

NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS (“MIT”)

The following provides details in respect of the Mirvac Group distribution for the half year ended 31 December 2022. The distribution is 5.2 cents per stapled security for the 31 December 2022 half year and will be paid on or around 28 February 2023.

MIRVAC LIMITED

No dividend was declared for the half year ended 31 December 2022.

MIRVAC PROPERTY TRUST

Mirvac Funds Limited, the Responsible Entity of the Mirvac Property Trust (“MPT”), considers that MPT is a withholding managed investment trust (“MIT”) and previously elected to be an attribution managed investment trust (“AMIT”). The following notice is provided to you as recipient of a payment of 5.2 cents per unit for the half year ended 31 December 2022.

Component	Cents per unit
Capital gains - Taxable Australian Property relating to NCMI ¹	0.0000
Other Australian assessable income - NCMI	0.0000
Other Australian assessable income - excluded from NCMI ²	0.0265
Other Australian assessable income - clean building MIT - excluded from NCMI ³	0.0000
Other Australian assessable income - clean building MIT	0.1757
Other Australian assessable income	9.6849
Total fund payment	9.8871
Australian-sourced interest - not exempt from withholding	0.0006
Total amounts subject to withholding	9.8877

The fund payment has been determined in accordance with Subdivision 12A-B of Schedule 1 to the Taxation Administration Act 1953, being the amount from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule. The fund payment is 9.8871 cents per unit and relates to the income year ending 30 June 2023.

In respect of the fund payment for the half year ended 31 December 2022, the amount attributable to NCMI is nil. The aggregate amount that is “Excluded from NCMI” as a result of transitional provisions is 0.0265 cents per unit. The aggregate amount attributable to clean building MIT income is 0.1757 cents per unit.

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

¹ ‘NCMI’ refers to Non-concessional MIT Income

² ‘Excluded from NCMI’ refers to income that would be NCMI but for a transitional election made by MPT or its sub trusts.

³ ‘Clean building MIT - excluded from NCMI’ refers to income received from a clean building MIT that is excluded from being treated as non-concessional MIT income as a result of certain transitional provisions.



The taxation components for the distributions for the year ending 30 June 2023 will be shown on the AMIT Member Annual Statement, which will be issued in August 2023.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MITs and, in general, is not relevant for Australian resident individual investors.