



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

The following provides details of the components of the Mirvac Group distribution for the half year ended 31 December 2013. The distribution is 4.4 cents per stapled security for the 31 December 2013 half year and will be paid on or around 27 February 2014.

MIRVAC LIMITED

No dividend was declared for the half year ended 31 December 2013.

MIRVAC PROPERTY TRUST

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 2014, and gives the following notice to you as recipient of a payment of 4.4 cents per unit for the half year ended 31 December 2013.

Component	Cents per unit
Australian-sourced interest:	0.739609
Unfranked Australian dividends:	0.000000
Other foreign Income:	0.000000
Tax deferred:	0.000000
Other amounts subject to withholding under Subdivision 12-H	3.660391

The fund payment, being 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 3.660391 cents per unit and relates to the income year ending 30 June 2014.

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 Annual Taxation Statement, which will be issued by the end of August 2014.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MIT’s and, in general, not Australian resident individual investors.