



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

The following provides details in respect of the Mirvac Group distribution for the half year ended 31 December 2024. The distribution is 4.5 cents per stapled security for the 31 December 2024 half year and will be paid on or around 27 February 2025.

MIRVAC LIMITED

No dividend was declared for the half year ended 31 December 2024.

MIRVAC PROPERTY TRUST

Mirvac Funds Limited, the Responsible Entity of the Mirvac Property Trust (“MPT”), considers that MPT is a withholding managed investment trust (“MIT”) and previously elected to be an attribution managed investment trust (“AMIT”). The following notice is provided to you as recipient of a payment of 4.5 cents per unit for the half year ended 31 December 2024.

Component	Cents per unit
Capital gains - Taxable Australian Property relating to NCMI ¹	0.0000
Other Australian assessable income - NCMI	0.0114
Other Australian assessable income - excluded from NCMI ²	0.0000
Other Australian assessable income - clean building MIT	0.1570
Other Australian assessable income	6.3833
Total fund payment	6.5517
Australian-sourced interest - not exempt from withholding	0.0005
Total amounts subject to withholding	6.5522

The fund payment has been determined in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule. The fund payment is 6.5517 cents per unit and relates to the income year ending 30 June 2025.

In respect of the fund payment for the half year ended 31 December 2024, the amount attributable to NCMI is 0.0114. The aggregate amount that is “Excluded from NCMI” as a result of transitional provisions is 0.0000 cents per unit. The aggregate amount attributable to clean building MIT income is 0.1570 cents per unit.

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

The taxation components for the distributions for the year ending 30 June 2025 will be shown on the AMIT Member Annual Statement, which will be issued in August 2025.

¹ ‘NCMI’ refers to Non-concessional MIT Income

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

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