

Appendix 4D – Half 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 half year ended 31 December 2012

(Previous corresponding period 31 December 2011)

Results for announcement to the market

				\$m
Total revenue from continuing operations and other income ¹	Down	12%	to	718.8
Profit attributable to the stapled securityholders of Mirvac	Down	69%	to	55.2
Operating profit (profit before specific non-cash and significant items) attributable to the stapled securityholders of Mirvac	Down	4%	to	194.2

Dividends (distributions)	Amount per security	Franked amount per security	Record date
4.2 cents per stapled security paid on 25 January 2013 (unfranked distribution)	4.20 cents	-	31 December 2012
Total distribution for the half year	4.20 cents	-	

Other information relating to the financial statements

1. Ratios

	2012	2011
Profit from continuing operation before income tax / total revenue from continuing operations and other income ¹	(4.4%)	18.5%
Profit attributable to the stapled securityholders of Mirvac / Total equity	1.0%	3.1%

2. Earnings per security (EPS)

	2012	2011
Basic EPS ²	1.62 cents	5.18 cents
Basic EPS – operating profit (profit before specific non-cash and significant items) ²	5.68 cents	5.91 cents
Diluted EPS ³	1.61 cents	5.17 cents
Diluted EPS – operating profit (profit before specific non-cash and significant items) ³	5.67 cents	5.90 cents
Weighted average number of securities used in calculating basic earnings per security	3,418,523,404	3,409,297,311
Weighted average number of securities used in calculating diluted earnings per security	3,424,595,248	3,416,928,931

3. NTA Backing

	2012	2011
Net tangible asset backing per ordinary security – excluding EIS securities	\$1.64	\$1.64
Net tangible asset backing per ordinary security – including EIS securities	\$1.64	\$1.63

¹The comparative figures have been adjusted to reflect the change in intention in respect of Travelodge Group.

²EPS excludes securities issued under the Employee Incentive Scheme ("EIS").

³EPS includes securities issued under the EIS, but excludes options and rights issued.