Announcement Summary

Entity name

MIRVAC GROUP

Announcement Type

New announcement

Date of this announcement

Friday August 28, 2026

Details of +securities that have ceased

ASX +security code	Security description	Number of +securities that have ceased	The +securities have ceased due to	Date of cessation
MGRAK	LTP PERFORMANCE RIGHTS	756,548	Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied	31/07/2026
MGRAN	STI PERFORMANCE RIGHTS	189,586	Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied	28/08/2026

Refer to next page for full details of the announcement

Part 1 - Announcement Details

1.1 Name of +Entity

MIRVAC GROUP

We (the entity named above) provide the following information about our issued capital.

1.2 Registered Number Type

other

Registration Number

Mirvac Limited ABN 92 003 280 699 Mirvac Property Trust ARSN 086 780 645

1.3 ASX issuer code

MGR

1.4 The announcement is

New announcement

1.5 Date of this announcement

28/8/2026

Part 2 - Details of +equity securities or +debt securities that have ceased

ASX +Security Code and Description

MGRAK : LTP PERFORMANCE RIGHTS

Unquoted +equity securities that have ceased

Number of securities that have ceased

756,548

Reason for cessation

Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied

Date of cessation

31/7/2026

Is the entity paying any consideration for the cessation?

No

Any other information the entity wishes to notify to ASX about the cessation?

149,253 securities ceased as a result of terminations effective 31/07/2026; and
607,295 securities ceased as a result of KMP termination effective 28/08/2026

ASX +Security Code and Description

MGRAN : STI PERFORMANCE RIGHTS

Unquoted +equity securities that have ceased

Number of securities that have ceased

189,586

Reason for cessation

Lapse of conditional right to securities because the conditions have not been, or have become incapable of being, satisfied

Date of cessation

28/8/2026

Is the entity paying any consideration for the cessation?

No

Any other information the entity wishes to notify to ASX about the cessation?

Total securities ceased as a result of KMP termination effective 28/08/2026

Part 3 - Issued capital following changes

Following the cessation of the +securities the subject of this notification, the issued capital of the entity will comprise:

The figures in parts 3.1 and 3.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

3.1 Quoted +equity securities and +debt securities (total number of each +class of +securities quoted on ASX)

ASX +security code and description	Total number of +securities on issue
MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	3,945,860,217

3.2 Unquoted +equity securities (total number of each +class of +equity securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
MGRAK : LTP PERFORMANCE RIGHTS	24,961,942
MGRAN : STI PERFORMANCE RIGHTS	1,448,078

Note: the figures stated in the tables above are used to calculate the total market capitalisation of the entity published by ASX from time to time. The table will not include those classes of +securities that have ceased or lapsed in their entirety in ASX records before the announcement date described in Q1.5, even if the entity has advised ASX of a change to that class of +security in Part 2 of this form.