



ASX Release / Media Release

THIS NOTICE APPLIES TO HOLDERS OF INSTALMENT RECEIPTS (PREVIOUSLY KNOWN AS WESTPAC OFFICE TRUST INSTALMENT RECEIPTS) ONLY

4 August 2011

MIRVAC INSTALMENT RECEIPTS ("INSTALMENT RECEIPTS") (ASX SECURITY CODE: "MGRAM") SECOND INSTALMENT DUE ON 1 NOVEMBER 2011

In accordance with the Security Trust and Subscription Deed ("**STSD**") entered into between Westpac Custodian Nominees Limited (the "**Security Trustee**") and Westpac Securities Limited (the "**Underwriter**") dated 10 June 2003 (as amended on 14 August 2009 and as further amended and restated on 23 July 2010), Instalment Receipt holders are advised that the Second Instalment of \$0.41876 will be payable no later than 5.00pm (Sydney time) on 1 November 2011.

Instalment Receipt holders registered on 19 August 2011 will be sent a notice shortly thereafter outlining the number of instalment receipts they hold and the total dollar value that is due and payable under the Second Instalment.

Instalment Receipt holders will continue to be able to sell their investment on or before 27 September 2011 by selling the underlying Mirvac Securities which are traded on the ASX under the ASX code of "MGR" and paying all the instalment debt from the sale proceeds.

From 30 September 2011 (the "**Record Date**") there will be no further trading permitted for the holders of Instalment Receipts and the register will be closed for the processing of transfers until after the payment date on 5.00 pm, 1 November 2011.

Failure to pay the Second Instalment by the due date may result in the Security Trustee selling the underlying Mirvac Securities and repaying both the Second and Final Instalment. If there is a shortfall between the Instalments and the sale proceeds, the Security Trustee may recover the shortfall amount from the Instalment Receipt holder, plus may also charge interest and outgoings.

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Key dates for the Instalment Receipt holders are:

Determination date for the receipt of a Second Instalment payment notice	19 August 2011
Second Instalment payment notices dispatched to Instalment Receipt holders	26 August 2011
Last day for trading underlying MGR securities and paying all outstanding instalment debt	27 September 2011
Last day for registration of transfers of Instalment Receipts	30 September 2011
Record date to determine Instalment Receipt holders obliged to pay the Second Instalment	30 September 2011
Suspension of Second Instalment Receipts Register (ASX Security Code: MGRAM \$0.83752 unpaid)	30 September 2011
Second Instalment payment due date	5.00pm 1 November 2011
Dispatch of holding advices reflecting payment of Second Instalment	7 November 2011
Register opens for Final Instalment Receipts (ASX Security Code: MGRAO \$0.41876 unpaid)	8 November 2011
Final Instalment due and payable	1 November 2013

If you have any questions in relation to your Instalment Receipts, please call Link Market Services on 1800 356 444 (within Australia) or +61 2 8280 7107 (outside Australia).

For more information, please contact:

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