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ASX Release / Media Release

21 August 2012

MIRVAC GROUP FINANCIAL RESULTS – 30 JUNE 2012

Mirvac Group ("Mirvac") [ASX:MGR] is pleased to release its financial results for the year ended 30 June 2012.

The financial results pack includes:

- Appendix 4E;
- MGR Annual Results ASX Release;
- MGR Annual Results Presentation;
- MGR Annual Report;
- Mirvac Property Trust Annual Financial Report; and
- MGR Property Compendium located on the website at mirvac.onlinepropertyportfolio.com.au

A management presentation of the results will be webcast live from 10.00am AEST at mirvac.com

ENDS

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Appendix 4E – Full Year Report

MIRVAC GROUP

Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust (ARSN 086 780 645) and its controlled entities).

For the year ended 30 June 2012

(Previous corresponding period 30 June 2011)

Results for Announcement to the Market

				$m
Total revenue from continuing operations and other income[1]	Down	7%	to	1,751.9
Profit attributable to the stapled securityholders of Mirvac	Up	128%	to	416.1
Operating profit (profit before specific non-cash and significant items) attributable to the stapled securityholders of Mirvac	Up	2%	to	366.3

Dividends (distributions)	**Amount per security**	**Franked amount per security**	**Record date**
September quarterly distribution paid on 28 October 2011	2.00 cents	-	30 September 2011
December quarterly distribution paid on 27 January 2012	2.00 cents	-	30 December 2011
March quarterly distribution paid on 27 April 2012	2.00 cents	-	30 March 2012
Final distribution paid on 27 July 2012	2.40 cents	-	29 June 2012
Total distribution for the year	**8.40 cents**	-	

Other information relating to the financial statements

1. Ratios

	2012	**2011**
Profit from continuing operations before income tax / total revenue from continuing operations and other income[1]	18.1%	3.4%
Profit attributable to the stapled securityholders of Mirvac / total equity	7.2%	3.3%

[1] Prior year calculation restated to exclude discontinued operation.

Results for Announcement to the Market

2. Earnings per security ("EPS")

	2012	2011
Basic EPS [1]	12.20 cents	5.38 cents
Basic EPS before specific non-cash and other significant items [1]	10.74 cents	10.57 cents
Diluted EPS [2]	12.18 cents	5.36 cents
Diluted EPS before specific non-cash and significant items[2]	10.72 cents	10.54 cents
Weighted average number of securities used in calculating basic earnings per security	3,409,941,416	3,390,988,530
Weighted average number of securities used in calculating diluted earnings per security	3,417,304,879	3,402,161,186

3. NTA Backing

	2012	2011
Net tangible asset backing per ordinary security – including EIS securities	$1.66	$1.62

[1] EPS excludes securities issued under the Employee Incentive Scheme ("EIS").
[2] EPS includes securities issued under the EIS, but excludes options and rights issued.