



NOTICE TO: CUSTODIANS/NOMINEE AGENTS & OTHER MANAGED INVESTMENT TRUSTS (MIT)

Mirvac Property Trust

Notice from Managed Investment Trust re 'fund payment'

Mirvac funds Limited, the responsible entity of the Mirvac Property Trust, considers that the trust is a managed investment trust (MIT) in relation to its income year ending 30 June 2010, and gives the following notice to you as recipient of a payment of 2.0000 cents per unit for the December 2009 quarterly distribution made on 29 January 2010:

- a) The fund payment, being the part of the payment 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, is 1.2400 cents per unit;
- b) The fund payment that the subject of this notice relates to is for the income year of Mirvac Property Trust ending on 30 June 2010.
- c) The portion of the fund payment relating to the grossed up amount of discount capital gains on Taxable Australian Property (TAP) is 0.06190 cents per unit.

Mirvac Funds Limited also provides the following information in relation to the total distribution of 2.0000 cents per unit.

<u>Australian-sourced interest:</u>	0.5218 cents per unit
<u>Unfranked Australian dividends:</u>	0.0000 cents per unit
<u>Other Foreign Income:</u>	0.0000 cents per unit
<u>Tax deferred:</u>	0.2382 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.

The tax components summarised above are **ESTIMATES** only. The final taxation components for the current year distributions will be shown on the end of year Annual Taxation Statements, which will be issued by the end of August 2010.

The payment made for the quarter ended 31 December 2009 represents a distribution from Mirvac Property Trust ONLY.

PLEASE NOTE: this information is provided to assist Custodians/Nominees and other Managed Investment Trusts (MIT) and, in general, not Australian resident individual investors.