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www.mirvac.com

**FACSIMILE**

Date 26 August 2011
Attention Company Announcements Office
Company ASX
Facsimile 1300 135 638
From Norelle Ray
Page 6
Subject ASX Announcement
MGRAM – Second Instalment Due 1 November 2011

Message

Please find attached an ASX Announcement for immediate release under Mirvac Group ASX Code MGR.

Regards


Norelle Ray

Level 26, 60 Margaret Street
Sydney NSW 2000
Australia

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www.mirvac.com



ASX Release / Media Release

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

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

Attached is correspondence being mailed to Instalment Receipt holders today in relation to the Second Instalment of \$0.41876 per Instalment Receipt which is due and payable no later than 5.00pm (Sydney time) on 1 November 2011.

If Instalment Receipt holders have any questions in relation to their 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:

Investor Enquiries:
Jessica O'Brien
Group Investor Relations Manager
+61 2 9080 8458

Media Enquiries:
Rosalie Duff
Group Communications Manager
+61 2 9080 8397

Mirvac Limited
ABN 92 003 280 699

Mirvac Funds Limited
ABN 70 002 561 640
AFSL 233121
as responsible entity of the Mirvac Property Trust
ARSN 086 780 645

Mirvac's Privacy Policy is on our website or contact our Privacy Officer on T +61 2 9080 8000



26 AUGUST 2011

Dear Instalment Receipt holder

**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), 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.**

Enclosed with this letter is the Second Instalment Notice (the "Notice"). This Notice contains important information which you should read carefully. The Notice sets out the number of Instalment Receipts registered in your name at 7.00pm (Sydney time) on 19 August 2011. The Notice also confirms the amount that you are required to pay to settle the Second Instalment and the consequences for non-payment of the Second Instalment.

The payment of the Second Instalment must be made by no later than **5.00pm (Sydney time) on 1 November 2011**. Payment can be made by BPAY®; money order; or cheque or bank draft, and made payable to "Link Market Services - Instalment Receipts" in Australian dollars. Further details on the method of payment are set on the Notice.

To ensure that your Second Instalment payment is received as cleared funds by no later than **5.00pm (Sydney time) on 1 November 2011** we request that investors consider the following applicable dates:

- Cheque/bank draft/money order payments sent together with the Notice to Link Market Services Limited by **27 October 2011**; and
- BPAY® payments are made by close of business on **28 October 2011**.

If you do not wish to pay the Second Instalment, you can:

- Realise your investment 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. The sale will need to take place on or before **27 September 2011**; or
- Transfer your Instalment Receipts, along with the obligation to pay the Second Instalment, to another bona fide party who registers that transfer. A transfer of Instalment Receipt will need to take place on or before **27 September 2011** to ensure that it is registered by 30 September 2011 being the "Record Date".



If you do not pay the Second Instalment in respect of the Instalment Receipts held by you by 5.00pm (Sydney time) on **1 November 2011** this 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.

Key dates for the Instalment Receipt holders are:

Last day for trading underlying Mirvac 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 (with in Australia) or +61 2 8280 7107 (outside Australia).



All Registry communications to:
Link Market Services Limited
Locked Bag A14
Sydney South NSW 1235 Australia
Telephone: 1800 356 444
From outside Australia: +61 2 8280 7107
Security Code: MGRAM
Website: www.linkmarketservices.com.au

THIS IS AN IMPORTANT DOCUMENT.

Should you have any doubt about how to deal with it please consult a financial adviser.

SRN/HIN:

Number of Instalment Receipts
held on 19 August 2011:

[X,XXX]

Total Second Instalment
amount payable at A\$0.41876
per Instalment Receipt:

A\$[X,XXX]

Date of this Reminder:

26 August 2011

Second Instalment Payment

Due Date: 5:00pm (Sydney time) 1 November 2011

INSTALMENT RECEIPTS SECOND INSTALMENT NOTICE

The sum of A\$0.41876 per Mirvac Instalment Receipt ("Instalment Receipt") is payable no later than 5:00pm (Sydney time) on 1 November 2011.

All holders of Instalment Receipts have an obligation to pay two remaining instalments of A\$0.41876 per instalment Receipt. Payments of the remaining instalment debt will need to be made on 1 November 2011 (using this Second Instalment Notice) and 1 November 2013 (Total instalment debt outstanding A\$0.83752).

If you wish to sell your Instalment Receipts you will need to contact your stockbroker or settlement participant and they will advise the appropriate selling procedure.

Consequences of Non-Payment

Refer to the back of this Instalment Receipts Second Instalment Notice for the consequences of non-payment.

PAYMENT OPTIONS – To make payment, you have two options detailed below.

Option 1: Paying By BPAY®

If paying by BPAY®, refer to the instructions overleaf. You do NOT need to return the acceptance slip below if you elect to make payment by BPAY®. Payment must be received via BPAY® before 5:00pm (Sydney time) on 1 November 2011. You should check the processing cut off-time for BPAY® transactions with your bank, credit union or building society to ensure your payment will be received by the Registry in time. By paying by BPAY®, you will have deemed to have completed a payment notice for the number of Instalment Receipts corresponding to and represented by your Second Instalment payment.



Biller Code: 71985
Customer Ref No:

Option 2: Paying by Cheque, Bank Draft or Money Order

If paying by cheque, bank draft or money order, complete and return the payment slip below with your Second Instalment payment. No signature is required on the payment slip. Payment slip together with your Second Instalment payment must be received by the Registry before 5:00pm (Sydney time) on 1 November 2011.

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account.
More info: www.bpay.com.au

© Registered to BPAY Pty Ltd ABN 69 079 137 518

See overleaf for further details and, if applicable, instructions on how to complete and lodge this Second Instalment Notice.

THIS IS A PERSONALISED FORM FOR THE SOLE USE OF THE INSTALMENT RECEIPT HOLDER AND HOLDING RECORDED ABOVE.

Please detach and enclose with payment



SRN/HIN:



A Please complete information below, detach and send in with accompanying payment by the Second Instalment payment date.

Drawer

Cheque Number

BSB Number

Account Number

B

Amount of Cheque

A\$

Make your cheque, bank draft or money order payable to "Link Market Services Limited – Instalment Receipts" and crossed "Not Negotiable"

C PLEASE COMPLETE HERE in case we need to contact you:

Telephone Number – Business Hours

Telephone Number – After Hours

Contact Name

INSTALMENT RECEIPTS SECOND INSTALMENT NOTICE

HOW TO PAY FOR YOUR SECOND INSTALMENT

Option 1: If paying by BPAY® (available to Instalment Receipt holders with an Australian bank account only)

If you elect to make payment using BPAY® you must contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. For more information: www.bpay.com.au.

Refer to the front of this form for the Biller Code and Customer Reference Number. Payments must be received by BPAY® before 5:00pm (Sydney time) on 1 November 2011. You should check the processing cut off-time for BPAY® transactions with your bank, credit union or building society to ensure your payment will be received by the Registry in time. Instalment Receipt holders using the BPAY® facility will be bound by the provisions relating to this Second Instalment. **You are not required to submit the payment slip attached to this Notice if you elect to make your payment using BPAY®.**

Option 2: If paying by cheque, bank draft or money order

A Enter your cheque, bank draft or money order details in section A. Cheques, bank drafts or money orders must be drawn on an Australian branch of a financial institution in Australian currency, made payable to **Link Market Services Limited – Instalment Receipts** and crossed "Not Negotiable". Please ensure sufficient cleared funds are held in your account, as your cheque will be banked as soon as it is received.

B Payment amount

Enter into section B the total amount payable by you. The total amount payable is shown on the first page of this notice and is calculated by multiplying the number of Instalment Receipts held by A\$0.41876.

C Contact details

Enter into section C your contact telephone number where we may contact you regarding your payment.

Consequences of Short Payment

If your cheque, BPAY® payment, money order or bank draft is insufficient to cover the full amount of the Second Instalment payment due, you may be treated as paying the Second Instalment on the number of Instalment Receipts as the cleared monies will pay for.

Consequences of Non-Payment

Should the Second Instalment due at 5:00pm on 1 November 2011 not be paid, the relevant Instalment Receipts may be subject to forfeiture. If at the end of 14 days after the due date the Second Instalment remains unpaid, you may immediately forfeit the relevant Instalment Receipts to the Security Trustee who may sell the underlying Mirvac Securities (ASX Code: "MGR") by way of a sale on the ASX. The proceeds will be applied towards the unpaid Second and Final Instalments, interest charged and other transaction costs in respect of such sale. The balance, if any, will be paid to the registered holder of the forfeited Instalment Receipts. If there is a shortfall between the Instalments and the Sale proceeds, Westpac Custodian Nominees Ltd (the "Security Trustee") may recover the shortfall amount from the Instalment Receipt holders, plus may also charge interest and outgoings. Joint holders are jointly and severally liable to pay the Second and Final Instalments.

Key dates for Instalment Receipts holders

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 A\$0.83752 unpaid)	30 September 2011
Second Instalment payment due date	5:00pm 1 November 2011
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Privacy Clause: Link Market Services Limited advises that Chapter 2C of the Corporations Act 2001 requires information about you as a securityholder (including your name, address and details of the securities you hold) to be included in the public register of the entity in which you hold securities. Information is collected to administer your securityholding and if some or all of the information is not collected then it might not be possible to administer your securityholding. Your personal information may be disclosed to the entity in which you hold securities. You can obtain access to your personal information by contacting us at the address or telephone number shown on this form. Our privacy policy is available on our website (www.linkmarketservices.com.au).

HOW TO LODGE YOUR PAYMENT SLIP

A reply paid envelope is enclosed for your use. No postage stamp is required if it is posted in Australia. Alternatively, if you have lost the reply paid envelope, your completed payment slip with the payment for the Second Instalment due may be mailed to the mailing address, or delivered to the hand delivery address, set out below. Your completed payment slip and payment for the Second Instalment due must be received by the Registry no later than the Second Instalment Payment date being 5:00pm (Sydney time) on 1 November 2011.

Mailing Address

Mirvac Group
C/- Link Market Services Limited
GPO Box 3560
SYDNEY NSW 2001

or

Hand delivery

Mirvac Group
C/- Link Market Services Limited
Level 12, 680 George Street
SYDNEY NSW 2000 (Please do not use this address for mailing purposes)

Make sure you send your payment slip and cheque/money order/bank draft allowing enough time for mail delivery, so Link Market Services Limited receive them no later than 5:00pm (Sydney time), 1 November 2011. Please ensure sufficient cleared funds are held in your account, as your cheque will be banked as soon as it is received. The Security Trustee reserves the right not to process any payment slip and cheques received after the Second Instalment Payment Due Date.

If you require information on how to complete this form please contact our Information Line on 1800 356 444 if calling within Australia or +61 2 8280 7107 if calling from outside of Australia.