirvac's MWOF co-investment at equity value.

2. By valuation, including properties being held for development, and properties held for sale but excluding IPUC and Mirvac's MWOF co-investment at equity value.

3. Subject to rounding.

4. Valuations represent Mirvac's ownership. Subject to rounding.

5. This total value includes 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark. These assets are excluded from all other operational metrics. Subject to rounding.

Investment Property Office

101-103 MILLER STREET NORTH SYDNEY, NSW



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza 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. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% CapitaLand Integrated Commercial Trust
NLA	37,473 SQM
CAR SPACES	187
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$301.2m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,125/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Allianz	5,658	Jun-28

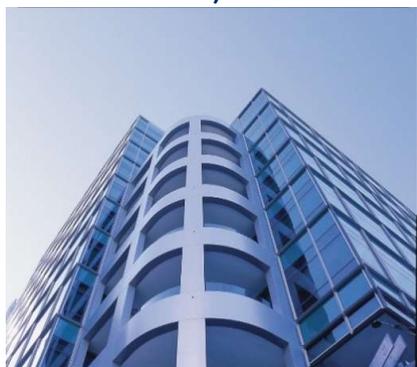
Lease Expiry Profile % Income

VACANCY	5.7%
FY24	24.5%
FY25	7.5%
FY26	0.0%
FY27	38.6%
FY28	16.7%
FY29+	7.0%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

40 MILLER STREET NORTH SYDNEY, NSW



40 Miller Street is an A-grade office building located adjacent to North Sydney Railway Station. Developed by Mirvac in 2000, it enjoys commanding views of Sydney harbour from all floors, with outdoor balconies providing additional amenity for tenants. The building has achieved a 4.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$191.1m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,042/SQM

Major Tenants	NLA SQM	Lease Expiry
UGL	5,814	Feb-28
Vocus	2,549	Dec-32

Lease Expiry Profile % Income

VACANCY	4.9%
FY24	3.7%
FY25	8.5%
FY26	0.0%
FY27	1.4%
FY28	57.1%
FY29+	24.4%
WALE	5.0 YEARS

Investment Property Office

10-20 BOND STREET SYDNEY, NSW



With a newly refurbished lobby and end of trip facility, 10-20 Bond Street delivers a powerful blend of modern style and function. An A-grade office building with premium grade services, this efficient commercial office tower provides regularly shaped floor plates throughout, inviting natural light to permeate the workspaces and showcase the impressive cityscape and harbour views. The building has achieved a 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,320 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$325.0m ¹
VALUER	Savills
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,209/SQM

Major Tenants	NLA SQM	Lease Expiry
Clearview Administration Services	3,436	Apr-26
Australian Energy Market Operator (AEMO)	1,935	Mar-27

Lease Expiry Profile % Income

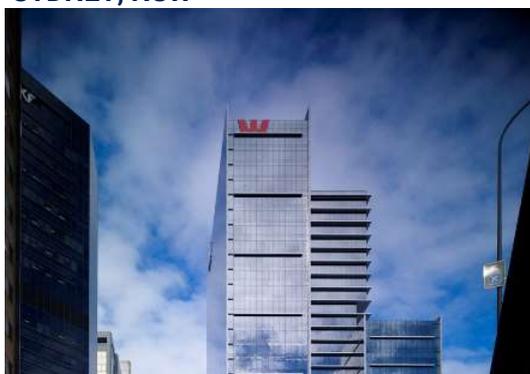
VACANCY	5.8%
FY24	21.4%
FY25	12.2%
FY26	17.1%
FY27	13.9%
FY28	11.6%
FY29+	18.0%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Office

275 KENT STREET
SYDNEY, NSW



Completed in 2006, Westpac Place is one of the largest office buildings in Australia and is located in the fast growing north-western corridor of the Sydney CBD. The winner of numerous property industry awards, it provides premium grade office accommodation and is the head office of Westpac Banking Corporation. The precinct also includes a sun-filled urban park available for public use, a newly renovated food court, childcare facilities and a public thoroughfare linking Darling Harbour to the Wynyard transport hub. The building features state-of-the-art technology to minimise environmental impacts and reduce energy costs, and has a 6 Star Green Star Performance rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	77,255 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$865.0m ¹
VALUER	JLL
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$1,360/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	59,465	Oct-30
Westpac L24-32	16,131	Jul-24

Lease Expiry Profile % Income

VACANCY	0.9%
FY24	0.0%
FY25	25.3%
FY26	0.2%
FY27	0.0%
FY28	0.0%
FY29+	73.6%
WALE	5.6 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Office

SOUTH EVELEIGH PRECINCT EVELEIGH, NSW



Located on Sydney's CBD fringe, South Eveleigh is Mirvac's largest office development to date, with the site having convenient direct links to Redfern train station. The precinct includes office space, leased to Commonwealth Bank of Australia, ground plane retail, public artworks and range of community facilities, including sports courts, an oval and skate park. Axle (Building 1) and Yerrabingin House (Building 3) reached completion in March 2019. Axle comprises 8 levels and over 44,000 square metres of NLA with 179 car spaces and premium end of trip facilities and has achieved a 6 star Green Star rating, a 6 star NABERS energy rating and a 5 star NABERS water rating. Yerrabingin House is the precinct's cultural hub that brings together Aboriginal and eco-tourism history and knowledge into a multi-layered heritage experience. The Foundry (Building 2) was completed in May 2020 and spans over 50,000 square metres of NLA over 6 levels. With expansive floorplates nearing 9,000 square metres, it has earned the title of one of Australia's first 'groundscrapers' in reference to its large-scale, low-level design. The Foundry achieved a 6 Star Green Star rating, 6 Star NABERS Energy rating, and a 5.5 star NABERS water rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star ¹
OWNERSHIP	33.3% Mirvac, 33.3% MWOFF, 33.3% Australian Retirement Trust
NLA	102,292 SQM
CAR SPACES	700
ACQUISITION DATE	Aug-19
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$461.5m ²
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$804/SQM

Major Tenants	NLA SQM	Lease Expiry
CBA (The Foundry)	51,079	Nov-35
CBA (Axle and Yerrabingin House)	46,569	Aug-34

Lease Expiry Profile % Income

VACANCY	0.2%
FY24	0.1%
FY25	0.2%
FY26	0.3%
FY27	0.0%
FY28	1.4%
FY29+	97.8%
WALE	11.4 YEARS

1. Axle & Foundry buildings only.

2. Book value represents Mirvac's ownership.

Investment Property Office

75 GEORGE STREET PARRAMATTA, NSW



75 George Street is an A-grade tower comprising six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

Summary Information

GRADE	A
NABERS RATING	2.5 Star
OWNERSHIP	100%
NLA	9,567 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$72.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$636/SQM

Lease Expiry Profile % Income

VACANCY	88.7%
FY24	6.5%
FY25	4.8%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	0.0%
WALE	0.1 YEARS

Investment Property Office

1 DARLING ISLAND PYRMONT, NSW



Developed by Mirvac in 2006, this fully leased A-grade office campus comprises six office floors along with two basement levels of parking. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of more than 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	131
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 30 JUNE 2023	\$317.1m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$971/SQM

Major Tenants	NLA SQM	Lease Expiry
Google Australia	22,197	Jun-27

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	100.0%
FY28	0.0%
FY29+	0.0%
WALE	4.0 YEARS

Investment Property Office

65 PIRRAMA ROAD PYRMONT, NSW



Developed by Mirvac in 2002 with a full lobby and end of trip refurbishment completed in 2021, 65 Pirrama Road is an A grade, waterfront commercial office complex, comprising five office levels. Also known as Bay Centre, located next to Darling Harbour and The Star casino, the building has large floor plates in excess of 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	112
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$206.0m
VALUER	Colliers International
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$952/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-24
Australian Communications & Media Authority	3,889	Feb-28

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.2%
FY25	44.6%
FY26	0.0%
FY27	5.8%
FY28	26.8%
FY29+	22.6%
WALE	3.3 YEARS

Investment Property Office

**699 BOURKE STREET
MELBOURNE, VIC**



Developed by Mirvac and completed in 2015, 699 Bourke Street is located at the western edge of Southern Cross Station and affords direct access to transport, food and lifestyle amenities, with the Docklands waterfront within minutes from the front door. The A-grade building is designed to provide premium grade services and promote visual and vertical connectivity for employees, boasting 270 degree views and natural light provided via floor to ceiling glazing. The building has received a 6 Star Green Star Design rating and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$79.2m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$741/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-25
Secure Parking	-	Apr-25

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	100.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	0.0%
WALE	1.9 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

90 COLLINS STREET MELBOURNE, VIC



90 Collins Street is an A-grade office tower located at the prestigious Paris end of Collins Street in Melbourne's CBD. Mirvac originally purchased the asset in 2013. The asset is home to premium retail frontage including Cartier. The building has achieved a 4.0 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,312 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$248.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$859/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates	1,461	Dec-26
PCL Lawyers	1,062	Feb-27

Lease Expiry Profile % Income

VACANCY	37.1%
FY24	13.1%
FY25	12.0%
FY26	16.5%
FY27	15.7%
FY28	5.6%
FY29+	0.0%
WALE	1.4 YEARS

Investment Property Office

OLDERFLEET 477 COLLINS STREET MELBOURNE, VIC



Completed in 2020 and located on Melbourne's premier office street in the heart of the CBD, Olderfleet 477 Collins Street is an iconic 58,000 square metre Premium grade office tower designed by award winning architects Grimshaw, with interiors by Carr Design. The building pays homage to Melbourne's past with its sympathetic refurbishment of three prominent heritage buildings fronting Collins Street. The development includes smart technology, leading sustainability features and premium amenities, including hotel-style end-of-trip facilities, childcare, a concierge and flexible space options. Anchor tenant Deloitte has 28,000 square metres of space and they are joined by several other organisations including Norton Rose Fulbright, Lander & Rogers and Urbis. Olderfleet was the first office building in the country to achieve a Platinum Core and Shell WELL Pre-Certification. The building has achieved a 5 Star NABERS Energy and 6 Star Green Star ratings.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Suntec
NLA	58,594 SQM
CAR SPACES	416
ACQUISITION DATE	Jul-20
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$450.0m ¹
VALUER	CBRE
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$872/SQM

Major Tenants	NLA SQM	Lease Expiry
Deloitte	28,791	Jun-32
Landers & Rogers	5,924	Dec-32

Lease Expiry Profile % Income

VACANCY	2.3%
FY24	0.0%
FY25	1.5%
FY26	0.0%
FY27	0.6%
FY28	2.0%
FY29+	93.6%
WALE	8.4 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

664 COLLINS STREET MELBOURNE, VIC



Developed by Mirvac and completed in 2018, 664 Collins Street provides 26,000 square metres of office space across nine levels, with expansive floor plates of over 3,100 square metres. In its unique urban location above Southern Cross Station, 664 Collins Street provides its tenants with uninterrupted city views on all sides, as well as pedestrian access to the station, major tram routes, and both Collins and Bourke streets through a unique elevated open-air public walkway. The building is equipped with smart technology that collects real-time data to improve operational efficiency, as well as pioneering sustainability features driving its 6 star NABERS Energy rating. The building also boasts best in class end-of-trip facilities exclusive to its tenants, along with on-site car parking.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,476 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$158.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$754/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
ExxonMobil	7,176	Apr-28

Lease Expiry Profile % Income

VACANCY	0.6%
FY24	0.0%
FY25	2.9%
FY26	0.0%
FY27	24.2%
FY28	27.9%
FY29+	44.4%
WALE	5.1 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

**383 LA TROBE STREET
MELBOURNE, VIC**



Located within Melbourne CBD's legal precinct and close to Flagstaff train station and other public transport services, 383 La Trobe Street is a seven-level B-grade office asset with future redevelopment potential. The office component covers 10,200 square metres and is leased to the Australian Federal Police.

Summary Information

GRADE	B
NABERS RATING	-
OWNERSHIP	100%
NLA	10,210 SQM
CAR SPACES	544
ACQUISITION DATE	Sep-18
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$100.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$750/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Federal Police	10,210	Jun-23
Secure Parking	-	Jun-23

Lease Expiry Profile % Income

VACANCY	100.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	0.0%
WALE	0

Investment Property Office

**380 ST KILDA ROAD
MELBOURNE, VIC**



This 15-level, A-grade office building comprises six podium levels of up to 2,800 square metres each, with tower floors of 1,200 square metres 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. 380 St Kilda Road has received approval for refurbishment works which commenced in late 2022. The works include a lobby refurbishment, ground floor plane repositioning and end of trip upgrades. The building has achieved a 5.5 star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	23,778 SQM
CAR SPACES	331
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$217.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$640/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	2,800	Nov-25
Defence Health	2,778	May-28

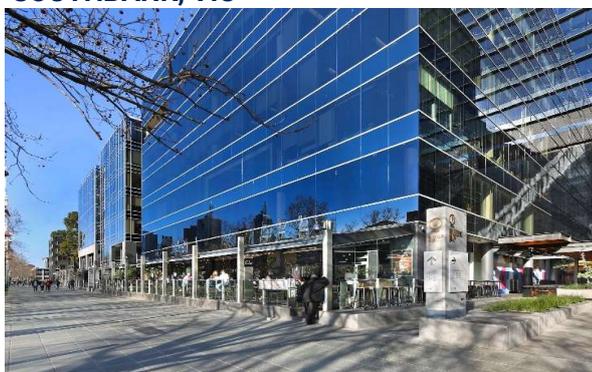
Lease Expiry Profile % Income

VACANCY	37.1%
FY24	2.7%
FY25	15.9%
FY26	20.9%
FY27	7.4%
FY28	10.8%
FY29+	5.2%
WALE	2.3 YEARS

Investment Property

Office

RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area. The buildings have achieved an average NABERS Energy rating of 4.5 stars.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,822 SQM
CAR SPACES	82
ACQUISITION DATE	Apr 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$347.0m
VALUER	Savills
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$884/SQM

Major Tenants	NLA SQM	Lease Expiry
Japara Holdings Pty Ltd	1,566	Apr-24
Veris Australia	1,565	Oct-25

Lease Expiry Profile % Income

VACANCY	6.1%
FY24	14.7%
FY25	15.4%
FY26	14.5%
FY27	20.0%
FY28	12.8%
FY29+	16.5%
WALE	3.4 YEARS

Investment Property Office

2 RIVERSIDE QUAY SOUTHBANK, VIC



Developed by Mirvac and completed in 2016, 2 Riverside Quay is located along the waterfront of Southbank, directly across from Melbourne's CBD. The office development was built above an existing eight-level car park structure and comprises 12 levels of office with ground floor retail and a roof top terrace. Leading sustainability initiatives were implemented within the building, including high-performance air conditioning, rainwater capture and recycling, and the use of high-performance glazing and façade systems to reduce solar loads resulting in a 5.5 star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	21,132 SQM
CAR SPACES	567
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$150.5m ¹
VALUER	Savills
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$821/SQM

Major Tenants	NLA SQM	Lease Expiry
PwC	17,257	Jan-29
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.3%
FY25	0.0%
FY26	0.1%
FY27	7.6%
FY28	8.3%
FY29+	83.7%
WALE	5.3 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

23 FURZER STREET PHILLIP, ACT



Completed in 2010, this campus style office building was purpose built for the Department of Health and Aged Care and comprises 10 office levels with floors of approximately 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 6 star NABERS Water rating and a 6 Star Green Star performance rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$375.0m
VALUER	Knight Frank
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$511/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health & Aged Care	45,967	Feb-35
Blue Fez	200	Feb-27

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.4%
FY28	0.0%
FY29+	99.6%
WALE	11.6 YEARS

Investment Property

Office

HERITAGE LANES 80 ANN STREET BRISBANE, QLD



80 Ann Street, or "Heritage Lanes", is a 35 level, approximately 62,100 square metre premium office building in Brisbane's CBD with dual frontage to Turbot and Ann Streets. The building reached practical completion in April 2022, being anchored by Suncorp and KPMG. The building's design provides a number of breathable spaces throughout to take advantage of the local climate and also pays homage to the old Brisbane Produce Exchange which was located on the site until the mid-1900s. This is reflected in the heritage façade fronting Turbot Street and the marketplace experience being created on the ground plane which extends through to the main lobby on Level 1. Designed by Woods Bagot Architects, the building is targeting WELL Gold Shell and Core and 6 Star Green Star as built ratings.

Summary Information

GRADE	Premium
NABERS RATING	-
OWNERSHIP	50% Mirvac, 50% M&G Real Estate
NLA	62,165 SQM
CAR SPACES	125
ACQUISITION DATE	Jul-18
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$409.1m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$893/SQM

Major Tenants	NLA SQM	Lease Expiry
Suncorp	39,189	Jun-32
KPMG	7,740	Sep-33

Lease Expiry Profile % Income

VACANCY	0.1%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	1.9%
FY28	1.6%
FY29+	96.4%
WALE	8.9 YEARS

1. Book value represents Mirvac's ownership.

Investment in Joint Ventures & Associates

Office

8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley Square brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley Square has been awarded a 6 Star Green Star Office Design v2 certified rating, which represents World Leadership in environmental sustainability practices.

Summary Information

GRADE	Premium
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,346 SQM
CAR SPACES	27
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$220.3m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,555/SQM

Major Tenants	NLA SQM	Lease Expiry
RBA	9,118	Jul-28
InfraBuild Trading Pty Ltd	2,836	Jan-24

Lease Expiry Profile % Income

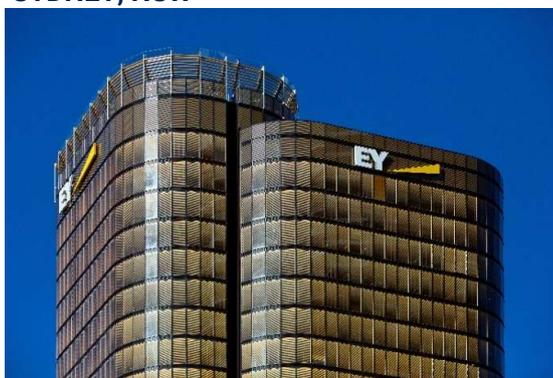
VACANCY	12.8%
FY24	17.7%
FY25	2.7%
FY26	0.4%
FY27	9.2%
FY28	0.1%
FY29+	57.1%
WALE	3.6 YEARS

1. Book value represents Mirvac's ownership.

Investment in Joint Ventures & Associates

Office

200 GEORGE STREET SYDNEY, NSW



Completed in 2016, EY Centre is an iconic Premium-grade office tower, designed by award winning architects Francis-Jones Morehen Thorp. The tower is one of the first 'smart' office buildings in Australia, with market leading technology that adjusts the internal environment to meet the needs of tenants. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50.1% Mirvac, 49.9% M&G Real Estate
NLA	39,046 SQM
CAR SPACES	62
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$544.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.75%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$1,605/SQM

Major Tenants ²	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

Lease Expiry Profile % Income

VACANCY	0.4%
FY24	0.1%
FY25	0.0%
FY26	19.3%
FY27	62.9%
FY28	0.5%
FY29+	16.8%
WALE	4.1 YEARS

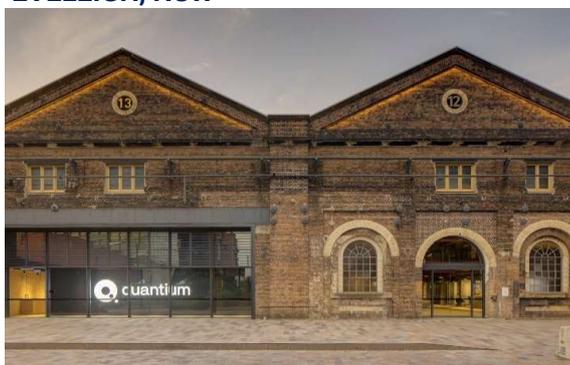
1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.

Investment in Joint Ventures & Associates

Office

LOCOMOTIVE WORKSHOP EVELEIGH, NSW



Completed in 2021 and located in Sydney's CBD Fringe, the Locomotive Workshop provides 31,000 square metres of A grade space over 15 bays, with anchor tenants Quantum Group and OMG. The adaptive re-use and redevelopment of the 1880's-built heritage listed Locomotive Workshop includes a combination of bespoke retail, and modern infill office with innovative heritage design and interpretation. The Locomotive Workshop is of high heritage significance and as such the redevelopment preserved and celebrated the building fabric, its collections and blacksmith activity to create an industry leading example of adaptive reuse and heritage interpretation.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	51% Mirvac, 49% Australian Retirement Trust
NLA	31,438 SQM
CAR SPACES	-
ACQUISITION DATE	Apr-16
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 30 JUNE 2023	\$221.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$886/SQM

Major Tenants	NLA SQM	Lease Expiry
Quantum Group	12,369	Oct-31
OMG	4,122	Jun-32

Lease Expiry Profile % Income

VACANCY	10.9%
FY24	0.1%
FY25	0.0%
FY26	0.5%
FY27	1.3%
FY28	0.0%
FY29+	87.2%
WALE	7.9 YEARS

1. Book value represents Mirvac's ownership.

Investment in Joint Ventures & Associates

Office

DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET PERTH, WA



Developed by Mirvac and completed in late 2015, the David Malcolm Justice Centre (previously Treasury Building) is a 33 level office tower, which fronts on to Barrack Street and is immediately south of Town Hall. The property offers a vaulted multi-storey ground floor lobby, column-free floor plates and views of the Swan River above Level 4. The office tower received a 5 Star Green Star Design rating, a 6 Star Green Star Performance rating and has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	31,881 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$255.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$845/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,588	Nov-40

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.3%
FY25	0.0%
FY26	0.3%
FY27	0.0%
FY28	0.4%
FY29+	99.0%
WALE	17.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Held for Sale

Office

60 MARGARET STREET
SYDNEY, NSW



This A-grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retail, with direct access to the Wynyard railway station and bus terminal. Developed in 1980, the complex has been progressively refurbished. The building has achieved a 4.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,772 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 30 JUNE 2023	\$347.2m ¹
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
GROSS OFFICE RENT	\$1,245/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	9,712	May-27
Cliftons	4,171	Dec-28

Lease Expiry Profile % Income

VACANCY	2.4%
FY24	15.7%
FY25	5.9%
FY26	5.1%
FY27	31.0%
FY28	11.6%
FY29+	28.3%
WALE	3.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Held for Sale

Office

367 COLLINS STREET MELBOURNE, VIC



Refurbished in 2018, 367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4.5 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	37,878 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 30 JUNE 2023	\$371.0m
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
GROSS OFFICE RENT	\$843/SQM

Major Tenants	NLA SQM	Lease Expiry
Optus	8,922	Jul-23
Sportsbet	8,817	Jun-29

Lease Expiry Profile % Income

VACANCY	4.2%
FY24	35.5%
FY25	12.1%
FY26	11.4%
FY27	0.5%
FY28	13.3%
FY29+	23.0%
WALE	2.5 YEARS

Industrial

Comprising 13% of Mirvac's investment property portfolio, the industrial portfolio is 100% occupied with a weighted average lease expiry of 6.6 years.



Calibre, Sydney



Industrial

Geographic Diversification¹



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO VALUE ²	VALUATION AT 30 JUNE 2023 ³	CAP RATE
1 CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM	15.2%	\$202.0m	4.47%
2 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM	18.2%	\$240.5m	4.42%
3 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM	2.8%	\$36.7m	4.50%
4 36 GOW STREET	PADSTOW, NSW	20,389 SQM	4.4%	\$58.9m	5.00%
5 NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,791 SQM	19.6%	\$259.3m	4.50%
6 274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM	5.5%	\$72.6m	4.25%
7 34-38 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	4.6%	\$61.1m	4.75%
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	24,146 SQM	5.5%	\$73.0m	5.00%
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	3.2%	\$42.2m	4.50%
10 39 HERBERT STREET	ST LEONARDS, NSW	36,296 SQM	21.0%	\$278.2m	4.94%
INDUSTRIAL INVESTMENT PROPERTIES TOTAL		470,939 SQM		\$1,324.5m	
MIRVAC INDUSTRIAL VENTURE CO-INVESTMENT				\$185.0m	
INDUSTRIAL TOTAL INVESTMENT		470,939 SQM		\$1,509.5m	4.62%
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)				6.6 YEARS	
OCCUPANCY % (BY AREA)				100.0%	

1. By valuation excluding assets held in funds.

2. Excludes IPUC. Subject to rounding.

3. Valuations represent Mirvac's ownership. Subject to rounding.

Investment Property

Industrial

CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the northwestern corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	559
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$202.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.47%
DISCOUNT RATE	5.90%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond	31,221	Jun-28
ACFS Logistics	21,718	Jan-34

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	14.7%
FY27	0.0%
FY28	64.4%
FY29+	20.9%
WALE	5.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial facilities, located approximately 35 kilometres south-west of Sydney with excellent access to Port Botany in Sydney's south. It comprises two state-of-the-art facilities that benefit from close proximity to the M7 Westlink Motorway, a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100% leased to Woolworths Limited.

Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$240.5m ¹
VALUER	CBRE
CAPITALISATION RATE	4.42%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Woolworths	88,914	Feb-37
Woolworths	50,693	Jan-32

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	11.8 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

8 BRABHAM DRIVE HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high clearance, column-free warehouse. Leased to a specialist logistics operator BagTrans, it also features over one hectare of heavy duty, concrete hard stand areas, as well as a truck washing facility.

Summary Information

OWNERSHIP	100%
NLA	6,249 SQM
CAR SPACES	81
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$36.7m
VALUER	Colliers
CAPITALISATION RATE	4.50%
DISCOUNT RATE	6.00%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,249	Apr-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	100.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	0.0%
WALE	0.8 YEARS

Investment Property

Industrial

36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high quality offices and is located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$58.9m
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.38%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Aug-30

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	7.2 YEARS

Investment Property

Industrial

NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five modern A grade, freestanding buildings with generous hardstands. It is located on the western alignment of Lyn Parade within the established industrial precinct of Prestons, within close proximity of the M5/M7 interchange, and approximately 40 kilometres south-west of the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	75,791 SQM
CAR SPACES	604
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$259.3m
VALUER	Directors Valuation
CAPITALISATION RATE	4.50%
DISCOUNT RATE	5.99%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia	23,356	Oct-28
De'Longhi	17,267	Feb-31

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	16.7%
FY28	0.0%
FY29+	83.3%
WALE	6.0 YEARS

Investment Property

Industrial

274 VICTORIA ROAD RYDALMERE, NSW



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	301
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$72.6m
VALUER	Directors Valuation
CAPITALISATION RATE	4.25%
DISCOUNT RATE	5.88%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia	22,734	Nov-32

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	9.4 YEARS

Investment Property

Industrial

34-38 ANZAC AVENUE SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high quality office space. The estate is easily accessible from the Hume Motorway and close to the M5/M7 junction.

Summary Information

OWNERSHIP	100%
NLA	22,062 SQM
CAR SPACES	183
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$61.1m
VALUER	Directors Valuation
CAPITALISATION RATE	4.75%
DISCOUNT RATE	6.25%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Apr-25
Precision Paper Coatings	3,697	Sep-31

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	16.7%
FY25	33.0%
FY26	0.0%
FY27	17.5%
FY28	0.0%
FY29+	32.8%
WALE	4.1 YEARS

Investment Property

Industrial

1-47 PERCIVAL ROAD SMITHFIELD, NSW



1-47 Percival Street is an industrial estate comprising multiple warehouses leased to three key tenants which fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

Summary Information

OWNERSHIP	100%
NLA	24,146 SQM
CAR SPACES	275
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$73.0m
VALUER	JLL
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	13,716	Jun-37
Clark Equipment	5,437	Feb-24

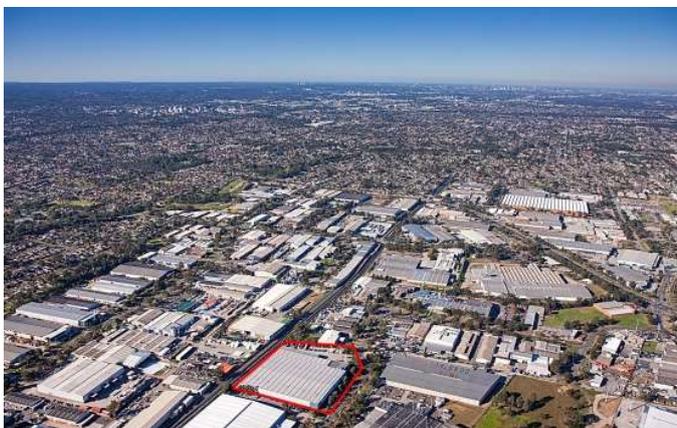
Lease Expiry Profile % Income

VACANCY	0.0%
FY24	21.8%
FY25	26.3%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	51.9%
WALE	7.7 YEARS

Investment Property

Industrial

39 BRITTON STREET SMITHFIELD, NSW



Developed in 1998, 39 Britton Street is a high clearance standalone warehouse with six loading docks and six on-grade roller doors plus an adjoining two-storey office and amenities block. The property is well positioned to major infrastructure, being approximately one kilometre from the Cumberland Highway and five kilometres to the M4 Motorway providing easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	13,390 SQM
CAR SPACES	35
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$42.2m
VALUER	Directors Valuation
CAPITALISATION RATE	4.50%
DISCOUNT RATE	6.00%

Major Tenants	NLA SQM	Lease Expiry
Tyres 4u	13,390	Sep-28

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	5.2 YEARS

Investment Property

Industrial

39 HERBERT STREET ST LEONARDS, NSW



39 Herbert Street is a high quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD in close proximity to St Leonards train station. It comprises two commercial buildings, 21 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

Summary Information

OWNERSHIP	100%
NLA	36,296 SQM
CAR SPACES	625
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 30 JUNE 2023	\$278.2m
VALUER	Directors Valuation
CAPITALISATION RATE	4.94%
DISCOUNT RATE	6.24%

Major Tenants	NLA SQM	Lease Expiry
Interactive	12,897	Nov-30
Arrow ECS	2,785	Jun-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	18.4%
FY25	4.0%
FY26	12.2%
FY27	13.4%
FY28	3.0%
FY29+	49.0%
WALE	4.6 YEARS

Retail

Comprising 20% of Mirvac's investment property portfolio, the retail portfolio is 97.5% occupied with 62% of the portfolio located in metropolitan Sydney.

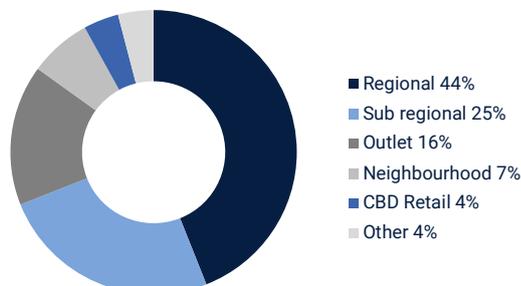


Birkenhead Point Brand Outlet, Sydney

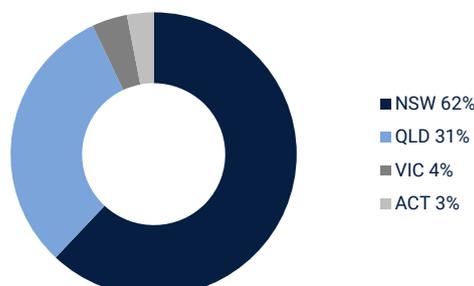


Retail

Grade Diversification¹



Geographic Diversification²



PROPERTY	LOCATION	GLA ³	% OF RETAIL PORTFOLIO VALUE ⁴	CENTRE MAT ⁵	VALUATION AT 30 JUNE 2023 ⁶	CAP RATE ⁷
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,194 SQM	17.1%	\$330.7m	\$393.7m	5.75%
2 BROADWAY SYDNEY	GLEBE, NSW	52,852 SQM	17.5%	\$698.2m	\$404.4m	5.00%
3 EAST VILLAGE	ZETLAND, NSW	32,951 SQM	13.5%	\$203.0m	\$312.0m	5.25%
4 GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,937 SQM	3.0%	\$49.6m	\$68.5m	6.00%
5 RHODES WATERSIDE	RHODES, NSW	34,838 SQM	7.4%	\$221.7m	\$170.5m	5.75%
6 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	14,081 SQM	4.1%	\$165.7m	\$93.4m	5.75%
7 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,513 SQM	7.8%	\$354.1m	\$180.0m	6.00%
8 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	72,503 SQM	20.5%	\$538.8m	\$472.5m	5.50%
9 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	19,036 SQM	4.3%	\$186.5m	\$99.0m	6.00%
10 COOLEMAN COURT	WESTON, ACT	10,402 SQM	3.0%	\$138.9m	\$70.0m	5.75%
RETAIL INVESTMENT PROPERTIES TOTAL		324,307 SQM			\$2,358.8m⁸	
11 METCENTRE	SYDNEY, NSW	6,411 SQM	1.8%	\$43.2m	\$40.9m	n/a
RETAIL INVESTMENT PROPERTIES CLASSIFIED AS HELD FOR SALE TOTAL		6,411 SQM			\$40.9m	
RETAIL TOTAL		330,718 SQM			\$2,399.7m⁸	5.59%
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					3.1 YEARS	
OCCUPANCY % (BY AREA)					97.5%	

1. By valuation, excluding IPUC/properties held for development. As per PCA classification.

2. By valuation, excluding IPUC/properties held for development.

3. GLA excludes 80 Bay Street & 1-3 Small Street, Ultimo (Sydney).

4. Excludes IPUC/properties held for development. Subject to rounding.

5. 12 months to 30 June 2023, in accordance with SCCA guidelines.

6. Valuations represent Mirvac's ownership. Total portfolio value excludes the gross up of lease liabilities under AASB 16. Subject to rounding.

7. Relates to retail component only, and excludes IPUC.

8. This total value includes Toombul, Brisbane, which is being held for development and is excluded from all other operational metrics. Subject to rounding.

Investment Property

Retail

BIRKENHEAD POINT BRAND OUTLET

DRUMMOYNE, NSW



Birkenhead Point Brand Outlet is situated five kilometres from the Sydney CBD on a prime 3.7-hectare waterfront site. The asset incorporates a premium outlet centre complemented by a small convenience-based retail offering anchored by Coles and ALDI. With over 10 mini majors and approximately 120 specialty tenancies, the centre features a range of quality brands including Armani Outlet, Bally, Coach, Michael Kors, Nike, Polo Ralph Lauren and Peter's of Kensington. The centre also incorporates approximately 3,600 square metres of bespoke office and a 5 star Gold Anchor Platinum marina with 200 berths and a fuel wharf.

Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,194 SQM
CAR SPACES	1,346
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$393.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75% ²
DISCOUNT RATE	6.75% ²
CENTRE MAT	\$330.7m
SPECIALTY OCCUPANCY COSTS	11.0% ³
SPECIALTY SALES	\$11,748/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Spotlight	1,796	Sep-26
ALDI	1,448	Nov-25
Peters of Kensington	1,132	Jan-23

Lease Expiry Profile % Income

VACANCY	1.4%
FY24	49.1%
FY25	12.8%
FY26	7.4%
FY27	14.2%
FY28	12.4%
FY29+	2.7%
WALE	1.7 YEARS

1. Includes Marina operating business (owned by Mirvac Limited) and nearby property 64 Roseby St, Drummoyne.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

BROADWAY SYDNEY

GLEBE, NSW



Broadway Sydney is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by two discount department stores (Kmart and Target), two supermarkets (Coles and ALDI) and a cinema (Hoyts). The centre also features key retailers including Harris Farm Markets, Apple, JB Hi Fi, Harvey Norman, Mecca, LEGO, with approximately 130 specialty stores. The centre ranked "Number 1" in the Shopping Centre News Big Guns annual turnover per square metre awards in 2023.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,852 SQM
CAR SPACES	1,650
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$404.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00% ²
DISCOUNT RATE	6.25% ²
CENTRE MAT	\$698.2m
SPECIALTY OCCUPANCY COSTS	15.7% ³
SPECIALTY SALES	\$15,037/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-33
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-34
H&M	2,475	Aug-31

Lease Expiry Profile % Income

VACANCY	2.0%
FY24	43.7%
FY25	8.7%
FY26	4.7%
FY27	10.9%
FY28	3.3%
FY29+	26.7%
WALE	2.8 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe; 80 Bay Street, Ultimo and 1-3 Smail Street, Ultimo.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre, located three kilometres south of the Sydney CBD and services the rapidly densifying urban area of Zetland. The centre is anchored by Coles, Virgin Active Health Club and approximately 50 specialty stores. The centre ranked "Number 1" in Australia seven years in a row (2016-2022), in Shopping Centre News Little Guns for annual turnover per square metre, and is set to benefit from strong forecast population growth in its catchment.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	32,951 SQM
CAR SPACES	677
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$312.0m
VALUER	Savills
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
CENTRE MAT	\$203.0m
SPECIALTY OCCUPANCY COSTS	13.3% ¹
SPECIALTY SALES	\$11,404/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Audi Australia Retail	13,172	Oct-34
Virgin Active	4,321	Nov-35
Coles	4,015	Oct-34
East Phoenix	1,280	Dec-27
Victoria Park Montessori Academy	1,173	Dec-26

Lease Expiry Profile % Income

VACANCY	0.9%
FY24	16.8%
FY25	12.3%
FY26	7.0%
FY27	12.6%
FY28	14.2%
FY29+	36.2%
WALE	4.9 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, providing a major pedestrian thoroughfare to the busy North Sydney train station and excellent exposure to Pacific Hwy and Miller Street. The asset services North Sydney CBD and has over 90 specialty retail and service outlets, including Romeo's IGA supermarket and the historic Greenwood Hotel.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% CapitaLand Integrated Commercial Trust
GLA	8,937 SQM
CAR SPACES	312
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$68.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.75%
CENTRE MAT	\$49.6m
SPECIALTY OCCUPANCY COSTS	21.4% ²
SPECIALTY SALES	\$6,763/sqm ³

Major Tenants	GLA SQM	Lease Expiry
IGA Romeo's	864	Feb-31
Greenwood Hotel	856	Apr-26

Lease Expiry Profile % Income

VACANCY	10.0%
FY24	45.4%
FY25	18.6%
FY26	11.7%
FY27	3.7%
FY28	2.2%
FY29+	8.4%
WALE	1.5 YEARS

1. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

RHODES WATERSIDE

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the significant Rhodes residential and office precinct. Major retailers include Coles, ALDI, Kmart, Bing Lee and Reading Cinemas in addition to approximately 120 specialty stores and office suites. The centre features a strong dining offering and has seen significant growth through catchment population expansion, remixing and customer-focussed initiatives.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	34,838 SQM
CAR SPACES	2,414
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$170.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
CENTRE MAT	\$221.7m
SPECIALTY OCCUPANCY COSTS	16.8% ²
SPECIALTY SALES	\$9,654/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Reading Cinemas	4,122	Mar-30
Kmart	3,795	Nov-24
Coles	3,497	Jun-30
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

Lease Expiry Profile % Income

VACANCY	2.1%
FY24	29.2%
FY25	18.8%
FY26	12.7%
FY27	8.1%
FY28	7.1%
FY29+	22.0%
WALE	2.8 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



South Village Shopping Centre is a neighbourhood centre which is part of a broader mixed-use precinct incorporating approximately 750 residential apartments and a significant public park. Located in Kirrawee, 25 kilometres south of Sydney, the centre is serviced by nearby public transport and the Princes Highway. The centre is anchored by Coles and ALDI, and over 30 specialty stores, with key uses including dining, fresh food and services.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	14,081 SQM
CAR SPACES	541
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2023	\$93.4m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$165.7m
SPECIALTY OCCUPANCY COSTS	13.1% ¹
SPECIALTY SALES	\$9,222/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Coles	4,501	Nov-38
ALDI	1,518	Nov-28
Panetta Mercato	982	Dec-30

Lease Expiry Profile % Income

VACANCY	0.0%
FY24	8.8%
FY25	1.9%
FY26	5.5%
FY27	13.6%
FY28	12.0%
FY29+	58.2%
WALE	7.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

KAWANA SHOPPINGWORLD

BUDDINA, QLD



Kawana Shoppingworld is a convenience and lifestyle centre located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast. The centre incorporates Woolworths, Coles, ALDI, Big W, Event Gold Class Cinemas, 6 mini-majors and approximately 150 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,513 SQM
CAR SPACES	1,990
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$180.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$354.1m
SPECIALTY OCCUPANCY COSTS	14.5% ²
SPECIALTY SALES	\$9,251/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-31
Event Cinemas	5,865	Jul-34
Woolworths	3,710	Nov-29
Coles	3,351	Oct-27
ALDI	1,753	Jul-24

Lease Expiry Profile % Income

VACANCY	3.8%
FY24	34.2%
FY25	17.3%
FY26	6.7%
FY27	8.8%
FY28	8.6%
FY29+	20.6%
WALE	2.9 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Orion Springfield Central was developed by Mirvac and is located in the rapidly growing city of Springfield. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W, Timezone and Event Cinemas with over 150 specialty stores and 11 pad sites. Connected directly to Springfield Central Town Station and Orion Lagoon, this well connected centre also has significant land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	72,503 SQM
CAR SPACES	3,166
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$472.5m ¹
VALUER	Knight Frank
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$538.8m
SPECIALTY OCCUPANCY COSTS	10.1% ²
SPECIALTY SALES	\$11,915/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Events Cinemas	5,801	Jun-31
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

Lease Expiry Profile % Income

VACANCY	1.7%
FY24	31.4%
FY25	10.7%
FY26	11.3%
FY27	13.2%
FY28	8.2%
FY29+	23.5%
WALE	3.1 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is located seven kilometres north of the Melbourne CBD and conveniently connected to the bustling Puckle Street retail strip. Moonee Ponds is experiencing strong population growth and densification including immediate neighbouring residents of nearly 1,500 apartments. At the heart of that is Moonee Ponds Central, comprising Kmart, Coles, ALDI, and over 60 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	19,036 SQM
CAR SPACES	854
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2023	\$99.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.75%
CENTRE MAT	\$186.5m
SPECIALTY OCCUPANCY COSTS	12.0% ¹
SPECIALTY SALES	\$9,852/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-32
ALDI	1,221	Sep-23

Lease Expiry Profile % Income

VACANCY	4.1%
FY24	29.9%
FY25	16.2%
FY26	6.6%
FY27	13.1%
FY28	8.1%
FY29+	22.0%
WALE	3.1 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

COOLEMAN COURT

WESTON, ACT



Coleman Court is a convenience-based neighbourhood centre located in the Canberra suburb of Weston Creek, approximately 9 kilometres south-west of the Canberra CBD. The centre has two supermarkets, Woolworths and ALDI, and approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Coleman Court and is expected to positively impact the centre.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,402 SQM
CAR SPACES	512
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2023	\$70.0m
VALUER	Colliers International
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.25%
CENTRE MAT	\$138.9m
SPECIALTY OCCUPANCY COSTS	12.7% ¹
SPECIALTY SALES	\$9,236/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Woolworths	2,867	Aug-31
ALDI	1,548	Jun-31

Lease Expiry Profile % Income

VACANCY	2.7%
FY24	20.3%
FY25	14.6%
FY26	1.9%
FY27	8.4%
FY28	10.0%
FY29+	42.1%
WALE	4.5 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property Held for Sale

Retail

METCENTRE

SYDNEY, NSW



MetCentre is located at the base of 60 Margaret Street in Sydney and adjoins Wynyard train station, providing a major pedestrian thoroughfare for many CBD workers and visitors. The Centre has excellent exposure to George Street, as well as entrances on Margaret and Jamison Streets and benefits from the light rail on George Street. The centre is anchored by a Woolworths supermarket and has approximately 75 specialty stores, including a significant food offering.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Blackstone
GLA	6,411 SQM
CAR SPACES	-
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 30 JUNE 2023	\$40.9m ¹
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
CENTRE MAT	\$43.2m
SPECIALTY OCCUPANCY COSTS	21.4% ²
SPECIALTY SALES	\$9,549/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Woolworths	1,486	Aug-29

Lease Expiry Profile % Income

VACANCY	17.8%
FY24	27.4%
FY25	16.5%
FY26	9.1%
FY27	10.7%
FY28	4.1%
FY29+	14.4%
WALE	2.0 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Build to Rent

Build to Rent currently represents 2% of Mirvac's investment property portfolio. In FY23 we established a BTR Venture with aligned long-term capital partners, with Mirvac retaining ~44% ownership. The venture includes 2 operational assets and 3 pipeline projects underway.



LIV Munro, Melbourne | Photo by James Horan



Funds & Ventures

Build to Rent Venture

LIV INDIGO

SYDNEY OLYMPIC PARK, NSW



LIV Indigo is located in Sydney Olympic Park, conveniently located in the middle ring of Sydney, approximately 16 kilometres from the Sydney CBD and eight kilometres to the Parramatta CBD. The property is located within walking distance of the future planned Metro station.

The property provides a mix of 315 quality one, two and three-bedroom apartments built and designed exclusively for renters. It boasts unparalleled amenity, including a resident amenities floor which houses co-working and meeting spaces, a gaming and cinema room, a demonstration-style chefs' kitchen and bar with entertaining areas for dining, BBQ space, virtual fitness and open plan function space with connected outdoor terraces, a gym and outdoor landscaped spaces for recreation, bicycle parking and shared transport facilities. The building also features several sustainable initiatives such as Electric Vehicle (EV) charging, double glazing, solar panels, recycled water and bike sharing.

Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL APARTMENTS	315
ACQUISITION DATE	Jun-19

Funds & Ventures

Build to Rent Venture

LIV MUNRO

MELBOURNE, VIC



LIV Munro is located within the broader Queen Victoria Market (QVM) precinct which is situated in the Melbourne CBD northwest corridor and is on the doorstep of West Melbourne, North Melbourne and Carlton. The QVM precinct occupies a pivotal location between the City North Urban Renewal Precinct to the north; the education and health precincts to the north and northeast; the central city and the broader 'Hoddle Grid' to the southeast.

LIV Munro, designed by Bates Smart comprises of 490 Build to Rent apartments across Levels 5-39, 136 car spaces, a wellness centre (including a gym, pool, spa, steam room, sauna, ballet and yoga studios and outdoor deck), co-working facilities, cinema and gaming rooms and numerous entertaining and dining areas. The building has achieved an 8.1 Star NatHERS and 5 Star Green Star rating for the "Design" component. The building is targeting minimum 5 Star Green Star as-built rating.

Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL APARTMENTS	490
ACQUISITION DATE	Apr-21

Funds & Ventures - Under construction

Build to Rent Venture

LIV ALBERT FIELDS

BRUNSWICK, VIC



LIV Albert Fields is located in the cultural and artistic suburb, Brunswick, approximately 6 kilometres north of the Melbourne CBD. The site benefits from its substantial natural amenity being surrounded by 20 hectares of parkland, whilst still having close proximity to Brunswick train station (650m) and established retail, food and beverage offerings on Sydney Road. LIV Albert Fields will be among the first of its kind: a neighbourhood designed and built entirely for renters, that puts people at the centre of the design process.

The property will comprise of 498 apartments including approximately 15 affordable housing units, 800 square metres retail and 2,350 square metres of resident amenity comprising resident's lounge, dining, kitchen, wellness centre, co-working, BTR lobby, communal laundry, pet salon, workshop and vegetable garden. LIV Albert Fields will also have 254 car parking bays, 564 bike parks, 225 storage cages.

Intended to be truly 'green', it will mark a turning point in urban sustainability in Australia, providing residents with the infrastructure to live well now and into the future. LIV Albert Fields will be 100% fossil fuel free, and is targeting certified 5 Star Green Star Buildings and 7.5 NatHERS rating.

Summary Information

ACQUISITION DATE	Various from September 2020
TOTAL EXPECTED APARTMENTS	498
OWNERSHIP	44% Mirvac, 56% Unlisted Partners

Funds & Ventures - Under construction

Build to Rent Venture

LIV ASTON

MELBOURNE, VIC



LIV Aston is Mirvac's second Build to Rent project in Melbourne and is located at 7 Siddeley Street Docklands, southwest of the Hoddle Street Grid. Bound by Flinders Street to the north, Spencer Street to the east, Crowne Plaza and Mirvac's 7-23 Spencer Street commercial tower to the south and the World Trade Centre to the south west, this key central city site is a unique asset of significant scale which provides an opportunity for Mirvac to deliver an exemplar land use and development outcome at the entrance to Melbourne's CBD.

The property will comprise of 474 apartments, including approximately 20 affordable housing units, 2,690 square metres of flexible office space, 670 square metres retail GLAR and 2,600 square metres of curated resident amenity including a communal lounge and kitchen, outdoor dining and BBQ facilities, multipurpose and media rooms, workers club, pool, spa, sauna, steam room, yoga deck, rooftop lounge and private dining, library and pet park and washroom. LIV Aston will also have 77 car parking bays, 485 bike parks and 266 storage cages.

With sustainability front of mind, LIV Aston is targeting 5 star Green Star Design and As Built rating, 7.5 NatHERS rating for the BTR component and a 5 star NABERS rating for the commercial.

Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	474
ACQUISITION DATE	Aug-21

Funds & Ventures - Under construction

Build to Rent Venture

LIV ANURA

NEWSTEAD, QLD



LIV Anura is Mirvac's first BTR asset in QLD and is being delivered in partnership with the QLD State government through their first BTR Pilot Project process. LIV Anura is located 3 kilometres north of the Brisbane CBD in the inner-city suburb of Newstead, within the Mirvac Waterfront Masterplan development. It is well-known as an established residential location in Brisbane's inner north with pockets of light commercial, retail, and open space providing a mix of amenity for Newstead residents. The Brisbane River borders the suburb directly to the east and the Gasworks Precinct to the west.

LIV Anura includes plans to deliver 396 high quality rental apartments including approximately 99 Affordable Housing units as part of the QLD BTR Pilot Project. The property will encompass over 3,000 square metres of indoor and outdoor amenity for residents including a dedicated amenity floor with a variety of offerings including gym, pool, spa, media room and co-working facilities. LIV Anura also includes 1,300 square metres of boutique retail space on the ground floor. Sustainability is a key focus, with LIV Anura targeting 5 Star Green Star Design and As-built rating, 8.0 Weighted Average NatHERS rating and 4 Star NABERS Apartment Water and Energy rating.

Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	396
ACQUISITION DATE	Mar-21 ¹

Funds

Mirvac is a top tier manager of prime real estate in Australia. Over FY23 our Funds management platform accelerated and now covers the office, industrial and build to rent sectors.



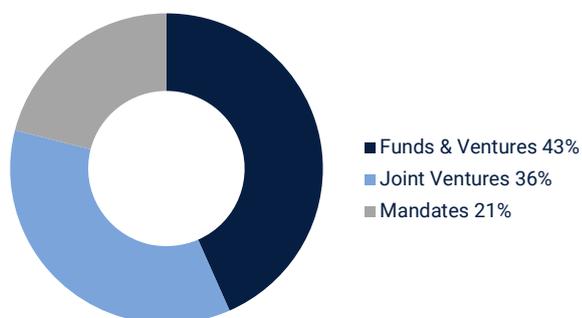
Quay Quarter Tower, Sydney | Photo by Adam Mørk



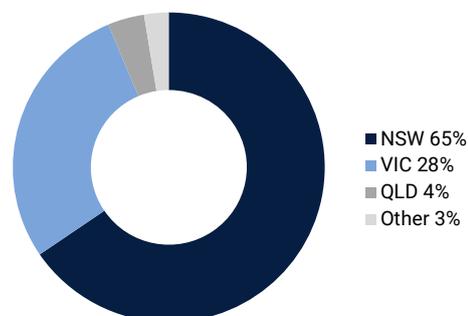
Funds

3rd Party Capital Under Management

Vehicle Diversification¹



Geographic Diversification¹



TYPE	TOTAL 3RD PARTY CAPITAL UNDER MANAGEMENT ²
1 FUNDS & VENTURES	\$7.4bn
2 JOINT VENTURES	\$6.1bn
3 MANDATES	\$3.6bn
TOTAL ASSETS	\$17.1bn

1. By 3rd party capital under management value.

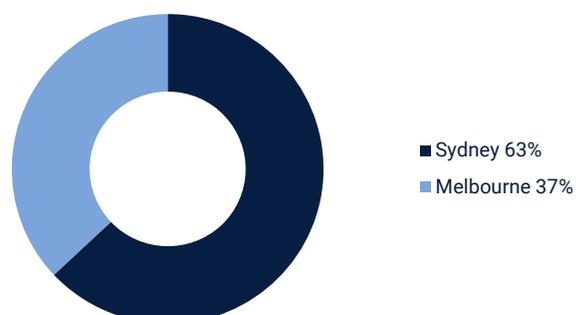
2. 3rd party capital under management represents the the total value of 3rd party capital that we generate fees for providing management services (either Funds Management, Asset Management or Development Management services). This only includes 3rd party capital and excludes Mirvac's investment in managed funds, assets or developments.

Funds & Ventures

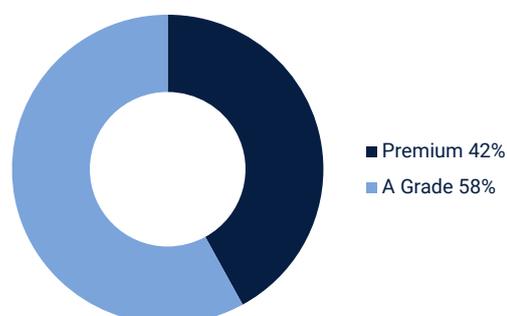
Mirvac Wholesale Office Fund

(MWOFF)

Geographic Diversification¹



Grade Diversification¹



MWOF Summary

Fund Gross assets	\$7.4bn
Mirvac Co-investment	8%
Number of assets	11
WALE (by income)	5.5 years
Occupancy (by income)	90.7%
Gearing	20.4%
NABERS rating	5.1 Star

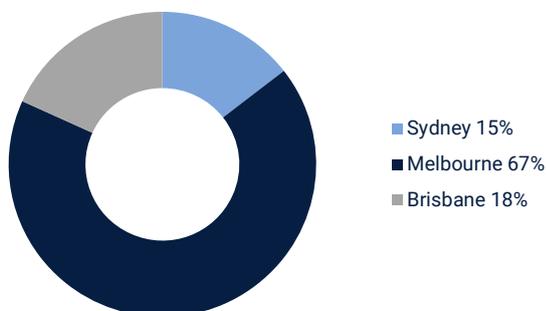
	PROPERTY	LOCATION	GRADE	FUND OWNERSHIP (%)	NLA (SQM)	NABERS RATING
1	ANGEL PLACE	SYDNEY, NSW	A GRADE	100%	48,000 SQM	5.5 Star
2	255 GEORGE STREET	SYDNEY, NSW	A GRADE	100%	39,000 SQM	4.0 Star
3	QUAY QUARTER TOWER	SYDNEY, NSW	PREMIUM	33%	92,000 SQM	n/a
4	DARLING PARK (1&2)	SYDNEY, NSW	PREMIUM	25%	114,000 SQM	5.5 Star
5	SOUTH EVELEIGH	SYDNEY, NSW	A GRADE	33%	102,000 SQM	6.0 Star
6	33 ALFRED STREET	SYDNEY, NSW	PREMIUM	50%	32,000 SQM	n/a
7	BROOKFIELD PLACE	SYDNEY, NSW	PREMIUM	25%	73,000 SQM	5.5 Star
8	QUAY QUARTER LANES	SYDNEY, NSW	A GRADE	51%	3,000 SQM	n/a
9	COLLINS PLACE	MELBOURNE, VIC	A GRADE	100%	104,000 SQM	4.5 Star ²
10	BOURKE PLACE	MELBOURNE, VIC	PREMIUM	100%	66,000 SQM	4.0 Star
11	700 BOURKE STREET	MELBOURNE, VIC	A GRADE	100%	64,000 SQM	5.5 Star
MWOF TOTAL					737,000 SQM	5.1 Star

1. By gross asset value.

2. NABERS rating relates to 35 Collins Street, Melbourne which is 4.5 Stars, 55 Collins Street, Melbourne is not yet rated.

Funds & Ventures

Build to Rent Venture

Geographic Diversification¹

PROPERTY	LOCATION	FUND OWNERSHIP (%)	APARTMENTS (#)	ACQUISITION DATE
1 LIV INDIGO	SYDNEY OLYMPIC PARK, NSW	100%	315	Jun-19
2 LIV MUNRO	MELBOURNE, VIC	100%	490	Apr-21
BTR COMPLETED PROPERTIES TOTAL			805	
3 LIV ALBERT FIELDS	BRUNSWICK, VIC	100%	498	Various from September 2020
4 LIV ASTON	MELBOURNE, VIC	100%	474	Aug-21
5 LIV ANURA	NEWSTEAD, QLD	100%	396	Mar-21
BTR PROPERTIES UNDER CONSTRUCTION TOTAL			1,368	
BUILD TO RENT TOTAL			2,173	
LEASED % (BY APARTMENT NUMBER)²			75%	
MIRVAC CO-INVESTMENT			44%	

1. By apartments, including committed pipeline.

2. Completed assets only, excludes IPUC and display apartment, lower occupancy in FY23 reflects inclusion of LIV Munro, Melbourne development which is still stabilising.

Development

Mirvac has over 50 years experience of development with a track record of quality award winning projects. Mirvac's integrated model and in-house capability to design and develop commercial assets, mixed-use precincts, and residential communities across apartments and masterplanned communities is a unique competitive advantage.



Harbourside, Sydney (artist impression, final design may differ)



Commercial & Mixed Use

Mirvac has a diversified future Commercial & Mixed Use development pipeline of ~\$11.6bn, with projects across office, industrial, retail, build to rent and mixed use sectors.

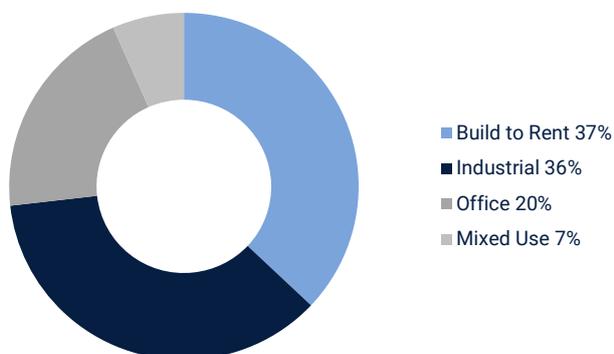


55 Pitt Street, Sydney (artist impression, final design may differ)



Development

Committed Pipeline - Sector Diversification¹



SECTOR	COMMITTED (APPROX ESTIMATED VALUE ON COMPLETION) ²	TOTAL PIPELINE (APPROX ESTIMATED VALUE ON COMPLETION) ²	% PIPELINE COMMITTED
BUILD TO RENT	\$1.2bn	\$1.2bn	100%
INDUSTRIAL	\$1.1bn	\$2.4bn	46%
OFFICE	\$0.6bn	\$5.0bn	13%
MIXED USE	\$0.2bn	\$3.0bn	7%
COMMERCIAL & MIXED USE TOTAL	\$3.1bn	\$11.6bn	27%

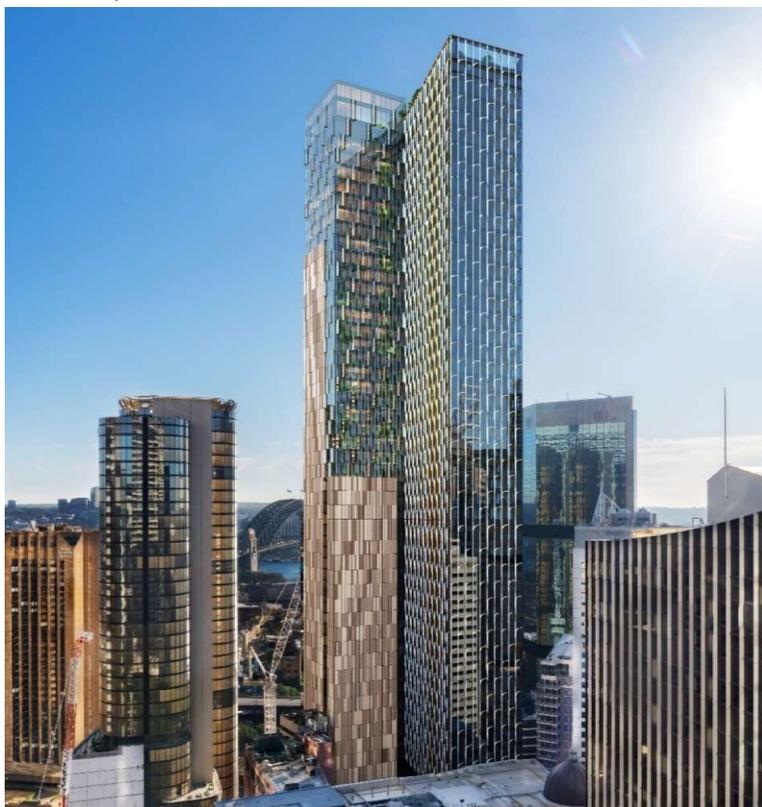
¹ Committed projects, by estimated 100% value on completion.

² Represents 100% expected end value / revenue (including GST) including where Mirvac is only providing Development Management Services, subject to various factors outside Mirvac's control including planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Investment Property Under Construction

Office

55 PITT STREET SYDNEY, NSW



With frontages to Pitt, Underwood and Dalley Streets, 55 Pitt Street is a development site that has the potential to deliver approximately 62,000 square metres of premium commercial and activated retail space as part of a vibrant new destination that will contribute towards the revitalisation of the iconic Circular Quay precinct.

Following a successful public exhibition of the Planning Proposal and Voluntary Planning Agreement (VPA), City of Sydney provided consent for Mirvac to commence a design excellence competition in November 2020, resulting in the appointment of SHoP Architects and Woods Bagot to design the precinct in February 2021. A demolition DA was approved in October 2021 enabling demolition to commence on site in November 2021, completed in August 2022. A stage 2 DA was lodged with the City of Sydney Council in June 2021 for the tower works and was approved in March 2022. Civil works, which commenced in August 2022, are well advanced and in line with the development programme.

Summary Information

VALUATION AT 30 JUNE 2023	\$109m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$1.9bn ²
ACQUISITION DATE	May-13
TARGET COMPLETION	FY27+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories. A portion of IPUC was transferred to inventories during the year.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Investment Property Under Construction

Office

7 SPENCER STREET MELBOURNE, VIC



7 Spencer Street is located in the emerging Northbank Precinct, located to the north bank of the Yarra River, bound by Spencer and Flinders Street. A series of new redevelopments and refurbishments in the Northbank Precinct, are transforming a somewhat forgotten yet historical plot of waterside land, improving ground plane activation and pedestrian links, both within the local area and beyond.

7 Spencer Street development is a 21 level, 45,500 sqm PCA A Grade Building with Premium Grade Services and will feature over 10 individual terraces, making the most of the river views and abundance of natural light. Floor plates range from 3,000 sqm on Level 4 to 1,000 sqm on Level 20, supported by a central core to optimise natural light to all sides and to maximise city / river views.

Mirvac has established a strategic relationship with Japanese Real Estate company, Daibiru, which is investing in a 50 per cent share of Mirvac's next generation workplace development, 7 Spencer Street. Mirvac's in-house design and construction teams have commenced works on the project, targeting completion in FY26+.

Summary Information

VALUATION AT 30 JUNE 2023	\$80m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$630m ²
ACQUISITION DATE	Aug-21
TARGET COMPLETION	FY26+
OWNERSHIP	50% Mirvac, 50% Daibiru

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories. A portion of IPUC was transferred to inventories during the year.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Investment in Joint Venture - Under Construction

Industrial

SWITCHYARD

AUBURN, NSW



Switchyard is located approximately 3.3 kilometres from Parramatta CBD and 18 kilometres from Sydney CBD. It is well placed to benefit from significant infrastructure investment including the WestConnex project which will provide motorway connectivity to Port Botany and Sydney Airport.

The 14-hectare site is set to become a state-of-the-art industrial estate as well as a vibrant employment precinct delivering premium facilities that blend flexible warehousing, office space and small-scale local amenities such as a local café totalling approximately 72,000 square metres of floor space.

Mirvac's redevelopment of the site was initially a joint venture with an investment vehicle sponsored by Morgan Stanley Real Estate Investing (MSREI). Mirvac acquired its joint venture partner's interest in September 2022. In June 2023, Mirvac launched the Mirvac Industrial Venture (MIV) with Switchyard as the seed asset. Australian Retirement Trust (ART) acquired 49% share in MIV with 51% retained by Mirvac. Construction is underway with a targeted completion by 1Q24.

Summary Information

VALUATION AT 30 JUNE 2023	\$0m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$370m ²
ACQUISITION DATE	Nov-21
TARGET COMPLETION	FY24
OWNERSHIP	MIV JV: 51% Mirvac, 49% ART

Note: Image is an artist impression only, final design may differ.

1. Investment carried as an Investment in Joint Venture, not held in IPUC.

2. Represents 100% expected end value, excluding the sale of any undeveloped land, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Industrial expected end values are excluding the sale of any undeveloped land.

Investment Property Under Construction

Industrial

ELIZABETH ENTERPRISE

BADGERYS CREEK, NSW



Mirvac entered into an agreement in August 2018 to acquire Stage 1 of a future 244-hectare industrial estate at Badgerys Creek resulting in the acquisition of Stage 1 (56 hectares) in August 2021 and Stage 2 (52 hectares) in April 2021.

Located approximately 800 meters from the Western Sydney International (Nancy-Bird Walton) Airport and approximately eight kilometres from the M7 motorway, Elizabeth Enterprise is expected to benefit from its proximity to approximately \$20 billion in infrastructure improvements in the Western Sydney area, including the new Airport, M12 motorway and Sydney Metro – Western Sydney Airport which are currently under construction.

Stage 1 and 2 were rezoned to permit industrial uses in September 2020 as part of Tranche 5 of the NSW Planning Acceleration Protocol.

Summary Information

VALUATION AT 30 JUNE 2023	\$135m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$1.3bn ²
ACQUISITION DATE	Apr-21 & Aug-21
TARGET COMPLETION	FY26+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories. A portion of IPUC was transferred to inventories during the year.

2. Represents 100% expected end value, excluding the sale of any undeveloped land, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Industrial expected end values are excluding the sale of any undeveloped land.

Investment Property Under Construction

Industrial

ASPECT

KEMPS CREEK, NSW



Aspect Industrial Estate is a 56 hectare site located with direct frontage to Mamre Road in the Mamre Road precinct, and is set to benefit from the planned \$220 million upgrade to Mamre Road.

Rezoning of the precinct was achieved in June 2020 with rezoning of the Mamre Road precinct included in the second Tranche of NSW Planning Acceleration Protocol. The initial State Significant Development Application (SSD) was approved in June 2022. Construction commenced on site in 1H23.

Summary Information

VALUATION AT 30 JUNE 2023	\$109m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$745m ²
ACQUISITION DATE	Dec-19 & Dec-21
TARGET COMPLETION	FY25+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories. A portion of IPUC was transferred to inventories during the year.

2. Represents 100% expected end value, excluding the sale of any undeveloped land, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Industrial expected end values are excluding the sale of any undeveloped land.

Investment Property Under Construction

Retail/Mixed Use

HARBOURSIDE SYDNEY, NSW



The Harbourside redevelopment is located within Sydney's Darling Harbour precinct. The new Harbourside will reimagine the Darling Harbour waterfront for the 21st century, reconnect the people and places of Pyrmont, and create a network of new public spaces that seamlessly bring together residents, workers, tourists, and locals as part of a world class mixed-use precinct.

The redevelopment will deliver a total gross floor area (GFA) of 87,000 square metres, including 45,000 square metres of commercial / retail space, and 42,000 square metres of residential space, yielding 265 luxury apartments within a 42-storey residential tower.

Construction has commenced and it is due for staged completion from 2026/2027. This new destination will see a new era in placemaking and mixed-use, delivering exciting new retail, a campus-style commercial space and residential, all integrated with an abundance of accessible green public domains.

Harbourside is an example of the private sector working in partnership with the NSW Government to develop a project that can be beneficial for all people across NSW. This redevelopment demonstrates Mirvac's capability to partner with Government and unlock large scale complex mixed-use projects.

Summary Information

VALUATION AT 30 JUNE 2023	\$251m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$2.1bn ²
TOTAL RESIDENTIAL LOTS ³	265
NLA	~27,000 sqm office & ~7,000 sqm retail
ACQUISITION DATE	Jan-14
TARGET COMPLETION	FY26+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Reflects IPUC value, excluding gross up of AASB 16 lease liabilities, subject to rounding. Balance of interest held in inventory.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Investment Property Under Construction

Mixed Use

WATERLOO METRO QUARTER SYDNEY, NSW



Mirvac and John Holland will deliver the Waterloo Metro Quarter development in a joint venture. The site is located approximately 3.3 kilometres south of the Sydney CBD and has frontages to Cope Street, Botany Road, Raglan Street and Wellington Street. Construction of the new Sydney Metro Waterloo Station is currently underway with the site now partially handed over for the Metro Quarter development. All development approvals have been obtained. The project will deliver residential, office and retail space, along with student accommodation, affordable and social housing. The precinct will also have community facilities which are intended to be operated as a childcare centre.

Summary Information

VALUATION AT 30 JUNE 2023	\$0m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$960m ²
TOTAL LOTS	655 (505 social and student accommodation, 150 BTS)
TOTAL RESIDENTIAL LOTS ³	150
NLA	~32,300 sqm office & ~4,500 sqm retail
ACQUISITION DATE	Dec-19
TARGET COMPLETION	FY25+
OWNERSHIP	JV

Note: Image is an artist impression only.

1. Investment carried as an Investment in Joint Venture, not held in IPUC.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market demand and COVID-19 uncertainties.

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes 24 affordable housing lots.

Residential

Mirvac is one of the leading residential 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.



Tullamore, Melbourne

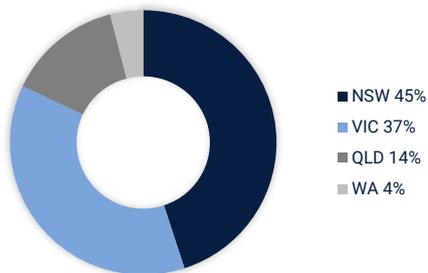


Residential

Overview

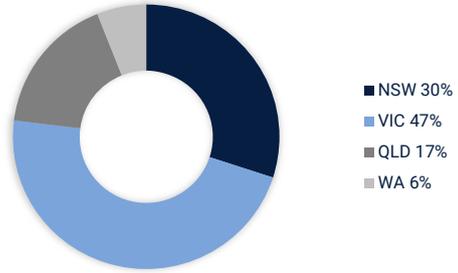
Expected Revenue

\$17.0 billion¹



Pipeline Lots

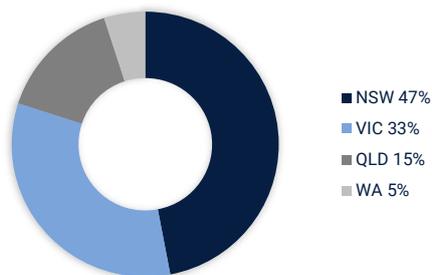
22,974 lots²



Residential Expected Revenue

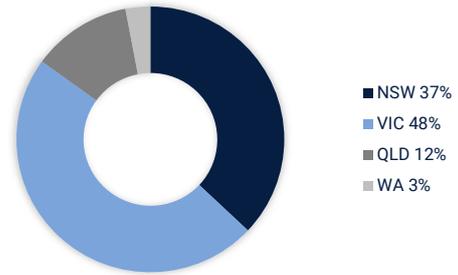
Mirvac Share Expected Revenue

\$14.4 billion³



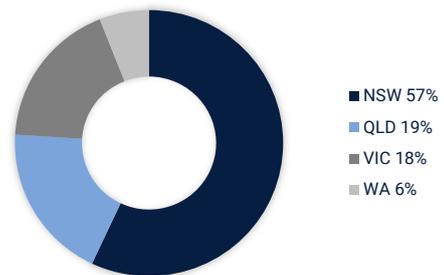
Masterplanned Communities

\$7.4 billion³



Apartments

\$7.0 billion³



1. Represents 100% expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.

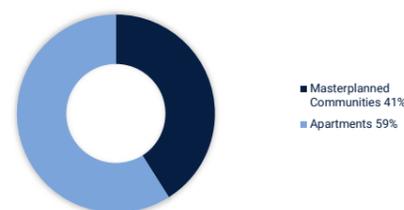
2. Subject to change, depending on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.

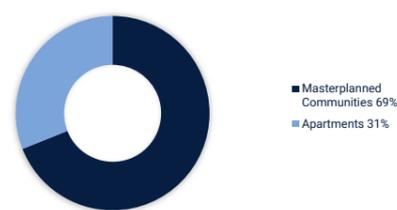
Residential

NEW SOUTH WALES

Mirvac Share Expected Revenue¹
\$6.7 billion



Pipeline Lots²
6,904 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) ³	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
The Avenue	Various (from 2012)	Schofields	\$278.6m	492	482	482	482	FY14	FY26	\$295,000	\$819,900		MPC - Land & housing	100% Mirvac
Completed Stages			\$174.9m	232	232	232	FY15	FY20	\$312,900	\$819,900	100%			
Balance of project			\$103.7m	260	250	250	FY14	FY26	\$295,000	\$732,500	92%			
55 Coonara Avenue	May 20	West Pennant Hills	\$699.1m	417	0	0	0	FY26	FY27	TBC	TBC	3%	Apartments & housing	100% Mirvac
Cobbitty	Dec 21	Cobbitty	\$631.9m	875	57	46	0	FY24	FY28	\$464,000	\$830,000	5%	MPC - Land & housing	100% Mirvac
Georges Cove	Dec 14	Moorebank	\$188.2m	179	163	163	50	FY23	FY25	\$783,000	\$1,309,000*	56%	MPC - Medium density housing	PDA with Benedict Industries
Googong	Dec 11	Googong	\$2,114.4m	5,072	3,239	3,110	2,977	FY14	FY33	\$180,000	\$736,000		MPC - Land & housing	JV with PEET Limited
Completed Stages			\$479.5m	1,942	1,942	1,942	1,942	FY14	FY22	\$180,000	\$470,000	100%		
Released Stages			\$771.1m	1,605	1,297	1,168	1,035	FY19	FY32	\$260,000	\$736,000	52%		
Future Stages			\$863.8m	1,525	0	0	0	FY26	FY33	TBC	TBC	0%		
Green Square	Mar 12	Zetland	\$2,232.5m	1,607 ⁵	795	752	476	FY17	FY31	\$498,000	\$4,675,000		Apartments with mixed use	PDA with Landcom / 100% Mirvac
Completed Stages ¹⁰			\$508.6m	477	477	476	476	FY17	FY20	\$498,000	\$2,080,000	100%		
Portman on the Park			\$166.0m	117	116	107	0	FY24	FY24	\$770,000	\$2,558,000	70%		
Portman House			\$58.9m	44	44	38	0	FY24	FY24	\$745,000	\$3,000,000	70%		
The Frederick			\$215.4m	151	151	129	0	FY24	FY24	\$725,000	\$3,995,000	70%		
Portman Street Terraces			\$32.1m	7	7	2	0	FY24	FY24	\$4,450,000	\$4,675,000	70%		
Future Stages			\$1,251.5m	811	0	0	0	FY29	FY31	TBC	TBC	0%		
NINE by Mirvac			Feb 20	Willoughby	\$799.6m	417 ⁷	327	142	0	FY24	FY25	\$699,000*	\$4,975,000*	64%
Pavilions	Nov 14	Sydney Olympic Park	\$353.3m	359 ⁸	359	359	359	FY20	FY23	\$575,000	\$1,980,000	100%	Apartments	PDA with Sydney Olympic Park Authority
Riverlands Milperra	Oct 19	Milperra	\$389.5m	312	0	0	0	FY25	FY28	TBC	TBC	5%	MPC - Medium density housing	100% Mirvac
St Leonards Square	Jun 15	St Leonards	\$814.6m	561 ⁹	561	561	561	FY20	FY21 ¹¹	\$635,000	\$5,585,000		Apartments with mixed use	100% Mirvac ¹¹
The William			\$356.8m	241	241	241	241	FY20	FY21 ¹¹	\$635,000	\$2,725,000	100%		
The Jackson			\$457.8m	320	320	320	320	FY20	FY21	\$640,000	\$5,585,000	100%		
The Langlee	Dec 20	Waverley	\$170.3m	55	55	21	0	FY24	FY24	\$1,750,000	\$5,295,000	79%	Apartments	PDA with Eastern Suburbs Leagues Club Ltd
The Village	Jan 17	Menangle	\$217.6m	378	211	167	135	FY22	FY26	\$444,900	\$739,000	44%	MPC - Land & housing	PDA with SouWest Developments Pty Ltd

Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) ³	TOTAL LOTS ²	SETTLEMENT DATE ¹ FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
Marsden Park North	Nov 14	Marsden Park	\$318.2m	547	FY26	FY29	MPC - Land & housing	PDA with MAC 1 MP Pty Ltd
Milperra, Western Sydney University Campus	Aug 19	Milperra	\$470.7m	413	FY25	FY29	MPC - Medium density housing	PDA with Western Sydney University
505 George Street	May 20	Sydney	TBC	260	TBC	TBC	Apartments with mixed use	PDA with Coombes Property Group

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.
 2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Settlements relate to residential lots only.
 4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.
 5. Includes retail lots.
 6. Price range relates to released lots and is not indicative of future releases. Includes GST.

7. Excludes affordable housing lots.
 8. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build to Rent lots.
 9. Includes 34 retail/commercial strata lots. All residential lots settled by FY21.
 10. Includes 1 retail lot, expected to settle FY24.
 11. Ownership was JV with Ping An through Aug 21, all residential lots settled prior to structure change.

Residential Development

New South Wales

THE AVENUE, ALEX AVENUE SCHOFIELDS, NSW



A land and housing project, The Avenue at Schofields is in the north-west growth corridor of Sydney approximately 45 kilometres from the Sydney CBD. This masterplanned community is nearing completion having delivered 482 residential lots to date, with the final 10 lots pending the completion of regional drainage infrastructure works by Council. The community includes a 1.2 hectare public park delivered by Mirvac, featuring a children's playground, open playing fields and bushland areas.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST) ¹	\$278.6m
TOTAL LOTS ¹	492
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

55 COONARA AVENUE WEST PENNANT HILLS, NSW



55 Coonara Avenue, West Pennant Hills is a 25.87 hectare site located within 800 metres of the Cherrybrook Metro Station, three kilometres from the Northconnex interchange and 21 kilometres from the CBD. Following rezoning in June 2020, three Development Applications (Concept Plan and Civil Works, Housing South Precinct and Apartments Precinct) were approved in Nov 2022 for a new family friendly residential community comprising 165 houses and 252 apartments that will replace the existing redundant business park. As part of the rezoning, approximately 10 hectares of remnant forest is proposed to be dedicated to the State Government as public open space being an extension of the adjoining Cumberland State Forest.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-20
LOCATION	West Pennant Hills
PROJECT VALUE (INCL. GST) ¹	\$699.1m
TOTAL LOTS ¹	417
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY27
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development New South Wales

COBBITTY, COBBITTY ROAD COBBITTY, NSW



Cobbitty is a 80-hectare parcel of zoned land in the south-west of Sydney in the Camden Local Government Area. The site, which adjoins the existing suburbs of Oran Park and Harrington Grove, has the potential to deliver approximately 870 lots, as well as a playing field, a future town centre and high-quality community facilities.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-21
LOCATION	Cobbitty
PROJECT VALUE (INCL. GST) ¹	\$631.9m
TOTAL LOTS ¹	875
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

GEORGES COVE, NEWBRIDGE ROAD MOOREBANK, NSW



Georges Cove is located in Moorebank, approximately 27 kilometres south-west of Sydney CBD, on the banks of the Georges River. The 179 lot estate includes a mix of Mirvac designed and built detached, semi-detached and terrace homes as well as a community facility comprising landscaped green space, a swimming pool, and covered BBQ area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Moorebank
PROJECT VALUE (INCL. GST) ¹	\$188.2m
TOTAL LOTS ¹	179
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23-FY25
OWNERSHIP STRUCTURE	PDA with Benedict Industries

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

GOOGONG, GOOGONG DAM ROAD GOOGONG, NSW



Googong is a township located on former grazing land on the NSW/ACT border, just 16 kilometres south-east of Parliament House and eight kilometres south of Queanbeyan. The project is being developed over 20 to 23 years on a 780-hectare site and will eventually be home to approximately 18,000 people. As a self-contained township, Googong will ultimately provide housing, community and recreational facilities, shops, schools and employment opportunities. Over 20 percent of the site will be dedicated to Council as open space for parklands and playing fields. Googong holds a Green Star accreditation as a 5-star community, equating to Australian Excellence approved by Green Building Council. The project has won numerous awards including UDIA NSW Award for Excellence – Masterplanned Communities and NSW Regional Development, PCA ACT Development of the Year award and UDIA NSW Marketing Award.

Summary Information - In Progress

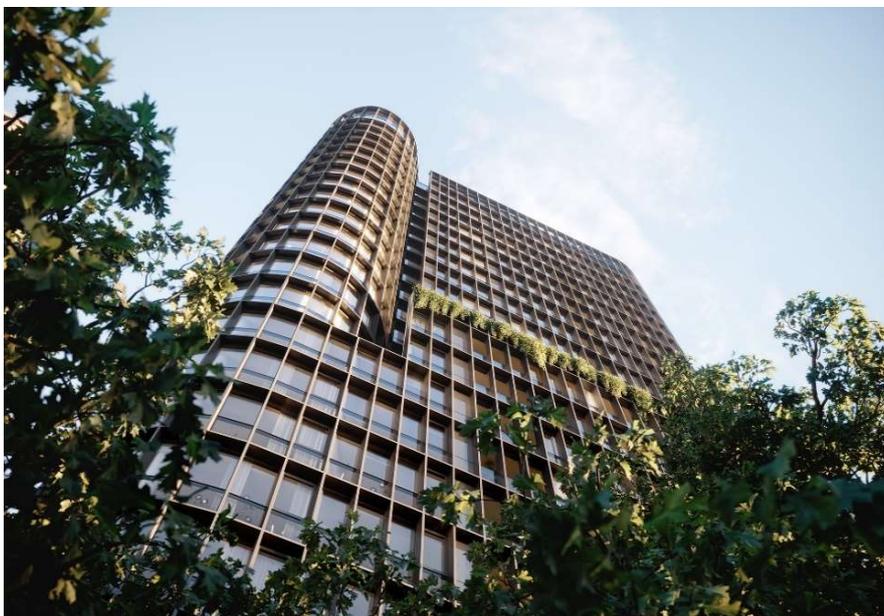
ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST) ¹	\$2,114.4m
TOTAL LOTS ¹	5,072
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY33
OWNERSHIP STRUCTURE	JV with PEET Limited

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

GREEN SQUARE, BOTANY ROAD ZETLAND, NSW



Green Square is a mixed use development located just over four kilometres south of Sydney's CBD, approximately four kilometres from Sydney airport, and is conveniently located near the Green Square train station. The Green Square precinct is one of the largest urban renewal projects in Australia and when complete, this development will aim to deliver over 1,600 apartments, along with office and retail space and a substantial public domain within the Green Square Town Centre. In 2020, Mirvac acquired Landcom's ownership of the future stages of Green Square Town Centre, including future apartments, commercial and retail space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST) ¹	\$2,232.5m
TOTAL LOTS ¹	1,607 ²
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY17-FY31
OWNERSHIP STRUCTURE	PDA with Landcom / 100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

2. Includes retail lots.

Residential Development

New South Wales

NINE BY MIRVAC, ARTARMON ROAD WILLOUGHBY, NSW



Located approximately six kilometres north of the Sydney CBD at the former Channel Nine Studios and headquarters, the circa 3-hectare site will accommodate 417 luxury residential apartments and small-scale non-residential uses across a collection of ten boutique buildings. The buildings will integrate with the surrounding landscape and local character of Willoughby. The development will provide significant public open space showcasing the unique natural qualities of Sydney's Lower North Shore landscape for relaxation, socialisation and coming together as a community. The development also includes the removal of the 233 metre high transmission tower which was previously located on the site and has now been dismantled, significantly improving the skyline in the local area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-20
LOCATION	Willoughby
PROJECT VALUE (INCL. GST) ¹	\$799.6m
TOTAL LOTS ¹	417
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY25
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties Excludes affordable housing lots to be delivered.

Residential Development

New South Wales

PAVILIONS, FIGTREE DRIVE SYDNEY OLYMPIC PARK, NSW



Located within the Sydney Olympic Park precinct, the site is 16 kilometres west of the Sydney CBD and nine kilometres from the Parramatta CBD. The precinct includes two build to sell apartment buildings, and two build to rent buildings. The project has a strong focus on amenity and private open space for its residents and tenants, with a private 4,500 square metre landscape podium, which offers a gym, community room, herb garden, pavilions and BBQ facilities and four levels of basement car parking, for exclusive use of its residents. In addition, 1,500 square metres of retail space has been handed back to the Sydney Olympic Park Authority and is currently leased and operating. The strong partnership between Mirvac and Sydney Olympic Park Authority has been integral in delivering Pavilions to the Sydney Olympic Park community and aims at supporting precinct residents future success within the suburb. All settlements were completed in May 2023.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-14
LOCATION	Sydney Olympic Park
PROJECT VALUE (INCL. GST) ¹	\$353.3m
TOTAL LOTS	359 ²
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY20-FY23
OWNERSHIP STRUCTURE	PDA with Sydney Olympic Park Authority

1. Indicative only and subject to change. Project value will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

2. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build to Rent lots.

Residential Development

New South Wales

RIVERLANDS MILPERRA, PRESCOT PARADE MILPERRA, NSW



Riverlands, Milperra is a residential masterplanned community infill site located approximately 30 kilometres south-west of the Sydney CBD with direct access to the Georges River foreshore. The site will include approximately 300 medium density dwellings to be constructed by Mirvac along with a community facility, a 2.5 kilometres riverfront public walkway, recreational opportunities, and approximately 12 hectares of revegetation works.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST) ¹	\$389.5m
TOTAL LOTS ¹	312
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Note: Concept image only (artist impression), final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

ST LEONARDS SQUARE, PACIFIC HIGHWAY

ST LEONARDS SQUARE, NSW



Located in the heart of Sydney's Lower North Shore, only 4.5 kilometres from the Sydney CBD, St Leonards Square is just a few hundred metres from St Leonards Train Station and diagonally opposite the future Crows Nest Metro Station. Completed in 2019, the project delivered luxury residential apartments across two striking towers with iconic views of the Sydney CBD and Sydney Harbour and exclusive residential amenities across two levels. The project has also delivered 32 commercial strata office suites, a Virgin Active gym and a vibrant ground floor retail precinct for residents and the wider community. The project was awarded Urban Taskforce Australia's 2020 award for High Density Residential Development. The final Retail lot was settled in June 2023.

Summary Information

ACQUISITION/AGREEMENT DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST) ¹	\$814.6m
TOTAL LOTS	561 ²
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY20-FY21 ³
OWNERSHIP STRUCTURE	100% Mirvac ⁴

1. Indicative only and subject to change. Project value will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

2. Includes 34 retail/commercial strata lots.

3. Final Retail lot settled in FY23.

4. Ownership was JV with Ping An through Aug-21, all residential lots settled prior to structure change.

Residential Development

New South Wales

THE LANGLEE, BIRRELL STREET WAVERLEY, NSW



Located in Waverley, the site is approximately one hectare in area and in the premium coastal eastern suburbs of Sydney, approximately six kilometres from the CBD. The project is being delivered on behalf of the landowner, Eastern Suburbs Leagues Club (ESLC). With a strong focus on amenity and private open space for its residents, the site is also nestled amongst an array of local infrastructure and amenity including Waverley Oval, Waverley College, Tamarama Beach and Westfield Bondi Junction. With construction works nearing completion, the project will deliver a boutique selection of 55 luxury apartments for those aged over 55, integrated with a new Waverley Bowling Club and bowling greens to be retained by the ESLC.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-20
LOCATION	Waverley
PROJECT VALUE (INCL. GST) ¹	\$170.3m
TOTAL LOTS ¹	55
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24
OWNERSHIP STRUCTURE	PDA with Eastern Suburbs Leagues Club Ltd

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

New South Wales

THE VILLAGE, STATION STREET MENANGLE, NSW



The Village, Menangle is a residential masterplanned community located in Sydney's south-west within the Wollondilly Shire LGA. The 40-hectare site is adjacent to the historical Menangle train station and Menangle village. Two parks are proposed within the masterplanned community.

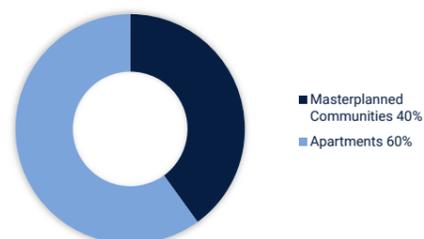
Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Menangle
PROJECT VALUE (INCL. GST) ¹	\$217.6m
TOTAL LOTS ¹	378
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY26
OWNERSHIP STRUCTURE	PDA with SouWest Developments Pty Ltd

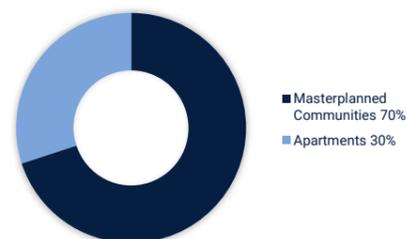
1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential QUEENSLAND

Mirvac Share Expected Revenue¹
\$2.2 billion



Pipeline Lots²
3,929 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) ²	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
Ascot Green	Sep 15	Ascot	\$932.1m	946	285	273	173	FY18	FY31	\$460,000	\$3,242,000		Apartments	PDA with Brisbane Racing Club
Ascot House			\$86.4m	90	90	90	90	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$78.3m	83	83	83	83	FY22	FY22	\$460,000	\$2,120,000	100%		
Charlton House			\$137.3m	112	112	100	0	FY24	FY25	\$514,000	\$3,242,000	22%		
Future Stages			\$630.1m	661	0	0	0	FY27	FY31	TBC	TBC	0%		
Ashford Residences	Mar 17	Everton Park	\$88.2m	124	122	122	108	FY21	FY24	\$489,000	\$845,000		MPC - Land & medium density housing	100% Mirvac
Completed Stages			\$67.6m	100	100	100	100	FY21	FY22	\$489,000	\$795,000	100%		
Released Stages			\$20.6m	24	22	22	8	FY23	FY24	\$679,000	\$845,000	83%		
Everleigh	Feb 16	Greenbank	\$1,051.1m	3,456	820	721	717	FY19	FY35	\$145,000	\$538,000		MPC - Land	100% Mirvac
Completed Stages			\$32.0m	143	143	143	143	FY21	FY23	\$175,000	\$320,000	100%		
Released Stages			\$204.2m	783	677	578	574	FY19	FY26	\$145,000	\$538,000	81%		
Future Stages			\$814.9m	2,530	0	0	0	FY24	FY35	TBC	TBC	0%		
Gainsborough Greens	Oct 06	Pimpama	\$522.8m	2,021	2,021	2,021	2,021	FY11	FY23	\$143,000	\$830,000	100%	MPC - Land & medium density housing	100% Mirvac
Waterfront	Apr 08 ⁵	Newstead	\$668.6m	401	259	247	0	FY25	FY28	\$384,000	\$7,250,000		Apartments with mixed use	100% Mirvac
Quay			\$199.0m	135	135	135	0	FY25	FY25	\$384,000	\$6,038,000	42%		
Isle			\$224.7m	124	124	112	0	FY26	FY26	\$540,000	\$7,250,000	7%		
Future Stages			\$244.9m	142	0	0	0	FY28	FY28	TBC	TBC	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.
 2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Settlements relate to residential lots only.
 4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.
 5. Agreement date relates to Waterfront Newstead precinct.

Residential Development Queensland

ASCOT GREEN, LANCASTER ROAD ASCOT, QLD



Ascot Green is a joint residential development project with Brisbane Racing Club located in the blue-chip suburb of Ascot in Brisbane. On completion, the project is intended to deliver over 900 apartments situated along the iconic Eagle Farm Racecourse. The project's first building, Ascot House, was completed in June 2018 and Tulloch House, the second building, was completed in October 2021. Charlton House, the third building in the masterplan, was launched to the market in March 2022, and is currently under construction. Charlton House comprises 112 apartments over 13 levels, a resort style pool and a rooftop terrace featuring an indoor dining room with panoramic views over the Eagle Farm racecourse and across to the Brisbane CBD.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST) ¹	\$932.1m
TOTAL LOTS ¹	946
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY31
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Queensland

ASHFORD RESIDENCES, ASHMORE STREET EVERTON PARK, QLD



Located in Everton Park, seven kilometres north of the Brisbane CBD, this residential development comprises 80 terrace homes, 43 land lots and one heritage home. The development also consists of a resort-style residents' club facility and the establishment of an ecological wetland area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-17
LOCATION	Everton Park
PROJECT VALUE (INCL. GST) ¹	\$88.2m
TOTAL LOTS ¹	124
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY21-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Queensland

EVERLEIGH, TEVIOT ROAD GREENBANK, QLD



Everleigh is a multi-award winning, 481-hectare masterplanned community located 30 kilometres south of the Brisbane CBD. It is anticipated to yield over 3,450 residential land lots on completion, in addition to over 25 hectares of Sub-Regional Sports and Recreation parkland, a neighbourhood retail centre and schools, including the new Everleigh State Primary School, which opened to students in February 2022. Everleigh won the Master Planning Award at the 2021 Logan Urban Design Awards and has enjoyed a suite of awards and industry recognition in prior years.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Greenbank
PROJECT VALUE (INCL. GST) ¹	\$1,051.1m
TOTAL LOTS ¹	3,456
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY35
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Queensland

GAINSBOROUGH GREENS, SWAN ROAD PIMPAMA, QLD



Gainsborough Greens is a large-scale masterplanned community located at Pimpama in the northern Gold Coast area, 50 kilometres south of the Brisbane CBD. The project consists of approximately 2,000 lots, along with recreational and retail facilities, with over 65% of the site being open space, of which 177 hectares is a dedicated conservation nature reserve for native flora and fauna. The multi-award winning project was awarded Project of the Year at the 2021 Queensland UDIA awards. The development completed in 2023.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST) ¹	\$522.8m
TOTAL LOTS ¹	2,021
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY11-FY23
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Queensland

WATERFRONT, SKYRING TERRACE NEWSTEAD, QLD



Mirvac's 'Waterfront' precinct is located in Newstead alongside the Brisbane River, and only two kilometres from the Brisbane CBD. The three proposed landmark architectural buildings in the precinct are designed for owner-occupiers and will offer premium residential amenity including resort style rooftops featuring resident dining rooms, wellness centres with gyms, spas and saunas, and infinity pools with panoramic views over the Brisbane River. Quay and Isle, the first two stages are currently under construction, with completion expected in mid 2024 and mid 2025.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Apr-08 ¹
LOCATION	Newstead
PROJECT VALUE (INCL. GST) ²	\$668.6m
TOTAL LOTS ²	401
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

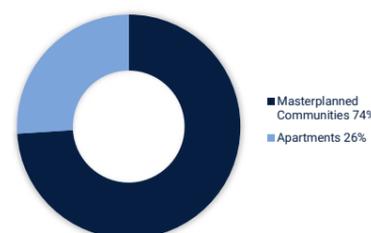
1. Agreement date relates to Waterfront Newstead precinct.

2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

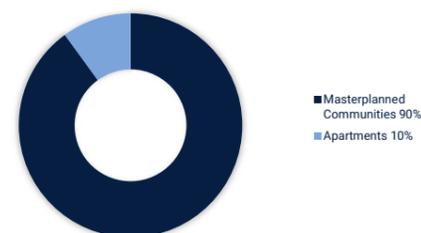
Residential

VICTORIA

Mirvac Share Expected Revenue¹
\$4.8 billion



Pipeline Lots²
10,773 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	SETTLEMENT DATE ³ TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
The Albertine	May 22	Melbourne	TBC	98	0	0	0	FY26	FY26	TBC	TBC	0%	Apartments	100% Mirvac
The Fabric	Jul 20	Altona North	\$481.3m	587	144	138	72	FY22	FY30	\$660,000	\$1,400,000		MPC - Mix of housing & apartments	100% Mirvac
Completed Stages			\$47.0m	50	50	50	50	FY22	FY23	\$660,000	\$1,250,000	100%		
Released Stages			\$113.0m	117	94	88	22	FY23	FY25	\$695,000	\$1,400,000	40%		
Future Stages (MPC)			\$92.3m	80	0	0	0	FY25	FY26	\$845,000	\$950,000	0%		
Future Stages (apartments)			\$229.0m	340	0	0	0	FY25	FY30	TBC	TBC	0%		
Olivine	Jun 12	Donnybrook	\$1,826.9m	4,623	1,262	1,210	1,062	FY18	FY38	\$127,000	\$625,000		MPC - Land & medium density housing	Combination of balance sheet and DMA with Boral
Completed Stages			\$251.7m	891	891	891	891	FY18	FY23	\$127,000	\$449,000	100%		
Released Stages			\$147.6m	394	371	319	171	FY23	FY27	\$170,000	\$625,000	45%		
Future Stages			\$1,427.6m	3,338	0	0	0	FY24	FY38	TBC	TBC	5%		
Prince and Parade	Jun 21	Brunswick	TBC	166	0	0	0	FY26	FY26	TBC	TBC	0%	Apartments	100% Mirvac
Smiths Lane	Nov 11	Clyde North	\$1,557.7m	3,186	1,365	1,294	996	FY19	FY29	\$173,000	\$695,000		MPC - Land & medium density housing	Combination of 100% Mirvac and 50/50 Joint Operation with Supalai
Completed Stages			\$101.0m	364	364	364	364	FY19	FY22	\$173,000	\$459,000	100%		
Released Stages			\$476.1m	1,133	1,001	930	632	FY21	FY29	\$213,000	\$695,000	55%		
Future Stages			\$980.6m	1,689	0	0	0	FY24	FY29	TBC	TBC	2%		
Tullamore	Jul 15	Doncaster	\$891.1m	913	912	902	892	FY16	FY24	\$380,000	\$2,750,000		MPC - Land, medium density housing & apartments	100% Mirvac
Completed Stages			\$436.6m	415	415	415	415	FY16	FY23	\$540,000	\$1,950,000	100%		
Released Stages			\$198.4m	170	169	161	152	FY24 ⁵	FY17	\$980,000	\$2,595,000	90%		
Apartments Building A (Phoenix)			\$92.9m	134	134	134	134	FY19	FY21	\$380,000	\$1,519,000	100%		
Apartments Building B (Folia)			\$79.7m	102	102	102	102	FY21	FY22	\$395,000	\$1,835,000	100%		
Apartments Building C (Forme)			\$83.5m	92	92	90	89	FY23	FY24	\$415,000	\$2,750,000	70%		
Wantirna South	Jun 19	Wantirna South	\$1,357.4m	1,717	0	0	0	FY26	FY36	TBC	TBC	0%	MPC - Land, housing & medium density housing	PDA with Boral
Waverley Park	Dec 01	Mulgrave	\$785.2m	1,319	1,319	1,319	1,319	FY04	FY23	\$225,000	\$1,725,000	100%	MPC - Housing	100% Mirvac
Woodlea	Nov 06	Aintree / Bonnie Brook	\$2,018.6m	6,501	5,024	4,953	4,434	FY16	FY32	\$135,500	\$1,088,888		MPC - Land & medium density housing	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$1,070.7m	3,968	3,968	3,968	3,968	FY16	FY23	\$135,500	\$1,088,888	100%		
Released Stages			\$450.0m	1,232	1,056	985	466	FY20	FY25	\$203,000	\$674,485	60%		
Future Stages			\$497.9m	1,301	0	0	0	FY24	FY32	TBC	TBC	0%		
Yarra's Edge		Docklands	\$1,601.4m	1,526	1,298	1,133	1,088	FY05	FY28	\$120,000	\$6,000,000		Apartments and townhouses, with mixed use	100% Mirvac
Completed Stages	Apr 11		\$714.4m	664	664	664	664	FY13	FY20	\$500,000	\$6,000,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	116	FY05	FY27	\$120,000	\$285,000	100%		
Voyager - Tower 11	Oct 16		\$293.2m	315	315	310	308	FY22	FY24	\$475,000	\$2,000,000	100%		
Trielle - Tower 9	-		\$376.9m	191	170	43	0	FY26	FY27	\$650,000	\$5,250,000	100%		
Future Stages	-		\$198.8m	207	0	0	0	FY26	FY28	TBC	TBC	0%		

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 4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.
 5. Retail lots expected to settle in the future.

Residential Development

Victoria

THE ALBERTINE, 31 QUEENS ROAD MELBOURNE, VIC



The Albertine is a permit approved site with park frontage and CBD/park views situated in Melbourne's city fringe. Mirvac Design has reimagined the space to include 98 luxury apartments benefiting from several resident amenities including resident's pool, gym, sauna, lounge, secret garden and elevated dining/lounge area with expansive views over Albert Park Lake. It is anticipated to be launched to market late-2023.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-22
LOCATION	Melbourne
PROJECT VALUE (INCL. GST) ¹	TBC
TOTAL LOTS ¹	98
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

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Residential Development

Victoria

THE FABRIC, BLACKSHAW'S ROAD ALTONA NORTH, VIC



The Fabric is an 11.4 hectare urban infill site located in Altona North, nine kilometres west of Melbourne's CBD. The masterplan comprises a total of over 550 dwellings offering 2, 3 and 4-bedroom townhouses and mid-rise apartments. The Fabric townhouses achieve a strong, contemporary architectural style and deliver sustainable outcomes for residents with all townhouses achieving a 7-star energy rating and provisioned with solar panels and fully electric appliances. Over one hectare of public open space will be delivered, including a main local park, a pocket park and linear trails linking green areas throughout the development.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-20
LOCATION	Altona North
PROJECT VALUE (INCL. GST) ¹	\$481.3m
TOTAL LOTS ¹	587
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY30
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Victoria

OLIVINE, DONNYBROOK ROAD DONNYBROOK, VIC



Olivine is located approximately 30 kilometres north of Melbourne’s CBD in Donnybrook within the City of Whittlesea municipality. The masterplanned community spans 465 hectares and is expected to deliver circa 4,500 lots over approximately 20 years. Olivine is expected to become home to approximately 11,000 residents and will include a new local town centre, education facilities, health, sports and community infrastructure, whilst 30% of the site will be dedicated to open space and conservation. Hume Anglican Grammar Donnybrook is currently open with students across Prep to Grade 6 and will ultimately expand to a Prep – Year 12 school. The Olivine Community Hub, encompassing a social enterprise café, community space and sales office, opened in 2020, in parallel with Gumnut Adventure Park. The nine hectare active open space precinct is expected to be ready for use in late 2023. The Donnybrook Government Primary School opened in Term 1, 2023. This will complement the planned opening of Wallaby Early Learning and Childcare centre in late 2023 and the new 66 place kindergarten, which opened in Term 1, 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST) ¹	\$1,826.9m
TOTAL LOTS ¹	4,623
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY38
OWNERSHIP STRUCTURE	Combination of balance sheet and DMA with Boral

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

PRINCE AND PARADE, 699 PARK STREET BRUNSWICK, VIC



Prince and Parade is an apartment site located in the inner northern suburb of Brunswick, situated four kilometres north of Melbourne's CBD and with direct frontage to Princes Park. The proposed development features 166 luxury apartments across 2 buildings and a combined 2 storey basement with adaptable resident amenity on the ground floor. With landscaping a key focus, the project features a central landscaped courtyard, a level 8 roof top and a publicly accessible link through the site connecting to Princes Park. The project also includes a ground floor café and two commercial spaces. The project has recently received planning approval, with the market launch expected later in the year.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-21
LOCATION	Brunswick
PROJECT VALUE (INCL. GST) ¹	TBC
TOTAL LOTS ¹	166
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

SMITHS LANE, SMITHS LANE CLYDE NORTH, VIC



Smiths Lane is a 260-hectare site located approximately 55 kilometres south-east of the Melbourne CBD in Clyde North in the City of Casey growth area. The masterplanned community is expected to deliver over 3,100 lots over ten years and be home to over 7,500 residents, with over 56 hectares of public open space planned. It will include a new local town centre, a government primary school, a private primary and secondary school, two active open space precincts with sporting ovals, seven local parks, community facility, wetlands and walking and cycle trails along Cardinia Creek. In 2022, Mirvac entered into an agreement to deliver the Smiths Lane project in partnership with Supalai PCL, a Thai property developer.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-11
LOCATION	Clyde North
PROJECT VALUE (INCL. GST) ¹	\$1,557.7m
TOTAL LOTS ¹	3,186
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY29
OWNERSHIP STRUCTURE	Combination of 100% Mirvac and 50/50 Joint Operation with Supalai

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

TULLAMORE, DONCASTER ROAD DONCASTER, VIC



Tullamore is a 47 hectare infill development, comprising vacant land, integrated housing and residential apartments. Located 13 kilometres from Melbourne's CBD, Tullamore is nestled among the highly sought after suburb of Doncaster. Formally the Eastern Golf Course, the project is within close proximity to leading retail, education and transport hubs. Near 30% of Tullamore is devoted to green open spaces, with parks, playgrounds, picnic areas, exercise equipment and walking tracks. The Stables Provedore Café and Next Gen Health and Lifestyle club are both repurposed heritage buildings providing superior on site amenity to the community. Tullamore is set for completion in 2024 and will comprise more than 900 residences at completion. The third and final apartment building Forme was completed in 2023.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST) ¹	\$891.1m
TOTAL LOTS ¹	913
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development Victoria

WANTIRNA SOUTH, GEORGE STREET

WANTIRNA SOUTH, VIC



Wantirna South is a 171 hectare site located approximately 25 kilometres south-east of the Melbourne CBD. In June 2019, Mirvac and Boral agreed jointly to develop the quarry and brickworks site into a future masterplanned community. The development of this site will include both the rehabilitation from its previous quarrying and brick production use and the rezoning and subsequent subdivision. It is envisaged the community will comprise over 1,700 lots, with the masterplan allowing for a mix of residential land and smaller format townhouses, as well as a potential mixed-use zone comprising of a retail offering and higher density affordable housing. It is anticipated that the community will include over 66 hectares of new parkland, designed to invite and extend the adjacent Dandenong Valley Parklands into the site, and over 12 hectares of local public open space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-19
LOCATION	Wantirna South
PROJECT VALUE (INCL. GST) ¹	\$1,357.4m
TOTAL LOTS ¹	1,717
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY36
OWNERSHIP STRUCTURE	PDA with Boral

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

WAVERLEY PARK, GOODISON COURT

MULGRAVE, VIC



Waverley Park is a masterplanned community located in the south-eastern suburb of Mulgrave, approximately 23 kilometres from Melbourne's CBD. The site, which is over 80 hectares, was previously an Australian Rules Football venue. The oval, and a portion of the stadium, have been retained and converted into a retail precinct and sporting facilities. The 6.8 hectare lake and wetlands amenity, including an adventure playground, opened to the public in mid-2021. Mirvac's first GBCA Green Star Certified home sold in early 2023, marking the sale of the final home at Waverley Park.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST) ¹	\$785.2m
TOTAL LOTS ¹	1,319
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY04-FY23
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

WOODLEA, LEAKES ROAD AINTREE AND BONNIEBROOK, VIC



Woodlea is a 711 hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD in Aintree and Bonnie Brook (formerly Rockbank) within the City of Melton municipality. The development comprises land lots as well as a townhouse product built by Mirvac. Upon completion, the community will accommodate approximately 20,000 residents, with 14,500 already residing at Woodlea. Community amenity includes a Local Town Centre (Woodlea Town), 14 established parks (including a dog park, adventure park and sporting precinct), private childcare and Council community hub. Woodlea is also home to a number of schools, all at full capacity, with expansion plans underway as well as an additional State Government Secondary School currently under construction. Next to the Local Town Centre is the 7-hectare Lifestyle Community Village, providing a downsizer product within the heart of Woodlea.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Aintree / Bonnie Brook
PROJECT VALUE (INCL. GST) ¹	\$2,018.6m
TOTAL LOTS ¹	6,501
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY32
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Victoria

YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14 hectare site located on the north facing bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion, the precinct will include around 2,300 dwellings, with a component of retail, commercial space and a marina. The next premium residential offering at Yarra's Edge, Trielle (Tower 9), was launched in March 2023 and is anticipated to start construction in late 2023.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST) ¹	\$1,601.4m
TOTAL LOTS ¹	1,526
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY05-FY28
OWNERSHIP STRUCTURE	100% Mirvac

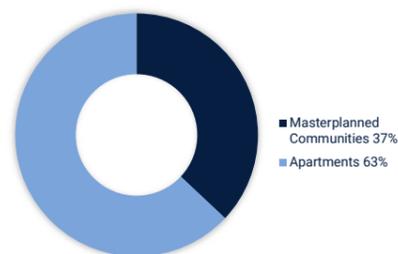
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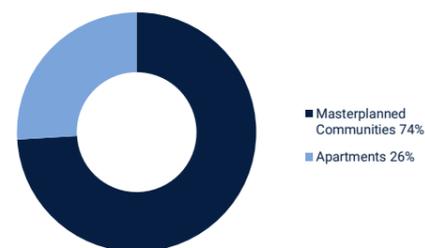
Residential

WESTERN AUSTRALIA

Mirvac Share Expected Revenue¹
\$0.7 billion



Pipeline Lots²
1,368 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) ²	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
Henley Brook	Nov 18	Henley Brook	\$226.3m	840	170	129	125	FY22	FY29	\$180,000	\$339,000		MPC - Land	100% Mirvac
Released Stages			\$44.4m	172	170	129	125	FY22	FY24	\$180,000	\$339,000	94%		
Future Stages			\$181.9m	668	0	0	0	FY23	FY29	TBC	TBC	7%		
Iluma Private Estate	Dec 14	Bennett Springs	\$182.1m	690	573	548	547	FY18	FY25	\$125,000	\$359,000		MPC - Land	100% Mirvac
Completed Stages			\$42.3m	163	163	163	163	FY18	FY21	\$171,000	\$348,000	100%		
Released Stages			\$112.6m	419	410	385	384	FY18	FY24	\$125,000	\$359,000	100%		
Future Stages			\$27.2m	108	0	0	0	FY24	FY25	TBC	TBC	0%		
Madox	Feb 16	Piara Waters	\$119.6m	398	397	388	386	FY18	FY24	\$165,000	\$420,000		MPC - Land	100% Mirvac
Completed Stages			\$42.1m	144	144	144	144	FY18	FY22	\$185,000	\$385,000	100%		
Released Stages			\$77.5m	254	253	244	242	FY18	FY24	\$165,000	\$420,000	100%		
ONE71 Baldivis	Dec 13	Baldivis	\$75.1m	412	315	268	265	FY16	FY28	\$144,000	\$268,000		MPC - Land	100% Mirvac
Completed Stages			\$30.8m	159	159	159	159	FY16	FY23	\$144,000	\$268,000	100%		
Released Stages			\$30.2m	172	156	109	106	FY16	FY28	\$145,000	\$245,000	79%		
Future Stages			\$14.1m	81	0	0	0	FY24	FY28	TBC	TBC	0%		
The Peninsula	Feb 03	Burswood	\$980.8m	794	525	483	443	FY07	FY29	\$385,000	\$13,395,000		Apartments, medium density housing & land	100% Mirvac
Completed Stages			\$490.8m	443	443	443	443	FY07	FY22	\$385,000	\$13,395,000	100%		
Ador			\$112.3m	82	82	40	0	FY26	FY26	\$485,000	\$2,775,000	0%		
Future Stages (apartments)			\$377.7m	269	0	0	0	FY27	FY29	TBC	TBC	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.
 2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Settlements relate to residential lots only.
 4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

Residential Development

Western Australia

HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is a masterplanned community located 22 kilometres north-east of the Perth CBD in Perth's fastest growing corridor and within the municipality of the City of Swan. The 44-hectare site will comprise over 800 land lots¹.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST) ¹	\$226.3m
TOTAL LOTS ¹	840
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY29
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Western Australia

ILUMA PRIVATE ESTATE, MARSHALL ROAD BENNETT SPRINGS, WA



Iluma Private Estate is a masterplanned community within the City of Swan's urban growth corridor, approximately 15 kilometres north-east of Perth's CBD. The 44-hectare site will ultimately provide over 650 residential dwellings¹ linked by a series of central linear public open spaces and parks.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST) ¹	\$182.1m
TOTAL LOTS ¹	690
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Western Australia

MADOX, NICHOLSON ROAD PIARA WATERS, WA



Madox is a masterplanned community located 22 kilometres south east of the Perth CBD and is intended to deliver close to 400 lots¹. The central open space has now been completed and the public primary school located within Madox opened in January 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST) ¹	\$119.6m
TOTAL LOTS ¹	398
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Western Australia

ONE71 BALDIVIS, BALDIVIS ROAD BALDIVIS, WA



One71 Baldivis is a masterplanned community located 40 minutes from Perth's CBD in the south-west corridor. The site is approximately 30 hectares and is expected to contain over 400 lots¹ at completion.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST) ¹	\$75.1m
TOTAL LOTS ¹	412
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY28
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

Residential Development

Western Australia

THE PENINSULA, THE CIRCUS BURSWOOD, WA



This 17 hectare site is located within the town of Victoria Park on the Burswood Peninsula, approximately five kilometres east of Perth's CBD and strategically located near the Crown Casino and Optus Stadium. To date, Mirvac has delivered five apartment towers, a series of mid-rise buildings, as well as land and built form lots. The newest stage, Ador by Mirvac, is a boutique apartment project consisting of 82 luxury apartments, located on the western edge of Mirvac's master planned community, The Peninsula Burswood. In 2022, Burswood won both the Precinct Rejuvenation and Pioneering categories in the WA Apartment Advocacy awards.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST) ¹	\$980.8m
TOTAL LOTS ¹	794
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY07-FY29
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

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The information contained in this Property Compendium is dated 30 June 2023 unless otherwise stated.

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