

## 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 2013

(Previous corresponding period 31 December 2012)

### Results for Announcement to the Market

|                                                                                                                                 |    |      |    | \$m   |
|---------------------------------------------------------------------------------------------------------------------------------|----|------|----|-------|
| Total revenue from continuing operations and other income                                                                       | Up | 36%  | to | 978.8 |
| Profit attributable to the stapled securityholders of Mirvac                                                                    | Up | 346% | to | 246.1 |
| Operating profit (profit before specific non-cash and significant items) attributable to the stapled security holders of Mirvac | Up | 3%   | to | 200.2 |

| Dividends (distributions)                                                        | Amount per security | Franked amount per security | Record date      |
|----------------------------------------------------------------------------------|---------------------|-----------------------------|------------------|
| 4.20 cents per stapled security paid on 25 January 2013 (unfranked distribution) | 4.20 cents          | -                           | 31 December 2012 |
| 4.40 cents per stapled security paid 27 February 2014 (unfranked distribution)   | 4.40 cents          | -                           | 31 December 2013 |
| <b>Total distribution for the half year</b>                                      | <b>4.40 cents</b>   | <b>-</b>                    |                  |

### Other information relating to the financial statements

#### 1. Ratios

|                                                                                                                | 2012   | 2013  |
|----------------------------------------------------------------------------------------------------------------|--------|-------|
| Profit from continuing operation before income tax / total revenue from continuing operations and other income | (4.4%) | 25.2% |
| Profit attributable to the stapled security holders of Mirvac / Total equity                                   | 1.0%   | 4%    |

## Results for Announcement to the Market

### 2. Earnings per stapled security ("EPS")

|                                                                                         | 2012          | 2013          |
|-----------------------------------------------------------------------------------------|---------------|---------------|
| Basic EPS <sup>1</sup>                                                                  | 1.6 cents     | 6.7 cents     |
| Basic EPS before specific non-cash and significant items <sup>1</sup>                   | 5.7 cents     | 5.5 cents     |
| Diluted EPS <sup>2</sup>                                                                | 1.6 cents     | 6.7 cents     |
| Diluted EPS before specific non-cash and significant items <sup>2</sup>                 | 5.7 cents     | 5.5 cents     |
| Weighted average number of securities used in calculating basic earnings per security   | 3,418,523,404 | 3,660,032,380 |
| Weighted average number of securities used in calculating diluted earnings per security | 3,424,595,248 | 3,664,938,678 |

<sup>1</sup> EPS excludes securities issued under the Employee Incentive Scheme ("EIS").

<sup>2</sup> EPS includes securities issued under the EIS, but excludes options and rights issued.

### 3. NTA Backing

|                                                                             | 2012   | 2013   |
|-----------------------------------------------------------------------------|--------|--------|
| Net tangible asset backing per ordinary security – excluding EIS securities | \$1.64 | \$1.65 |
| Net tangible asset backing per ordinary security – including EIS securities | \$1.64 | \$1.65 |

### 4. Distribution Reinvestment Plan ("DRP")

Last election date for the DRP - 31 December 2013

Discount rate & methodology - Stapled Securities will be issued under the DRP at discount of 1.0 per cent to the arithmetic average (rounded to the nearest cent) of the daily volume weighted average market price per Stapled Security (rounded to four decimal places) traded on the ASX during the 15 trading days commencing on the second trading day following the Record Date. As notified on 24 January 2014, the DRP issue price will be \$1.7084 per stapled security.