Announcement Summary

**Name of entity**

MIRVAC GROUP

**Announcement type**

Update announcement

**Type of update**
Daily buy-back notification

**Date of this announcement**

20/10/2026

**Reason for update**

Daily buy-back notification

**ASX Security code and description of the class of +securities the subject of the buy-back**

MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

**The type of buy-back is:**
On market buy-back

**Total number of +securities bought back before previous day**

83,046,257

**Total number of +securities bought back on previous day**

1,115,146

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) provide the following information about our buy-back.

| 1.2 Registration number type | Registration number |
| --- | --- |
| other | Mirvac Limited ABN 92 003 280 699 Mirvac Funds Limited in its capacity as responsible entity of Mirvac Property Trust ARSN 086 780 645 |

**1.3 ASX issuer code**

MGR

**1.4 The announcement is**

Update/amendment to previous announcement

**1.4a Type of update**

Daily buy-back notification

**1.4b Reason for update**

Daily buy-back notification

**1.4c Date of initial notification of buy-back**

19/8/2026

**1.4d Date of previous announcement to this update**

19/10/2026

**1.5 Date of this announcement**

20/10/2026

**1.6 ASX Security code and description of the class of +securities the subject of the buy-back**

MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

## Part 2 - Type of buy-back

**2.1 The type of buy-back is:**
On market buy-back

## Part 3 - Buy-back details

## Part 3A - Details of +securities, price and reason

**3A.1 Total number of +securities on issue in the class of +securities to be bought back**

3,945,860,217

**3A.4 Does the entity intend to buy back a minimum number of +securities**

No

**3A.5 Does the entity intend to buy back a maximum number of securities**

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

**Broker name:**

Morgan Stanley Australia Securities Limited

**3A.9 Are the +securities being bought back for a cash consideration?**

Yes

**3A.9a Is the price to be paid for +securities bought back known?**

No

**3A.9a.1 In what currency will the buy-back consideration be paid?**

AUD - Australian Dollar

## Part 3B - Buy-back restrictions and conditions

**3B.1 Does the buy-back require security holder approval?**

No

## Part 3C - Key dates

**On-market buy-back**

**3C.2 Proposed buy-back start date**

3/9/2026

**3C.3 Proposed buy-back end date**

2/9/2027

## Part 3D - Other Information

**3D.1 Any other information the entity wishes to notify to ASX about the buy-back**

Pursuant to ASIC Corporations (ASX-listed Schemes On-market Buy-backs) Instrument 2016/1159: (a) Mirvac Funds Limited (MFL), responsible entity of Mirvac Property Trust, does not hold any interests in MGR securities; (b) MFL associates hold 6,296,122 MGR securities and 14,357,567 unvested Performance Rights; and (c) MGR securities bought-back will be funded by a mix of cash and existing debt facilities. MGR intends to buy back up to A$200 million of MGR stapled securities.

Part 4 - Daily buy-back notification

A daily buy-back notification must be submitted for Employee share scheme, On-market, Equal access share scheme and Other buy-backs at least half an hour before the commencement of trading on the +business day after any day on which +securities are bought back (per listing rule 3.8A)

Please verify if the pre-populated values are accurate as they are only indicative based on previous online submissions. The pre-populated values may not be accurate if previous online submissions are still in-flight or in case of announcements made via a MS Word form.

Whilst you may over-ride a pre-populated value, once over-ridden it will not be possible to retrieve the previously pre-populated value.

**4.1 Date of this notification**

20/10/2026

**4.2 Previous day on which +securities were bought back**

19/10/2026

| | Before previous day | On previous day |
|---|---|---|
| 4.3 Total number of +securities bought back, or in relation to which acceptances have been received | 83,046,257 | 1,115,146 |
| 4.4 Total consideration paid or payable for the +securities | AUD 148,741,339.97000 | AUD 1,996,334.37000 |
| 4.5 Highest price paid | AUD 1.89000000<br>**Date highest price was paid:**<br>4/9/2026 | AUD 1.85000000 |
| 4.6 Lowest price paid | AUD 1.71000000<br>**Date lowest price was paid:**<br>25/9/2026 | AUD 1.78000000 |

**4.7 Highest price allowed to be paid by entity on the previous day under listing rule 7.33:**

AUD 1.91000000

**4.8 If the entity has disclosed an intention to buy back a maximum number of +securities, the remaining number of +securities to be bought back as at the end of the previous day**