Rule 3.19A.2

Appendix 3Y
Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity	Mirvac Group (MGR) formed by the stapling of securities of Mirvac Limited and Mirvac Property Trust
ABN	Mirvac Limited (ABN 92 003 280 699) Mirvac Funds Limited in its capacity as responsible entity of Mirvac Property Trust (ABN 29 769 181 534)

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Campbell John Hanan
Date of last notice	10 March 2026

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	1. Indirect (Stapled Securities) 2. Indirect (Stapled Securities) 3. Direct (Stapled Securities) 4. Direct (Performance Rights)
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	1. Mimosa Superannuation Pty Ltd ATF Mimosa Superfund 2. Mimosa Investments Pty Ltd ATF Mimosa Family A/C 3. Campbell Hanan 4. Campbell Hanan
Date of change	31 August 2026
No. of securities held prior to change	1. 105,172 Stapled Securities 2. 1,468,037 Stapled Securities 3. Nil Stapled Securities 4. 3,865,203 Performance Rights
Class	1. Stapled Securities 2. Stapled Securities 3. Stapled Securities 4. Performance Rights
Number acquired	1. Nil Stapled Securities 2. 252,521 Stapled Securities 3. Nil Stapled Securities 4. 326,629 Performance Rights

+ See chapter 19 for defined terms.

Number disposed	1. Nil Stapled Securities 2. Nil Stapled Securities 3. Nil Stapled Securities 4. 252,521 Performance Rights
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	1. N/A 2. & 3. Nil – Existing Stapled Securities allotted to satisfy the vesting of Tranche 2 FY24 & Tranche 1 FY25 Short Term Performance Rights, followed by an off-market transfer. 4. Rights allotted in respect of the FY26 Short Term Performance Rights. The closing MGR security price on 1 September 2026 was $1.85 per Stapled Security.
No. of securities held after change	1. 105,172 Stapled Securities 2. 1,720,558 Stapled Securities 3. Nil Stapled Securities 4. 3,939,311 Performance Rights
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	1. N/A 2. & 3. Allotment of 252,521 Stapled Securities due to the vesting of Tranche 2 FY24 & Tranche 1 FY25 Short Term Performance rights, followed by an off-market transfer from Campbell Hanan to Mimosa Investments Pty Ltd ATF Mimosa Family A/C 4. Vesting of 252,521 Short Term Performance rights as described in Item 3 and an allotment of 326,629 Performance rights in respect of the FY26 Short Term Incentive Plan.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

+ See chapter 19 for defined terms.

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

+ See chapter 19 for defined terms.