FY26 Sustainability Report

This document is an unmodified extract of the Sustainability Report included in Mirvac's FY26 Annual Report and should be read in conjunction with the full FY26 Annual Report available at www.mirvac.com

Greenhouse gas emissions in the Sustainability Report are disclosed on a financial control basis in accordance with AASB S2, while the GHG Toolkit available at www.mirvac.com/sustainability/our-performance, continues to report emissions on an operational control basis, consistent with the boundaries used to track performance against Mirvac's net positive carbon target.

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Important information

Statement of compliance (transitional relief applied)

The report has been prepared in accordance with AASB S2 *Climate-related Disclosures* (AASB S2) issued by the *Australian Accounting Standards Board* (AASB) and the requirements of the *Corporations Act 2001* (Cth). We have adopted the transitional relief provided under AASB S2 paragraph C4(b), which permits entities not to disclose Scope 3 greenhouse gas emissions in their first annual reporting period applying AASB S2. We have also adopted the transitional relief provided under AASB S2 paragraph C3, which provides an exemption from disclosing any information for any period before the date of initial application, including comparative information.

Reporting entity and reporting basis

This report has been prepared for the same consolidated reporting entity and reporting period as the Consolidated Financial Statements. Refer to Note A Basis of preparation of the financial report on page 105.

We continue to assess evolving disclosure practices relevant to our business and, in FY26, elected to report our greenhouse gas emissions on a financial control basis. This approach aligns emissions reporting with the Group's consolidated financial statements, supporting greater consistency and comparability for investors.

We recognise that emissions reporting under AASB S2 is an evolving area, with industry practices, methodologies and the interpretation of certain definitions and categorisations continuing to develop. Accordingly, we have retained the existing boundaries of our net positive carbon emissions target, which is based on the National Greenhouse and Energy Reporting Scheme (NGERS) operational control framework and market-based Scope 2 methodology. This approach supports continuity and comparability with previously reported performance and enables meaningful assessment of progress against targets over time. All references in this report to our net positive carbon target relate to this boundary and methodology.

We will continue to review the appropriateness of our target boundaries as reporting requirements and market practice evolve.

Key judgement – reporting boundary

We have applied judgement in determining that greenhouse gas emissions disclosed under AASB S2 should be presented on a financial control basis, consistent with the consolidated financial statements, while retaining measurement of progress against existing net positive carbon targets on an NGERS operational control basis.

Page 90 presents greenhouse gas emissions on a financial control basis, together with performance against existing targets measured on an NGERS operational control basis.

Key judgement – material information assessment

Throughout this report, we have applied judgement in determining the information we considered material for disclosure under AASB S2. We have assessed quantitative factors, such as alignment with financial materiality thresholds applied in our general-purpose financial statements, and qualitative factors, including relevance to primary users informed by investor engagement and prevailing industry themes.

Judgements, estimates and uncertainties

Climate-related disclosures require the application of significant judgements and are subject to estimation uncertainty.

Significant judgements, assumptions and estimates are disclosed in the relevant sections of this report. These include selecting climate scenarios and time horizons, determining which climate-related risks and opportunities (CRROs) are material, assessing anticipated financial effects, climate resilience, the determination of reporting boundaries and applying emissions measurement methodologies.

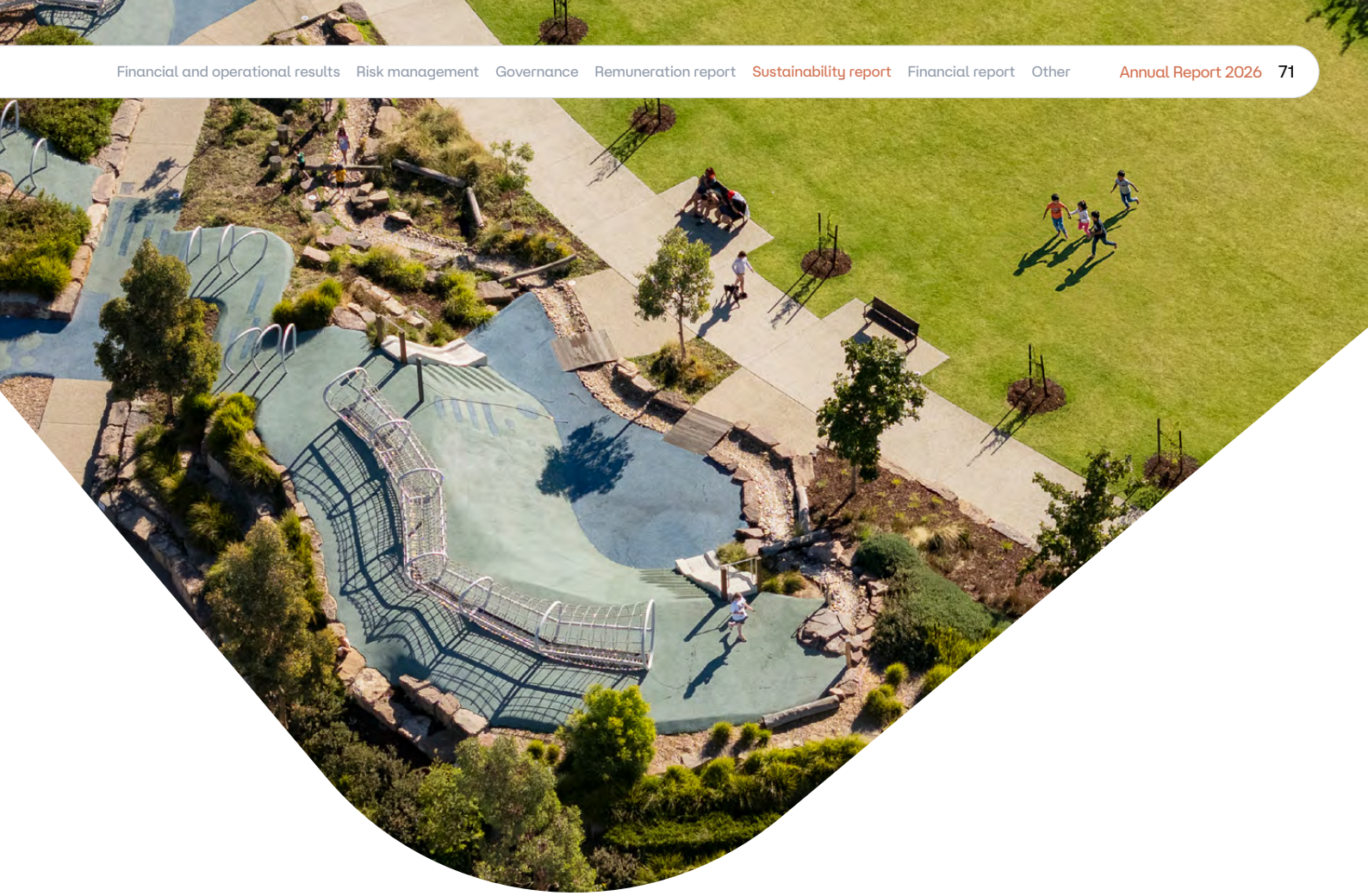
These disclosures are based on reasonable and supportable information available at the reporting date without undue cost or effort. Assumptions and methodologies will continue to develop as data availability, regulatory expectations and industry practices evolve.

Forward-looking statements

This report contains forward-looking statements, including statements relating to climate scenarios, targets, risks and opportunities, anticipated impacts and transition plans.

These statements are based on assumptions, estimates and judgements Mirvac considers reasonable as at the date of this report, informed by available data, past experience and expectations about future conditions. However, such information is subject to uncertainty, including factors outside Mirvac's control, and actual outcomes may differ materially from those expressed.

Forward-looking statements reflect Mirvac's current expectations about potential future outcomes and should be considered in the context of the assumptions, methodologies and limitations described in this report.



Message from the CEO

As we navigate a changing climate, we remain focused on strengthening resilience and creating long-term value.

Global warming is one of the defining long-term issues of our time. As a leading Australian property group, we recognise the important role we can play in supporting the transition to a lower-carbon economy.

For Mirvac, it is a strategic consideration that influences how we create, own and manage long-life assets, deliver value for our securityholders and make decisions across the business. These include what we acquire, how we design and develop assets, how we operate our portfolio, how we assess performance, and how we manage risk and reward outcomes. The decisions we make today shape the resilience, performance and relevance of our assets, and Mirvac's impact for years to come.

This report is Mirvac's first mandatory climate-related financial disclosure prepared under AASB S2. While it represents an important milestone, it is not the beginning of our climate journey. Sustainability has long been embedded in our business and we have voluntarily disclosed climate-related information for many years. Over that time, our focus has evolved from operational efficiency and emissions reduction to a broader consideration of climate resilience, transition planning and long-term value creation.

Our approach is informed by an assessment of climate-related risks and opportunities across three plausible climate futures, including scenario pathways based on the latest Intergovernmental Panel on Climate Change data. This work helps us understand how climate-related impacts could affect our portfolio, operations and value chain over time, and informs the actions we take today to mitigate our risks. While climate modelling inherently involves uncertainty, estimates and judgement, our assessment indicates that our business remains well-positioned, with a strategy that is adaptable and resilient in a changing environment.

Our target is to achieve net positive across Scope 1, Scope 2 and Scope 3 emissions by 2030. We have made meaningful progress, having achieved and maintained our Scope 1 and Scope 2 emissions objectives, while remaining focused on sustaining performance as expectations, technologies and regulation evolve. While Scope 3 emissions are not included in this year's report, we are actively progressing the work required to support Scope 3 reporting from FY27. We remain committed to partnering with suppliers, customers and tenants to support this transition.

Our pathway to net positive is underpinned by a clear transition strategy focused on the areas where we can have the greatest impact, including electrification, renewable energy, design efficiency, embodied carbon reduction and supply chain collaboration. This strategy relies on key assumptions, including further decarbonisation of the electricity grid, and broader market and technology developments. We will continue to monitor these assumptions and adapt our approach as conditions evolve.

This report provides greater transparency on how climate-related matters are governed, assessed and managed across Mirvac. While not all climate-related impacts can be quantified with a high degree of confidence as yet, the work undertaken to date strengthens our understanding of the risks and opportunities presented by climate change and provides increased confidence in the resilience of our strategy. We will continue to enhance our analysis and disclosures over time, while staying focused on strengthening the resilience of our portfolio, supporting the transition to a lower-carbon economy and delivering long-term value for our stakeholders.

Sustainability report

Introduction

Our operating environment is evolving rapidly, increasing the visibility and financial relevance of climate-related impacts. This is reflected in more frequent and severe weather events, a growing focus on adaptation and resilience, and heightened expectations from regulators, investors, customers and communities.

At the same time, there is increasing interest in energy performance, embodied carbon and the assumptions underpinning asset valuations and financial planning, alongside emerging pressures around insurance availability and affordability.

For real estate businesses, the implications are direct, affecting how assets perform, how they are valued, how they attract capital, and how they meet the evolving expectations of customers, communities, regulators and stakeholders. We also appreciate that the decisions we make today across acquisition, design, construction and capital expenditure may have enduring implications for asset resilience and long-term value.

This is Mirvac's first mandatory climate-related financial disclosure under AASB S2, building on seven years of voluntary reporting aligned with the Task Force on Climate-related Financial Disclosures (TCFD) framework. The new disclosure requirements are an important step forward in improving transparency across industries and comparability across the real estate sector, and are an early step in the maturation of global disclosure standards.

Our aim in this report is to provide clarity about:

- how CRROs intersect with our strategy and business model
- where we see the most material climate-related implications for asset performance and long-term value
- how we are responding.

We recognise these disclosures can be complex, as they are prepared in an evolving and uncertain environment and require a breadth of information, including areas involving judgement. This report provides an overview of our approach to climate-related governance, strategy, risk management and metrics and targets.

In particular, the strategy section sets out:

- **CRROs** – see page 78. Presents our view of the exposures and opportunities we consider most material, across transition risks and opportunities and physical risks
- **implications for our business model and strategic response** – see pages 80 to 86. Discusses how each CRRO may affect our business model, portfolio and capital expenditure decisions, and outlines the mitigation, adaptation and value creation opportunities informing our response
- **scenario analysis and resilience** – see page 79. Assesses our capacity to adjust and adapt under different plausible climate futures
- **financial effects and connectivity to financial reporting** – see pages 80 to 86. Outlines the potential impacts on our financial position, financial performance and cash flows.

How we think about climate change

We consider climate change to be a strategic, financial and operational imperative that influences asset performance, customer outcomes and long-term value. It is not just a standalone sustainability issue.

Our approach is shaped by three consistent priorities: building resilience to physical climate impacts, supporting the transition to a lower-carbon economy, and embedding climate considerations into investment, development and asset management decisions.

Through this lens, climate change presents both risks and opportunities. Physical impacts may affect asset resilience, operating costs and insurance outcomes, while transition dynamics may influence regulation, energy use, tenant and customer demand, use of sustainable materials and access to capital.

Our climate journey to date

Climate change and its impacts have long been embedded in how we think about our business – as a driver of asset quality, investment, discipline and long-term value. Over that time, our focus has expanded from operational efficiency to include:

- significant emissions reduction across operations and development
- electrification and renewable energy
- embodied carbon reduction and supply chain engagement
- physical climate risk and asset resilience
- scenario analysis and financial planning integration.

This progression reflects how the issue itself has evolved, from sustainability to strategy, from performance to resilience, and from disclosure towards increasing financial relevance. The report that follows is the current expression of that journey.

Our longstanding approach to sustainability has helped us move beyond ambitious targets into accelerated delivery. We focus on what is within our control, leveraging our integrated capability to design, responsibly source, construct and operate. This means we have been designing, building and operating with sustainability front of mind for more than a decade.

Our sustainability strategy, *This Changes Everything*, has guided our progress on decarbonisation, and through it we have set a target to be net positive in carbon across Scopes 1, 2 and 3 emissions by 2030, measured on an operational control basis. We prioritise gross emissions reductions as the primary means of achieving our net positive carbon target. We expect high-quality offsets to be used only for residual emissions that cannot be practically abated, with offset volumes exceeding those residual emissions.

Our approach has matured over time, in line with our growing capability and the increasing materiality of climate considerations as shown below.

2014 Set ambition

- Launched *This Changes Everything* sustainability strategy
- Set target to be net positive in Scope 1 & 2 emissions by 2030

2019 Set strategy

- Published Planet Positive plan to reach net positive target
- Committed to designing out fossil fuels & procuring 100% renewable electricity
- Published first Task Force on Climate-related Financial Disclosure report

2021 Met target

- Met emissions target nine years early
- Scaled renewable electricity procurement

2022 Extended focus

- Expanded target to be net positive in Scope 1, 2 & 3 emissions by 2030
- Developed TCFD-aligned climate scenarios

2025 Affirmed target

- Published Net Positive by 2030, outlining our approach to Scope 3 emissions reduction

Sustainability report

Introduction continued

Our view of the future

We recognise the pace and effectiveness of the global transition to a lower-carbon economy remains uncertain. While global efforts continue to target lower warming outcomes, current emissions trajectories and policy settings indicate higher warming scenarios remain likely and represent a source of risk. Accordingly, both transition and physical climate risks are considered in the assessment of strategy, resilience and business planning.

We expect that, over time, regulatory and disclosure requirements will continue to evolve, alongside changing expectations from investors, lenders, customers and communities. We anticipate that if changing dynamics continue on the same path, they may impact the relative value of assets that are resilient and aligned to a lower-carbon economy, and our strategy reflects this.

In addition, physical climate risks and associated adaptation requirements are expected to become more relevant to asset performance and operating costs, while capital markets may increasingly incorporate climate-related considerations into investment, financing and valuation decisions.

As these trends develop, our strategy anticipates that differentiation in asset quality may increase between assets that are resilient and efficient, and those requiring more significant transition or adaptation investment.

Governance

Board oversight

Mirvac's Board of Directors takes overall accountability for the management of CRROs, with support from our Executive Leadership Team (ELT). The Board considers that our Directors are appropriately equipped with the capabilities and skills to understand and manage the impacts of climate change to our business. The Board is responsible for approving Mirvac's sustainability targets and strategies, which include climate change resilience and decarbonisation of our portfolio.

Climate-related matters are overseen by the Board and relevant Board committees, in accordance with their respective Charters. Board and Committee Charters are reviewed regularly and were updated, where relevant, in FY26 to strengthen sustainability and climate governance.

All Non-Executive Directors are encouraged to attend all Board committee meetings, supporting continuity and consistency of governance oversight. Matters with strategic or financial implications are escalated to the full Board as required.

During FY26, climate-related matters were regularly considered by the Board and its committees. Reporting provided throughout the year included:

- material CRROs, and associated financial impacts where relevant
- progress against climate-related targets and greenhouse gas emissions performance
- climate scenario analysis and consideration of CRROs across short-term, medium-term and long-term
- regulatory and disclosure developments, transition planning and decarbonisation initiatives.

The Board met thirteen times during FY26, the ARCC met six times with two additional informal briefings focused on climate matters, the HSE&S Committee met four times, and the HRC and Nomination Committee met four and five times respectively. Director attendance at these meetings is set out in the Directors' report on page 48.

The respective roles and responsibilities of the Board, its committees and management in relation to climate matters are outlined below.

Mirvac Board

Responsible for setting Mirvac's strategic direction, including oversight of CRROs and the Group's sustainability strategy.

Audit, Risk and Compliance Committee (ARCC)

Oversees the Group's enterprise risk and advises on financial, non-financial, and climate-related reporting.

Health, Safety, Environment & Sustainability (HSE&S) Committee

Oversees the Group's strategies, targets and performance relating to climate.

Human Resources Committee (HRC)

Oversees the Group's remuneration framework, including linkage to sustainability performance.

Nomination Committee

Supports the Board in maintaining appropriate climate governance skills through Director selection, succession planning, and ongoing Board education.

Executive Leadership Team

Oversees implementation of Mirvac's sustainability strategy, including the identification and management of climate-related risks.

Climate Disclosures Steering Committee

- Oversees compliance with the Australian Sustainability Reporting Standards
- Escalates significant matters to the ARCC and Board on a quarterly basis, or as required.

HSE&S Management Committee

- Oversees sustainability and climate performance.
- Escalates significant matters to the ELT, HSE&S Committee and Board on a quarterly basis, or as required.

Sustainability report

Governance continued

The role of Management

Stewardship of sustainability is integrated at every level of our company. Our ELT plays a crucial role in delivering on our sustainability strategy, working with the Board to ensure that material risks, opportunities and controls are communicated and adhered to. Every member of the ELT has specific responsibilities relating to Mirvac's sustainability performance, including objectives related to our CRROs.

Supporting the ELT is the Health, Safety, Environment & Sustainability (HSE&S) Management Committee, which comprises senior managers from across the business and is chaired by our Chief Culture & Capability Officer. The committee meets quarterly to review Mirvac's progress on HSE&S matters, including climate, reporting back to the ELT and Board with updates and recommendations on a quarterly basis, or as required.

Our Climate Disclosures Steering Committee further supports the ELT, overseeing compliance with the Australian Sustainability Reporting Standards (ASRS), including the preparation of climate-related disclosures. The Committee is jointly chaired by the Chief Financial Officer (CFO) and the Chief Culture & Capability Officer, and comprises leaders from our Finance and Sustainability teams, with input from representatives across the business. During FY26, the Committee met eight times. Key matters arising from these meetings are reported to the ARCC and the Board for review on a quarterly basis, or as required.

Management oversees our CRROs through established governance processes, controls and procedures, including investment approvals, management reporting, and monitoring of key climate-related metrics, risks, opportunities and targets. This is supported by Mirvac's Risk Management Framework, Responsible Investment Policy and Environment and Climate Change Policy, which embed climate considerations within broader enterprise risk management processes.

Climate-related skills and competencies

Board appointments follow a skills-based process designed to maintain an appropriate mix of skills, experience, attributes and diversity aligned to Mirvac's strategic priorities. The Board Skills Matrix includes Health, Safety, Environment & Sustainability as a key area of expertise, encompassing climate risk and sustainable business practices. The Board and its committees undertake annual performance evaluations as part of their ongoing commitment to effective governance. Further details, including Board member biographies are provided in the governance section in the Directors' Report (refer page 46).

We support the ongoing development of climate capability across both the Board and management through regular education sessions, site visits and external training, including opportunities to participate in the Cambridge Institute for Sustainability Leadership Programme.

Integration into decision-making

The Board considers climate-related matters, where relevant, in its oversight of strategy, major transactions and risk management. In assessing strategic initiatives, the Board expects management to consider environmental impacts alongside financial performance, with climate-related risks, opportunities, costs and mitigation strategies embedded into investment decision-making.

A formal internal carbon price is not applied internally in decision-making. However, climate considerations are assessed alongside financial returns to support disciplined decision-making, including the evaluation of trade-offs between short-term financial outcomes, long-term asset resilience and progress against our sustainability objectives. Where relevant, this includes assessing the timing and extent of investment required to respond to CRROs in a manner that remains commercially viable.

These considerations are factored into core business processes, including strategic asset planning, procurement and enterprise risk management, supporting the assessment of trade-offs across existing assets and new investments.

How we govern our targets

Annual climate-related targets are established by management and reviewed and endorsed by the HSE&S Board Committee under the Board's climate governance oversight. Targets are actively managed through integrated planning, forecasting and reporting processes. Emissions trajectories are regularly updated through carbon forecasting, informed by asset-level data, development pipelines and decarbonisation initiatives, and are aligned with the Group's financial and budgeting cycle.

Performance against targets is monitored through regular management reporting, with climate-related objectives embedded in the sustainability scorecard and reported quarterly to the ELT and Board committees via the HSE&S Management Committee.

Remuneration

Short-term incentives for executive management and eligible employees are determined based on a balanced scorecard incorporating financial and non-financial objectives, including sustainability outcomes, which form part of the Planet value creation pillar. Further details are provided on pages 58 and 59 of this report.

No fixed weighting is assigned to individual metrics or pillars; instead, the Board determines an overall Group scorecard outcome based on the relative impact and stretch contained in each objective. As such, a specific percentage of executive management remuneration was not attributed to climate-related considerations in the reporting period.

Strategy

Our strategy

Our integrated sustainability strategy, *This Changes Everything*, was developed in 2014, and continues to form a core part of our broader strategic vision. As a creator, owner and manager of long-life assets, we recognise that climate change has the potential to influence asset performance, customer and tenant outcomes and long-term asset value. Building resilience to climate change and supporting the transition to a lower emissions value chain are therefore embedded within our strategic priorities, shaping decision making across development, investment and asset management activities.

Together with our net positive carbon by 2030 target, this strategy guides how we consider CRROs across our business, value chain, investment decisions and long-term portfolio management. Our approach is focused on five strategic pillars:

- **Embodied carbon reduction**: Reduce emissions through design optimisation, material selection and supplier engagement.
- **Building all-electric products and electrifying our office portfolio:** Design out fossil fuels and build electrification into strategic asset plans.
- **Installing solar power and buying 100% renewable electricity:** Providing solar on the homes we build, and ensuring our electricity purchases avoid emissions.
- **Customer collaboration**: Partner with tenants and customers to support lower emissions outcomes through the delivery and operation of efficient, all-electric buildings and homes.
- **High-quality offsets**: Address residual emissions through selected carbon credits that meet our offset integrity criteria.[1]

1. High-quality offsets are selected in accordance with Mirvac's internal offset integrity criteria, which guide the purchase of credible and independently verified offsets. Our approach is also informed by Green Star requirements.

Sustainability report

Strategy continued

Our strategic approach

Our strategic approach to climate change centres on embedding climate considerations across our integrated business and throughout the full asset lifecycle.

Our transition plan sets out how we are reducing gross emissions. We shared this plan through our *Net Positive Carbon by 2030* report, which outlines the key initiatives underpinning our decarbonisation pathway, including improvements across our office portfolio and residential products, installation of renewable energy solutions, design efficiency, and collaboration with suppliers and customers.

To help us envisage how the world in which we operate may change, we have developed three climate scenarios, which cover a range of warming pathways and market conditions. These help us evaluate potential impacts for our business and stakeholders and identify key CRROs.

In considering both risk management and value creation, we have tested our sustainability strategy against each warming scenario to identify transition and physical risks, and consider how enhancing asset resilience, improving operational efficiency and aligning with customer and tenant expectations can increase our ability to capture associated opportunities.

Our planning focuses on what is within our control and recognises dependencies beyond our direct control, such as the pace of grid decarbonisation, materials and technology availability, and the cost and quality of offsets.

As a result, the way we implement our strategy remains adaptive, with targets and pathways regularly reviewed in response to evolving regulation and market conditions. This ensures ongoing alignment with climate science, while supporting long-term sustainable financial performance.

Our value chain

Mirvac's integrated platform spans the full property lifecycle, providing visibility and influence across how CRROs emerge, are assessed and managed. Each stage of the lifecycle creates a distinct form of value, enabling us to research, develop, build, own and manage assets that deliver long-term returns for our securityholders, customers and communities.

How we create value across the chain

From idea to enduring value, our end-to-end capabilities bring together research, expertise, capital and relationships to create places that people value and communities benefit from.

Develop – Create new assets	**Build** – Deliver assets	**Own** – Hold assets	**Manage** – Maximise asset values
– Market research – Site acquisition – Planning approvals – Design – Feasibility – Sustainable design – Capital structuring – Leasing / pre-sales	– Procurement – Construction management – Project controls – Commissioning – Sustainability delivery	– Capital allocation and investment – Portfolio optimisation – Recycling capital	– Property management – Leasing – Customer experience – Asset enhancement – ESG maintenance

Research and strategy → Inform every stage of value chain → Capital recycling and new opportunities feed back into Develop

Climate considerations across our value chain

CRROs are considered at each stage of the value chain and inform both our strategy and the identification and assessment of CRROs.

Develop — Creating new assets	**Build** — Deliver assets	**Own** — Hold the assets	**Manage** — Maximise asset values
– Integrate climate risk considerations into new business and investment decisions, supported by our Responsible Investments Policy – Integrate physical risk assessments into site selection and feasibility – Embed lower-carbon, climate-resilient designs (Mirvac Minimum Design Standards) – Design out fossil fuels – Engineer favourable sustainability outcomes, e.g. through prefabrication, dematerialisation and lower-carbon options	– Engage supply chain to source and advocate for lower-carbon materials and recycled content – Secure supply through national supplier agreements and assure materials standards through Environmental Product Declarations – Build all-electric products – Ensure proactive construction management, including program, cost and waste management, leading HSE practices and best-in-class quality assurance – Install renewable energy solutions	– Integrate climate-related considerations into investment, asset planning and asset sales strategy – Capture value from a sustainable asset portfolio – Oversee climate adaptation planning through strategic asset planning cycles – Oversee electrification of portfolio	– Optimise operational performance and asset resilience – Procure 100% renewable electricity for our managed-portfolio – Attract and retain tenants through sustainability credentials and green ratings, mitigating vacancy risk

For detail on how CRROs are identified, assessed and managed across the value chain, refer to the Risk Management section on page 89.

Sustainability report

Strategy continued

Our climate scenarios

Our scenarios apply science from the Intergovernmental Panel on Climate Change (IPCC) AR6 reports and are aligned to Shared Socioeconomic Pathways (SSP) and Network for Greening the Financial System (NGFS) scenarios. Climate scenario analysis was initially completed across our portfolio in FY23 and subsequently refined in FY26 to incorporate property-specific assumptions, while preserving the underlying scenario intent and strategic themes.

The table below summarises our scenarios:

	Collective choices: Lower warming scenario (low)	Clever transitions: Mid-warming scenario (mid)	Tense connections: Higher warming scenario (high)
Description	Assumes coordinated policy action and faster decarbonisation	Assumes a gradual tightening of standards and increasing physical risk	Assumes higher physical climate impacts over time
Scenario temperature alignment 2100 [1]	1.5-2.0°C	2.0-2.5°C	+3.0°C
Primary risk lens	Higher transition risk and lower physical risk	Mid-range transition risk and mid-range physical risk	Lower transition risk and higher physical risk

The details of the scenarios adopted and their relevancy to the Group are summarised below:

Key judgement – climate scenario selection

In selecting the climate scenarios used in this report, we have exercised judgement in determining the range of plausible future climate outcomes relevant to us.

	Lower warming scenario (1.5-2.0°C)	Mid-warming scenario (2.0-2.5°C)	Higher warming scenario (+3.0°C)
Rationale for selection	Early, coordinated climate action. Tests exposure to accelerated policy, market and stakeholder change.	Based on the current policy commitments and market settings. Used as the central case for assessing CRROs.	Delayed and fragmented climate action. Tests resilience under higher physical climate impacts.
Key data sources	NGFS: Net zero 2050 IPCC: SSP1-2.6 [2]	NGFS: Nationally Determined Contributions IPCC: SSP2-4.5	NGFS: Current Policies IPCC: SSP3-7.0
Key scenario characteristics	Strong global cooperation drives rapid decarbonisation, resource efficiency and recognition of nature's value. Less severe physical impacts are observed.	Continued population and economic growth, with stable policy settings supporting a gradual transition. Extreme weather events more common and increasing.	Higher emissions increase extreme weather, disruption and resource pressures, with reduced global cooperation.
Key assumptions			
Climate-related policies	– Early, coordinated climate policy with strong standards for buildings, energy and materials. – Policy settings emphasise sufficiency, reuse and efficient use of space.	– Stable and credible climate policy settings aligned with existing commitments. – Gradual tightening of standards, supported by carbon pricing and related mechanisms.	– Fragmented and delayed climate policy responses. – Limited use of market mechanisms, with increasing reliance on direct controls.
Macroeconomic trends	– Demand shifts toward sustainable assets, resource efficiency and lower-carbon products. – Capital increasingly supports low-carbon and regenerative investment.	– Population and economic growth support ongoing demand for property. – Climate risks are progressively incorporated into investment and business decisions.	– Physical climate impacts increase economic disruption, volatility and supply-chain pressures. – Capital becomes more selective toward climate-resilient assets and businesses.
National/regional variables	– Greater consistency in climate policy and infrastructure resilience across jurisdictions. – Extreme weather causes temporary, recoverable disruptions to transport and logistics.	– Variation in regulatory settings and climate exposure across regions. – Frequent disruption to transport and logistics reduces reliability of construction material supply.	– Significant divergence in regional climate impacts and infrastructure resilience. – Chronic disruption to transport and logistics affects availability and timing of material supply.
Energy usage and energy mix	– Rapid shift to electrification and renewable electricity. – Reduced role for fossil fuels in buildings and operations.	– Progressive electrification and energy efficiency improvements. – Gradual decarbonisation of electricity grids over time.	– Slower transition of energy systems. – Continued reliance on higher-emissions energy sources in some regions.
Technology developments	– Accelerated adoption of low-carbon materials and circular design approaches. – Technology deployment focuses on proven, scalable solutions.	– Incremental improvements in low-carbon and energy-efficient technologies. – Growing investment in adaptation technologies as extreme weather becomes more common.	– Reduced investment in low-carbon innovation. – Technology focus shifts toward short-term resilience and adaptation.

1. Temperature alignments are indicative warming categories used to describe each scenario. Scenarios are informed by both IPCC and NGFS reference pathways, which have different central estimates and ranges of projected warming by 2100. The temperature bands should therefore be interpreted as broad scenario classifications rather than precise warming projections.
2. Collective Choices is broadly aligned with SSP1-1.9; underlying transition assumptions are comparable, with the primary distinction relating to the temperature pathway, including a temporary exceedance of 1.5°C.

Sustainability report

Strategy continued

Time horizons

Key judgement – time horizons

In defining the time horizons used throughout this report, we applied judgement in defining the short-term, medium-term and long-term time horizons used to assess CRROs.

These time horizons are defined below:

Time horizon	Definition	Rationale
Short-term	0-2 years	Aligns with short-term financial planning period.
Medium-term	2-10 years	Aligns with valuation horizon of investment property and strategic asset planning horizon. Time horizon covers life cycle of most development projects.
Long-term	10+ years, extending to at least 2050	Aligns with long-term nature of property investment, reflecting the long-lived nature of property assets.

These time horizons have been applied throughout this report to assess when CRROs may affect our business model, financial performance and cash flows. They have been used to evaluate the timing of potential impacts, inform scenario analysis and resilience assessments, and support the assessment of anticipated financial effects associated with each CRRO. Applying these horizons consistently provides a framework for assessing how climate-related impacts may emerge and evolve over time across our portfolio and value chain.

Climate-related risks and opportunities

CRROs are primarily expressed through physical and transition impacts. While these are not expected to change our business model, they are expected to influence our strategy, asset performance and customer outcomes over time.

- Physical risks arise from the direct impacts of climate change. These may be acute, such as extreme weather events, or chronic, such as long-term changes in temperature.
- Transition risks arise from the shift to a lower-carbon economy and may result from changes in policy, regulation, technology, market expectations, customer preferences or capital markets.

Our approach to CRRO analysis

We have assessed our CRROs to evaluate their current and potential impacts on our financial position, financial performance and cash flows. This assessment builds on the identification of CRROs and their mapping across our business model and value chain, as well as the time horizons outlined above. We have assessed current year financial impacts, anticipated financial effects and our capacity to adapt under different climate scenarios.

Key judgement – base case scenario assessment

We have applied judgement in adopting the mid-warming (Clever Transitions) scenario as the base case, as it is most aligned with our current Group strategy and government pledged policy settings.

CRRO identification

The methodologies, inputs and governance applied in identifying CRROs are outlined in the Risk Management section on page 89.

Key judgement – materiality assessment

We have applied judgement in determining which CRROs could reasonably be expected to affect Mirvac's prospects and therefore constitute material information for disclosure under AASB S2. This assessment considered quantitative factors, including financial materiality thresholds applied in the general-purpose financial statements, and qualitative factors, including investor engagement, industry themes, regulatory developments and the potential for climate-related matters to influence primary users' decisions.

Sustainability report

Strategy continued

The CRROs identified as reasonably expected to affect the prospects of our business are set out below:

CRRO	Potential business impact	Risk/ Opportunity	Material CRRO	Outcome
Transition risks and opportunities				
1 Change in customer preference	Increasing ESG expectations from tenants and customers create an opportunity to differentiate products.	Opportunity	Yes	Refer to page 80
2 Cost of sustainable materials	The shift to lower-carbon materials to support our sustainability targets presents a risk of increased construction costs, reflecting price premiums associated with these products.	Risk	Yes	Refer to page 81
3 Cost of carbon offsets	Increased demand for carbon offsets, driven by growing net zero commitments and limited supply of high-quality credits, may drive price increases and raise the cost of achieving our net positive carbon by 2030 target.	Risk	Yes	Refer to page 82
4 Changing regulations and government intervention	Increasing sustainability regulations and reporting requirements may lead to additional development and compliance costs.	Risk	Yes	Refer to page 83
5 Access to and cost of capital	Capital markets increasingly price in climate risk and ESG performance.	Risk	No	Mirvac to monitor
	Sustainability and climate-related considerations are playing an increasingly important role in investor and capital provider decision-making and are assessed alongside financial performance, risk and long-term value creation. Our sustainability strategy is aligned with the expectations of many capital providers and supports access to a broad and diversified pool of debt, equity and third-party capital. While we have not observed a direct cost of capital benefit attributable to specific sustainability credentials, sustainability performance is increasingly considered a prerequisite for participation by some investors and lenders. Applying our materiality assessment approach outlined on page 77, sustainability-related matters are not currently considered a material risk to capital access and will continue to be monitored as market expectations evolve.			
Physical risks				
6 Physical risk to assets	Severe weather events may cause significant damage to assets, resulting in increased repair costs, higher insurance premiums, disruption to business continuity and, in extreme cases, an asset's insurability. It may also lead to increased costs to mitigate / adapt assets against these natural perils.	Risk	Yes	Refer to page 84
7 Physical risk to people	Rising temperatures increase heat-stress risks for our workforce, leading to productivity losses on construction sites and reduced operational efficiency of equipment and cooling systems within our asset portfolio.	Risk	Yes	Refer to page 85
8 Physical risk to supply chain	Severe weather may lead to disruption of global and local supply chains, due to the impact on factory operations and/or freight routes, leading to delays and increases in project costs.	Risk	Yes	Refer to page 86

The identified CRROs are subject to ongoing monitoring and reassessment as part of our risk management processes. These CRROs, together with their associated financial impact assessments, are reviewed at least annually to reflect changes in the external environment, internal assumptions, and emerging risks and opportunities.

Sustainability report

Strategy continued

Financial impacts, current mitigation and adaptation efforts

In assessing financial effects, we have considered our mid-warming scenario, existing mitigation and adaptation activities, and how identified risks are managed through established business processes.

Analysis under this scenario considers current and anticipated impacts across relevant time horizons. Further information on financial impacts, mitigation and adaptation activities for each CRRO is provided on pages 80 to 86.

Key judgement – disclosure of financial effects

We have applied judgement in determining whether financial effects are disclosed quantitatively or qualitatively. In making this assessment, consideration has been given to:

- the extent to which climate-related impacts can be isolated from broader commercial and operational drivers
- the availability of reliable data
- the degree of reliance on external factors outside our control, including grid decarbonisation, supplier capability and market pricing dynamics.

Current financial effects

Climate-related considerations are integrated into our strategy, business planning and operations and, as a result, the financial effects of individual CRROs cannot always be isolated from broader business outcomes. Where impacts could be reasonably isolated and assessed, they have been considered as part of our current-year analysis.

Based on this assessment, we did not identify any material impacts on the Group's financial statements for the year ended 30 June 2026 arising solely from our CRROs. In addition, we did not identify any matters for which there is a significant risk of a material adjustment to the carrying amount of assets and liabilities, within the next annual reporting period.

Anticipated financial effects

While we have sought to quantify impacts where possible, the inherent uncertainty associated with climate-related outcomes – including the pace of policy and regulatory change, technological development, market responses, and the timing and severity of physical climate events – may limit the reliability of quantitative estimates.

Where these factors introduce significant variability and limit the reliability of quantified projections, qualitative disclosure is considered to more appropriately reflect the nature, direction and potential range of impacts on financial performance, position and cash flows.

Vulnerability assessment

AASB S2 does not prescribe or define a required methodology for vulnerability assessment. Accordingly, we have applied judgement in determining an approach aligned to the nature of our risks and available data. For transition risks and opportunities, quantifying the proportion of our business or activities that are vulnerable is inherently judgemental and subject to significant uncertainty. For example, this would require assumptions on the direction and magnitude of changes in customer preferences, the evolution of existing and new regulatory frameworks, and the segmentation of assets or projects within the portfolio that may be exposed to these shifts.

These inputs are highly subjective and sensitive to underlying assumptions, resulting in outcomes that can vary materially and lack reliability. As such, any quantified outputs would risk implying a level of precision that is not useful for users.

In terms of physical risks to assets, we have developed a climate adaptation plan framework that identifies asset-specific vulnerabilities and resilience measures, with these measures progressively being integrated into asset management and development planning processes.

Work is ongoing to apply the framework across identified higher-risk assets within our portfolio, and a robust quantitative assessment of residual risk is being worked through.

Key judgement – vulnerability assessment

We have applied judgement in determining that a qualitative description of vulnerability to CRROs provides more meaningful information than quantitative disclosure, given the significant estimation uncertainty and sensitivity of outcomes to key assumptions.

Given these limitations, including data gaps, evolving methodologies, and the subjective nature of key assumptions, we have determined that a qualitative approach currently provides the most useful insight. This enables clear identification of areas potentially vulnerable to CRROs, without overstating the reliability of estimated outcomes. This assessment is based on our portfolio as at 30 June 2026 and aligned to our current sustainability strategy. It does not reflect potential future changes to strategy or portfolio mix that may alter exposure.

Climate resilience and our capacity to adapt

As an owner, developer and manager of long-life assets, maintaining the resilience of our portfolio is a core component of our strategy and long-term value creation.

Our assessment of climate resilience is informed by scenario analysis and the evaluation of our CRROs across our business model and value chain. In undertaking this assessment, we have applied judgement in evaluating the potential impacts our CRROs present and our capacity to adapt over time. Based on this assessment, we expect our strategy and business model to remain resilient under both the lower warming and higher warming scenarios, supported by our ability to respond to physical and transition-related impacts over time.

Our capacity to adapt is enabled by our ability to actively design, construct, manage, upgrade and reposition our real estate portfolio over time. This is achieved through embedding mitigation and adaptation plans into strategic asset plans, design standards and capital works programs where appropriate, enabling a timely response to evolving conditions while maintaining long-term asset performance and value. This includes targeted asset upgrades, portfolio reallocation and, where relevant, adaptive reuse or repurposing of assets.

Scenario analysis

It is important to note that scenario analysis is not a forecast. We use these scenarios as a way to understand potential vulnerabilities, test strategic resilience and inform decision-making under uncertainty. We will continue to refine scenario analysis as data, methodologies and business processes mature.

The details of the scenarios adopted and their relevance to the Group are outlined on page 76. Refer to pages 80 to 86 for the climate resilience assessment performed on each CRRO.

Limitation – uncertainty in assessing climate resilience

Our assessment of climate resilience is subject to uncertainty, reflecting the long-term and evolving nature of climate change and related responses. Key sources of uncertainty include:

- the timing and severity of physical climate impacts, including the frequency and intensity of extreme weather events
- limitations in climate models and data, including asset-level hazard resolution and the ongoing evolution of methodologies and datasets
- climate-related policy and regulation, including the pace, scope and coordination across jurisdictions
- variability in market and stakeholder responses, including evolving expectations of investors, customers, communities and insurers
- future availability, effectiveness and cost of low-carbon and adaptation technologies.

Sustainability report

Strategy continued

Impact assessment of each individual CRRO analysis

The following section outlines each of our disclosed CRROs:

Transition opportunities

1 CHANGE IN CUSTOMER PREFERENCE

Description

Increasing ESG expectations from tenants and customers create an opportunity to differentiate products.

Base case assessment (mid-warming scenario)

Opportunity areas

Growing customer and tenant preference for assets with strong sustainability credentials and lower energy use.

Impacted time horizons

Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
●	○	○

Business activities aligned to this opportunity

Investment portfolio: Higher rental income, valuations and operating metrics.

Residential products: Higher sales revenue.

Our strategic response

- **Energy efficiency:** Improve performance through operational optimisation, asset electrification, technology enhancements and tenant engagement.
- **Design and procurement:** Embed sustainable design principles through the Mirvac Minimum Sustainability Standards and prioritise lower-carbon materials.
- **Renewable energy:** Procure 100 per cent renewable electricity across operations and any embedded networks.

This is delivered through targeted initiatives across our key sectors:

- **Office:** Control system optimisation, comprehensive sub metering, building analytics and diagnostics, portfolio electrification to reduce scope 1 carbon emissions and enhance energy efficiency, maintain high NABERS performance to meet tenant demand for net positive buildings.
- **Industrial:** High-efficiency lighting and HVAC, metering and solar installations in new builds to reduce operating costs.
- **Residential:** All-electric homes with high-efficiency appliances and solar PV. Achieving high NatHERS and lower energy costs.

Current year financial impacts

Our portfolio strategy is well positioned to capture customer and tenant demand for more energy efficient homes and buildings.

External market reports indicate highly energy-efficient office assets and residential builds may achieve stronger rental and pricing outcomes.[1] However, the current year impact cannot be reliably isolated from other factors, including location, asset age, quality and amenities. Accordingly, no material financial impact attributable solely to this opportunity was identified during the reporting period.

Anticipated financial impacts

Based on current strategy, this is assessed as a short-term opportunity, with advantage expected to erode as regulations rise.

Higher sustainability credentials are associated with stronger rental and pricing outcomes.[1] However, these outcomes are influenced by factors including location, asset quality, office lease structure and broader market conditions. Accordingly, while this trend supports our assessment that the sustainability credentials of our portfolio may provide a competitive advantage, the financial impact attributable solely to sustainability performance cannot be reliably isolated or quantified.

Key items potentially impacted in the financial statements

Financial performance

Revenue ▲

Revaluation gain on investment properties ▲

Financial position

Investment properties ▲

Cash flows

Receipts from customers ▲

Climate resilience assessment (lower / higher warming scenario)

Increasing customer and tenant focus on sustainability currently presents an opportunity to differentiate assets. Under our current strategy, this is expected to become a medium-term to long-term risk under both warming scenarios, depending on our ability to adapt to evolving climate-related expectations.

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	An accelerated shift in tenant and customer ESG expectations would turn this opportunity into a medium- to long-term risk, increasing potential for asset obsolescence, reduced competitiveness and margin erosion.	Our integrated platform, development feasibility, design and asset planning processes, and in-house technical expertise enable us to reassess asset specifications, reprioritise capital toward asset upgrades and reposition the portfolio over time. This provides the flexibility to adjust product, investment timing and portfolio mix, mitigating the risk of asset obsolescence under an accelerated transition pathway.	○	●	●
HIGHER WARMING	Rising inequality increases demand for social and affordable housing, while more frequent severe weather events drive demand for resilient assets, increasing delivery and damage-related costs.	New developments are designed to meet evolving regulatory and resilience requirements. Existing assets are assessed for climate-related risks and supported by targeted mitigation measures. Portfolio strategy remains flexible, enabling asset mix adjustments in response to changing market conditions, customer preferences and climate-related impacts.	○	●	●

1. Based on external market research and industry analysis of Australian real estate sector, including JLL market research report *The race to decarbonise Australian office markets* (November 2025) and Cotality report *Watt's it Worth: Quantifying the value of solar and energy efficiency in real estate* (September 2025). These reports identified a correlation between energy performance and rental or pricing outcomes. However, outcomes may vary by asset, location, office lease structure and market conditions.

Sustainability report

Strategy continued

Transition risks

2 COST OF SUSTAINABLE MATERIALS

Description

The shift to lower-carbon materials to support our sustainability targets presents a risk of increased construction costs, reflecting price premiums associated with these products.

Base case assessment (mid-warming scenario)

Potential impacts

Transitioning to lower-carbon materials may increase construction costs.

Impacted time horizons

Short	Medium	Long
0-2 yrs	2-10 yrs	10+ yrs
○	●	●

Business activities vulnerable to this risk

Development: Lower-carbon materials with price premiums and energy-efficient technologies could drive higher construction input costs.

Investments: Adoption of lower-carbon materials with price premiums in asset upgrades and refurbishments could increase capital expenditure over time.

Our mitigation measures

- **Supply chain engagement:** Ongoing engagement with suppliers supports visibility of lower-carbon material availability, pricing and emerging product developments.
- **Design optimisation:** Sustainable design principles are embedded into project design and specification processes to improve material efficiency and balance cost, performance and embodied carbon outcomes.
- **Cost planning and feasibilities:** The cost implications of lower-carbon materials are considered throughout project feasibility, cost planning and delivery processes, supporting informed decision-making and appropriate allocation of capital while balancing project return hurdles and carbon objectives.
- **Procurement:** Establish preferred supplier arrangements for key capital works and construction materials with suppliers that meet required sustainability and performance standards, enabling Mirvac to leverage scale to procure efficiently and access verified lower-carbon materials at the lowest practicable cost.

Current year financial impacts

In line with our strategy, lower-carbon materials with price premiums are reflected in project cost plans. While this may increase costs in certain circumstances, the incremental impacts of the lower-carbon materials cannot be reliably isolated. Accordingly, no material financial impact attributable solely to lower-carbon materials was identified during the reporting period.

Anticipated financial impacts

Costs are expected to rise over the medium to long-term as we execute our sustainability strategy of adopting lower embodied carbon materials in construction over time.

However, there is significant uncertainty in quantifying the cost impact of lower-carbon materials, as outcomes will depend on design, supplier pricing and market conditions. Over time, we expect the supply chain to adjust in response to market forces, with increased availability and competition likely to influence pricing dynamics for lower-carbon materials.

Separately, challenges remain in isolating the cost of lower carbon materials from overall construction cost and efficiencies achieved through design. Accordingly, the anticipated financial impacts of this risk cannot be reliably quantified at this time.

Key items potentially impacted in the financial statements

Financial performance	
Development expenses	▲
Financial position	
Inventory	▲
Cash flows	
Payments to suppliers and employees	▲

Climate resilience assessment (lower / higher warming scenario)

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	Cost pressures for sustainable building materials increase over the medium term due to rise in customer demand and regulatory requirements. Over the longer term as technology matures, supply chains scale, with lower-carbon materials becoming mainstream and costs normalising.	Development feasibility enables us to proactively compare alternative materials, including their respective specifications and certifications, having regard to availability, price and carbon outcomes. The pipeline of national procurement activities is also designed to improve our purchasing spend, leverage and supply visibility, enabling access to verified low-carbon materials at more competitive prices. Together, these measures provide flexibility to manage and mitigate potential cost escalations while continuing to pursue decarbonisation objectives.	○	●	○
HIGHER WARMING	Escalating geopolitical disruption and limited investments in low-carbon investment constrain supply, keeping cost premiums for green materials elevated over the medium to long-term.		○	●	●

Sustainability report

Strategy continued

Transition risks

3 COST OF CARBON OFFSETS

Description

Increased demand for carbon offsets, driven by growing net zero commitments and limited supply of high-quality credits, may drive price increases and raise the cost of achieving our net positive carbon by 2030 target.

Base case assessment (mid-warming scenario)

Potential impacts

Reliance on carbon offsets to meet our net positive carbon by 2030 target exposes the Group to a potential increase in offset costs. Offset pricing is determined by demand and the availability of high-quality offsets. In addition, there may be an increase in the scrutiny of offset quality.

Impacted time horizons

Short	Medium	Long
0-2 yrs	2-10 yrs	10+ yrs
○	●	●

Business activities vulnerable to this risk

Whole of business: Our net positive carbon by 2030 target is to offset residual emissions across all business activities, resulting in a Group-level exposure to potential future cost of offsets.

Our mitigation measures

- **Decarbonisation initiatives:** Initiatives outlined in our transition plan on page 87 are implemented to reduce gross and residual emissions.
- **Ongoing monitoring:** Residual emissions are estimated through asset-level carbon forecasting integrated with the Group's financial planning cycle, enabling forward visibility of offset requirements and associated cost exposure.
- **Carbon credits:** Residual emissions are offset using high-quality carbon credits that meet our defined integrity criteria.

Current year financial impacts

We have continued to offset residual Scope 1 and 2 emissions since 2021 (under our NGERS operational control boundary), while progressing towards our net positive target across Scopes 1, 2 and 3 by 2030.

To achieve net positive Scope 1 and 2 emissions under this boundary in FY26, Mirvac retired 9,337 offsets at a cost of $0.3m.

Anticipated financial impacts

The financial impact of offsetting Scope 1 and 2 emissions under the NGERS operational control boundary is expected to be immaterial over time.

However, the cost of offsetting is expected to increase when Scope 3 emissions are included in our net positive target by 2030. While our transition strategy is expected to reduce reliance on offsets, they are likely to remain necessary, particularly over the medium to long-term.

Financial impacts remain highly uncertain due to variability in residual emissions and offset prices, as well as external factors such as the pace of grid decarbonisation. Accordingly, impacts cannot be reliably quantified.

Key items potentially impacted in the financial statements

Financial performance

Other expenses ▲

Financial position

Carbon offset liability ▲

Cash flows

Payments to suppliers and employees ▲

Climate resilience assessment (lower / higher warming scenario)

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	Stronger climate policy and rising market demand for high-quality carbon offsets creates potential additional cost pressure and volatility in offset markets over the medium to long-term.	Residual emissions are managed through asset-level carbon forecasting and monitored at a Group level. This informs offset procurement and cost exposure, with governance enabling the portfolio to adapt to changes in market conditions and pricing.	○	●	●
HIGHER WARMING	Fragmented and delayed policy is expected to result in minimal demand for carbon offsets, limiting price pressure. No material incremental cost impact is expected for Mirvac under this scenario.	Ongoing governance over gross emissions forecasting, transition plan delivery and offset use supports effective management of offsetting residual emissions under weaker transition conditions. Under this scenario, we will continue to maintain a disciplined approach to managing gross emissions and progress against its transition targets.	○	○	○

Sustainability report

Strategy continued

Transition risks

4 CHANGING REGULATIONS AND GOVERNMENT INTERVENTION

Description

Increasing sustainability regulations and reporting requirements may lead to additional development and compliance costs.

Base case assessment (mid-warming scenario)

Potential impacts

More stringent planning, building and energy efficiency standards may require higher building specifications, increasing capital expenditure and construction costs. Planning changes may also delay approvals, extending project timeframes and increasing costs.

Expanded reporting and assurance requirements may increase operating expenditure through additional governance, compliance and controls required.

Impacted time horizons

Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
○	●	●

Business activities vulnerable to this risk

Investments: Our portfolio is exposed to evolving sustainability building standards, including NABERS, Green Star and the WELL Building Standard, which may increase operating costs and capital expenditure to maintain compliance and competitiveness.

Development: Building codes and local council and state government requirements are expected to become more stringent over time, requiring higher resilience and sustainability standards for new developments. This is likely to increase construction and compliance costs.

Our mitigation measures

- **Design and monitor:** Emerging climate-related regulatory requirements are assessed through acquisition due diligence and early project planning processes and strategic asset planning, with cost and timing impacts monitored in development and asset plans.
- **Engage:** Active engagement is undertaken with industry bodies, government and planning authorities to stay informed of evolving requirements and support the delivery of practical and scalable sustainability outcomes.
- **Disclose:** Dedicated climate governance structures, including the Climate Disclosures Steering Committee, oversee climate-related disclosures and support robust internal governance processes to ensure alignment with evolving regulatory requirements.

Current year financial impacts

We have assessed regulatory updates, including the 2025 National Construction Code (NCC). These requirements are already incorporated into Mirvac's Minimum Design Standards and project cost planning processes.

Accordingly, the associated costs cannot be reliably isolated from overall project costs, and no material financial impact attributable solely to these requirements was identified during the reporting period.

Anticipated financial impacts

Future regulatory changes, including potential updates to building codes, state or council planning regimes, and additional regulatory disclosure requirements, may result in higher operating expense and development or capital expenditure costs over the medium to long-term. However, the scope, timing and application of such changes remain uncertain and cannot be reliably estimated.

Key items potentially impacted in the financial statements

Financial performance

Development expenses	▲
Other expense	▲
Revaluation gain on investment properties	▼

Financial position

Investment properties	▼
Inventories	▲

Cash flows

Payments to suppliers and employees	▲
Payments for investment properties	▲

Climate resilience assessment (lower / higher warming scenario)

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	Early and coordinated climate policy tightens standards early, leading to likely increases in construction costs for new projects and incremental adaptation costs for existing assets.	Our proactive industry and government engagement practices provide early visibility of regulatory change and an avenue to influence outcomes. Our integrated delivery capability allows us to respond, from adjusting designs to development projects, through to enhancing resilience and sustainability measures in the investment portfolio.	○	●	●
HIGHER WARMING	Fragmented and delayed policy response leads to continued high emissions, with regulatory responses increasingly focused on adaptation and resource management over the long-term. This may increase costs associated with improving the resilience of existing assets.	Strategic asset and project planning incorporate regulatory risk assessments, enabling capital expenditure to be reprioritised towards compliance, resilience upgrades or portfolio repositioning where regulatory requirements change.	○	○	●

Sustainability report

Strategy continued

Physical risks

6 PHYSICAL RISK TO ASSETS

Description

Severe weather events may cause significant damage to assets, resulting in increased repair costs, higher insurance premiums, disruption to business continuity and, in extreme cases, an asset's insurability. It may also lead to increased costs to mitigate / adapt assets against these natural perils.

Base case assessment (mid-warming scenario)

Potential impacts

Severe weather events may result in physical damage to assets, business interruption for tenants, and reduced asset performance.

To improve the resilience of our portfolio against future climate change, we may incur additional capital expenditure.

Impacted time horizons		
Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
○	●	●

Business activities vulnerable to this risk

Investments: Our portfolio is exposed to natural perils, including flood, storm, hail and bushfire, which may result in asset damage and business interruption, resulting in increased repair costs and loss of income.

Development: Development projects, particularly built-form residential and commercial assets, are exposed to physical risks during construction. Exposure increases in the later stages of construction, when façade elements are more vulnerable to natural perils, potentially leading to cost increases, delays and rework.

Our mitigation measures

- **Risk assessment and monitoring:** Asset-level exposure to climate hazards is assessed using the AON Combined Hazard Information Platform and updated periodically to inform exposure and resilience planning priorities.
- **Climate adaptation plans:** Climate adaptation frameworks are used to identify asset-specific vulnerabilities and resilience measures, with resilience initiatives progressively integrated into asset management and development planning.
- **Insurance:** Maintaining insurance coverage, with insurance renewal outcomes and insurer feedback (including site specific assessments, climate hazards and recommendations) incorporated into strategic asset plans where feasible to prioritise asset-level mitigation actions.
- **Investments and new business decisions:** Climate risk considerations are embedded in new business assessments and investment decision-making, supported by our Responsible Investment Policy.

Current year financial impacts

Our portfolio was not impacted by severe weather events that resulted in significant asset damage. Similarly, mitigation costs incurred to improve the resilience of the portfolio were not material.

Anticipated financial impacts

The increasing intensity and frequency of extreme weather events may result in greater physical damage to assets, business interruptions and, in some cases, third-party property damage or personal injury claims over the medium and long-term. Potential losses cannot be reliably quantified due to significant uncertainty in forecasting the timing, location and severity of future climate events.

There is currently no indication of a material increase in insurance premiums, or that cover will become unavailable for our portfolio. While premiums may increase over time, any incremental impact cannot be separately identified from broader insurance market and portfolio factors.

Work is ongoing to apply the climate adaptation framework across identified higher-risk assets within our portfolio, which will further define asset-specific adaptation measures, implementation priorities and associated costs. As this progresses, we expect to provide greater clarity on the nature, timing and scope of adaptation actions and their potential financial impacts.

Key items potentially impacted in the financial statements

Financial performance	
Property revenue	▼
Property expenses	▲
Revaluation gain on investment properties	▼
Financial position	
Investment properties	▼
Cash flows	
Receipts from customers	▼
Payments to suppliers and employees	▲

Climate resilience (lower / higher warming scenarios)

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	Physical climate risks continue to increase, but at a slower rate than in higher warming futures. This limits the potential for material incremental impact on our asset portfolio.	Existing adaptation planning and asset-level risk management measures support the management of physical climate risks across our portfolio.	○	○	○
HIGHER WARMING	Increasing frequency and severity of extreme weather put pressure on asset resilience and insurability, increasing cost of insurance and risk to higher frequency and severity of damages to assets.	Existing resilience and adaptation measures support management of physical climate risks across our portfolio. Additional measures may be required as climate impacts intensify, supported by our climate adaptation frameworks.	○	●	●

Sustainability report

Strategy continued

Physical risks

7 PHYSICAL RISK TO PEOPLE

Description

Rising temperatures increase heat-stress risks for our workforce, leading to productivity losses on construction sites and reduced operational efficiency of equipment and cooling systems within our asset portfolio.

Base case assessment (mid-warming scenario)

Potential impacts

Extreme heat and severe weather events may increase risks to worker health, safety, wellbeing and productivity, potentially resulting in project delays and associated cost increases.

Higher ambient temperatures may require cooling systems to operate more intensively to maintain occupant comfort, resulting in increased property operating expenses.

Impacted time horizons		
Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
○	●	●

Business activities vulnerable to this risk

Development: Due to the outdoor nature of construction activities, on-site workers, including employees and subcontractors, are particularly exposed to extreme weather events. This can restrict safe operations, leading to work stoppages, program delays and associated cost increases.

Investments: While operating costs may increase, the financial impact is expected to be limited as most lease structures allow these costs to be recovered from tenants.

Our mitigation measures

- **Construction methodologies:** Construction-related heat risks are considered and managed through construction methodologies, including investigation of modular and off-site prefabrication approaches to reduce workforce exposure to extreme weather conditions.
- **Workforce planning:** Heat exposure and extreme temperature risks are managed through workforce planning and activity-specific controls appropriate to work conditions and exposure levels. Where we engage contractors, management of heat exposure and extreme temperatures falls under their own company policies (consistent with Work, Health & Safety legislation) and Enterprise Bargaining Agreements (EBAs) with workers.
- **Indoor environment management:** Building design and operational practices support thermal comfort and wellbeing for our employees working within Mirvac-operated assets. This includes high-performance façades, air-tightness testing and efficient HVAC systems. Building management and control systems continually monitor and optimise indoor conditions. Annual indoor air quality inspections are performed across all Office and Retail assets and NABERS Indoor Environment (IE) ratings are conducted across selected Office assets to benchmark performance.
- **Activity risk assessment:** Activity-specific risk assessments consider workforce exposure and work conditions associated with heat and extreme temperatures. Heat-related disruption risks are incorporated into project feasibility assumptions and programs, including allowances for weather-related downtime, productivity impacts and associated cost contingencies.

Current year financial impacts

During the reporting period, extreme heat and severe weather events did not result in any material disruptions beyond those already reflected in project delivery schedules and feasibility assessments. Accordingly, no material financial impact attributable to this risk was identified.

Anticipated financial impacts

Anticipated financial impact is not quantified as the impact on construction programs and broader impacts on workforce health, safety and productivity are inherently uncertain and the degree of variability is high. Given uncertainty around the frequency, severity and geographic distribution of future heat events, associated financial impacts cannot be estimated reliably.

Key items potentially impacted in the financial statements

Financial performance

Revenue ▼
Development expenses ▲
Revaluation gain on Investment Properties ▼

Financial position

Inventories ▲
Investment properties ▼

Cash flows

Net receipts in the course of operations ▼

Climate resilience (lower / higher warming scenarios)

Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING: While a lower warming scenario would reduce the severity of climate impacts relative to higher warming futures, rising temperatures are still expected to drive more frequent and severe heat events. This may result in ongoing disruption to construction programs.	Health and safety frameworks, together with asset design standards and operational practices, support management of heat and weather-related risks across a geographically diverse workforce and operating footprint.	○	○	●
HIGHER WARMING: Increasing frequency and severity of extreme weather heightens risks to workforce health, safety and productivity, resulting in project delays, increased project delivery costs and higher operating costs for existing buildings.	Adaptive workforce management, greater use of pre-fabrication, site-specific controls and operational planning support responses to heightened heat and weather exposure.	○	●	●

Sustainability report

Strategy continued

Physical risks

8 PHYSICAL RISK TO SUPPLY CHAIN

Description

Severe weather may lead to disruption of global and local supply chains, due to the impact on factory operations and/or freight routes, leading to delays and increases in project costs.

Base case assessment (mid-warming scenario)

Potential impacts

An increase in extreme weather events could delay material deliveries, leading to construction program delays and, in extreme cases, higher material costs due to supply shortages, freight disruption or the need to source materials from alternative suppliers.

Impacted time horizons		
Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
○	○	●

Business activities vulnerable to this risk

Development: Potential delays to construction program and higher material costs, impacting project returns.

Our mitigation measures

- **Supplier segmentation:** Suppliers are assessed by criticality, concentration, location and potential exposure to disruption, supporting targeted oversight, engagement and active relationship management.
- **Supply chain prioritisation:** Priority categories are identified with regard to materiality, lead times, substitution constraints and their potential impacts on cost, program and delivery to specification.
- **Supply chain mapping:** For higher risk categories, we seek greater visibility of upstream suppliers, country of origin, production dependencies and logistics pathways.
- **Alternative sourcing options:** Where appropriate, procurement strategies consider alternative suppliers, geographies or compliant substitute materials to reduce reliance on constrained or exposed supply chains and support ongoing continuity of supply.
- **Feasibilities:** Development feasibilities carry appropriate allowances for timing risks and cost variability.

Current year financial impacts

During the reporting period, there were no material climate driven impacts to our supply chain. Accordingly, no material financial impact attributable to this risk was identified.

Anticipated financial impacts

The anticipated financial effects of supply chain disruption are highly sensitive to the timing, severity and geographic distribution of extreme weather events, as well as project-specific exposures. These factors are subject to significant uncertainty and variability across projects, limiting the reliability of forward-looking estimates. Accordingly, the anticipated financial impacts of this risk cannot be reliably quantified.

Key items potentially impacted in the financial statements

Financial performance	
Revenue	▼
Development expenses	▲
Financial position	
Inventories	▲
Cash flows	
Payments to suppliers and employees	▲

Climate resilience (lower / higher warming scenarios)

	Potential impact on Mirvac	Capacity to adjust/adapt	Impacted time horizons: Short 0-2 yrs	Medium 2-10 yrs	Long 10+ yrs
LOWER WARMING	Physical climate risks remain present, but the frequency and severity of climate-related disruptions are not expected to increase materially from current levels. Any disruptions are not expected to have a material impact beyond existing contingency allowances.	Geographic diversity of operations, procurement oversight and project-level planning support management of temporary, localised supply-chain disruption within existing contingency and scheduling frameworks.	○	○	○
HIGHER WARMING	Severe and persistent weather events lead to ongoing disruption to transport, logistics and material supply over the long-term, increasing the risk of project delays and cost impacts.	Collectively, these measures support our ability to adapt by improving visibility of, and engagement with, critical suppliers, priority categories and upstream supply dependencies. Supply chain mapping and proactive identification of alternative sourcing options provide flexibility to respond to disruption, cost escalation and/or constrained availability.	○	○	●

Sustainability report

Strategy continued

Our transition plan

We have a goal to be net positive across Scope 1, 2 and 3 emissions by 2030, with absolute emissions reduction as the primary lever and high-quality offsets used to address residual emissions only.

Our net positive target reflects a net outcome and does not represent a commitment to achieve specific gross emissions reductions across all emissions sources by a fixed date. Progress toward this target is dependent on factors outside of our direct control, including electricity grid decarbonisation, supplier capability and customer behaviour. Accordingly, our approach retains flexibility through the use of high-quality offsets where required to achieve a net positive outcome.

We have already achieved net positive Scope 1 and 2 emissions for assets under our NGERS operational control boundary.[1] This outcome was delivered through a combination of:

- improvements in operational energy efficiency
- commitment to designing out fossil fuels for our managed portfolio
- procurement of 100 per cent renewable electricity
- disciplined use of high-integrity offsets for residual emissions for our managed portfolio.

Importantly, this is not a static position. We continue to focus on reducing gross emissions while maintaining net positive Scope 1 and 2 emissions. We aim to achieve this by progressively removing fossil fuels from our assets, strategically timing upgrades of plant and equipment, continuing to procure renewable energy and using lower-global warming potential refrigerants. These actions reduce long-term exposure to energy price volatility and support the resilience of our operating portfolio as the electricity grid continues to decarbonise.

Scope 3: Targeted actions on material drivers

Scope 3 emissions represent the majority of our footprint and are inherently more complex, data-constrained and dependent on external factors.

Our transition plan therefore prioritises the areas where we have the greatest influence:

1 Renewables and electrification

- Continue procuring 100 per cent renewable electricity for our managed portfolio
- Target an all-electric office portfolio by 2030
- Installed residential and industrial solar

2 Design and procurement

- Consider carbon content of materials in our design and tendering
- Work with suppliers to identify and source lower-carbon products
- Use materials with recycled content
- Retain structural elements instead of demolishing
- Implement waste reduction initiatives

3 Offsets

Offsets are expected to be used for residual emissions that cannot be practically abated. They are used to address residual emissions, not to displace abatement.[2]

1. Refer to the Planet section on page 33 for details of our Scope 1 and Scope 2 emissions, carbon offsets retired and the resulting net Scope 1 and 2 emissions position.
2. Mirvac purchases avoidance-based, stapled, nature carbon offsets through Greenfleet. The stapled offsets are registered through the third-party internationally recognised, Verra Verified Carbon Standard (VCS) program.

Sustainability report

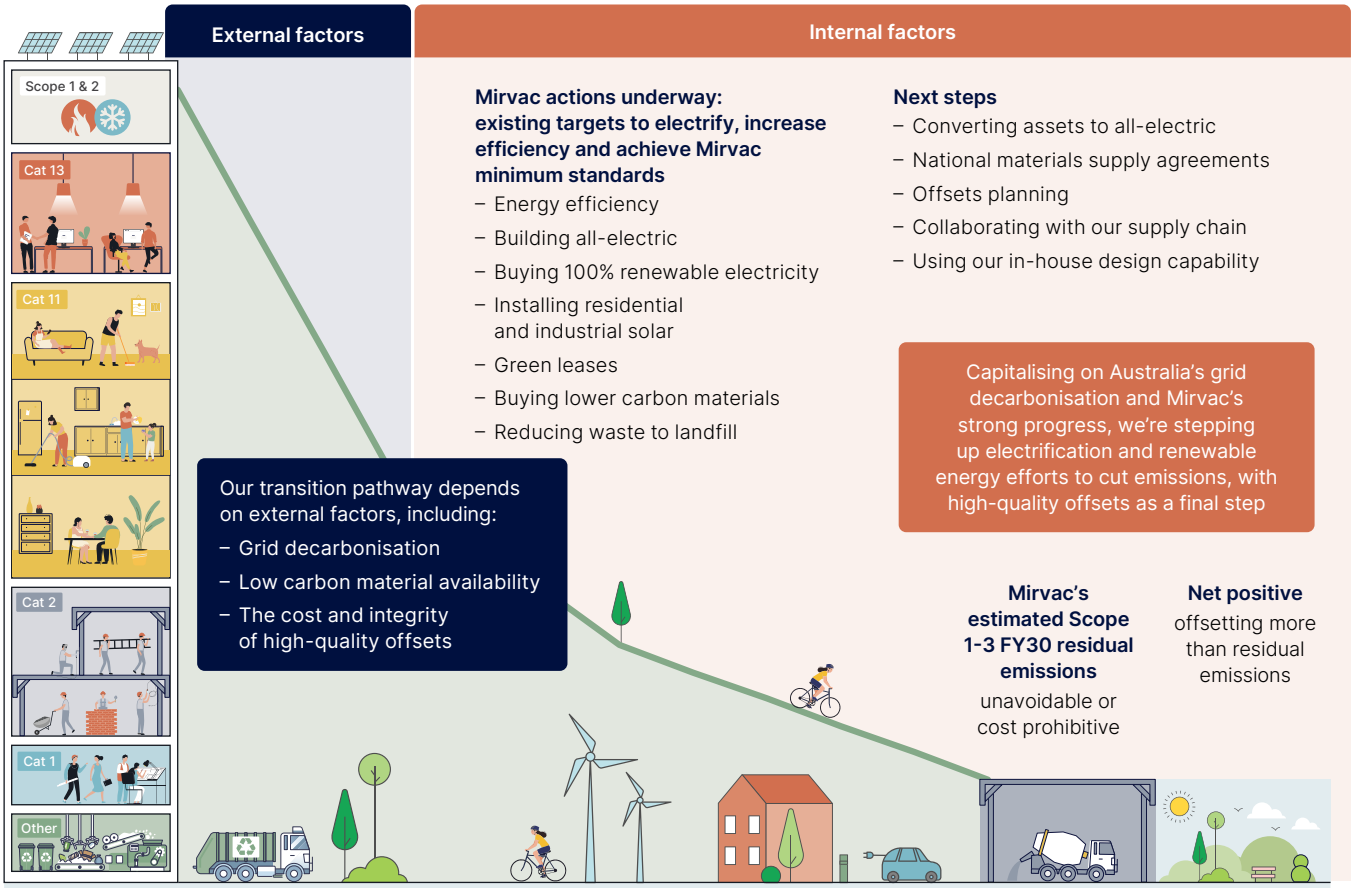
Strategy continued

Net positive in Scope 1,2, & 3 emissions by 2030[1]

The following illustration summarises our transition pathway to net positive carbon by 2030. The illustration should be read from left to right. Starting with our estimated Scope 1, 2 and 3 emissions in FY19, it shows how we intend to reduce emissions across our value chain through electrification, renewable energy, lower-carbon materials, operational efficiency, and waste reduction. The downward pathway represents the reduction in gross emissions over time.

The illustration distinguishes between factors within our control (shown on the right) and external dependencies (shown on the left), including the pace of electricity grid decarbonisation, the availability of lower-carbon materials, and access to high-quality offsets.

By 2030, we expect most emissions reductions to come from direct abatement. Where emissions remain unavoidable or their reduction is not yet commercially or technically feasible, we plan to use high-quality offsets to achieve net positive.



- **Scope 1 & 2 emissions** (heating and cooling kit, construction machines)
- **Category 1** Goods and services purchased (professional services, architects)
- **Category 2** Capital goods (embodied carbon in materials)
- **Category 11** Use of sold products (people using residential homes)
- **Category 13** Use of leased assets (tenants in office buildings)
- **Other** Investments (buildings), waste (rubbish bin)
- **Residual emissions** Embodied carbon in materials (concrete truck, steel frame)
- **High-quality offsets**
- **Emissions reductions FY19 - FY30**

1. Refer to Net Positive Carbon By 2030: Mirvac's Scope 3 Emissions Target and Approach for further information on Mirvac's Scope 3 target, transition pathway and associated assumptions, at www.mirvac.com/sustainability/our-performance.

Note: Future reductions in emissions are representative and illustrate the potential downward movement of total emissions.

Sustainability report

Strategy continued

Capital deployed towards CRROs

During the reporting period, we continued to deploy capital in support of our climate strategy, including our response to identified CRROs. Consistent with our transition plan, this included investment in initiatives focused on energy efficiency, electrification, operational optimisation and improving the performance and resilience of our portfolio. These initiatives support our decarbonisation objectives while also contributing to asset performance, customer outcomes and long-term value creation.

As climate-related considerations are integrated into strategic asset planning and development feasibility assessments, expenditure is often undertaken to achieve multiple commercial, operational and sustainability objectives and cannot be reliably attributed to a single CRRO. However, expenditure associated with the electrification of our office portfolio can be separately identified, with our share of capital deployed during FY26 totalling $4m.[1]

Other climate-related expenditure is generally embedded within broader asset enhancement, resilience, compliance and development activities and is therefore not separately identified or disclosed as climate-related capital expenditure. For example, expenditure associated with compliance with building regulations and planning requirements is not separately disclosed, even where it contributes to improving asset resilience to increasing climate-related perils.

Risk management

As described in the Risk and risk management section on page 40, Mirvac's approach to risk management is governed by our Risk Management Framework (RMF). Climate change and sustainability risk is identified as a principal enterprise risk, with associated impacts considered as part of enterprise risk assessments and reported quarterly to the ELT and the ARCC. Principal risks are prioritised based on their residual risk rating, determined by the likelihood and consequence of the risk, together with consideration of actions that could maintain or improve risk resilience.

Risk identification

We have applied established processes to identify and assess CRROs, informed by our long-standing consideration of CRROs through alignment with the TCFD. Our suite of CRROs provides a granular view of the nature and drivers of climate-related exposures across the business and forms the foundation of our climate-related disclosures.

During the reporting period, we undertook a comprehensive reassessment of our CRROs to support alignment with AASB S2. This included evaluating whether identified CRROs remain relevant, complete and appropriate, with a focus on identifying material information that could reasonably be expected to affect our business.

The identification process incorporated input from a working group of subject matter experts from across Mirvac, with expertise across upstream suppliers, downstream customers and funds under management, as well as technical expertise in risk, finance and sustainability. External advisors were also engaged to support the assessment, including reviewing the completeness of the CRROs set and its alignment with our value chain.

Together, this working group used our three climate scenarios to assess the potential impacts of identified CRROs, across short-term, medium-term and long-term time horizons. This process was also used to test the completeness of the risks and opportunities set and identify any gaps.

Risk assessment and prioritisation

Consistent with the way we conduct enterprise risk assessments, identified CRROs are assessed for likelihood and potential consequence using our RMF.

This assessment is performed across climate scenarios and short-term, medium-term and long-term time horizons. It results in a qualitative risk rating and an evaluation of business units that may be exposed to potential financial impacts under our mid-warming scenario.

Materiality is determined using a combined quantitative and qualitative approach. This includes consideration of financial materiality thresholds applied in the preparation of general-purpose financial statements, as well as the relevance of CRROs to primary users, informed by investor engagement and prevailing industry themes.

Climate-related opportunities are assessed based on their alignment with our strategy, achievability within the existing business model and potential to deliver material financial benefits.

The assessment and prioritisation of CRROs are reviewed and endorsed by the Climate Disclosures Steering Committee. The outcomes of this assessment are subsequently considered by the ARCC.

Risk management and mitigation

CRROs are managed and monitored in accordance with the RMF, with risk responses embedded across core business functions. This is supported by:

- **Transition risks and opportunities:** Oversight is undertaken by relevant operational and specialist teams, with progress monitored to support effective implementation and continued alignment with our strategy and regulatory obligations.
- **Physical climate risks**: risk management responses are undertaken through physical risk assessments and associated adaptation and resilience planning processes at an asset level.
  - **Investment and new business decisions:** Climate-related considerations are incorporated into new business assessments and investment decision-making, supported by our Responsible Investment Policy.
  - **Design risk management:** Climate-related risks associated with product design are addressed through early project planning processes including the DOOR (Design Out Our Risk) process, which provides a structured approach to risk identification, assessment, mitigation and review for all new developments and major projects.
  - **Minimum sustainability standards:** Sustainability and resilience requirements are embedded in minimum standards and updated periodically to reflect emerging risks, building codes and lessons learned.
  - **Strategic asset planning process:** For assets under management, climate-related considerations are integrated into the strategic asset planning process and capital expenditure cycle. Where risks are identified, resilience measures are incorporated into capital planning and asset management activities.
  - **Climate adaptation plans:** Portfolio-level exposure assessments have identified key physical climate hazards, with assets ranked by exposure to prioritise the development of Climate Adaptation Plans.

Monitoring and escalation

Our material CRROs are monitored through management reporting and escalated to relevant management forums, Board committees and the Board where they may affect strategy or financial performance.

From an enterprise risk management perspective, all principal risks are subject to active review against risk appetite. If climate change and sustainability risk is assessed as exceeding risk appetite, then defined management actions and pathways are established to return to risk appetite.

Other than the enhancements described above in relation to CRRO identification and assessment, there were no material changes to our overall climate-related risk management processes during the reporting period.

1. Represents our share of electrification expenditure across directly owned assets, co-owned assets, and assets held through joint ventures and associates.

Sustainability report

Metrics and targets

Climate-related metrics

We measure our greenhouse gas (GHG) emissions in accordance with the Greenhouse Gas Protocol: A Corporate Accounting and Reporting Standard (2004) (GHG Protocol), as required by AASB S2.

Under AASB S2, our GHG emissions are reported under a financial control boundary, recognising emissions from operations over which we have financial control, in line with financial reporting consolidation principles. This includes all entities within the consolidated Group and excludes associates and unconsolidated joint ventures from Scope 1 and 2 emissions. This approach aligns emissions reporting with our consolidated financial statements, providing a consistent basis for investor reporting.

> Prior to FY26, the Group reported GHG emissions on an operational control basis. To assist users in understanding the impact of this boundary change and to support comparability with prior periods, we have continued to disclose operational control emissions within the Planet section on page 33. This disclosure also supports an understanding of progress against our net positive carbon target, which continues to be assessed on an operational control basis (see Climate-related targets).

The table below presents the Group's Scope 1 and Scope 2 GHG emissions for FY26. In accordance with AASB S2, Scope 2 emissions are disclosed on a location-based basis, using average grid emission factors for the jurisdictions in which electricity is consumed.

The basis of preparation, including key judgements and assumptions, is set out on page 92.

GHG Emissions (tCO2-e)	FY26[1]
Scope 1	
Natural gas	1,664
Refrigerants	125
Diesel	427
Petrol	13
LPG	1
Total Scope 1 emissions[2]	**2,230**
Scope 2	
Mirvac-controlled emissions	27,031
Tenant-related emissions[3]	19,772
Total Scope 2 emissions	**46,803**
Total Scope 1 and 2 emissions	**49,033**

1. Mirvac has adopted the transitional relief provided under AASB S2 paragraph C4(b), which permits entities not to disclose Scope 3 greenhouse gas emissions in their first annual reporting period applying AASB S2. We have also adopted the transitional relief provided under AASB S2 paragraph C3, which provides an exemption from disclosing any information for any period before the date of initial application, including comparative information.
2. Total Scope 1 emissions presented in this section are reported using a financial control boundary. As a result, they differ from the Scope 1 emissions disclosed in the Planet section on page 33, which are reported using an operational control boundary. For additional information, including a reconciliation of Scope 1 emissions and Scope 2 location-based emissions between the operational control and financial control boundaries, refer to Mirvac's FY26 ESG Analyst Toolkit, available at https://www.mirvac.com/sustainability/our-performance
3. Upon transitioning to a financial control boundary in the current period, emissions associated with Mirvac-owned equipment installed within tenant spaces are now included in Scope 2 reporting.

Mirvac procures 100 per cent renewable electricity for its Group-controlled operations and embedded networks through a combination of GreenPower purchases and Large-scale Generation Certificates (LGCs), which support the delivery of our decarbonisation strategy.

Climate-related targets

As outlined in the transition plan section on page 87, we have established climate-related targets to maintain net positive Scope 1 and 2 emissions, measured on an NGERS operational control basis, and to achieve net positive Scope 3 by 2030. These targets are supported by defined metrics to track progress over time and assess performance against our climate objectives. We anticipate there will be residual emissions, which we plan to address through the use of high-quality offsets.

Progress against our targets is monitored annually through the climate reporting cycle, with any changes to targets or methodologies disclosed and explained.

The following table summarises these targets:

Detail	Scope 1 & 2 – Net positive carbon (current)	Scope 3 – Net positive carbon (2030)
Target	Maintain net positive Scope 1 and Scope 2 emissions.	Achieve net positive carbon for material Scope 3 emissions by 2030.
Objective	Reduce operational emissions and achieve a net positive outcome by addressing residual emissions with high-quality offsets that exceed remaining emissions.	Reduce value chain emissions and achieve a net positive outcome by addressing residual emissions with high-quality offsets that exceed remaining emissions.
Target type	Net.	Net.

Sustainability report

Metrics and targets continued

Detail	Scope 1 & 2 – Net positive carbon (current)	Scope 3 – Net positive carbon (2030)
Gross target notes	We achieved net positive for Scope 1 and Scope 2 emissions nine years ahead of schedule and continue to maintain this position[1], supported by a small volume of high-quality offsets. Under the NGERS operational control boundary, Mirvac has reduced market-based Scope 1 and 2 emissions by 88%, from 79,733 tCO_2-e in FY19 to 9,237 tCO_2-e in FY26. Scope 2 emissions have been eliminated through renewable energy procurement, with only residual Scope 1 emissions remaining. On this basis, we consider our gross Scope 1 and Scope 2 emission reduction objectives to have been achieved.	We will determine a specific gross emissions target once key uncertainties, such as the scope of measurement and viable abatement pathways, are addressed as sustainability reporting standards mature. This ensures our commitment remains grounded in evolving best practices.
Scope of emissions	Scope 1 and market-based Scope 2 emissions under NGERS operational control, covering CO_2, CH_4, N_2O and HFCs.[2]	We apply the Greenhouse Gas Protocol relevance and significance assessment to determine Scope 3 emissions that are material to our business. Our target includes emissions from purchased goods and services, construction materials, waste, energy use associated with products provided, tenant energy use, and Scope 1 and Scope 2 emissions of investments.
Metric used	Gross Scope 1 and Scope 2 emissions (market-based), offset by carbon credits; tCO_2-e.	Gross material Scope 3 emissions (market-based), offset by carbon credits; tCO_2-e.
Time horizon	Ongoing.	Ongoing from 2030.
Base year	FY19.	FY19.
Interim milestones	Maintained annually.	No formal milestones; progress tracked annually.
Paris alignment	Informed by the Paris Agreement.	Informed by the Paris Agreement.
Contribution to 1.5°C	Reduces operational emissions through renewable energy and procurement decisions.	Supports value chain decarbonisation, including embodied carbon reduction and tenant emissions.
Review process	Reviewed annually.	Reviewed annually.
Revisions	No changes in the current period.	No changes in the current period. Future updates, if applicable, will be disclosed.
Third-party validation	Not third-party validated.[3]	Not third-party validated.[3]
Sectoral decarbonisation approach	Not based on a sectoral decarbonisation pathway.	Not based on a sectoral decarbonisation pathway.
Progress (current year)	Achieved and maintained in FY26 through the retirement of 9,337 high-quality offsets. Refer to the Planet section on page 33 for further information on performance against this target, including year-on-year trends in emissions.	Transition initiatives are underway. Further details are provided on our transition plan on page 87.

1. Refer to the Planet section on page 33 for details of Scope 1 and Scope 2 emissions, carbon offsets retired and the resulting net Scope 1 and 2 emissions position.
2. Refer to the Reporting Boundaries section within the Appendices for a summary of the role, boundary and methodology of each emissions measure used throughout this report.
3. Our net positive carbon target has not been independently validated. Separately, we have a science-based target that has been validated by the Science Based Targets initiative (SBTi), as discussed in the "Our science-based ambition" section below.

Our science-based ambition

We recognise the role the Science Based Target Initiative (SBTi) plays in driving global decarbonisation through ambition-setting and independent validation, which is valued by some investors. We have a validated science-based target and are working towards this across Scope 1, Scope 2, and Scope 3 emissions.

Key judgement – climate-related targets

In determining the climate-related targets disclosed in this report, we have applied judgement to identify the targets used to monitor climate-related performance and assess progress against our transition plan. While we have a validated, near term, science-based target (SBT), we regard it as an externally validated decarbonisation ambition.

Progress against our climate strategy is monitored through our net positive carbon by 2030 target and related transition plan actions. While net positive is ambitious and prioritises reducing gross emissions, it also provides flexibility to manage factors beyond our control through the use of carbon offsets. We have a strong track record of delivering against ambition and continue to work towards achieving our net positive target.

While we continue to work towards our decarbonisation ambition across all SBT emissions categories, reducing embodied carbon remains challenging. Our validated ambition is to reduce Scope 3 greenhouse gas emissions from capital goods by 55% per square metre of Gross Floor Area (GFA) delivered by FY30, relative to a FY19 baseline. Although we are implementing a range of initiatives to reduce embodied carbon, current market conditions do not yet provide a clear and credible pathway to achieving this level of reduction. In addition, carbon accounting methodologies continue to evolve.

Many of the actions we are taking to reduce embodied carbon are consistent with what independent evidence identifies as leading practice today. Through design optimisation, material efficiency and active engagement with suppliers, including strong market signals on lower-carbon concrete and steel, we see a clear pathway to achieving embodied carbon reductions in the 30–40 per cent range. This is consistent with leading ambitions such as those identified by the World Green Building Council.

We will continue to apply this approach while supporting supply chain innovation and reassessing our ambition as lower-carbon materials become more available and cost-competitive. We remain committed to reducing our gross emissions through the actions outlined in the Strategy section on page 87. Our climate transition plan, including key assumptions and dependencies, is disclosed in this section, with progress monitored through the climate reporting cycle.

Sustainability report

Appendices

Basis of preparation, judgements and assumptions

Methodologies and assumptions

Our metrics are prepared using recognised emissions accounting methodologies, internal data, supplier data and estimates where required.

Measuring greenhouse gas emissions

Reporting boundaries

We apply different reporting boundaries and methodologies depending on the purpose. The table below summarises the role and purpose of each measure, together with the boundaries and methodologies applied.

Emissions context	Purpose	Role	Boundary	Methodology
AASB S2 emissions reporting	Provides emissions disclosures aligned with our consolidated financial statements and mandatory climate reporting requirements.	Reporting	Financial Control	GHG Protocol
Net Positive Carbon by 2030	Measures progress against Mirvac's decarbonisation target and transition plan.	Target	**Scope 1 & 2:** Operational Control (NGERS) **Scope 3:** Financial Control	**Scope 1 & 2:** NGERS **Scope 3:** GHG Protocol
SBTi ambition	Demonstrates alignment with climate science through an externally validated decarbonisation ambition.	External validation	Financial Control	GHG Protocol

Financial control boundary

We measure and report our Scope 1 and Scope 2 GHG emissions using a financial control reporting boundary. Under this approach, emissions from entities, assets and operations over which we have the authority to direct financial and operating policies are included in our reported emissions. This reporting boundary is aligned with the entities consolidated in our financial statements and includes all entities within the consolidated Group (pages 148 to 153).

Consistent with this approach, emissions from associates and unconsolidated joint ventures are excluded from our Scope 1 and Scope 2 emissions inventory, as we do not have financial control over these entities.

Applying a financial control boundary also results in the inclusion of emissions associated with assets and equipment recognised on our balance sheet, including Mirvac-owned equipment under tenant operational control. Emissions associated with assets and equipment owned and controlled by tenants are excluded from our Scope 1 and Scope 2 emissions inventory.

The approach, inputs and assumptions used for measuring GHG emissions are detailed below.

Emission scope	Measurement approach	Input, source data and assumptions	Reason for choice/methodology
Scope 1	Scope 1 emissions are measured in accordance with the Greenhouse Gas (GHG) Protocol. Scope 1 includes direct emissions from sources owned or controlled by Mirvac, including the combustion of natural gas, transport and non-transport fuels, and leaks of synthetic refrigerant gases.	– **Natural gas:** Consumption data is sourced from utility invoices and meter data. Where data gaps exist, estimates are applied using available consumption data and adjusted for seasonal patterns. – **Fuels:** Fuel consumption data is sourced from supplier reports. Where gaps exist, estimates are applied using current-year and historical consumption trends. – **Synthetic gases:** Actual refrigerant top up quantities (kilograms) are obtained from service providers and Asset Management teams. – **Emission factors:** Emission factors are sourced from the National Greenhouse Accounts Factors (Australia) and other applicable jurisdictional guidance, using the most recent factors available for the reporting period.	This approach aligns with jurisdictional requirements and leverages the guidance published by the Australian Government. The latest available global warming potential values reflected are contained in the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report (AR5).
Scope 1 (biogenic emissions)	In March 2026, the ISSB Transition Implementation Group (TIG) published a staff paper addressing the treatment of biogenic emissions, including those arising from land use change. These emissions have not been included in the FY26 disclosures, as additional time is required to implement appropriate data collection processes and estimation methodologies to support reliable measurement. Mirvac intends to incorporate land use change emissions into its disclosures from FY27.		

Sustainability report

Appendices continued

Emission scope	Measurement approach	Input, source data and assumptions	Reason for choice/methodology
Scope 2 (location-based) – Mirvac-controlled emissions	Scope 2 emissions are measured in accordance with the GHG Protocol. Electricity consumption is multiplied by state-based emission factors.	– **Electricity:** Consumption data is sourced from utility invoices, landlord/embedded-network billing data and metered data (including base building/common areas and, where applicable, tenant submeters). Where gaps exist, the best available estimation methodology is applied including rolling averages and current / historical consumption trends. – **Emission factors:** Emission factors are sourced from the National Greenhouse Accounts Factors applicable to the reporting period.	This approach aligns with jurisdictional requirements and leverages the guidance published by the Australian Government. Location-based Scope 2 represents the emissions associated with grid electricity at the point of consumption, including electricity procured by Mirvac for landlord-controlled areas.
Scope 2 (location-based) – Tenant-related emissions	Scope 2 emissions are measured in accordance with the GHG Protocol. Electricity consumption is multiplied by state-based emission factors.	– **Tenant electricity:** Represents electricity consumed within leased areas associated with equipment and services that remain under Mirvac's financial control but are operated by tenants. The equipment under our financial control includes open plan lighting in office tenancies, HVAC equipment in retail tenancies, and office lighting, office air conditioning and warehouse lighting in industrial assets. Tenant electricity emissions are estimated because direct tenant electricity consumption data is not consistently available across the portfolio. Estimates are based on the lettable area occupied by tenants and electricity consumption benchmarks relevant to the asset type. The estimation approach requires management judgement and incorporates assumptions about the expected consumption profile of tenant spaces, including occupancy, operating characteristics and energy intensity benchmarks. – **Emission factors:** Emission factors are sourced from the National Greenhouse Accounts Factors applicable to the reporting period.	This approach has been adopted due to the practical challenges associated with obtaining complete tenant electricity consumption data across a diversified property portfolio. The methodology incorporates available consumption data, asset-specific information and industry benchmarks to estimate electricity consumption associated with tenant activities that remain under Mirvac's financial control. The use of multiple data sources and estimation techniques enables emissions to be measured on a consistent basis across the portfolio while accommodating differences in metering infrastructure and data availability.

Definitions

Term	Definition
Avoidance-based, stapled, nature carbon offsets	Carbon credits from projects that avoid or prevent greenhouse gas emissions, which are registered under the Verra Verified Carbon Standard (VCS). These credits are purchased alongside investment in Australian nature-based restoration projects that deliver additional environmental benefits.
CRROs	Climate-related risks and opportunities.
IPCC	Intergovernmental Panel on Climate Change.
NABERS	National Australian Built Environment Rating System.
Net zero	A state in which GHG emissions released into the atmosphere are balanced by an equivalent amount of GHG emissions removed from the atmosphere.
NGERS	The National Greenhouse and Energy Reporting Scheme (NGERS), established by the National Greenhouse and Energy Reporting Act 2007, is a single national framework for the reporting and dissemination of company information about location-based greenhouse gas emissions, energy production and energy consumption in Australia.
NGFS	Network of Central Banks and Supervisors for Greening the Financial System.
Scope 1 and Scope 2 operational emissions	Scope 1 emissions are direct emissions from sources under our financial control that primarily arise from the consumption of gas for heating, fuels for emergency power generation and refrigerants in air conditioning units. Scope 2 emissions are indirect emissions from the generation of purchased electricity consumed.
TCFD	Task Force on Climate-related Financial Disclosures.

Directors' declaration

In the Directors' opinion, the Group has taken reasonable steps to ensure that the substantive provisions of the Sustainability Report of the Group for the financial year ended 30 June 2026 set out on pages 70 to 93, are in accordance with the *Corporations Act 2001*, including:

a) complying with Australian Sustainability Reporting Standard AASB S2 *Climate-related Disclosures* and any further requirements determined under section 296C of the *Corporations Act 2001*; and

b) containing the climate statement disclosures required by section 296D of the *Corporations Act 2001*.

This declaration is made in accordance with a resolution of the Directors.

Campbell Hanan
Director

Sydney
19 August 2026