Announcement Summary

Name of entity

MIRVAC GROUP

Announcement type

Update announcement

Type of update
Daily buy-back notification

Date of this announcement

21/10/2026

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

84,161,403

Total number of +securities bought back on previous day

1,119,251

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

20/10/2026

1.5 Date of this announcement

21/10/2026

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

21/10/2026

4.2 Previous day on which +securities were bought back

20/10/2026

	Before previous day	On previous day
4.3 Total number of +securities bought back, or in relation to which acceptances have been received	84,161,403	1,119,251
4.4 Total consideration paid or payable for the +securities	AUD 150,737,674.33000	AUD 2,015,994.90000
4.5 Highest price paid	AUD 1.89000000 **Date highest price was paid:** 4/9/2026	AUD 1.81000000
4.6 Lowest price paid	AUD 1.71000000 **Date lowest price was paid:** 25/9/2026	AUD 1.77000000

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