Announcement Summary

Entity name

MIRVAC GROUP

Date of this announcement

Wednesday September 02, 2026

The +securities the subject of this notification are:
Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
MGR	FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	1,009,472	31/08/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

MIRVAC GROUP

We (the entity named above) give notice of the issue, conversion or payment up of the following unquoted +securities.

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

2/9/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:
Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

2.2b The +securities being issued, transferred or re-classified as a result of the options being exercised or other +convertible securities being converted are:
securities that have already been quoted on ASX ("existing class")

Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

The right of the holder of the options or other +convertible securities to receive the +underlying securities is being satisfied by:
A transfer of existing +securities

The underlying securities being received by the holder are:
Already quoted by ASX

Existing +securities converting into an existing class

FROM (Existing Class)
ASX +Security code and description

MGRAN : STI PERFORMANCE RIGHTS

TO (Existing Class)
ASX +Security code and description

MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Please state the number of options that were exercised or other +convertible securities that were converted	The first date the options were exercised or other +convertible securities were converted	The last date the options were exercised or other +convertible securities were converted
1,009,472	31/8/2026	31/8/2026

Is this all of the options or other +convertible securities on issue of that type?
No

Were the options being exercised or other +convertible securities being converted issued under an +employee incentive scheme?
Yes

Are any of the options being exercised or other +convertible securities being converted held by +key management personnel (KMP) or an +associate?
Yes

Provide details of the KMP or +associates who are exercising options or converting +convertible securities.

Name of KMP	Name of registered holder	Number of +securities
Campbell Hanan	Campbell Hanan	252,521
Courtenay Smith	Courtenay Smith	163,297
Stuart Penklis	Stuart Penklis	178,758
Richard Seddon	Richard Seddon	111,729

Date the +securities the subject of this notification were issued/transferred

31/8/2026

Any other information the entity wishes to provide about the +securities the subject of this notification

This relates to the vesting of the second tranche of securities granted in the FY24 Short Term Incentive Plan and the first tranche of securities granted in the FY25 Short Term Incentive Plan. MGR securities have been purchased on market to satisfy the vesting. The MGRAN class contains other grants in this plan therefore there are performance rights remaining on issue.

Issue details

Number of +securities

1,009,472

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 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.

4.1 Quoted +securities (Total number of each +class of +securities issued and 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

4.2 Unquoted +securities (Total number of each +class of +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	438,606