

Appendix 4D – Half Year Report
For the half year ended 31 December 2016
(Previous corresponding period 31 December 2015)



MIRVAC GROUP

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

		2016 \$m	2015 \$m
Total revenue and other income	up 17% to	1,364	1,168
Profit for the half year attributable to stapled security holders	up 7% to	508	473
Operating profit after tax	up 39% to	230	165

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution payable on 28 February 2017	31 December 2016	4.9 cents	-
Interim distribution paid on 29 February 2016	31 December 2015	4.7 cents	-

Additional Information

Ratios	2016	2015
Profit before income tax / Total revenue and other income	37.2%	39.9%
Profit for the half year attributable to stapled security holders / Total equity	6.8%	6.9%

Earnings per stapled security (EPS)	2016	2015
Basic EPS	13.7 cents	12.8 cents
Diluted EPS ¹	13.7 cents	12.8 cents

¹ Diluted EPS includes dilutive potential ordinary securities from security-based payments.

Net tangible asset (NTA) backing per ordinary security	2016	2015
Excluding EIS securities	\$2.01	\$1.83
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