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	The 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	Rosemary Beryl Hartnett
Date of last notice	6 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	Direct 1. Stapled Securities registered in the name of Rosemary Beryl Hartnett 2. Rights to acquire Stapled Securities registered in the name of Rosemary Beryl Hartnett
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	N/A
Date of change	23 September 2026
No. of securities held prior to change	1. 63,611 Stapled Securities 2. Nil Rights to acquire Stapled Securities
Class	1. Stapled Securities 2. Rights to acquire Stapled Securities
Number acquired	1. Nil Stapled Securities 2. 53,525 Rights to acquire Stapled Securities
Number disposed	1. Nil Stapled Securities 2. Nil Rights to acquire Stapled Securities

+ See chapter 19 for defined terms.

Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	The Rights to acquire Stapled Securities were issued for a 30-day Volume Weighted Average Price of $1.78 per Stapled Security and the subsequent conversion to Stapled Securities is for Nil consideration.
No. of securities held after change	1. 63,611 Stapled Securities 2. 53,525 Rights to acquire Stapled Securities
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of Rights under the Mirvac Group Non-Executive Director Fee Sacrifice Rights 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	

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?	NA
If prior written clearance was provided, on what date was this provided?	NA

+ See chapter 19 for defined terms.