

# MIRVAC GROUP

## Appendix 4E

For the year ended 30 June 2023

(Previous corresponding period 30 June 2022)

Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust (ARSN 086 780 645) and its controlled entities)

### Results for announcement to the market

				2023 \$m	2022 \$m
Total revenue and other income	down	31%	to	1,972	2,842
(Loss)/profit for the year attributable to stapled securityholders	down	118%	to	(165)	906
Operating profit after tax	down	3%	to	580	596
<b>Distributions</b>				<b>Amount per security</b>	<b>Franked amount per security</b>
			<b>Record date</b>		
Interim distribution paid on 28 February 2023			30 December 2022	5.2 cents	-
Final distribution payable on 31 August 2023			30 June 2023	5.3 cents	-
Total distribution for the year				10.5 cents	-

### Additional Information

Ratios	2023	2022 <sup>1</sup>
Profit before income tax / Total revenue and other income	(9.2%)	34.6%
Profit for the year attributable to stapled security holders / Total equity	(1.6%)	8.1%
<b>Earnings per stapled security (EPS)</b>	<b>2023</b>	<b>2022</b>
Basic EPS	(4.2) cents	23.0 cents
Diluted EPS <sup>2</sup>	(4.2) cents	23.0 cents
<b>Net tangible asset (NTA) backing per ordinary security<sup>3</sup></b>	<b>2023</b>	<b>2022<sup>4</sup></b>
Excluding EIS securities	\$2.64	\$2.79
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### Results commentary

This document should be read in conjunction with the 2023 Mirvac Group Annual Report, media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates, details of entities over which control has been gained or lost during the year and accounting standards used by its foreign entity, refer to the notes of the consolidated financial statements contained in the Annual Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been audited by PricewaterhouseCoopers.

<sup>1</sup> The comparative amounts have been restated for a change in accounting treatment for non-controlling interest.

<sup>2</sup> Diluted EPS includes dilutive potential ordinary securities from security-based payments.

<sup>3</sup> NTA excludes intangible assets, right-of-use assets and deferred tax assets.

<sup>4</sup> The comparative amounts have been restated to exclude deferred tax assets.