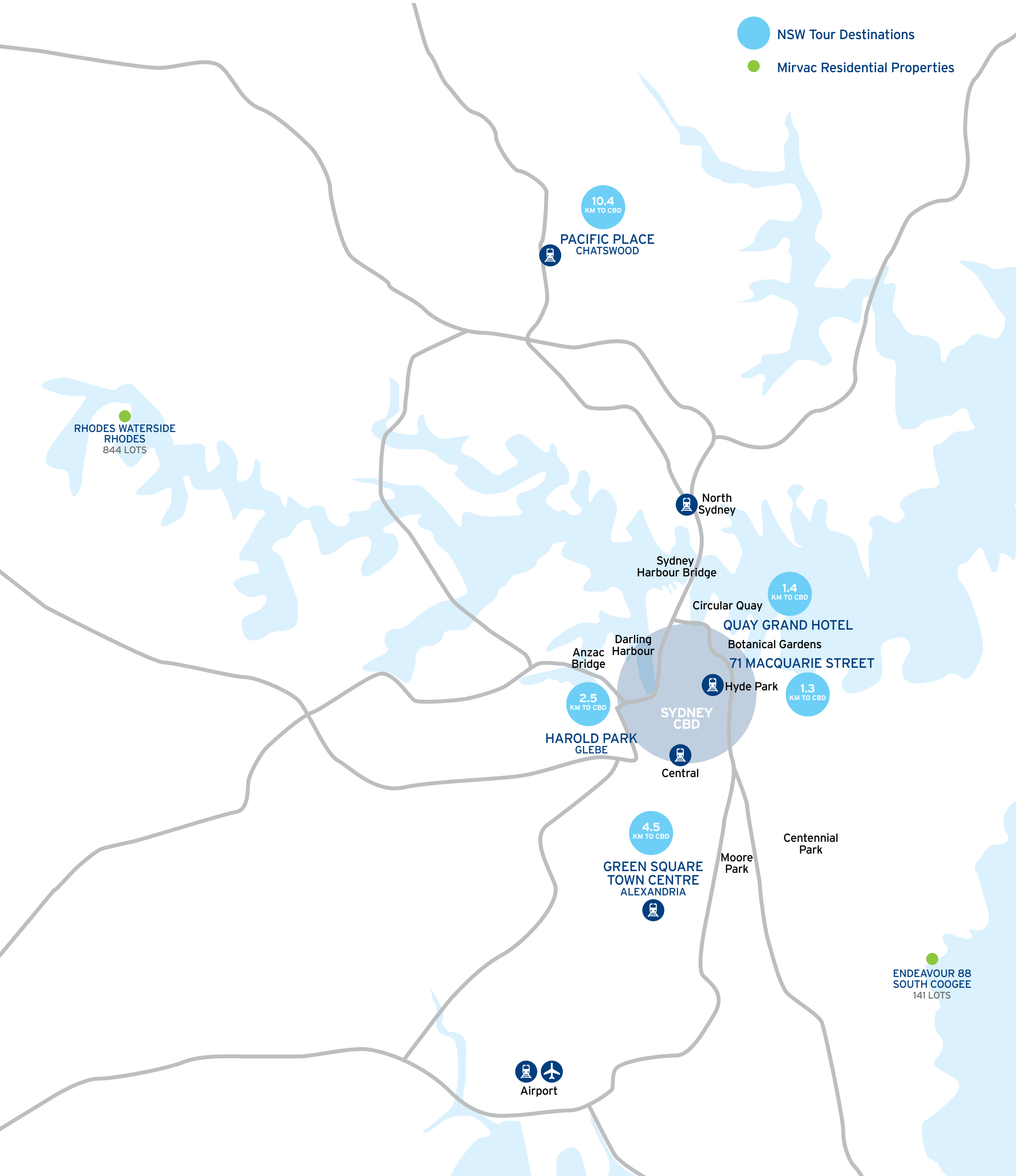
by mirvac

NSW RESIDENTIAL INVESTOR TOUR

17 MAY 2011

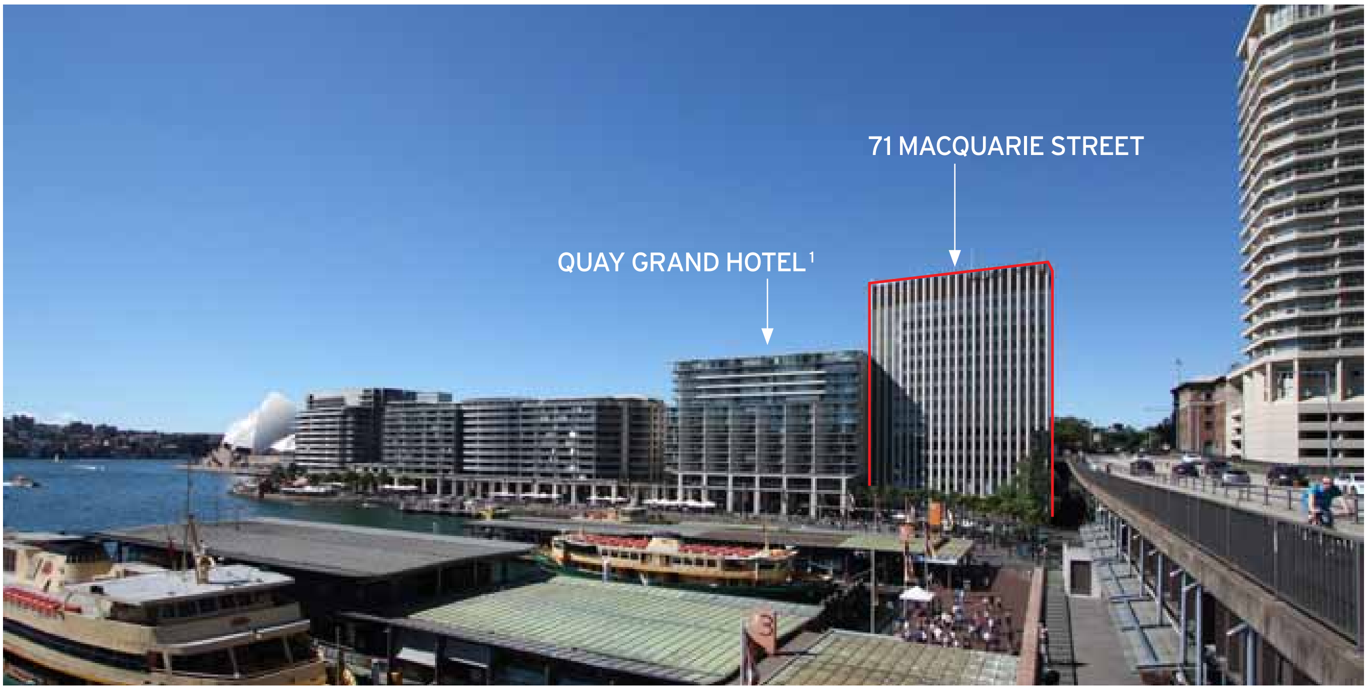
ITINERARY

8:45am	Registration
9:00am	March 2011 Operational Update Nicholas Collishaw, Managing Director
9:40am	Mirvac's Development Strategy Brett Draffen, CEO Development Australia
10:40am	Residential Market Update David Rees, Head of Research and Consulting JLL
	Property Tour Begins
11:10am	Tour of 71 Macquarie Street David Perram, Development Director Acquisitions
11:45am	Depart 71 Macquarie Street to Era, Chatswood
12:15pm	Tour of Era, Chatswood Paolo Razza, Senior Development Manager
12:45pm	Depart Era Chatswood to Harold Park
1:15pm	Lunch Presentation + Tour Stuart Penklis, Development Director
2:15pm	Depart Harold Park to Green Square Town Centre
2:45pm	Tour of Green Square Town Centre David Perram, Development Director Acquisitions
2:55pm	Depart Green Square Town Centre to Jamison Street
3:25pm	**Property Tour Ends (Jamison Street CBD)**


NSW Tour Destinations
Mirvac Residential Properties
10.4 KM TO CBD
PACIFIC PLACE
CHATSWOOD
RHODES WATERSIDE
RHODES
844 LOTS
North Sydney
Sydney Harbour Bridge
Circular Quay
1.4 KM TO CBD
QUAY GRAND HOTEL
Botanical Gardens
71 MACQUARIE STREET
Darling Harbour
Anzac Bridge
Hyde Park
1.3 KM TO CBD
2.5 KM TO CBD
SYDNEY CBD
HAROLD PARK
GLEBE
Central
4.5 KM TO CBD
GREEN SQUARE TOWN CENTRE
ALEXANDRIA
Moore Park
Centennial Park
ENDEAVOUR 88
SOUTH COOGEE
141 LOTS
Airport

NOTES

71 MACQUARIE STREET, SYDNEY, NSW



SUMMARY INFORMATION – 31 MARCH 2011

IN PROGRESS

LOCATION	SYDNEY
TOTAL LOTS	APPROX 100
CONSTRUCTION PERIOD (CALENDAR YEARS)	2014 – 2016
DESCRIPTION	MIXED USE DEVELOPMENT

DESCRIPTION

Approval is being sought for the demolition of the existing commercial building and the construction of a mixed use building comprising ground floor retail, serviced apartments and high-end residential apartments with basement parking and improved public domain.

Since Coca-Cola Amatil vacated the building in 2010, it has been released to a number of tenants on short-term leases.

A two-staged development approval is being sought from Department of Planning comprising a Concept Plan Approval (securing building footprint and height) followed by a detailed Project Plan Approval (securing product mix and detailed design).

UPDATE

71 Macquarie Street declared a Part 3A Project in February 2011 with Director General Requirements issued in March 2011.

Concept Plan Application progressing on program and is to be lodged with Department of Planning in second half 2011.

1 HOTEL MANAGED BY MIRVAC AND STRATA, FOOD AND BEVERAGE FACILITIES OWNED BY MIRVAC.

NOTES

ERA PACIFIC PLACE, CHATSWOOD, NSW

Artist's impression

SUMMARY INFORMATION – 31 MARCH 2011

PROPOSED

ACQUISITION DATE	DECEMBER 2000
LOCATION	CHATSWOOD
PROJECT VALUE (INCL GST)	$308m
TOTAL LOTS	295 RESIDENTIAL LOTS + COMMERCIAL AND RETAIL
CONSTRUCTION PERIOD (CALENDAR YEARS)	3 YEARS
DESCRIPTION	MIXED USE DEVELOPMENT
OWNERSHIP STRUCTURE	100% MIRVAC

DESCRIPTION

ERA is the final development site within Mirvac's well established Pacific Place mixed-use development in Chatswood. This site was zoned for a commercial building since early last decade when Mirvac acquired the land.
In response to high residential demand, Mirvac successfully rezoned the site to permit a 42 storey building containing: 295 apartments, 4,900 sqm of office space, a heated pool, sauna, gym, seven basement car park levels and extensive landscaped public and private open space.

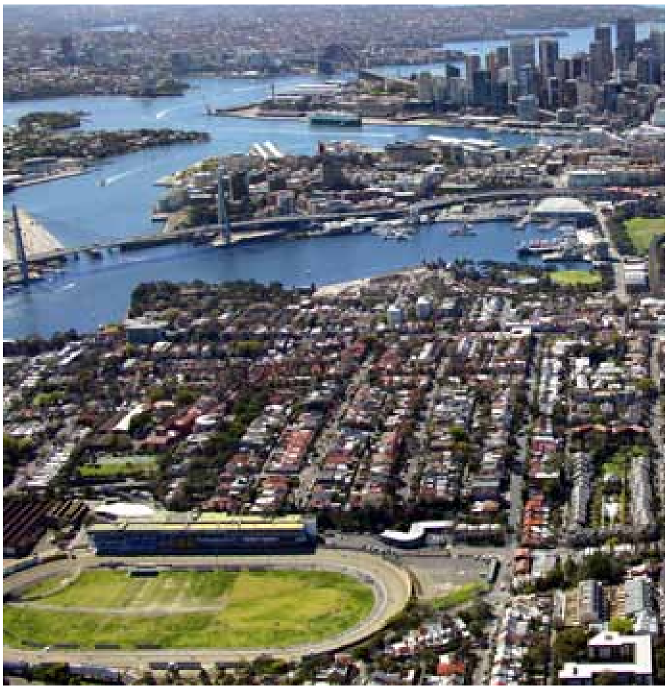
UPDATE

94 per cent[1] of ERA was sold out, achieving an average price of just under $1 million per apartment and generating $273.5 million in exchanged contracts. Construction is due to commence in July 2011.

1 AS AT 11 MAY, 48 PER CENT OF THE TOTAL EXCHANGED CONTRACTS WERE SUBJECT TO A COOLING OFF PERIOD.

NOTES

HAROLD PARK, GLEBE, NSW



SUMMARY INFORMATION – 31 MARCH 2011

PROPOSED

ACQUISITION DATE	ANTICIPATED JULY 2011
LOCATION	GLEBE
PROJECT VALUE (INCL. GST)	$1.1bn
TOTAL LOTS	APPROX 1,250
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2012 – MID 2019
DESCRIPTION	RESIDENTIAL
OWNERSHIP STRUCTURE	100% MIRVAC

DESCRIPTION

The site is located in the inner western suburbs approximately 2.5 kilometres from the Sydney CBD and is surrounded by the suburbs of Glebe, Annandale and Forest Lodge. The location is one of the sites key attributes as it has close proximity to:

- The light rail system (Jubilee Station is connected to the site)
- Major bus routes direct to the city that pass the site
- Sydney Harbour
- Two of Sydney's largest universities – The University of Sydney and The University of Technology

UPDATE

Mirvac's proposed scheme incorporates approximately 1,250 medium density dwellings, adaptive reuse of existing tram shed, basement car parks and will include the dedication of 3.8 hectares of public open space.

Development of the site is scheduled to commence in early 2012, with settlements forecast from financial year 2014.

NOTES

GREEN SQUARE TOWN CENTRE, GREEN SQUARE, NSW

SUMMARY INFORMATION – 31 MARCH 2011

PROPOSED

ACQUISITION DATE	ANTICIPATED 2011
LOCATION	GREEN SQUARE
PROJECT VALUE (INCL. GST)	APPROX $1.4bn
TOTAL LOTS (INDICATIVE)	1,500 RESIDENTIAL DWELLINGS 15,000 SQM RETAIL 60,000 SQM COMMERCIAL CIVIC PLAZA AND PUBLIC DOMAIN PRECINCTS
PROJECT PERIOD	2012 – 2023
DESCRIPTION	MIXED USE DEVELOPMENT
OWNERSHIP STRUCTURE	PDA WITH LEIGHTON PROPERTIES AND LANDCOM

DESCRIPTION

Green Square Town Centre is identified as one of Australia's largest urban renewal projects. The opportunity is to deliver a mixed use multi-generational project over 10 years that will revitalise the southern Sydney corridor.

UPDATE

The consortium lodged a planning proposal with the City of Sydney in May 2010 to amend existing planning controls to facilitate the development concept. Subject to receiving Planning Approval, on site works are expected to commence in 2012.

KEY DATES

LEP GAZETTAL	SECOND HALF 2011
ESSENTIAL INFRASTRUCTURE WORKS	FEBRUARY 2012
STAGE 1 COMMENCEMENT	JUNE 2012

RED: GREEN SQUARE TOTAL DEVELOPMENT AREA.
YELLOW: GREEN SQUARE TOWN CENTRE CONSORTIUM DEVELOPMENT AREA.

NOTES

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IMPORTANT NOTICE