



1H22 Property Compendium



REIMAGINING URBAN LIFE SINCE 1972

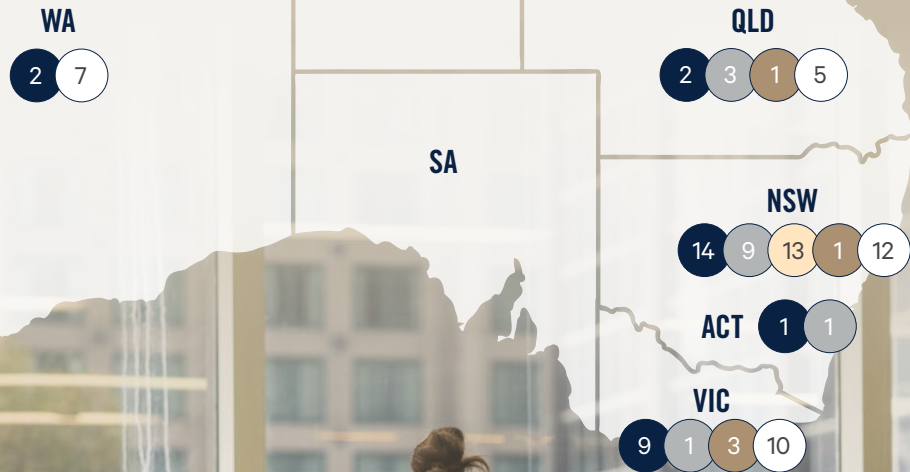
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Legend

Assets / Projects by Region¹

- OFFICE
- INDUSTRIAL
- RETAIL
- BUILD TO RENT
- RESIDENTIAL



1. Asset numbers include investment properties, investment properties under construction (IPUC), and assets held for sale or in marketing but excludes assets held for development. Projects exclude residential proposed projects.



REIMAGINING URBAN LIFE SINCE 1972



Investment Overview

Olderfleet, Melbourne

Mirvac manages a diverse portfolio of investment assets across the office, industrial, retail and build to rent sectors, leased to quality tenants including leading Australian and international companies. Mirvac's integrated business approach includes utilising the specialised in-house asset management team, that is responsible for all leasing and property management across the entire portfolio.



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Investment Overview

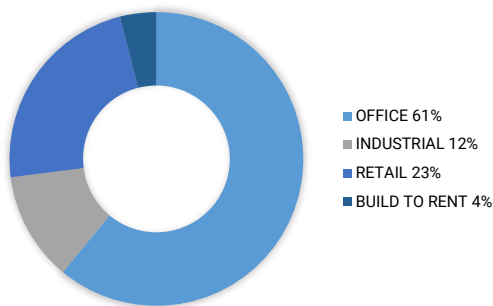
Property Portfolio

as at 31 DEC 2021

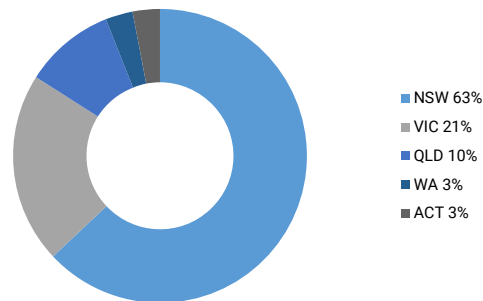
TYPE OF PROPERTY	NO. OF PROPERTIES ¹	BOOK VALUE ²	GLA/NLA ^{1,3} (sqm)	WALE ¹ (by income)	OCCUPANCY ¹ (by area)	CAP RATE ⁴
OFFICE	25	\$8,120.4m	795,395 sqm	6.3 yrs	95.0%	5.10%
INDUSTRIAL	10	\$1,577.7m	469,339 sqm	7.1 yrs	100.0%	4.44%
RETAIL	14	\$3,107.4m	400,289 sqm	3.4 yrs	97.6%	5.38%
BUILD TO RENT	1	\$510.5m	n/a	n/a	n/a	4.00%
SUBTOTAL	50	\$13,316.0m	1,665,023 sqm	5.6 yrs	97.0%	5.08%
OTHER INVESTMENTS	n/a	\$252.0m	n/a	n/a	n/a	n/a
TOTAL PORTFOLIO	50	\$13,568.0m	1,665,023 sqm	5.6 yrs	97.0%	5.08%

Property Portfolio Diversification

Sector Diversification⁵

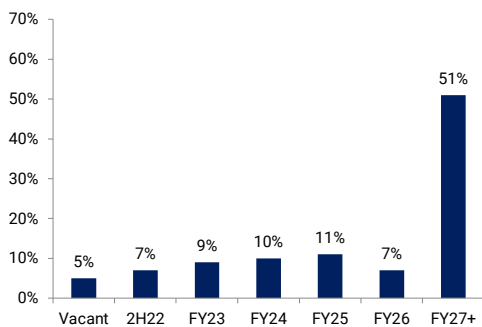


Geographic Diversification⁵

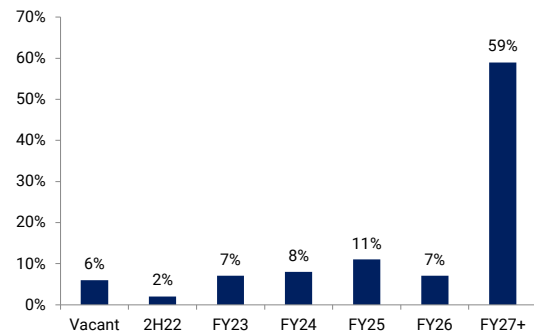


Lease Expiry Profile⁶

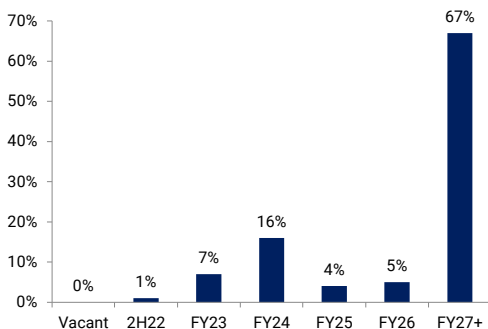
Total Portfolio



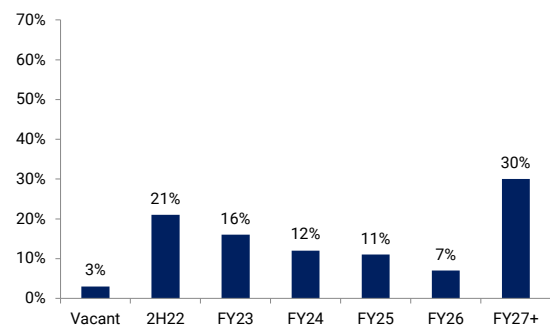
Office Portfolio



Industrial Portfolio



Retail Portfolio



1. Includes assets held for sale/on market for sale, and excludes properties under construction (IPUC) and properties being held for development.
 2. Includes IPUC, assets held for sale/on market for sale, and properties being held for development and excludes AASB 16 lease liability gross up amounts. Subject to rounding.
 3. Retail GLA excludes 80 Bay Street & 1-3 Smail Street, Ultimo.
 4. Includes assets held for sale/on market for sale, and 90 Collins St, Melbourne and excludes IPUC and other properties being held for development.
 5. By book value, including IPUC, assets held for sale/on market for sale, and properties being held for development, but excluding other investments.
 6. By income including assets held for sale/on market for sale, but excluding IPUC, BTR, other investments and properties being held for development.



Office

The Foundry, South Eveleigh, Sydney

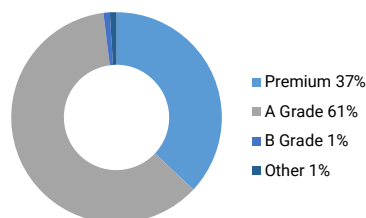
Comprising 61% of Mirvac's property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 6.3 years.



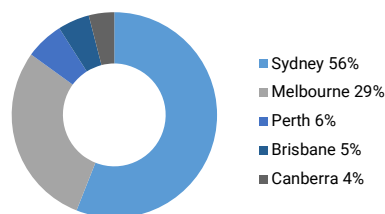
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Office

Grade Diversification¹



Geographic Diversification²



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE ³	GROSS OFFICE RENT	VALUATION AT 31 DEC 2021 ⁴	NABERS RATING
1 101-103 MILLER STREET	NORTH SYDNEY, NSW	37,473 SQM	4.4%	\$1,098/SQM	\$326.0m	5.0 Star
2 40 MILLER STREET	NORTH SYDNEY, NSW	12,615 SQM	2.4%	\$970/SQM	\$179.6m	5.0 Star
3 10-20 BOND STREET	SYDNEY, NSW	38,321 SQM	4.7%	\$1,258/SQM	\$348.3m	5.5 Star
4 275 KENT STREET	SYDNEY, NSW	77,255 SQM	12.2%	\$1,172/SQM	\$903.0m	5.5 Star
5 60 MARGARET STREET	SYDNEY, NSW	40,786 SQM	5.0%	\$1,136/SQM	\$368.1m	4.5 Star
6 SOUTH EVELEIGH PRECINCT	EVELEIGH, NSW	102,292 SQM	6.2%	\$734/SQM	\$459.7m	-
7 75 GEORGE STREET	PARRAMATTA, NSW	9,568 SQM	1.2%	\$668/SQM	\$87.4m	5.0 Star
8 1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.1%	\$920/SQM	\$305.0m	6.0 Star
9 65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	3.0%	\$924/SQM	\$219.9m	6.0 Star
10 699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.5%	\$744/SQM	\$110.4m	5.5 Star
11 367 COLLINS STREET	MELBOURNE, VIC	37,873 SQM	5.8%	\$763/SQM	\$428.0m	4.5 Star
12 OLDERFLEET 477 COLLINS STREET	MELBOURNE, VIC	58,594 SQM	6.1%	\$866/SQM	\$454.1m	-
13 664 COLLINS STREET	MELBOURNE, VIC	26,476 SQM	2.1%	\$717/SQM	\$155.5m	6.0 Star
14 383 LA TROBE STREET	MELBOURNE, VIC	10,211 SQM	1.6%	\$814/SQM	\$120.6m	-
15 380 ST KILDA ROAD	MELBOURNE, VIC	23,862 SQM	2.5%	\$596/SQM	\$185.6m	5.5 Star
16 RIVERSIDE QUAY	SOUTHBANK, VIC	31,822 SQM	4.9%	\$737/SQM	\$365.0m	4.5 Star
17 2 RIVERSIDE QUAY	SOUTHBANK, VIC	21,132 SQM	2.0%	\$736/SQM	\$151.6m	5.5 Star
18 23 FURZER STREET	PHILLIP, ACT	46,167 SQM	4.4%	\$561/SQM	\$327.0m	6.0 Star
19 189 GREY STREET	SOUTHBANK, QLD	12,600 SQM	1.2%	\$663/SQM	\$88.7m	5.0 Star
OFFICE INVESTMENT PROPERTIES TOTAL		644,478 SQM			\$5,889.7m⁵	
20 55 PITT STREET	SYDNEY, NSW				\$230.9m	
21 THE CIVIC, 7-23 SPENCER STREET	MELBOURNE, VIC				\$168.2m	
22 80 ANN STREET	BRISBANE, QLD				\$284.9m	
OFFICE INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL					\$702.8m⁶	
OFFICE INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL		644,478 SQM			\$6,592.5m⁷	
23 8 CHIFLEY SQUARE	SYDNEY, NSW	19,346 SQM	3.1%	\$1,753/SQM	\$227.9m	5.5 Star
24 200 GEORGE STREET	SYDNEY, NSW	38,983 SQM	7.8%	\$1,433/SQM	\$578.9m	5.5 Star
25 LOCOMOTIVE WORKSHOP	EVELEIGH, NSW	31,438 SQM	2.8%	\$993/SQM	\$205.0m	-
26 DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	PERTH, WA	31,881 SQM	3.3%	\$994/SQM	\$245.8m	5.0 Star
OFFICE INVESTMENTS IN JOINT VENTURES TOTAL		121,648 SQM			\$1,257.6m	
27 QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	398 SQM	0.7%	-	\$51.8m	-
28 ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	28,871 SQM		\$823/SQM	n/a	4.5 Star
OFFICE ASSETS CLASSIFIED AS HELD FOR SALE/ON MARKET FOR SALE TOTAL		29,269 SQM			\$51.8m	
OFFICE TOTAL		795,395 SQM			\$8,120.4m⁸	
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					6.3 YEARS	
OCCUPANCY % (BY AREA)					95.0%	

1. By book value, excluding IPUC.

2. By book value, including IPUC, properties being held for development, and properties being held for sale/on market for sale.

3. Excludes IPUC.

4. Book values represent Mirvac's ownership.

5. This total value includes 53 Walker Street & 97 Pacific Highway, North Sydney, and 90 Collins Street, Melbourne (held for development), and South Eveleigh Carpark. These assets are excluded from all other operational metrics. Subject to rounding.

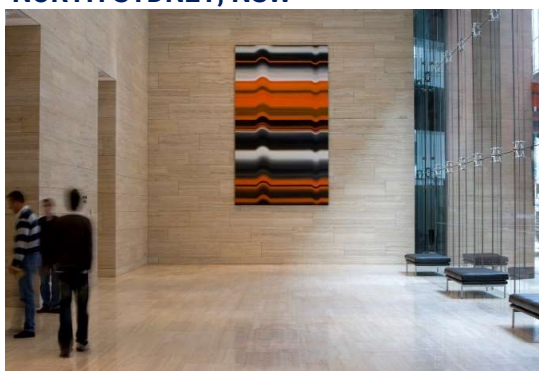
6. This total value includes IPUC of Green Square, Sydney, valued at \$18.8m, which is being held for development.

7. This total value includes properties being held for development, and South Eveleigh Carpark. These assets are excluded from all other operational metrics. Subject to rounding.

8. This total value includes properties being held for development, properties being held for sale/on market for sale, and South Eveleigh Carpark. Subject to rounding.

Investment Property Office

101-103 MILLER STREET NORTH SYDNEY, NSW



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza in the heart of the North Sydney CBD, with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Nuveen ¹
NLA	37,473 SQM
CAR SPACES	187
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$326.0m ²
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$1,098/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Genworth Financial Mortgage Insurance	5,898	Jul-23

Lease Expiry Profile % Income

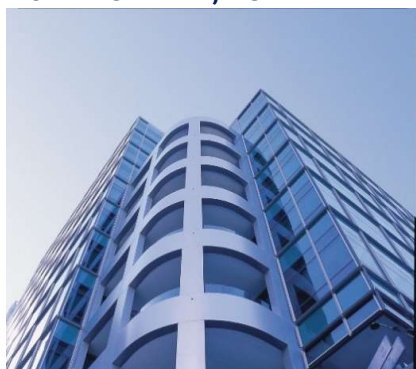
VACANCY	3.5%
2H22	8.5%
FY23	4.2%
FY24	24.9%
FY25	6.6%
FY26	0.0%
FY27+	52.3%
WALE	3.5 YEARS

1. During the period Nuveen exchanged its 50% ownership with CapitaLand Integrated Commercial Trust Management Limited (CICT).

2. Book value represents Mirvac's ownership.

Investment Property Office

40 MILLER STREET NORTH SYDNEY, NSW



40 Miller Street is an A-grade office building located adjacent to North Sydney Railway Station. Developed by Mirvac in 2000, it enjoys commanding views of Sydney harbour from all floors, with outdoor balconies providing additional amenity for tenants. The building has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$179.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$970/SQM

Major Tenants	NLA SQM	Lease Expiry
UGL	5,814	Feb-28
Infor Global Solutions	1,134	Jul-24

Lease Expiry Profile % Income

VACANCY	24.5%
2H22	1.6%
FY23	1.4%
FY24	10.4%
FY25	8.4%
FY26	0.0%
FY27+	53.7%
WALE	3.7 YEARS

Investment Property Office

10-20 BOND STREET SYDNEY, NSW



With a newly refurbished lobby and end of trip facility, 10-20 Bond Street delivers a powerful blend of modern style and function. An A-grade office building with premium grade services, this efficient commercial office tower provides regularly shaped floor plates throughout, inviting natural light to permeate the workspaces and showcase the impressive cityscape and harbour views. The building has achieved a 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,321 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$348.3m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,258/SQM

Major Tenants	NLA SQM	Lease Expiry
Clearview Administration Services	3,436	Apr-26
Johnson Winter & Slattery Lawyers	2,772	Nov-22

Lease Expiry Profile % Income

VACANCY	12.7%
2H22	4.6%
FY23	15.2%
FY24	27.5%
FY25	9.5%
FY26	17.9%
FY27+	12.6%
WALE	2.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Office

275 KENT STREET
SYDNEY, NSW



Completed in 2006, Westpac Place is one of the largest office buildings in Australia and is located in the fast growing north-western corridor of the Sydney CBD. The winner of numerous property industry awards, it provides premium grade office accommodation and is the head office of Westpac Banking Corporation. The precinct also includes a sun-filled urban park available for public use, a newly renovated food court, childcare facilities and a public thoroughfare linking Darling Harbour to the Wynyard transport hub. The building features state-of-the-art technology to minimise environmental impacts and reduce energy costs, and has a 6 Star Green Star Performance rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	77,255 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$903.0m ¹
VALUER	Savills
CAPITALISATION RATE	4.50%
DISCOUNT RATE	6.00%
GROSS OFFICE RENT	\$1,172/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	59,465	Oct-30
Westpac L24-32	16,131	Jul-24

Lease Expiry Profile % Income

VACANCY	1.3%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	25.1%
FY26	0.2%
FY27+	73.4%
WALE	7.1 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

60 MARGARET STREET SYDNEY, NSW



This A-grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retail, with direct access to the Wynyard railway station and bus terminal. Developed in 1980, the complex has been progressively refurbished. The building has achieved a 4.5 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,786 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$368.1m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$1,136/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	9,712	May-27
Cliftons	4,171	Dec-28

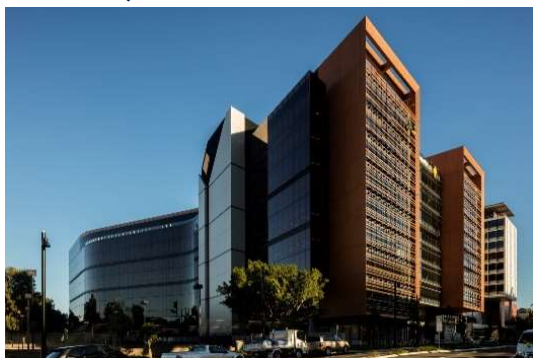
Lease Expiry Profile % Income

VACANCY	12.9%
2H22	2.3%
FY23	12.0%
FY24	10.0%
FY25	5.2%
FY26	4.8%
FY27+	52.8%
WALE	4.1 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

SOUTH EVELEIGH PRECINCT EVELEIGH, NSW



Located on Sydney's CBD fringe, South Eveleigh is Mirvac's largest office development to date. Along with its consortium partners, AMP Wholesale Office Fund, Sunsuper and Centuria Property Funds, Mirvac is bringing to life a new technology and innovation hub, with convenient direct links to Redfern train station. The precinct includes office space, leased to Commonwealth Bank of Australia, ground plane retail, public artworks and range of community facilities, including sports courts, an oval and skate park. Axle (Building 1) and Yerrabingin House (Building 3) reached completion in March 2019. Axle comprises 8 levels and over 44,000 square metres of NLA with 179 car spaces and premium end of trip facilities and has achieved a 6 star Green Star rating, a 6 star NABERS energy rating and a 5 star NABERS water rating. Yerrabingin House is the precinct's cultural hub that brings together Aboriginal and eco-tourism history and knowledge into a multi-layered heritage experience. The Foundry (Building 2) was completed in May 2020 and spans over 50,000 square metres of NLA over 6 levels. With expansive floorplates nearing 9,000 square metres, it has earned the title of one of Australia's first 'groundscrapers' in reference to its large-scale, low-level design. The Foundry is targeting a 6 Star Green Star rating, and a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER
NLA	102,292 SQM
CAR SPACES	700
ACQUISITION DATE	Aug-19
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$459.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$734/SQM

Major Tenants	NLA SQM	Lease Expiry
CBA (The Foundry)	51,079	Nov-35
CBA (Axle and Yerrabingin House)	46,570	Aug-34

Lease Expiry Profile % Income

VACANCY	0.3%
2H22	0.0%
FY23	0.0%
FY24	0.3%
FY25	0.0%
FY26	0.2%
FY27+	99.2%
WALE	12.9 YEARS

¹. Book value represents Mirvac's ownership.

Investment Property Office

75 GEORGE STREET PARRAMATTA, NSW



75 George Street is an A-grade twin tower comprising six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	9,568 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$87.4m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$668/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	6,485	Apr-23
HCF	1,888	Apr-23

Lease Expiry Profile % Income

VACANCY	1.8%
2H22	2.4%
FY23	91.1%
FY24	0.0%
FY25	4.7%
FY26	0.0%
FY27+	0.0%
WALE	1.4 YEARS

Investment Property Office

1 DARLING ISLAND PYRMONT, NSW



Developed by Mirvac in 2006, this A-grade office campus comprises six office floors along with two basement levels of parking. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of more than 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	131
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$305.0m
VALUER	Knight Frank
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$920/SQM

Major Tenants	NLA SQM	Lease Expiry
Google Australia	22,197	Jun-27

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	5.5 YEARS

Investment Property Office

65 PIRRAMA ROAD PYRMONT, NSW



Developed by Mirvac in 2002 with a full lobby and end of trip refurbishment completed in 2021, 65 Pirrama Road is an A grade, waterfront commercial office complex, comprising five office levels. Also known as Bay Centre, located next to Darling Harbour and The Star casino, the building has large floor plates in excess of 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating and a 4.5 star NABERS water rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	111
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$219.9m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$924/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-24
Australian Communications & Media Authority	3,289	Feb-28

Lease Expiry Profile % Income

VACANCY	0.3%
2H22	0.1%
FY23	0.0%
FY24	0.0%
FY25	45.6%
FY26	20.6%
FY27+	33.4%
WALE	4.1 YEARS

Investment Property Office

**699 BOURKE STREET
MELBOURNE, VIC**



Developed by Mirvac and completed in mid-2015, 699 Bourke Street is located at the western edge of Southern Cross Station and affords direct access to transport, food and lifestyle amenities, with the Docklands waterfront within minutes from the front door. The A-grade building is designed to provide premium grade services and promote visual and vertical connectivity for employees, boasting 270 degree views and natural light provided via floor to ceiling glazing. The building has received a 6 Star Green Star Design rating and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$110.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$744/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-25
Secure Parking	-	Apr-23

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	3.4%
FY24	0.0%
FY25	96.6%
FY26	0.0%
FY27+	0.0%
WALE	3.4 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

367 COLLINS STREET MELBOURNE, VIC



367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4.5 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	37,873 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$428.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$763/SQM

Major Tenants	NLA SQM	Lease Expiry
Optus	8,922	Jul-23
Sportsbet	8,817	Jun-29

Lease Expiry Profile % Income

VACANCY	3.6%
2H22	0.1%
FY23	20.8%
FY24	31.5%
FY25	11.8%
FY26	5.7%
FY27+	26.5%
WALE	3.2 YEARS

Investment Property

Office

OLDERFLEET 477 COLLINS STREET MELBOURNE, VIC



Completed in 2020 and located on Melbourne's premier office street in the heart of the CBD, Olderfleet 477 Collins Street is an iconic 58,000 square metre Premium grade office tower designed by award winning architects Grimshaw, with interiors by Carr Design. The building pays homage to Melbourne's past with its sympathetic refurbishment of three prominent heritage buildings fronting Collins Street. Setting a new benchmark for contemporary workplaces in Australia, the development includes smart technology, leading sustainability features and premium amenities, including hotel-style end-of-trip facilities, childcare, a concierge and flexible space options. Anchor tenant Deloitte has 28,000 square metres of space and they are joined by several other organisations including Norton Rose Fulbright, Lander & Rogers and Urbis. Olderfleet was the first office building in the country to achieve a Platinum Core and Shell WELL Pre-Certification and is targeting 6 star Green Star and 5 star NABERS ratings.

Summary Information

GRADE	Premium
NABERS RATING	-
OWNERSHIP	50% Mirvac, 50% Suntec
NLA	58,594 SQM
CAR SPACES	416
ACQUISITION DATE	Jul-20
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$454.1m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.75%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$866/SQM

Major Tenants	NLA SQM	Lease Expiry
Deloitte	28,791	Jun-32
Landers & Rogers	5,924	Dec-32

Lease Expiry Profile % Income

VACANCY	3.7%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	1.5%
FY26	0.0%
FY27+	94.8%
WALE	9.8 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

664 COLLINS STREET MELBOURNE, VIC



Developed by Mirvac and completed in 2018, 664 Collins Street provides approximately 26,000 square metres of office space across nine levels, with expansive floor plates of over 3,100 square metres. In its unique urban location above Southern Cross Station, 664 Collins Street provides its tenants with uninterrupted city views on all sides, as well as pedestrian access to the station, major tram routes, and both Collins and Bourke streets through a unique elevated open-air public walkway. The building is equipped with smart technology that collects real-time data to improve operational efficiency, as well as pioneering sustainability features driving its 6 star NABERS energy rating. The building also boasts best in class end-of-trip facilities exclusive to its tenants, along with on-site car parking.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,476 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$155.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$717/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
ExxonMobil	7,176	Apr-28

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	3.8%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	96.2%
WALE	6.5 YEARS

¹. Book value represents Mirvac's ownership.

Investment Property Office

**383 LA TROBE STREET
MELBOURNE, VIC**



Located within Melbourne CBD's legal precinct and close to Flagstaff train station and other public transport services, 383 La Trobe Street is a seven-level B-grade office asset with future redevelopment potential. The office component covers approximately 10,200 square metres and is leased to the Australian Federal Police.

Summary Information

GRADE	B
NABERS RATING	-
OWNERSHIP	100%
NLA	10,211 SQM
CAR SPACES	544
ACQUISITION DATE	Sep-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$120.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$814/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Federal Police	10,211	Jun-23
Secure Parking	-	Jun-23

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	100.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	0.0%
WALE	1.5 YEARS

Investment Property Office

**380 ST KILDA ROAD
MELBOURNE, VIC**



This 15-level, A-grade office building comprises six podium levels of up to 2,800 square metres each, with tower floors of 1,200 square metres each. Prominently located at the city end of St Kilda Road and opposite the Royal Botanic Gardens, the building has excellent natural light and views to Port Phillip Bay. The building has achieved a 5.5 star NABERS Energy rating and a 6 star NABERS Water rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	100%
NLA	23,862 SQM
CAR SPACES	330
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$185.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$596/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	4,064	Nov-25
WPP	3,813	Jun-25

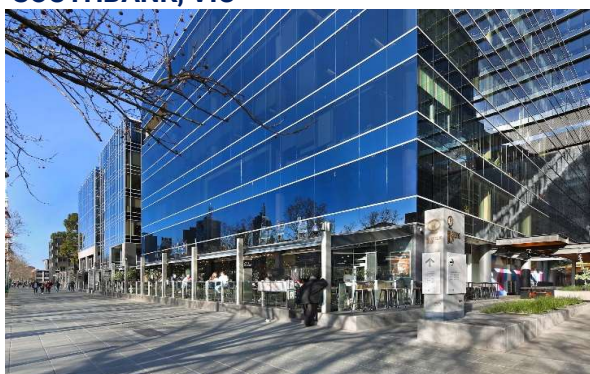
Lease Expiry Profile % Income

VACANCY	23.6%
2H22	11.8%
FY23	17.5%
FY24	0.5%
FY25	14.5%
FY26	21.3%
FY27+	10.8%
WALE	2.2 YEARS

Investment Property

Office

RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area. The buildings have achieved an average NABERS rating of 4.5 stars.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,822 SQM
CAR SPACES	83
ACQUISITION DATE	Apr 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$365.0m
VALUER	Colliers
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$737/SQM

Major Tenants	NLA SQM	Lease Expiry
Walker Group	3,096	Dec-22
Japara Holdings Pty Ltd	1,566	Apr-24

Lease Expiry Profile % Income

VACANCY	1.4%
2H22	6.7%
FY23	17.8%
FY24	10.7%
FY25	17.3%
FY26	13.2%
FY27+	32.9%
WALE	4.0 YEARS

Investment Property Office

2 RIVERSIDE QUAY SOUTHBANK, VIC



Developed by Mirvac and completed in 2016, 2 Riverside Quay is located along the waterfront of Southbank, directly across from Melbourne's CBD. The office development was built above an existing eight-level car park structure and comprises 12 levels of office with ground floor retail and a roof top terrace. Leading sustainability initiatives were implemented within the building, including high-performance air conditioning, rainwater capture and recycling, and the use of high-performance glazing and façade systems to reduce solar loads resulting in a 5.5 star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	21,132 SQM
CAR SPACES	567
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$151.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$736/SQM

Major Tenants	NLA SQM	Lease Expiry
PwC	17,257	Jan-29
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.5%
FY23	0.6%
FY24	0.0%
FY25	0.0%
FY26	1.0%
FY27+	97.9%
WALE	6.8 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

23 FURZER STREET PHILLIP, ACT



Completed in 2010, this campus style office building was purpose built for the Department of Health and Ageing and comprises 10 office levels with floors of approximately 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 6 star NABERS Water rating and a 6 Star GREEN star performance rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$327.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$561/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health	45,967	Feb-35
Blue Fez	200	Feb-27

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	13.1 YEARS

Investment Property Office

189 GREY STREET
SOUTH BANK, QLD



Developed by Mirvac in 2005, this 12-level complex features large efficient floor plates of approximately 1,600 square metres each, with excellent natural light and spectacular river and city views. It has achieved a 5 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,600 SQM
CAR SPACES	146
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$88.7m
VALUER	Directors Valuation
CAPITALISATION RATE	6.63%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$663/SQM

Major Tenants	NLA SQM	Lease Expiry
NRMA	5,640	Mar-25
Ausenco	2,009	Jan-29

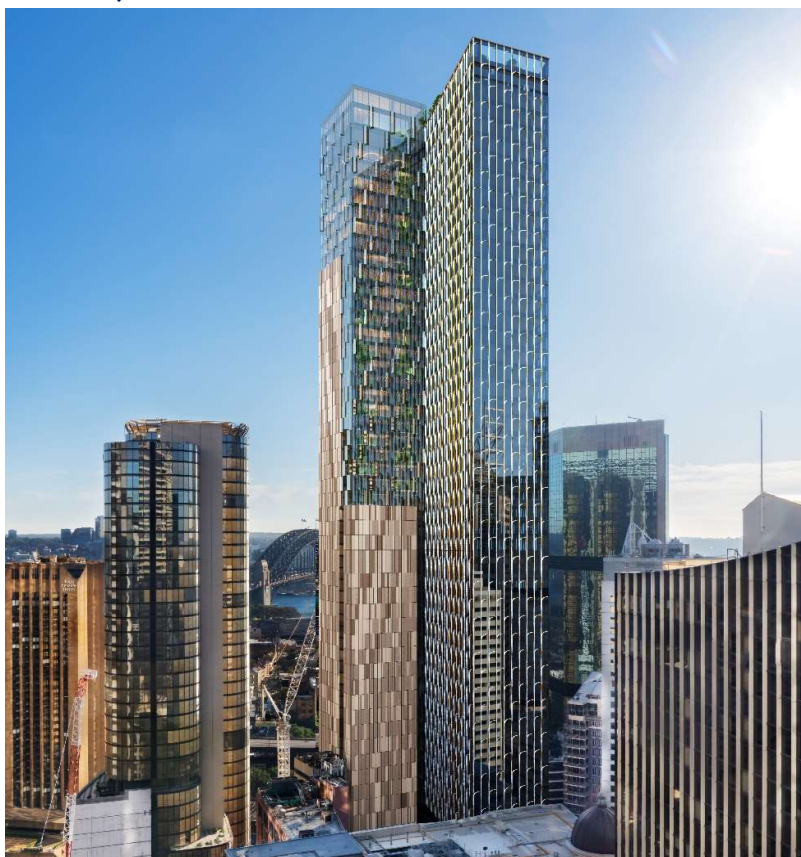
Lease Expiry Profile % Income

VACANCY	21.9%
2H22	0.0%
FY23	0.0%
FY24	4.9%
FY25	43.5%
FY26	0.0%
FY27+	29.7%
WALE	3.4 YEARS

Investment Property Under Construction

Office

55 PITT STREET SYDNEY, NSW



With frontages to Pitt, Underwood and Dalley Streets, 55 Pitt Street is a development site that has the potential to deliver approximately 63,000 square metres of premium commercial and activated retail space as part of a vibrant new destination that will contribute towards the revitalisation of the iconic Circular Quay precinct.

Following a successful public exhibition of the Planning Proposal and Voluntary Planning Agreement (VPA), City of Sydney provided consent for Mirvac to commence a design excellence competition in November 2020. The design excellence competition resulted in the appointment of Shop and Woods Bagot to design the precinct in February 2021. A demolition DA was approved in October 2021 enabling demolition to commence on site in November 2021. A stage 2 DA has been lodged with the City of Sydney Council and is currently under assessment.

Summary Information

VALUATION AT 31 DEC 2021	\$230.9m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	>\$1.8bn ¹
ACQUISITION DATE	May-13
TARGET COMPLETION	FY27
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only.

1. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market demand and COVID-19 uncertainties.

Investment Property Under Construction

Office

**THE CIVIC, 7-23 SPENCER STREET
MELBOURNE, VIC**



In February 2021 planning approval was given for a new mixed-use precinct at 7 Spencer Street on Melbourne's Northbank. The precinct includes an innovative 45,000 sqm, 20 storey office tower as well as a build to rent offering (LIV Aston).

The office tower will feature the latest in Universal Design and is anticipated to include large floorplates and terraces on its stepped-back facade giving access to fresh air, as well as legible markings and touch-free entrances and exits.

Summary Information

VALUATION AT 31 DEC 2021	\$168.2m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Aug-21
TARGET COMPLETION	FY26+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only.

Investment Property Under Construction

Office

80 ANN STREET
BRISBANE, QLD



80 Ann Street, recently named by the anchor tenant, Suncorp, as Heritage Lanes, is a 35 level, approximately 60,000 square metre premium office building in Brisbane's CBD with dual frontage to Turbot and Ann Streets. The building's design provides a number of breathable spaces throughout to take advantage of the local climate and also pays homage to the old Brisbane Produce Exchange which was located on the site until the mid-1900s. This is reflected in the heritage façade fronting Turbot Street and the marketplace experience being created on the ground plane which extends through to the main lobby on Level 1.

Designed by Woods Bagot Architects, the building is targeting WELL Gold Shell and Core and 6 Star Green Star as built ratings. With tenant pre-leasing at 93% (including non-binding heads of agreement), enquiry levels for the balance of the commercial and retail space remains strong. Practical Completion is expected in the second half of FY22.

Summary Information

VALUATION AT 31 DEC 2021	\$284.9m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$863m ²
ACQUISITION DATE	Jul-18
TARGET COMPLETION	FY22
OWNERSHIP	50% Mirvac, 50% M&G Real Estate

Note: Image is an artist impression only.

1. Book value represents Mirvac ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.

Investment in Joint Venture Office

8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley has been awarded a 6 Star Green Star Office Design v2 certified rating, which represents World Leadership in environmental sustainability practices and has achieved a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,346 SQM
CAR SPACES	27
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$227.9m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.00%
GROSS OFFICE RENT	\$1,753/SQM

Major Tenants	NLA SQM	Lease Expiry
Corrs Support Services	8,079	Sep-25
InfraBuild Trading Pty Ltd	2,836	Jan-24

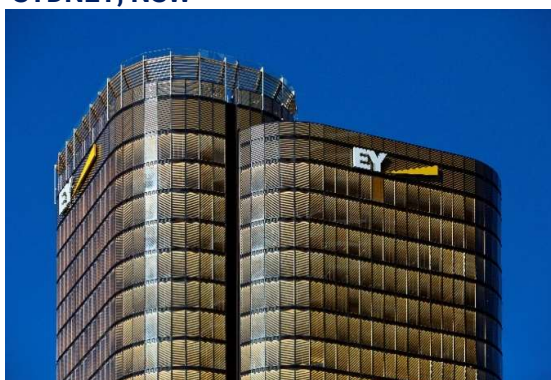
Lease Expiry Profile % Income

VACANCY	28.6%
2H22	0.1%
FY23	0.0%
FY24	17.1%
FY25	2.6%
FY26	42.1%
FY27+	9.5%
WALE	2.5 YEARS

1. Book value represents Mirvac's ownership.

Investment in Joint Venture Office

200 GEORGE STREET SYDNEY, NSW



Completed in 2016, EY Centre is an iconic Premium-grade office tower, designed by award winning architects Francis-Jones Morehen Thorp. The tower is one of the first 'smart' office buildings in Australia, with market leading technology that adjusts the internal environment to meet the needs of tenants. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50.1% Mirvac, 49.9% M&G Real Estate
NLA	38,983 SQM
CAR SPACES	62
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$578.9m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.38%
DISCOUNT RATE	5.85%
GROSS OFFICE RENT	\$1,433/SQM

Major Tenants ²	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.1%
FY23	3.9%
FY24	1.0%
FY25	0.0%
FY26	19.8%
FY27+	75.2%
WALE	5.0 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.

Investment in Joint Venture Office

LOCOMOTIVE WORKSHOP EVELEIGH, NSW



Completed in 2021 and located in Sydney's CBD Fringe, the Locomotive Workshop provides 31,000 square metres of A grade space over 15 bays, with anchor tenants Quantum Group and OMG. The adaptive re-use and redevelopment of the 1880's-built heritage listed Locomotive Workshop includes a combination of bespoke retail, and modern infill office with innovative heritage design and interpretation. The Locomotive Workshop is of high heritage significance and as such the redevelopment preserved and celebrated the building fabric, its collections and blacksmith activity to create an industry leading example of adaptive reuse and heritage interpretation.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	51% Mirvac, 49% Sunsuper
NLA	31,438 SQM
CAR SPACES	-
ACQUISITION DATE	Apr-16
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$205.0m ¹
VALUER	Savills
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.13%
GROSS OFFICE RENT	\$993/SQM

Major Tenants	NLA SQM	Lease Expiry
Quantum Group	12,369	Oct-31
OMG	4,122	Jun-32

Lease Expiry Profile % Income

VACANCY	4.1%
2H22	0.1%
FY23	0.0%
FY24	0.0%
FY25	8.1%
FY26	0.5%
FY27+	87.2%
WALE	9.3 YEARS

1. Book value represents Mirvac's ownership.

Investment in Joint Venture Office

DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET PERTH, WA



Developed by Mirvac and completed in late 2015, the David Malcolm Justice Centre (previously Treasury Building) is a 33 level office tower, which fronts on to Barrack Street and is immediately south of Town Hall. The property offers a vaulted multi-storey ground floor lobby, column-free floor plates and views of the Swan River above Level 4. The office tower received a 5 Star Green Star Design rating, a 6 Star Green Star Performance rating and has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	31,881 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$245.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$994/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,806	Nov-40

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.3%
FY25	0.0%
FY26	0.3%
FY27+	99.4%
WALE	19.2 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Held for Sale

Office

QUAY WEST CAR PARK, 109-111 HARRINGTON STREET SYDNEY, NSW



Located under Quay West Suites in The Rocks area of Sydney, this eight-level commercial car park is close to the financial district of the Sydney CBD and several five star hotels. Two retail outlets are also incorporated at street level.

Summary Information

GRADE	-
OWNERSHIP	100%
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$51.8m
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a

Major Tenants	NLA SQM	Lease Expiry
S&S (NSW)	268	Feb-23
Wilson Parking	-	Aug-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	7.6%
FY24	0.0%
FY25	89.4%
FY26	0.0%
FY27+	3.0%
WALE	2.8 YEARS

Investment Property for Sale

Office

ALLENDALE SQUARE, 77 ST GEORGES TERRACE PERTH, WA



Allendale Square is an iconic 31 level, A-Grade office tower, prominently located in the heart of Perth's CBD. The office tower sits above a retail arcade known as Underground at Allendale Square. Underground acts as an important pedestrian link to the central Perth shopping malls as well as providing access to public transport networks such as Elizabeth Quay train station and bus port. The office tower enjoys column free floor plates and magnificent views of Swan River from the upper levels. Mirvac has progressively upgraded the property since acquisition in 2013 providing our customers with a quality workplace and desirable amenity.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	28,871 SQM
CAR SPACES	84
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	On market for sale
VALUER	On market for sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
GROSS OFFICE RENT	\$823/SQM

Major Tenants	NLA SQM	Lease Expiry
WA Bar Chambers	6,037	Feb-31
Minter Ellison	3,439	Feb-24

Lease Expiry Profile % Income

VACANCY	20.2%
2H22	3.1%
FY23	3.2%
FY24	17.3%
FY25	3.2%
FY26	4.7%
FY27+	48.3%
WALE	5.7 YEARS



Industrial

Calibre, Sydney

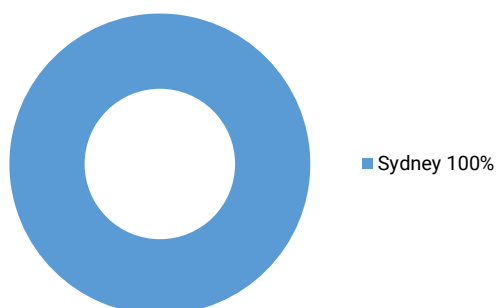
Comprising 12% of Mirvac's property portfolio, the industrial portfolio is 100% occupied with a weighted average lease expiry of 7.1 years.



REIMAGINING URBAN LIFE SINCE 1972

Industrial

Geographic Diversification¹



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE ²	VALUATION AT 31 DEC 2021 ³	
1	CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM	13.7%	\$155.9m
2	HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM	20.8%	\$236.9m
3	8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM	2.8%	\$31.3m
4	36 GOW STREET	PADSTOW, NSW	20,389 SQM	4.3%	\$48.7m
5	NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,791 SQM	17.8%	\$202.5m
6	274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM	6.5%	\$74.3m
7	34-38 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	4.0%	\$44.9m
8	1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM	5.5%	\$62.0m
9	39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	3.0%	\$34.5m
10	39 HERBERT STREET	ST LEONARDS, NSW	36,296 SQM	21.6%	\$246.0m
INDUSTRIAL INVESTMENT PROPERTIES TOTAL		469,339 SQM			\$1,137.0m
11	ELIZABETH ENTERPRISE	BADGERYS CREEK, NSW			\$216.7m
12	ASPECT	KEMPS CREEK, NSW			\$169.4m
INDUSTRIAL INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL					\$386.1m
INDUSTRIAL INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL					\$1,523.1m
13	SWITCHYARD	AUBURN, NSW			\$54.6m
INDUSTRIAL INVESTMENTS IN JOINT VENTURES TOTAL					\$54.6m
INDUSTRIAL TOTAL		469,339 SQM			\$1,577.7m
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					7.1 YEARS
OCCUPANCY % (BY AREA)					100.0%

1. By book value excluding assets held in funds.

2. Excludes IPUC and properties being held for development.

3. Book values represent Mirvac's ownership.

Investment Property

Industrial

CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the north western corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	559
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$155.9m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.46%
DISCOUNT RATE	5.70%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond	31,221	Jun-28
ACFS Logistics	21,718	Jan-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	38.2%
FY24	21.1%
FY25	0.0%
FY26	15.3%
FY27+	25.4%
WALE	3.2 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial facilities, located approximately 35 kilometres south-west of Sydney with excellent access to Port Botany in Sydney's south. It comprises two state-of-the-art facilities that benefit from close proximity to the M7 Westlink Motorway, a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100% leased to Woolworths Limited.

Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$236.9m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	3.84%
DISCOUNT RATE	5.09%

Major Tenants	NLA SQM	Lease Expiry
Woolworths	88,914	Feb-37
Woolworths	50,693	Jan-32

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	13.3 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

8 BRABHAM DRIVE HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high clearance, column-free warehouse. Leased to a specialist logistics operator BagTrans, it also features over one hectare of heavy duty, concrete hard stand areas, as well as a truck washing facility.

Summary Information

OWNERSHIP	100%
NLA	6,249 SQM
CAR SPACES	81
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$31.3m
VALUER	JLL
CAPITALISATION RATE	4.25%
DISCOUNT RATE	5.50%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,249	Apr-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	100.0%
FY25	0.0%
FY26	0.0%
FY27+	0.0%
WALE	2.3 YEARS

Investment Property

Industrial

36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high quality offices and is located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$48.7m
VALUER	Directors Valuation
CAPITALISATION RATE	4.75%
DISCOUNT RATE	6.00%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Aug-30

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	8.7 YEARS

Investment Property

Industrial

NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five modern A grade, freestanding buildings with generous hardstands. It is located on the western alignment of Lyn Parade within the established industrial precinct of Prestons, within close proximity of the M5/M7 interchange, and approximately 40 kilometres south-west of the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	75,791 SQM
CAR SPACES	604
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$202.5m
VALUER	Directors Valuation
CAPITALISATION RATE	4.55%
DISCOUNT RATE	5.62%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia	23,356	Oct-28
De'Longhi	17,267	Feb-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	22.7%
FY25	0.0%
FY26	0.0%
FY27+	77.3%
WALE	5.8 YEARS

Investment Property

Industrial

274 VICTORIA ROAD RYDALMERE, NSW



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	301
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$74.3m
VALUER	Colliers
CAPITALISATION RATE	4.00%
DISCOUNT RATE	5.38%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia	22,734	Nov-32

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	10.9 YEARS

Investment Property

Industrial

34-38 ANZAC AVENUE SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high quality office space. The estate is easily accessible from the Federal Highway and close to the M5/M7 junction.

Summary Information

OWNERSHIP	100%
NLA	22,062 SQM
CAR SPACES	183
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$44.9m
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	5.63%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Apr-25
Ausdeck Manufacturing Pty Ltd	3,655	Jan-27

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	16.4%
FY25	33.1%
FY26	0.0%
FY27+	50.5%
WALE	5.6 YEARS

Investment Property

Industrial

1-47 PERCIVAL ROAD SMITHFIELD, NSW



1-47 Percival Street is an industrial estate comprising multiple warehouses leased to three key tenants which fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

Summary Information

OWNERSHIP	100%
NLA	22,545 SQM
CAR SPACES	275
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$62.0m
VALUER	Directors Valuation
CAPITALISATION RATE	4.63%
DISCOUNT RATE	5.88%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	12,115	Jun-34
Voith Turbo	4,993	Jul-24

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	20.4%
FY25	25.3%
FY26	0.0%
FY27+	54.3%
WALE	7.9 YEARS

Investment Property

Industrial

39 BRITTON STREET SMITHFIELD, NSW



Developed in 1998, 39 Britton Street is a high clearance standalone warehouse with six loading docks and six on-grade roller doors plus an adjoining two-storey office and amenities block. The property is well positioned to major infrastructure, being approximately one kilometre from the Cumberland Highway and five kilometres to the M4 Motorway providing easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	13,390 SQM
CAR SPACES	35
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$34.5m
VALUER	Directors Valuation
CAPITALISATION RATE	4.50%
DISCOUNT RATE	5.75%

Major Tenants	NLA SQM	Lease Expiry
Tyres 4u	13,390	Sep-28

Lease Expiry Profile % Income

VACANCY	0.0%
2H22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26	0.0%
FY27+	100.0%
WALE	6.7 YEARS

Investment Property

Industrial

39 HERBERT STREET ST LEONARDS, NSW



39 Herbert Street is a high quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD in close proximity to St Leonards train station. It comprises two commercial buildings, 21 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

Summary Information

OWNERSHIP	100%
NLA	36,296 SQM
CAR SPACES	625
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$246.0m
VALUER	Knight Frank
CAPITALISATION RATE	4.85%
DISCOUNT RATE	6.00%

Major Tenants	NLA SQM	Lease Expiry
Interactive	12,897	Nov-30
Arrow ECS	2,785	Jun-24

Lease Expiry Profile % Income

VACANCY	0.2%
2H22	6.1%
FY23	5.7%
FY24	15.0%
FY25	3.9%
FY26	12.3%
FY27+	56.8%
WALE	5.7 YEARS

Investment Property Under Construction

Industrial

ELIZABETH ENTERPRISE BADGERYS CREEK, NSW



Located 800 meters from the proposed Western Sydney airport and eight kilometers from the M7 motorway, Elizabeth Enterprise is expected to benefit from its proximity to approximately \$20 billion in infrastructure improvements in the Western Sydney area, including the new Western Sydney Airport, proposed M12 Motorway and North South rail line.

Mirvac entered into an agreement in August 2018 to acquire Stage 1 of a future 244-hectare industrial estate at Badgerys Creek with Stage 2 (52 hectares) being acquired in April 2021. Stage 1 settled in August 2021.

Stage 1 and 2 were rezoned in September 2020 as part of Tranche 5 of the NSW Planning Acceleration Protocol.

Summary Information

VALUATION AT 31 DEC 2021	\$216.7m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Apr-21 & Aug-21
TARGET COMPLETION	FY24+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only.

Investment Property Under Construction

Industrial

ASPECT

KEMPS CREEK, NSW



Aspect Industrial Estate is a 56 hectare site located with direct frontage to Mamre Road in the Mamre Road precinct, identified as the logical extension of the existing Western Sydney Employment (WSEA) lands and set to benefit from the planned \$220 million upgrade to Mamre Road.

Rezoning of the precinct was achieved in June 2020 with rezoning of the Mamre Road precinct included in the second Tranche of NSW Planning Acceleration Protocol.

A State Significant Development Application (SSD) was submitted in November 2020 after extensive consultation with authorities. In November 2021 the final Development Control Plan (DCP) was adopted for the Mamre Road precinct.

Summary Information

VALUATION AT 31 DEC 2021	\$169.4m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	~\$700m ¹
ACQUISITION DATE	Dec-19 & Dec-21
TARGET COMPLETION	FY24+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only.

1. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market demand and COVID-19 uncertainties.

Investment in Joint Venture

Industrial

SWITCHYARD

AUBURN, NSW



Switchyard is located 3.3 kilometres from Parramatta CBD and 18 kilometres from Sydney CBD. It is well placed to benefit from significant infrastructure investment including the \$16.8 billion WestConnex project.

The 14-hectare site is set to become a state-of-the-art industrial estate as well as a vibrant employment precinct delivering premium facilities that blend flexible warehousing, office space and small-scale local amenities such as a local café totalling approximately 72,000 square metres of floor space.

Mirvac's redevelopment of the site is a joint venture with an investment vehicle sponsored by Morgan Stanley Real Estate Investing (MSREI).

Summary Information

VALUATION AT 31 DEC 2021	\$54.6m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$277m ¹
ACQUISITION DATE	Nov-21
TARGET COMPLETION	FY23
OWNERSHIP	51% Mirvac, 49% North Haven Real Estate Fund IX Global

Note: Image is an artist impression only.

1. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market demand and COVID-19 uncertainties.



Retail

Toombul, Brisbane

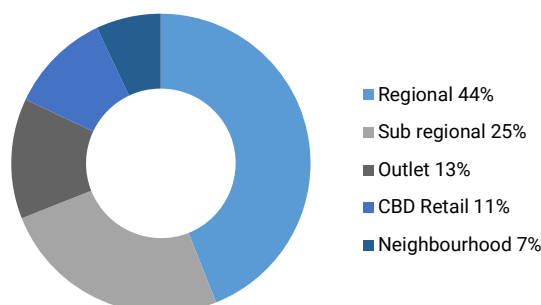
Comprising 23% of Mirvac's property portfolio, the retail portfolio is 97.6% occupied with 64% of the portfolio located in metropolitan Sydney.



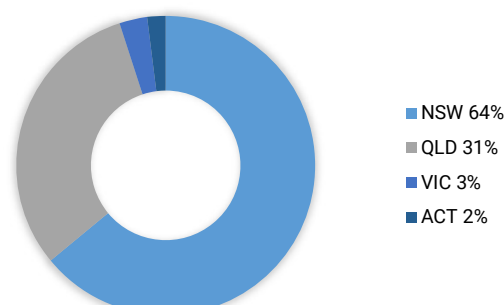
REIMAGINING URBAN LIFE SINCE 1972

Retail

Grade Diversification¹



Geographic Diversification¹



PROPERTY	LOCATION	GLA ²	% OF RETAIL PORTFOLIO BOOK VALUE	CENTRE MAT ³	VALUATION AT 31 DEC 2021 ⁴
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,263 SQM	12.9%	\$220.5m	\$400.7m
2 BROADWAY SYDNEY	GLEBE, NSW	52,583 SQM	13.5%	\$535.3m	\$420.8m
3 EAST VILLAGE	ZETLAND, NSW	32,987 SQM	10.5%	\$164.2m	\$327.0m
4 GREENWOOD PLAZA	NORTH SYDNEY, NSW	9,038 SQM	2.9%	\$36.4m	\$89.0m
5 METCENTRE	SYDNEY, NSW	6,399 SQM	1.9%	\$25.0m	\$59.0m
6 RHODES WATERSIDE	RHODES, NSW	34,905 SQM	5.7%	\$188.9m	\$176.5m
7 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	14,031 SQM	3.3%	\$149.3m	\$103.0m
8 STANHOPE VILLAGE	STANHOPE GARDENS, NSW	18,074 SQM	4.8%	\$169.5m	\$149.0m
9 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,389 SQM	6.0%	\$319.7m	\$186.0m
10 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	71,719 SQM	14.9%	\$463.7m	\$463.9m
11 TOOMBUL	NUNDAH, QLD	46,529 SQM	9.8%	\$239.8m	\$303.0m
12 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	19,018 SQM	3.3%	\$157.9m	\$101.0m
13 COOLEMAN COURT	WESTON, ACT	10,401 SQM	2.5%	\$128.0m	\$76.5m
RETAIL INVESTMENT PROPERTIES TOTAL		394,336 SQM			\$3,055.4m⁵
14 TRAMSHEDS SYDNEY	HAROLD PARK, NSW	5,953 SQM	1.7%	\$49.0m	\$52.0m
RETAIL ASSET CLASSIFIED AS HELD FOR SALE TOTAL		5,953 SQM			\$52.0m
RETAIL TOTAL		400,289 SQM			\$3,107.4m⁵
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					3.4 YEARS
OCCUPANCY % (BY AREA)					97.6%

1. By book value, including properties being held sale and held for development.

2. GLA excludes 80 Bay Street & 1-3 Smail Street, Ultimo.

3. 12 months to 31 December 2021, in accordance with SCCA guidelines.

4. Book values represent Mirvac's ownership. Total portfolio value excludes the gross up of lease liabilities under AASB 16. Subject to rounding.

5. This total value includes Harbourside, Sydney valued at \$200.0m, which is being held for development. This asset is excluded from all other metrics. Subject to rounding.

Investment Property

Retail

BIRKENHEAD POINT BRAND OUTLET

DRUMMOYNE, NSW



Birkenhead Point Brand Outlet is situated five kilometres from the Sydney CBD on a prime 3.7-hectare waterfront site. The asset incorporates a premium outlet centre complemented by a convenience-based retail offering anchored by Coles and ALDI, with over 10 mini majors and approximately 120 specialty tenancies. The centre features a range of quality brands including Armani, Bally, Coach, Michael Kors, Nike, Polo Ralph Lauren and Peter's of Kensington. The centre also incorporates 3,500 square metres of commercial office suites and a marina with approximately 200 berths.

Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,263 SQM
CAR SPACES	1,351
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$400.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50% ²
DISCOUNT RATE	6.50% ²
CENTRE MAT	\$220.5m
SPECIALTY OCCUPANCY COSTS	15.9% ³
SPECIALTY SALES	\$9,206/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Spotlight	1,796	Sep-26
Aldi	1,448	Nov-25
Peters of Kensington	1,132	Jan-23

Lease Expiry Profile % Income

VACANCY	1.2%
2H22	26.7%
FY23	29.1%
FY24	14.7%
FY25	10.9%
FY26	4.6%
FY27+	12.8%
WALE	1.8 YEARS

1. Includes Marina operating business (owned by Mirvac Limited) and nearby property 64 Roseby St, Drummoyne.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

BROADWAY SYDNEY

GLEBE, NSW



This dominant centre is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by two discount department stores (Kmart and Target), two supermarkets (Coles and ALDI) and a cinema (Hoyts). The centre also features key tenants including Apple, H&M, Mecca, LEGO, with approximately 130 specialty stores.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,583 SQM
CAR SPACES	1,665
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$420.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.75% ²
DISCOUNT RATE	6.25% ²
CENTRE MAT	\$535.3m
SPECIALTY OCCUPANCY COSTS	22.4% ³
SPECIALTY SALES	\$10,996/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-23
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-24
H&M	2,475	Aug-31

Lease Expiry Profile % Income

VACANCY	1.4%
2H22	28.9%
FY23	18.3%
FY24	10.7%
FY25	11.9%
FY26	4.3%
FY27+	24.5%
WALE	2.5 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe; 80 Bay Street, Ultimo and 1-3 Smail Street, Ultimo.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre that opened in October 2014, located three kilometres south of the Sydney CBD in the rapidly densifying urban renewal area of Zetland. The centre is anchored by Coles, an Audi Service Centre and Virgin Active Health Club with over 50 specialty stores. The centre ranked “Number 1” in Australia six years in a row (2016-2021), in Shopping Centre News Little Guns for annual turnover per square metre, and is set to benefit from strong forecast population growth in its catchment.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	32,987 SQM
CAR SPACES	671
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$327.0m
VALUER	Savills
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.25%
CENTRE MAT	\$164.2m
SPECIALTY OCCUPANCY COSTS	16.3% ¹
SPECIALTY SALES	\$9,915/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Audi Australia Retail	13,172	Oct-34
Virgin Active	4,835	Nov-34
Coles	4,015	Oct-34
East Phoenix	1,280	Dec-26
Montessori Academy	1,173	Dec-26

Lease Expiry Profile % Income

VACANCY	1.4%
2H22	11.8%
FY23	8.7%
FY24	2.9%
FY25	16.4%
FY26	11.5%
FY27+	47.3%
WALE	5.5 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, providing a major pedestrian thoroughfare to the busy North Sydney train station. The asset services the growing North Sydney CBD and has over 90 specialty retail and service outlets, including Romeo's IGA supermarket.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Nuveen ¹
GLA	9,038 SQM
CAR SPACES	347
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 31 DEC 2021	\$89.0m ²
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
CENTRE MAT	\$36.4m
SPECIALTY OCCUPANCY COSTS	29.6% ³
SPECIALTY SALES	\$5,362/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
IGA Romeo's	864	Feb-31
Greenwood Hotel	856	Apr-26

Lease Expiry Profile % Income

VACANCY	7.6%
2H22	14.1%
FY23	24.0%
FY24	19.4%
FY25	12.3%
FY26	10.2%
FY27+	12.4%
WALE	2.4 YEARS

1. During the period Nuveen exchanged its 50% ownership with CapitalLand Integrated Commercial Trust Management Limited (CICT).

2. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

3. Includes contracted COVID-19 tenant support.

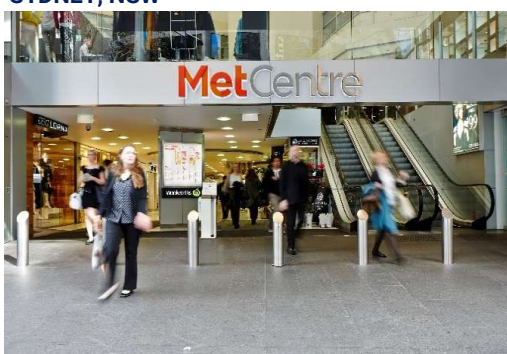
4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

METCENTRE

SYDNEY, NSW



MetCentre is located at the base of 60 Margaret Street in Sydney and adjoins Wynyard train station, providing a major pedestrian thoroughfare for many CBD workers and visitors. The Centre has excellent exposure to George Street, as well as entrances on Margaret and Jamison Streets and benefits from the recently completed light rail project. The centre is anchored by a Woolworths supermarket and has approximately 75 specialty stores, including a significant food offering.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Blackstone
GLA	6,399 SQM
CAR SPACES	-
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$59.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
CENTRE MAT	\$25.0m
SPECIALTY OCCUPANCY COSTS	33.6% ²
SPECIALTY SALES	\$4,955/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Woolworths	1,486	Aug-29

Lease Expiry Profile % Income

VACANCY	16.4%
2H22	18.9%
FY23	8.7%
FY24	6.1%
FY25	12.9%
FY26	8.7%
FY27+	28.3%
WALE	2.8 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

RHODES WATERSIDE

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the significant Rhodes residential and office precinct. Major retailers include Coles, ALDI, Kmart, Bing Lee and Reading Cinemas in addition to over 100 specialty stores. The centre features a strong dining offering and has seen significant growth through catchment population expansion, remixing and customer-focused initiatives.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	34,905 SQM
CAR SPACES	2,414
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$176.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.25%
CENTRE MAT	\$188.9m
SPECIALTY OCCUPANCY COSTS	22.0% ²
SPECIALTY SALES	\$8,370/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Reading Cinemas	4,122	Mar-30
Kmart	3,795	Nov-24
Coles	3,497	Dec-19 ⁴
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

Lease Expiry Profile % Income

VACANCY	2.7%
2H22	21.8%
FY23	18.6%
FY24	10.4%
FY25	15.6%
FY26	11.1%
FY27+	19.8%
WALE	2.9 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

4. Exercised 10 year option and have recently refurbished the store.

Investment Property

Retail

SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



South Village Shopping Centre is a recently developed neighbourhood centre which is part of a broader mixed-use project incorporating approximately 750 residential apartments and a significant public park. The centre is located in Kirrawee, 25 kilometres south of Sydney, and is serviced by nearby public transport and the Princes Highway. The centre is anchored by Coles and ALDI, with other key uses including dining, fresh food and services, with over 30 specialty stores.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	14,031 SQM
CAR SPACES	541
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$103.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.25%
CENTRE MAT	\$149.3m
SPECIALTY OCCUPANCY COSTS	16.2% ¹
SPECIALTY SALES	\$7,820/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Coles	4,501	Nov-38
ALDI	1,518	Nov-28
Panetta Mercato	982	Dec-30

Lease Expiry Profile % Income

VACANCY	2.0%
2H22	1.0%
FY23	0.0%
FY24	9.2%
FY25	3.0%
FY26	8.5%
FY27+	76.3%
WALE	8.8 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

STANHOPE VILLAGE

STANHOPE GARDENS, NSW



Developed by Mirvac in the rapidly growing north-west corridor of Sydney, Stanhope Village is conveniently situated adjacent to the area's busy leisure centre and pool facility. Stanhope Village was expanded in 2015 and is anchored by Coles, Kmart and ALDI with approximately 75 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,074 SQM
CAR SPACES	736
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$149.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.75%
CENTRE MAT	\$169.5m
SPECIALTY OCCUPANCY COSTS	12.7% ¹
SPECIALTY SALES	\$10,599/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar-22
Coles	3,500	Nov-28
ALDI	1,329	Aug-28

Lease Expiry Profile % Income

VACANCY	0.4%
2H22	32.5%
FY23	9.1%
FY24	11.4%
FY25	9.9%
FY26	11.5%
FY27+	25.2%
WALE	2.7 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

KAWANA SHOPPINGWORLD

BUDDINA, QLD



Located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast, Kawana Shoppingworld is a dominant convenience and lifestyle centre. The centre incorporates Woolworths, Coles, ALDI, Big W, six mini-majors and approximately 150 specialty stores. The centre successfully launched Event Cinemas and an expanded dining precinct in late 2018, introducing the first Gold Class theatres on the Sunshine Coast in response to significant customer demand.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,389 SQM
CAR SPACES	1,990
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	30-Jun-21
VALUATION AT 31 DEC 2021	\$186.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$319.7m
SPECIALTY OCCUPANCY COSTS	14.5% ²
SPECIALTY SALES	\$8,928/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-21 ⁴
Event Cinemas	5,865	Jul-34
Woolworths	3,648	Nov-29
Coles	3,351	Oct-27
ALDI	1,753	Jul-24

Lease Expiry Profile % Income

VACANCY	1.9%
2H22	34.7%
FY23	12.9%
FY24	11.5%
FY25	11.7%
FY26	4.2%
FY27+	23.1%
WALE	2.9 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

4. 10 year renewal agreed with Big W, lease document being finalised.

Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Located in Springfield, the rapidly growing masterplanned city, Orion Springfield Central was developed by Mirvac in March 2007 and underwent a major expansion that was completed in March 2016. The latest development introduced an expanded casual dining, fashion and entertainment offer to position the centre as the dominant retail offer in its catchment. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W and Event Cinemas with over 150 specialty stores and 11 pad sites, with significant land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	71,719 SQM
CAR SPACES	3,200
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$463.9m ¹
VALUER	CBRE
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
CENTRE MAT	\$463.7m
SPECIALTY OCCUPANCY COSTS	11.4% ²
SPECIALTY SALES	\$9,636/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Event Cinemas	5,801	Jun-31
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

Lease Expiry Profile % Income

VACANCY	1.7%
2H22	20.5%
FY23	14.8%
FY24	13.5%
FY25	8.8%
FY26	10.5%
FY27+	30.2%
WALE	3.4 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

TOOMBUL

NUNDAH, QLD



Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's CBD and six kilometres from Brisbane Airport. The centre benefits from excellent accessibility via major roadways as well as rail and bus links. Toombul has approximately 46,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas, and approximately 150 specialty stores and kiosks. Since Mirvac's acquisition in 2016 the centre has been progressively remixed and upgraded, with the latest development of an alfresco dining and entertainment precinct which was completed late 2019.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	46,529 SQM
CAR SPACES	1,931
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$303.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$239.8m
SPECIALTY OCCUPANCY COSTS	14.9% ²
SPECIALTY SALES	\$8,669/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
BCC Cinemas	2,664	Feb-28
ALDI	1,659	Oct-31

Lease Expiry Profile % Income

VACANCY	4.5%
2H22	15.6%
FY23	16.2%
FY24	13.2%
FY25	8.7%
FY26	3.8%
FY27+	38.0%
WALE	3.7 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is located seven kilometres north of the Melbourne CBD and conveniently connected to the busy Puckle Street retail strip. Moonee Ponds is currently undergoing strong population growth and densification in the immediate catchment, with the centre well positioned to benefit. The centre was most recently expanded in 2009 and comprises Kmart, Coles and an ALDI Supermarket, as well as over 60 specialty stores. A new outdoor dining offer was launched in 2019 which services the residents of nearly 1,500 new apartments.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	19,018 SQM
CAR SPACES	887
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$101.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.75%
CENTRE MAT	\$157.9m
SPECIALTY OCCUPANCY COSTS	12.1% ¹
SPECIALTY SALES	\$9,549/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-32
ALDI	1,221	Mar-23

Lease Expiry Profile % Income

VACANCY	1.2%
2H22	8.6%
FY23	19.8%
FY24	23.9%
FY25	12.1%
FY26	4.9%
FY27+	29.5%
WALE	3.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

COOLEMAN COURT

WESTON, ACT



Cooleman Court is a convenience-based neighbourhood centre located in the Canberra suburb of Weston Creek, approximately 9 kilometres south-west of the Canberra CBD. The centre has two supermarkets, Woolworths and ALDI, and approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Cooleman Court and is expected to positively impact the centre.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,401 SQM
CAR SPACES	514
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$76.5m
VALUER	Colliers International
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.00%
CENTRE MAT	\$128.0m
SPECIALTY OCCUPANCY COSTS	14.4% ¹
SPECIALTY SALES	\$7,830/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Woolworths	2,867	Aug-31
ALDI	1,548	Jun-31

Lease Expiry Profile % Income

VACANCY	6.5%
2H22	16.1%
FY23	11.9%
FY24	12.7%
FY25	9.1%
FY26	3.4%
FY27+	40.3%
WALE	4.7 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property Held for Sale

Retail

TRAMSHEDS SYDNEY

HAROLD PARK, NSW



Tramsheds Sydney is an iconic restoration and reimagining of the historic former tram depot at Harold Park in Sydney's inner-west. Supported by an affluent urban catchment, including residents of the 1,300 new dwellings within Mirvac's Harold Park residential development, Tramsheds Sydney offers an eclectic mix of reputable Sydney eateries, in addition to a local supermarket and services in a bespoke heritage setting. Tramsheds Sydney was classified as held for sale as at 31 December 2021. Contracts for sale were exchanged in November 2021 and the transaction is expected to settle in 2H22.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	5,953 SQM
CAR SPACES	141
ACQUISITION DATE	Oct-15
LAST EXTERNAL VALUATION DATE	31-Dec-20
VALUATION AT 31 DEC 2021	\$52.0m
VALUER	Held for Sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
CENTRE MAT	\$49.0m
SPECIALTY OCCUPANCY COSTS	14.4% ¹
SPECIALTY SALES	\$8,080/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Supamart	2,440	Sep-31
The Butcher and Farmer	536	Sep-26

Lease Expiry Profile % Income

VACANCY	2.0%
2H22	17.4%
FY23	0.1%
FY24	16.4%
FY25	6.0%
FY26	0.0%
FY27+	58.1%
WALE	5.0 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.



Build to Rent

LIV Indigo, Sydney

Build to Rent currently represents 4% of Mirvac's property portfolio, and will see Mirvac developing and managing residential communities in sought-after city locations. Mirvac's flagship build to rent property, LIV Indigo, Sydney Olympic Park opened in September 2020.



REIMAGINING URBAN LIFE SINCE 1972

Build to Rent

Geographic Diversification¹



	PROPERTY	LOCATION	% OF BTR PORTFOLIO BOOK VALUE ²	VALUATION AT 31 DEC 2021 ³
1	LIV Indigo	SYDNEY OLYMPIC PARK, NSW	100.0%	\$220.3m
	BTR INVESTMENT PROPERTIES TOTAL			\$220.3m
2	LIV Albert Fields	MELBOURNE, VIC		\$32.0m
3	LIV Aston	MELBOURNE, VIC		\$76.4m
4	LIV Munro	MELBOURNE, VIC		\$152.1m
5	LIV Anura	BRISBANE, QLD		\$29.7m
	BTR INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL			\$290.2m
	BUILD TO RENT TOTAL			\$510.5m
	OCCUPANCY % (BY APARTMENT NUMBER)			82.9%

1. By book value, excluding IPUC and properties being held for development.

2. Excludes IPUC and properties being held for development.

3. Book values represents 100% of property value.

Investment Property

Build to Rent

LIV INDIGO

SYDNEY OLYMPIC PARK, NSW



LIV Indigo is located in Sydney Olympic Park, conveniently located in the middle ring of Sydney, approximately 16 kilometres from the Sydney CBD and eight kilometres to the Parramatta CBD. The property is located within walking distance of the future planned Metro station.

The property provides a mix of 315 quality one, two and three-bedroom apartments built and designed exclusively for renters. It boasts unparalleled amenity, including a resident amenities floor which houses co-working and meeting spaces, a gaming and cinema room, a demonstration-style chefs' kitchen and bar with entertaining areas for dining, BBQ space, virtual fitness and open plan function space with connected outdoor terraces, a gym and outdoor landscaped spaces for recreation, bicycle parking and shared transport facilities. The building also features several sustainable initiatives such as Electric Vehicle (EV) charging, double glazing, solar panels, recycled water and bike sharing.

Summary Information

OWNERSHIP	70% Mirvac, 30% CEFC
TOTAL LOTS	315
ACQUISITION DATE	Jun-19
LAST EXTERNAL VALUATION DATE	31-Dec-21
VALUATION AT 31 DEC 2021	\$220.3m ¹
VALUER	EY
CAPITALISATION RATE	4.00%
DISCOUNT RATE	6.25%

1. Represents 100% of property value.

Investment Property Under Construction

Build to Rent

LIV ALBERT FIELDS

MELBOURNE, VIC



LIV Albert Fields is located in the inner north of Melbourne, approximately 6 kilometres north of the Melbourne CBD. The site benefits from its substantial natural amenity being surrounded by 20 hectares of parkland, whilst still having close proximity to Brunswick train station (650m) and the retail and food and beverage offerings on Sydney Road. LIV Albert Fields will be among the first of its kind: a neighbourhood designed and built entirely for renters, that puts people at the centre of the design process.

Mirvac and Milieu in collaboration, on behalf of LIV Mirvac, will develop this urban precinct exclusively purpose built and designed for renters. The property is currently undergoing planning approval.

Intended to be truly 'green', it will mark a turning point in urban sustainability in Australia, providing residents with the infrastructure to live well now and into the future.

Summary Information

VALUATION AT 31 DEC 2021	\$32.0m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Various from September 2020
TARGET COMPLETION	FY25+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only and subject to planning outcomes.

Investment Property Under Construction

Build to Rent

LIV ASTON

MELBOURNE, VIC



LIV Aston is Mirvac's second Build to Rent project in Melbourne and is located at 7-23 Spencer Street, Docklands, south west of the Hoddle Street Grid. Bound by Flinders Street to the north, Spencer Street to the east, Crowne Plaza to the south and the World Trade Centre to the west, this key central city site is a unique asset of significant scale which provides an opportunity for Mirvac to deliver an exemplar land use and development outcome at the entrance to Melbourne's CBD.

The property will comprise of 474 apartments, 2,700 square metres of office NLA, 700 square metres retail GLAR and 2,500 square metres of curated resident amenity including a communal lounge and kitchen, outdoor dining and BBQ facilities, multipurpose and media rooms, workers club, pool, spa, saunas, yoga deck, rooftop lounge and private dining, library and pet park and washroom. LIV Aston will also have 80 car parking bays, 516 bike parks and 270 storage cages.

With sustainability front of mind, LIV Aston is targeting 5 star Green Star, 7.5 NatHERS rating for the BTR component and a 5 star NABERS rating for the commercial.

Summary Information

VALUATION AT 31 DEC 2021	\$76.4m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Aug-21
TARGET COMPLETION	FY24-FY25
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only and subject to planning outcomes.

Investment Property Under Construction

Build to Rent

LIV MUNRO

MELBOURNE, VIC



LIV Munro is located within the broader Queen Victoria Market (QVM) precinct which is situated in the Melbourne CBD north west corridor and is on the doorstep of West Melbourne, North Melbourne and Carlton. The QVM precinct occupies a pivotal location between the City North Urban Renewal Precinct to the north; the education and health precincts to the north and north east; the central city and the broader 'Hoddle Grid' to the south east. QVM is a major landmark in Melbourne and is the largest open-air market in the Southern Hemisphere.

LIV Munro, designed by Bates Smart comprises of 490 Build to Rent apartments across Levels 5-39, 136 car spaces, a wellness centre (including a gym, pool, spa, steam room, sauna and outdoor deck), co-working facilities, an outdoor cinema and numerous entertaining areas. The building is targeting to achieve an 8.0 Star NatHERS and a minimum 5 Star Green Star as-built rating.

Summary Information

VALUATION AT 31 DEC 2021	\$152.1m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Apr-21
TARGET COMPLETION	FY23
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only.

Investment Property Under Construction

Build to Rent

LIV ANURA

BRISBANE, QLD



LIV Anura is Mirvac's first Build to Rent (BTR) asset in QLD and is being delivered in partnership with the QLD State government through their first BTR Pilot Project process. LIV Anura is located 3 kilometres north of the Brisbane CBD in the inner-city suburb of Newstead, within the Waterfront Masterplan development. It is well-known as an established residential location in Brisbane's inner north with pockets of light commercial, retail, and open space providing a mix of amenity for Newstead residents. The Brisbane River borders the suburb directly to the east and the Gasworks Precinct to the west.

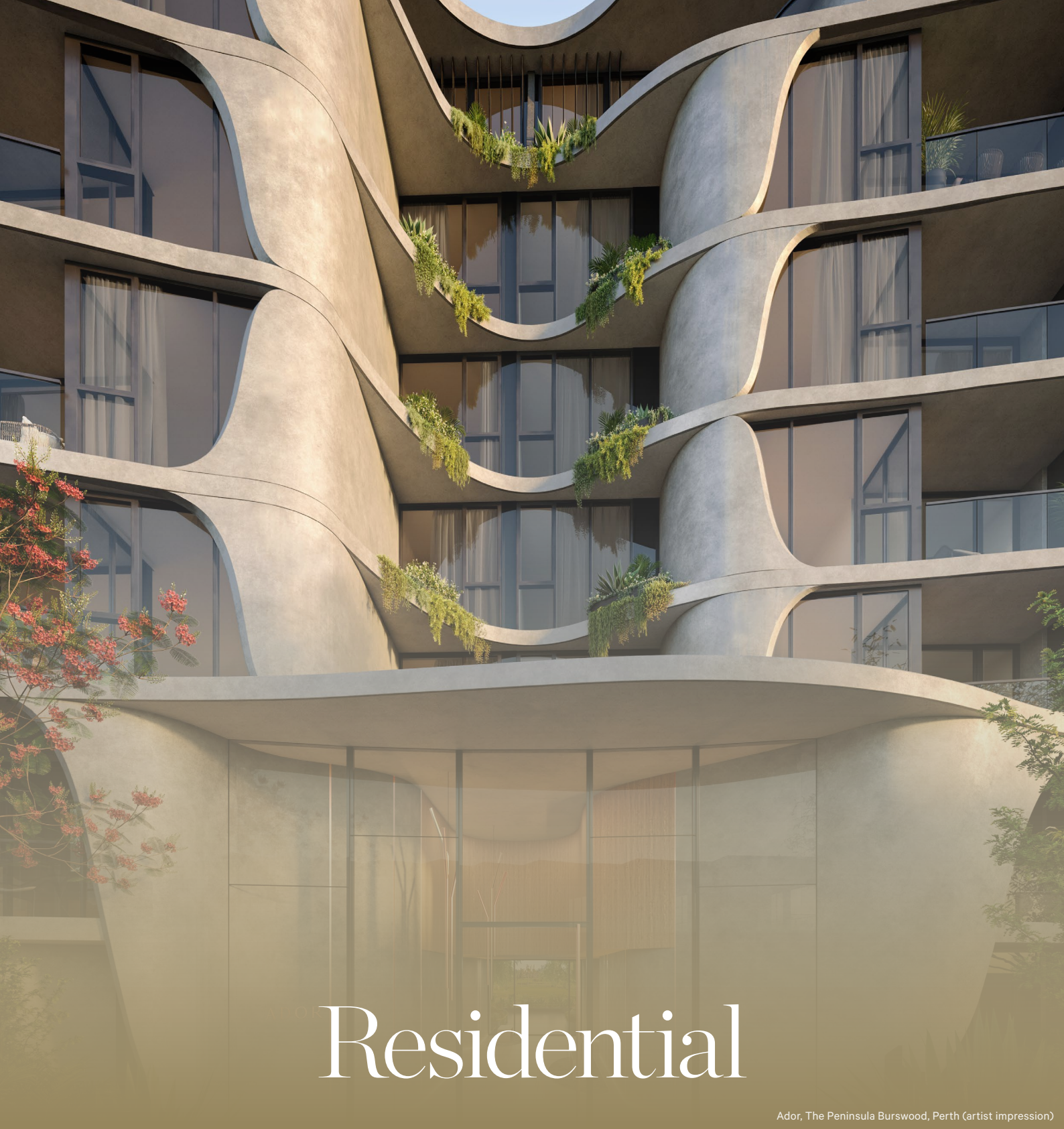
LIV Anura includes plans to deliver approximately 395 high quality rental apartments including approximately 99 Affordable Housing units as part of the QLD BTR Pilot Project. The property will encompass over 3,000 square metres of indoor and outdoor amenity for residents including a dedicated amenity floor with a variety of offerings including gym, pool, spa, and co-working facilities. Sustainability is a key focus for our build to rent assets with LIV Anura targeting a 7.5 Star NatHERS and a 5 Star Green Star as-built rating.

Summary Information

VALUATION AT 31 DEC 2021	\$29.7m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	TBC
ACQUISITION DATE	Mar-21 ¹
TARGET COMPLETION	FY24
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only and subject to planning outcomes.

1. Represents date transferred from inventories.



Residential

Ador, The Peninsula Burswood, Perth (artist impression)

Mirvac is one of the leading residential brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market.



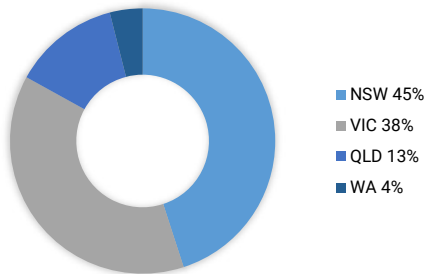
REIMAGINING URBAN LIFE SINCE 1972

Residential Development

Overview

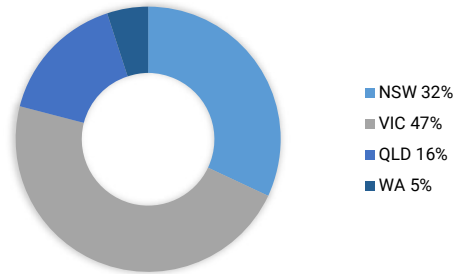
Expected Revenue

\$16.4 billion¹



Pipeline Lots

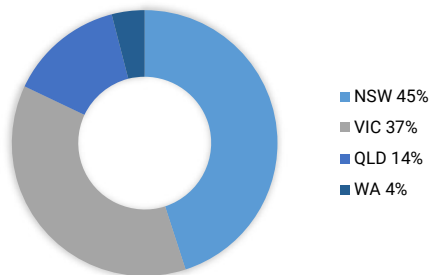
26,820 lots²



Residential Expected Revenue

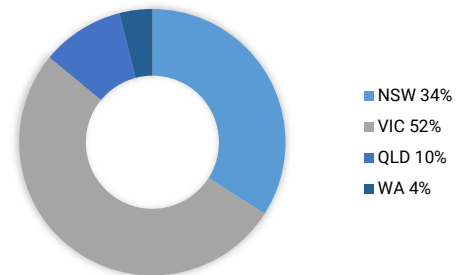
Mirvac Share Expected Revenue

\$14.3 billion³



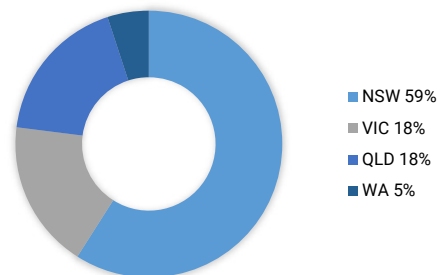
Masterplanned Communities

\$7.9 billion³



Apartments

\$6.4 billion³



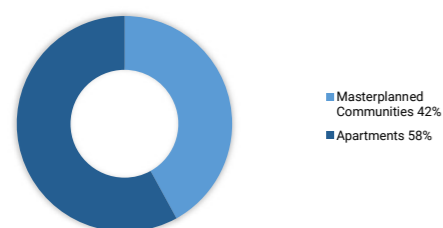
1. Represents 100% expected future revenue subject to various factors outside of Mirvac's control such as planning and market demand.

2. Subject to change depending on planning approvals, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

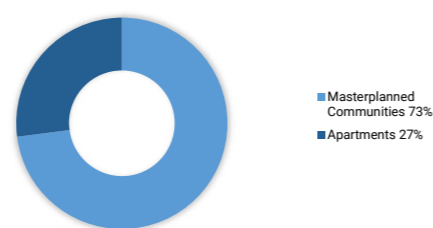
3. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning and market demand.

Residential Development NEW SOUTH WALES

Mirvac Share Expected Revenue¹
\$6.5 billion



Pipeline Lots²
8,499 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	SETTLEMENT DATE ³ TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
The Avenue	Various (from 2012)	Schofields	\$278.6m	492	482	482	482	FY14	FY26	\$295,000	\$819,900		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$174.9m	232	232	232	232	FY15	FY20	\$312,900	\$819,900	100%		
Balance of project			\$103.7m	260	250	250	250	FY14	FY26	\$295,000	\$732,500	91%		
55 Coonara Avenue	May 20	West Pennant Hills	TBC	600	0	0	0	FY25	FY26	TBC	TBC	0%	Apartments and housing	100% Mirvac
Cobbitty	Dec 21	Cobbitty	TBC	950	0	0	0	FY24	FY27	TBC	TBC	0%	MPC - Mix of land & housing	100% Mirvac
Georges Cove	Dec 14	Moorebank	\$179.2m	179	137	136	0	FY23	FY24	\$783,000	\$1,309,000	24%	MPC - Medium density housing	PDA with Benedict Industries
Googong	Dec 11	Googong	\$1,840.3m	5,488	2,914	2,881	2,361	FY14	FY34	\$112,000	\$660,000		MPC - Mix of land & housing	JV with PEET Limited
Completed Stages			\$478.8m	1,942	1,942	1,942	1,942	FY14	FY22	\$180,000	\$470,000	100%		
Released Stages			\$407.0m	1,059	972	939	419	FY19	FY32	\$310,000	\$480,000	59%		
Future Stages			\$954.5m	2,487	0	0	0	FY24	FY34	\$112,000	\$660,000	0%		
Green Square	Mar 12	Zetland	\$2,009.3m	1,612 ⁵	788	617	476	FY17	FY28	\$498,000	\$3,995,000		Apartments with mixed use	PDA with Landcom / 100% Mirvac
Completed Stages ⁶			\$508.6m	477	477	476	476	FY17	FY20	\$498,000	\$2,080,000	100%		
Portman on the Park			\$159.2m	117	116	78	0	FY23	FY24	\$770,000	\$2,558,000	16%		
Portman House			\$56.5m	44	44	24	0	FY23	FY24	\$740,000	\$3,000,000	16%		
The Frederick			\$207.3m	151	151	39	0	FY23	FY24	\$720,000	\$3,995,000	16%		
Future Stages			\$1,077.7m	823	0	0	0	FY23	FY28	TBC	TBC	0%		
NINE by Mirvac	Feb 20	Willoughby	\$768.1m	421	118	81	0	FY23	FY24	\$799,000 ⁸	\$4,975,000 ⁸	12%	Apartments with mixed use	100% Mirvac
Pavilions	Nov 14	Sydney Olympic Park	\$354.4m	359 ⁹	359	268	261	FY20	FY25	\$575,000	\$2,015,000	100%	Apartments	PDA with Sydney Olympic Park Authority
Riverlands Milperra	Oct 19	Milperra	TBC	TBC	0	0	0	FY23	FY26	TBC	TBC	0%	MPC - Medium density housing	100% Mirvac
St Leonards Square	Jun 15	St Leonards	\$814.7m	561 ¹⁰	560	560	560	FY20	FY21 ¹⁰	\$635,000	\$5,585,000		Apartments with mixed use	100% Mirvac ¹⁰
The William			\$356.9m	241	240	240	240	FY20	FY21 ¹⁰	\$635,000	\$2,725,000	100%		
The Jackson			\$457.8m	320	320	320	320	FY20	FY21	\$640,000	\$5,585,000	100%		
The Langlee Waverley	Dec 20	Waverley	\$142.8m	55	0	0	0	FY23	FY23	TBC	TBC	14%	Apartments	PDA with Eastern Suburbs Leagues Club Ltd
The Village	Jan 17	Menangle	\$188.4m	379	130	113	0	FY22	FY25	\$444,900	\$699,900	15%	MPC - Mix of land & housing	PDA with SouWest Developments Pty Ltd

Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ²	SETTLEMENT DATE ³ FROM	SETTLEMENT DATE ³ TO	DESCRIPTION	OWNERSHIP STRUCTURE
Marsden Park North	Nov 14	Marsden Park	\$280.2m	547	FY25	FY28	MPC - Mix of land & housing	PDA with MAC 1 MP Pty Ltd
Milperra, Western Sydney University Campus	Aug 19	Milperra	\$422.2m	425	FY25	FY28	MPC - Medium density housing	PDA with Western Sydney University
505 George Street	May 20	Sydney	TBC	260	TBC	TBC	Apartments with mixed use	PDA with Coombes Property Group

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning outcomes and market demand.

2. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

3. Settlement dates may vary as circumstances change, such as planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties. Settlements relate to residential lots only.

4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

5. Includes retail lots.

6. Price range relates to released lots and is not indicative of future releases.

7. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build to Rent lots.

8. Includes 34 retail/commercial strata lots. Retail lots expected to settle in the future.

9. Includes 1 retail lot, expected to settle FY24.

10. Ownership was JV with Ping An through Aug 21, all residential lots settled prior to structure change.

Residential Development

New South Wales

THE AVENUE, ALEX AVENUE SCHOFIELDS, NSW



A land and housing project, The Avenue at Schofields is in the north-west growth corridor of Sydney approximately 45 kilometres from the Sydney CBD. This masterplanned community is nearing completion having delivered 482 residential lots to date, with the final 10 lots pending works by Council. The community includes a 1.2-hectare public park delivered by Mirvac.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	\$278.6m
TOTAL LOTS	492
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY26
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

New South Wales

55 COONARA AVENUE WEST PENNANT HILLS, NSW



55 Coonara Avenue, West Pennant Hills is a 25.87-hectare site located within 800 metres of the Cherrybrook Metro Station and three kilometres from the new Northconnex interchange. Following rezoning in June 2020, detailed Development Applications have recently been lodged to progress a new residential community comprising houses, apartments, community facilities and parklands that will replace the existing redundant business park. As part of the rezoning, approximately 10 hectares of remnant forest is now zoned Environmental Conservation and, subject to planning outcomes, is proposed to be dedicated to the State Government as Public Open Space, an extension of the adjoining Cumberland State Forest.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-20
LOCATION	West Pennant Hills
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS ¹	600
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development New South Wales

COBBITTY, COBBITTY ROAD COBBITTY, NSW



Cobbitty is a recently acquired 80-hectare parcel of zoned land in the south-west of Sydney in the Camden Local Government Area. The site which adjoins the existing suburbs of Oran Park and Harrington Grove has the potential to deliver approximately 950 lots, as well as a playing field, a future town centre and high-quality community facilities.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-21
LOCATION	Cobbitty
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS ¹	950
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY27
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

New South Wales

GEORGES COVE, NEWBRIDGE ROAD MOOREBANK, NSW



Georges Cove is located in Moorebank, approximately 27 kilometres south-west of Sydney CBD, on the banks of the Georges River and in close proximity to Mirvac's award winning masterplanned community site, Brighton Lakes. The 179 lot estate includes a mix of Mirvac designed and built detached, semi-detached and terrace homes as well as a community facility comprising landscaped green space, a swimming pool, and covered BBQ area. The site will benefit from existing local schools, cafes and restaurants and is only minutes' drive to the M5 and major arterial roads that link to the Liverpool CBD. Bus services are within walking distance and Holsworthy train station is only 3 kilometres away.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Moorebank
PROJECT VALUE (INCL. GST)	\$179.2m
TOTAL LOTS	179
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23-FY24
OWNERSHIP STRUCTURE	PDA with Benedict Industries

Residential Development

New South Wales

GOOGONG, GOOGONG DAM ROAD GOOGONG, NSW



Googong is a new township located on former grazing land on the NSW/ACT border, just 16 kilometres south-east of Parliament House and eight kilometres south of Queanbeyan. The project is being developed over 20 to 23 years on a 780-hectare site and will eventually be home to approximately 18,000 people. As a new, self-contained township, Googong will ultimately provide housing, community and recreational facilities, shops, schools and employment opportunities. Over 20 percent of the site will be dedicated to Council as open space for parklands and playing fields. In 2021, Googong received Green Star re-accreditation as a 5-star community, equating to Australian Excellence approved by Green Building Council. The project has won numerous awards including 2019 UDIA NSW Award for Excellence – Masterplanned Communities and NSW Regional Development, 2020 PCA ACT Development of the Year award and 2020 UDIA NSW Marketing Award.

Summary Information - In Progress

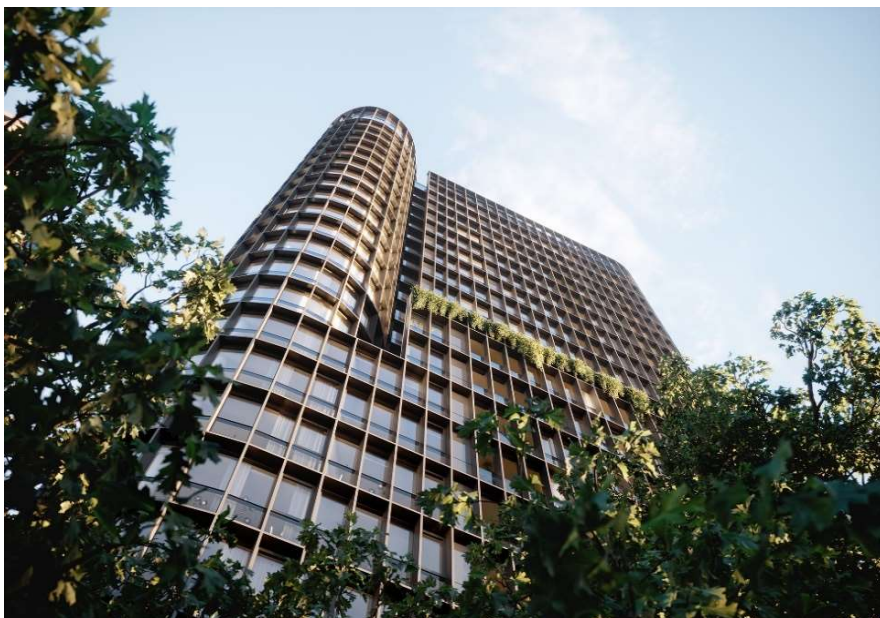
ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	\$1,840.3m
TOTAL LOTS ¹	5,488
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY34
OWNERSHIP STRUCTURE	JV with PEET Limited

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

New South Wales

GREEN SQUARE, BOTANY ROAD ZETLAND, NSW



Green Square is a mixed-use development located just over four kilometres south of Sydney's CBD and approximately four kilometres from Sydney airport, and is conveniently located near the Green Square train station. The Green Square precinct is one of the largest urban renewal projects in Australia and when complete, this development will aim to deliver over 1,600 apartments, along with office and retail space and a substantial public domain within the Green Square Town Centre. In 2020, Mirvac acquired Landcom's ownership of the future stages of Green Square Town Centre, including future apartments, commercial and retail space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST)	\$2,009.3m
TOTAL LOTS ¹	1,612 ²
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY17-FY28
OWNERSHIP STRUCTURE	PDA with Landcom / 100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

2. Includes retail lots.

Residential Development

New South Wales

NINE BY MIRVAC, ARTARMON ROAD WILLOUGHBY, NSW



Located 6 kilometres north of the Sydney CBD at the old Channel Nine Network Studio headquarters, the 3-hectare site will accommodate luxury residential apartments and small-scale non-residential uses across a cluster of ten boutique buildings, ranging in height. The buildings will feature high-quality facades that integrate with the surrounding landscape and local character of Willoughby. The future development will provide significant public open space showcasing the unique natural qualities of Sydney's Lower North Shore landscape for relaxation, socialisation and coming together as a community. The development also includes the removal of the 233 metre high transmission tower on the site, which has now been dismantled, significantly improving the skyline in the local area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-20
LOCATION	Willoughby
PROJECT VALUE (INCL. GST)	\$768.1m
TOTAL LOTS ¹	421
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

New South Wales

PAVILIONS, FIGTREE DRIVE SYDNEY OLYMPIC PARK, NSW



Located within the Sydney Olympic Park precinct, the site is 16 kilometres west of the Sydney CBD and nine kilometres from the Parramatta CBD. The precinct includes two build to sell apartment buildings and two build to rent buildings. The project has a strong focus on amenity and private open space for its residents and tenants, with a private 4,500 square metre landscape podium situated over four levels of basement car parking, gym, community room, herb garden, pavilions and BBQ facilities for exclusive use of its residents. In addition, the 1,500 square metres of retail space were handed back to the Sydney Olympic Park Authority which will own and lease the recently opened supermarket. The strong partnership between Mirvac and Sydney Olympic Park Authority is integral in connecting precinct residents with the wider community and celebrates a future devoted to the success of the region.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-14
LOCATION	Sydney Olympic Park
PROJECT VALUE (INCL. GST)	\$354.4m
TOTAL LOTS	359 ¹
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY20-FY25
OWNERSHIP STRUCTURE	PDA with Sydney Olympic Park Authority

1. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build to Rent lots.

Residential Development

New South Wales

RIVERLANDS MILPERRA, PRESCOT PARADE MILPERRA, NSW



The Riverlands Golf Course is a residential masterplanned community infill site, located approximately 30 kilometres south-west of the Sydney CBD with direct access to the Georges River foreshore. Subject to planning, it is proposed that the site will include dwellings to be constructed by Mirvac along with a community facility and recreational opportunities.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS ¹	TBC
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Note: Concept image only (artist impression), final design may differ from above image.

Residential Development

New South Wales

ST LEONARDS SQUARE, PACIFIC HIGHWAY

ST LEONARDS SQUARE, NSW



Located in the heart of Sydney's Lower North Shore, St Leonards Square is just a few hundred metres from St Leonards Train Station and diagonally opposite the future Crows Nest Metro Station. Completed in the second half of 2019, the project has delivered luxury residential apartments across two striking towers. Only 4.5 kilometres from the Sydney CBD, the project offers iconic views of Sydney CBD and Sydney Harbour and amenities across two levels. The project has also provided 32 commercial strata office suites, a Virgin Active gym and a vibrant ground floor retail precinct for residents and the wider community. The project was awarded Urban Taskforce Australia's 2020 award for High Density Residential Development.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST)	\$814.7m
TOTAL LOTS	561 ¹
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY20-FY21 ²
OWNERSHIP STRUCTURE	100% Mirvac ³

1. Includes 34 retail/commercial strata lots.

2. Retail lots expected to settle in the future.

3. Ownership was JV with Ping An through Aug-21, all residential lots settled prior to structure change.

Residential Development

New South Wales

THE LANGLEE WAVERLEY, BIRRELL STREET WAVERLEY, NSW



Located in Waverley, the site is approximately one hectare in area and in the premium coastal eastern suburbs of Sydney, approximately 6 kilometres from the CBD. The project will be delivered with the landowner, Eastern Suburbs Leagues Club (ESLC). The site is nestled amongst an array of local infrastructure and amenity including Waverley Oval, Waverley College, Tamarama Beach and Westfield Bondi Junction. The project will deliver a boutique project of 55 apartments for those aged over 55, integrated with a new Waverley Bowling Club and bowling greens to be retained by the ESLC. A high level of architectural design and feature resident amenities will define this new rare quality offering in an area experiencing extremely limited supply.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-20
LOCATION	Waverley
PROJECT VALUE (INCL. GST)	\$142.8m
TOTAL LOTS ¹	55
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23
OWNERSHIP STRUCTURE	PDA with Eastern Suburbs Leagues Club Ltd

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

New South Wales

THE VILLAGE, STATION STREET MENANGLE, NSW



The Village, Menangle is a residential masterplanned community located in Sydney's south-west within the Wollondilly Shire LGA. The 40-hectare site is adjacent to the historical Menangle train station and Menangle village. Two parks are proposed within the masterplanned community. Mirvac's project partners, Benedict Industries and the Halfpenny family, are planning a new tourism and lifestyle destination adjacent to the residential subdivision securing the future of the heritage listed Camden Park Estate Central Creamery and Rotolactor.

Summary Information - In Progress

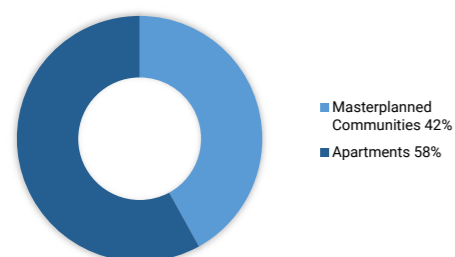
ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Menangle
PROJECT VALUE (INCL. GST)	\$188.4m
TOTAL LOTS ¹	379
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY25
OWNERSHIP STRUCTURE	PDA with SouWest Developments Pty Ltd

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

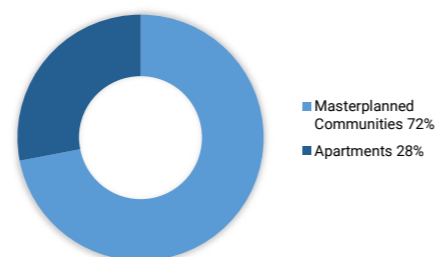
Residential Development

QUEENSLAND

Mirvac Share Expected Revenue¹
\$2.0 billion



Pipeline Lots²
4,375 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
Ascot Green	Sep 15	Ascot	\$875.3m	964	173	172	166	FY18	FY31	\$460,000	\$3,200,000		Apartments	PDA with Brisbane Racing Club
Ascot House			\$86.3m	90	90	90	90	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$77.8m	83	83	82	76	FY22	FY22	\$460,000	\$2,120,000	100%		
Charlton House			\$124.8m	115	0	0	0	FY24	FY24	\$495,000	\$2,200,000	0%		
Future Stages			\$586.4m	676	0	0	0	FY25	FY31	\$495,000	\$2,200,000	0%		
Ashford	Mar 17	Everton Park	\$86.6m	124	118	118	39	FY21	FY23	\$489,000	\$845,000		MPC - Land, Medium Density Housing	100% Mirvac
Completed Stages			\$22.8m	39	39	39	39	FY21	FY21	\$489,000	\$674,000	100%		
Released Stages			\$63.8m	85	79	79	0	FY22	FY23	\$630,000	\$845,000	37%		
Everleigh	Feb 16	Greenbank	\$845.9m	3,456	591	494	461	FY19	FY35	\$145,000	\$295,000		MPC - Land lots	100% Mirvac
Released Stages			\$215.3m	926	591	494	461	FY19	FY25	\$145,000	\$295,000	68%		
Future Stages			\$630.6m	2,530	0	0	0	FY24	FY35	\$210,000	\$275,000	0%		
Gainsborough Greens	Oct 06	Pimpama	\$514.8m	2,017	1,992	1,963	1,940	FY11	FY23	\$143,000	\$655,000		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$357.4m	1,408	1,408	1,408	1,408	FY11	FY21	\$143,000	\$480,000	100%		
Released Stages			\$157.4m	609	584	555	532	FY12	FY23	\$210,000	\$655,000	91%		
Waterfront Sky	Apr 08 ⁵	Newstead	\$513.7m	420	135	133	0	FY24	FY27	\$382,000	\$5,390,000		Apartments	100% Mirvac
Quay			\$196.9m	135	135	133	0	FY24	FY24	\$382,000	\$5,390,000	6%		
Isle			\$185.2m	135	0	0	0	FY26	FY26	\$465,000	\$4,600,000	0%		
Future Stages			\$131.6m	150	0	0	0	FY27	FY27	\$465,000	\$4,600,000	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning outcomes and market demand.

2. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

3. Settlement dates may vary as circumstances change, such as planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties. Settlements relate to residential lots only.

4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

5. Agreement date relates to Waterfront Newstead precinct.

Residential Development Queensland

ASCOT GREEN, LANCASTER ROAD ASCOT, QLD



Ascot Green is a joint residential development project with Brisbane Racing Club located in the blue-chip suburb of Ascot in Brisbane. On completion, the project is intended to deliver more than 950 apartments situated along the iconic Eagle Farm Racecourse. The project's first building, Ascot House, was completed in June 2018 and Tulloch House, the second building, was recently completed in October 2021 and settlements have commenced. Charlton House, the third building in the masterplan, has recently attained Development Approval and will be launched to market in early 2022. The scheme comprises 115 apartments over 13 levels, a resort style pool and a rooftop terrace that features an indoor dining room with panoramic views over the Eagle Farm racecourse and across to the Brisbane CBD.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST)	\$875.3m
TOTAL LOTS ¹	964
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY31
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Queensland

ASHFORD, ASHMORE STREET EVERTON PARK, QLD



Located in Everton Park, 7 kilometres north of the Brisbane CBD, this residential development comprises 80 town homes, 43 land lots and one heritage home. The development also consists of residents' club facilities and establishment of an ecological area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-17
LOCATION	Everton Park
PROJECT VALUE (INCL. GST)	\$86.6m
TOTAL LOTS	124
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY21-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

EVERLEIGH, TEVIOT ROAD GREENBANK, QLD



Everleigh is a multi-award winning 481-hectare masterplanned community located 30 kilometres south of the Brisbane CBD. It is anticipated to yield over 3,450 residential land lots, in addition to regional sports and recreation parks, a neighbourhood retail centre and the new Everleigh State Primary School (February 2022). Everleigh won the Master Planning Award at the 2021 Logan Urban Design Awards, and was named a finalist in the 2021 UDIA awards for Parks and Recreation, Community Engagement. The project has enjoyed a suite of awards and industry recognition in prior years.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Greenbank
PROJECT VALUE (INCL. GST)	\$845.9m
TOTAL LOTS ¹	3,456
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY35
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Queensland

GAINSBOROUGH GREENS, SWAN ROAD PIMPAMA, QLD



Gainsborough Greens is a large-scale masterplanned community located at Pimpama in the northern Gold Coast area, 50 kilometres south of the Brisbane CBD. The project consists of approximately 1,900 lots, along with recreational and retail facilities, with over 65% of the site being open space, 177 hectares of which is a dedicated conservation nature reserve for native flora and fauna. The project was awarded Project of the Year and the Environmental Excellence Award at the 2021 Queensland UDIA awards. In 2020, the project won the UDIA awards for Parks and Recreation and Community Engagement along with the 2020 Queensland Landscape Architecture Awards – QLD's best park – Parks and Open Space Category.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	\$514.8m
TOTAL LOTS ¹	2,017
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY11-FY23
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Queensland

WATERFRONT SKY, SKYRING TERRACE NEWSTEAD, QLD



Mirvac's 'Waterfront Sky' precinct is located in Newstead alongside the Brisbane River, and only two kilometres from the Brisbane CBD. The three proposed landmark architectural buildings in the precinct, designed for owner-occupiers, will offer unsurpassed residential amenity including rooftop infinity pools, resident wellness centres, dining rooms and gyms. Quay, the first apartment tower of 135 premium residential apartments, was released to the market in April 2021. The precinct's second apartment tower, Isle, proposed to offer 135 premium residential apartments over 25 levels is expected to be launched to the market during 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Apr-08 ¹
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	\$513.7m
TOTAL LOTS ²	420
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY27
OWNERSHIP STRUCTURE	100% Mirvac

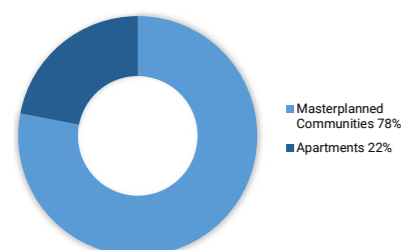
1. Agreement date relates to Waterfront Newstead precinct.

2. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

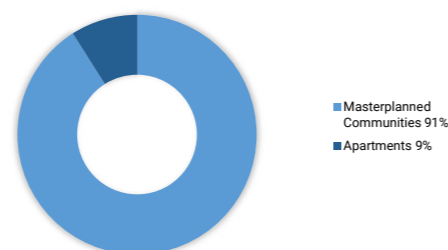
Residential Development

VICTORIA

Mirvac Share Expected Revenue¹
\$5.2 billion



Pipeline Lots²
12,508 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ⁵	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	SETTLEMENT DATE ³ TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
699 Park Street	Jun 21	Brunswick	TBC	218	0	0	0	FY25	FY25	TBC	TBC	0%	Apartments	100% Mirvac
Olivine	Jun 12	Donnybrook	\$1,565.5m	4,497	1,061	1,055	741	FY18	FY38	\$127,000	\$449,000		MPC - Mix of land & housing	Combination of balance sheet and DMA with Boral
Completed Stages			\$151.7m	450	450	450	450	FY18	FY22	\$127,000	\$449,000	100%		
Released Stages			\$163.4m	612	611	605	291	FY19	FY24	\$132,000	\$427,000	60%		
Future Stages			\$1,250.4m	3,435	0	0	0	FY23	FY38	TBC	TBC	5%		
Smiths Lane	Nov 11	Clyde North	\$1,262.9m	3,178	1,056	1,016	505	FY19	FY29	\$173,000	\$653,000		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$53.0m	227	227	227	227	FY19	FY22	\$173,000	\$459,000	100%		
Released Stages			\$331.4m	934	829	789	278	FY19	FY26	\$210,000	\$653,000	70%		
Future Stages			\$878.5m	2,017	0	0	0	FY23	FY29	TBC	TBC	2%		
The Eastbourne	Dec 12	East Melbourne	\$460.3m	258	258	258	257	FY19	FY22	\$500,000	\$14,000,000	100%	Apartments	PDA with Freemasons
The Fabric	Jul 20	Altona North	\$422.0m	573	124	110	0	FY22	FY28	\$475,000	\$1,250,000		MPC - Mix of housing and apartments	100% Mirvac
Released Stages			\$113.2m	124	124	110	0	FY22	FY24	\$660,000	\$1,250,000	30%		
Future Stages (MPC)			\$145.9m	157	0	0	0	FY24	FY25	\$680,000	\$1,186,000	0%		
Future Stages (apartments)			\$162.9m	292	0	0	0	FY25	FY28	\$475,000	\$640,000	0%		
Tullamore	Jul 15	Doncaster	\$882.2m	914	903	846	771	FY16	FY24	\$380,000	\$2,595,000		MPC - Mix of land, housing & medium density housing	100% Mirvac
Completed Stages			\$360.7m	352	352	352	352	FY16	FY22	\$540,000	\$1,950,000	100%		
Released Stages			\$267.2m	233	222	216	184	FY23 ³	FY23 ³	\$980,000	\$2,595,000	86%		
Apartments Building A (Phoenix)			\$92.9m	134	134	134	134	FY19	FY21	\$380,000	\$1,519,000	100%		
Apartments Building B (Folia)			\$79.6m	102	102	101	101	FY21	FY22	\$395,000	\$1,835,000	100%		
Apartments Building C (Forme)			\$81.8m	93	93	43	0	FY23	FY24	\$415,000	\$2,500,000	10%		
Wantirna South	Jun 19	Wantirna South	\$1,357.4m	1,717	0	0	0	FY26	FY35	TBC	TBC	0%	MPC - Mix of land, housing & medium density housing	PDA with Boral
Waverley Park	Dec 01	Mulgrave	\$784.4m	1,319	1,317	1,317	1,303	FY04	FY23	\$225,000	\$1,525,000		MPC - Housing	100% Mirvac
Completed Stages			\$750.4m	1,283	1,283	1,283	1,283	FY04	FY22	\$225,000	\$1,525,000	100%		
Released Stages			\$34.0m	36	34	34	20	FY18	FY23	\$520,000	\$1,200,000	90%		
Woodlea	Nov 06	Rockbank	\$1,958.5m	6,584	4,370	4,365	3,742	FY16	FY33	\$135,500	\$1,088,888		MPC - Mix of land & housing	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$775.7m	3,005	3,005	3,005	3,005	FY16	FY22	\$135,500	\$1,088,888	100%		
Released Stages			\$496.1m	1,488	1,365	1,360	737	FY20	FY25	\$203,000	\$588,000	60%		
Future Stages			\$686.7m	2,091	0	0	0	FY23	FY33	TBC	TBC	0%		
Yarra's Edge		Docklands	\$1,557.7m	1,526	1,128	991	957	FY05	FY27	\$120,000	\$7,280,000		Apartments and townhouses	100% Mirvac
Completed Stages	Apr 11		\$714.4m	664	664	664	664	FY13	FY20	\$500,000	\$6,000,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	116	FY05	FY26	\$120,000	\$285,000	100%		
Voyager - Tower 11	Oct 16		\$303.5m	315	315	211	177	FY22	FY25	\$475,000	\$2,000,000	100%		
Future Stages	-		\$521.7m	398	0	0	0	FY25	FY27	\$415,000	\$7,280,000	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning outcomes and market demand.

2. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

3. Settlement dates may vary as circumstances change, such as planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties. Settlements relate to residential lots only.

4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

5. Retail lots expected to settle in the future.

Residential Development

Victoria

699 PARK STREET BRUNSWICK, VIC



699 Park Street is an apartment site located in the inner northern suburb of Brunswick, situated 4 kilometres north of Melbourne's CBD and with direct frontage to Princes Park. The proposed development features 168 luxury apartments across 2 buildings and a combined 2 storey basement with adaptable resident amenity on the ground floor and a central landscaped courtyard. The project includes a ground floor café, commercial space and heritage building that will be adapted for future use. The project is in early stages of planning and seeking planning approval in the first half of 2022 with market launch expected to follow later in 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-21
LOCATION	Brunswick
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS ¹	218
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Victoria

OLIVINE, DONNYBROOK ROAD DONNYBROOK, VIC



Olivine is located approximately 30 kilometres north of Melbourne's CBD in Donnybrook within the City of Whittlesea municipality. The masterplanned community spans 465 hectares and is expected to deliver circa 4,500 lots over approximately 20 years. Olivine is expected to become home to approximately 11,000 residents and will include a new local town centre, education facilities, health, sports and community infrastructure, whilst 30% of the site will be dedicated to open space and conservation. Hume Anglican Grammar Donnybrook is currently open with students across Prep to Grade 6 and will ultimately expand to a Prep – Year 12 school. The Olivine Community Hub, encompassing a social enterprise café, community space and sales office, opened in 2020, in parallel with Gumnut Adventure Park. The nine hectare active open space precinct is expected to be ready for use in 2022. The Hayes Hill State Government Primary School has now been funded for a Term 1, 2023 opening. This will complement the planned opening of Wallaby Early Learning and Childcare centre in 2023 and the new 66 place kindergarten set to open in Term 1, 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST)	\$1,565.5m
TOTAL LOTS ¹	4,497
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY38
OWNERSHIP STRUCTURE	Combination of balance sheet and DMA with Boral

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Victoria

SMITHS LANE, SMITHS LANE CLYDE NORTH, VIC



Smiths Lane is a 260-hectare site located approximately 55 kilometres south-east of the Melbourne CBD in Clyde North in the City of Casey growth area. The masterplanned community is expected to deliver over 3,100 lots over ten years and be home to over 7,500 residents, with over 56 hectares of public open space planned. It will include a new local town centre, a government primary school, a private primary and secondary school, two active open space precincts with sporting ovals, seven local parks, community facility, wetlands and walking and cycle trails along Cardinia Creek.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-11
LOCATION	Clyde North
PROJECT VALUE (INCL. GST)	\$1,262.9m
TOTAL LOTS ¹	3,178
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY29
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Victoria

THE EASTBOURNE, ALBERT STREET EAST MELBOURNE, VIC



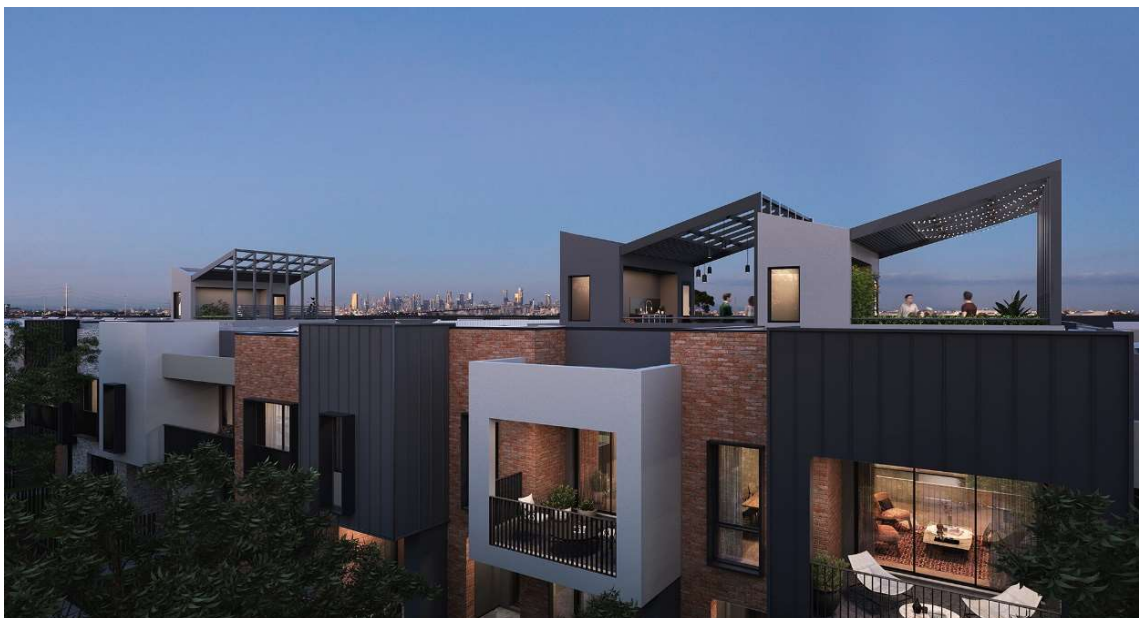
The Eastbourne site is approximately 8,200 square metres and is positioned on the footstep of the Fitzroy Gardens in East Melbourne. The Eastbourne completed in mid-2019 and features 258 apartments across two buildings which are serviced by a four-level basement car park and luxurious amenities. This unique development is a distinct addition to East Melbourne and has raised the bar in luxury residential apartment living.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-12
LOCATION	East Melbourne
PROJECT VALUE (INCL. GST)	\$460.3m
TOTAL LOTS	258
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY22
OWNERSHIP STRUCTURE	PDA with Freemasons

Residential Development Victoria

THE FABRIC, BLACKSHAW'S ROAD ALTONA NORTH, VIC



The Fabric is an 11.4-hectare urban infill site located in Altona North, 9 kilometres west of Melbourne's CBD. The masterplan comprises a total of over 550 dwellings offering 2, 3 and 4-bedroom townhouses and mid-rise apartments. The Fabric townhouses achieve a strong, contemporary architectural style and deliver sustainable outcomes for future residents with all townhouses achieving a 7-star energy rating and provisioned with solar panels and fully electric appliances. Over one hectare of public open space will be delivered, including a main local park, a pocket park and linear trails linking green areas throughout the development.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-20
LOCATION	Altona North
PROJECT VALUE (INCL. GST)	\$422.0m
TOTAL LOTS ¹	573
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY28
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Victoria

TULLAMORE, DONCASTER ROAD DONCASTER, VIC



Tullamore is a 47-hectare infill development, comprising vacant land, integrated housing and residential apartments. Located 13 kilometres from Melbourne's CBD, Tullamore is nestled among the highly sought after suburb of Doncaster. Formally the Eastern Golf Course, the project is within close proximity to leading retail, education and transport hubs. Over 30% of Tullamore is devoted to green open spaces, with parks, playgrounds, picnic areas, exercise equipment and walking tracks. Construction of the first apartment building at Tullamore, Phoenix, was completed in 2019. Folia, the second apartment building, completed in late FY21. With the third and final apartment building, Forme, released to market in 2021.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST)	\$882.2m
TOTAL LOTS ¹	914
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Victoria

WANTIRNA SOUTH, GEORGE STREET

WANTIRNA SOUTH, VIC



Wantirna South is a 171-hectare site located approximately 25 kilometres south-east of the Melbourne CBD. In June 2019, Mirvac and Boral agreed jointly to develop the quarry and brickworks site into a future masterplanned community. The development of this site will include both the rehabilitation from its previous quarrying and brick production use and the rezoning and subsequent subdivision. It is envisaged that the community will comprise over 1,700 lots, with the masterplan allowing for a mix of residential land and smaller format townhouses, as well as a potential mixed-use zone comprising of a retail offering and higher density affordable housing. It is anticipated that the community will include over 66 hectares of new parkland, designed to invite and extend the adjacent Dandenong Valley Parklands into the site, and over 12 hectares of local public open space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-19
LOCATION	Wantirna South
PROJECT VALUE (INCL. GST)	\$1,357.4m
TOTAL LOTS ¹	1,717
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY35
OWNERSHIP STRUCTURE	PDA with Boral

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Victoria

WAVERLEY PARK, GOODISON COURT

MULGRAVE, VIC



Waverley Park is a masterplanned community located in the south-eastern suburb of Mulgrave, approximately 23 kilometres from Melbourne's CBD. The site, which is over 80 hectares, was previously an Australian Rules Football venue. The oval, and a portion of the stadium, have been retained and converted into a retail precinct and sporting facilities. All released lots are sold out with the final homes expected to settle in FY23. The 6.8 hectare lake and wetlands amenity, including an adventure playground, opened to the public in mid-2021.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	\$784.4m
TOTAL LOTS	1,319
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY04-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Victoria

WOODLEA, LEAKES ROAD ROCKBANK, VIC



Woodlea is a 711-hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD in Aintree (formerly Rockbank) within the City of Melton municipality. The community will accommodate approximately 20,000 residents upon completion, with close to 10,000 residents currently residing at Woodlea. Community amenity includes six parks, a dog park, private childcare and Council community hub (350+ childcare/kindergarten places, maternal health), social enterprise cafe, adventure park and a 10-hectare sporting precinct. The development comprises land lots, as well as a townhouse product, built by Mirvac. Bacchus Marsh Grammar primary school and the State Government primary school, Aintree Primary School, are operational and at full capacity. The Local Town Centre, Woodlea Town, opened in March 2021 and is anchored by Coles, alongside 17 specialty tenancies and an allied health precinct and gym.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Rockbank
PROJECT VALUE (INCL. GST)	\$1,958.5m
TOTAL LOTS ¹	6,584
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY33
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development Victoria

YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14-hectare site located on the north facing bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion, the precinct will include around 2,300 dwellings¹, with a component of retail, commercial space and a marina.

Summary Information - In Progress

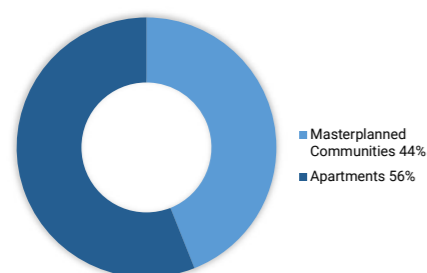
ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	\$1,557.7m
TOTAL LOTS ¹	1,526
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY05-FY27
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

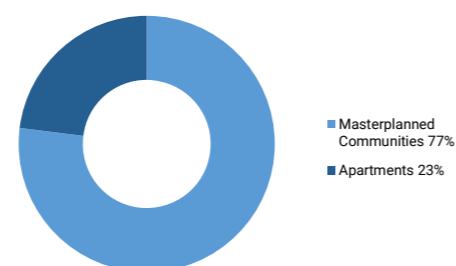
Residential Development

WESTERN AUSTRALIA

Mirvac Share Expected Revenue¹
\$0.6 billion



Pipeline Lots²
1,438 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS ²	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ³ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ⁴	DESCRIPTION	OWNERSHIP STRUCTURE
Claremont	Jan 15	Claremont	\$152.5m	233	233	232	232	FY19	FY22	\$399,000	\$1,495,000		Apartments	100% Mirvac
Grandstand Reserve			\$91.3m \$61.2m	142 91	142 91	141 91	141 91	FY19 FY19	FY22 FY21	\$399,000 \$495,000	\$1,165,000 \$1,495,000	100% 100%		
Henley Brook	Nov 18	Henley Brook	\$156.6m	628	102	60	56	FY22	FY26	\$185,000	\$325,000		MPC - Land lots	100% Mirvac
Released Stages			\$30.6m	116	102	60	56	FY22	FY22	\$185,000	\$319,000	85%		
Future Stages			\$126.0m	512	0	0	0	FY23	FY26	\$185,000	\$325,000	0%		
Iluma Private Estate	Dec 14	Bennett Springs	\$163.8m	625	513	441	431	FY18	FY24	\$125,000	\$349,000		MPC - Land lots	100% Mirvac
Completed Stages			\$31.8m	118	118	118	118	FY18	FY21	\$219,000	\$329,000	100%		
Released Stages			\$104.9m	401	395	323	313	FY18	FY24	\$125,000	\$349,000	86%		
Future Stages			\$27.1m	106	0	0	0	FY23	FY24	\$225,000	\$329,000	0%		
Madox	Feb 16	Piara Waters	\$118.7m	402	359	283	262	FY18	FY24	\$135,000	\$385,000		MPC - Land lots	100% Mirvac
Completed Stages			\$27.0m	88	88	88	88	FY18	FY23	\$165,000	\$385,000	100%		
Released Stages			\$91.7m	314	271	195	174	FY18	FY24	\$135,000	\$375,000	70%		
ONE71 Baldivis	Dec 13	Baldivis	\$73.9m	414	271	237	237	FY16	FY28	\$139,000	\$268,000		MPC - Land lots	100% Mirvac
Completed Stages			\$24.5m	126	126	126	126	FY16	FY22	\$165,000	\$268,000	100%		
Released Stages			\$28.0m	161	145	111	111	FY16	FY28	\$139,000	\$246,000	75%		
Future Stages			\$21.4m	127	0	0	0	FY24	FY28	\$139,000	\$205,000	0%		
Osprey Waters	Dec 13	Mandurah	\$84.2m	462	462	445	444	FY14	FY22	\$109,000	\$278,000		MPC - Land lots	100% Mirvac
Completed Stages			\$58.2m	325	325	325	325	FY14	FY19	\$109,000	\$239,000	100%		
Released Stages			\$26.0m	137	137	120	119	FY14	FY22	\$147,000	\$278,000	100%		
The Peninsula	Feb 03	Burswood	\$838.2m	779	531	459	443	FY07	FY26	\$350,000	\$13,395,000		Apartments, Medium Density & Land Lots	100% Mirvac
Completed Stages			\$490.8m	443	443	443	443	FY07	FY22	\$385,000	\$13,395,000	100%		
Ador			\$95.6m	88	88	16	0	FY24	FY25	\$485,000	\$2,775,000	0%		
Future Stages			\$251.8m	248	0	0	0	FY24	FY26	\$350,000	\$3,000,000	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning outcomes and market demand.

2. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

3. Settlement dates may vary as circumstances change, such as planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties. Settlements relate to residential lots only.

4. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

Residential Development

Western Australia

CLAREMONT, CORNER GRAYLANDS ROAD & KYLE WAY CLAREMONT, WA



Acquired in 2015 as part of the WA State Government's redevelopment of the Claremont North East Precinct, the Claremont project is located 9 kilometres south-west of the Perth CBD. Claremont by Mirvac comprises 233 unique apartments across two stages (Grandstand and Reserve) set around the periphery of the iconic Claremont Oval. In 2019, the project won the UDIA Award for Excellence in Marketing for the Rent to Buy Campaign.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-15
LOCATION	Claremont
PROJECT VALUE (INCL. GST)	\$152.5m
TOTAL LOTS	233
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is a future masterplanned community located 22 kilometres north-east of the Perth CBD in Perth's fastest growing corridor and within the municipality of the City of Swan. The 33.5-hectare site will comprise over 600 land lots¹.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST)	\$156.6m
TOTAL LOTS ¹	628
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Western Australia

ILUMA PRIVATE ESTATE, MARSHALL ROAD BENNETT SPRINGS, WA



Iluma Private Estate is a masterplanned community within the City of Swan's urban growth corridor, approximately 15 kilometres north-east of Perth's CBD. The 44-hectare site will ultimately provide over 600 residential dwellings¹ linked by a series of central linear public open spaces.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST)	\$163.8m
TOTAL LOTS ¹	625
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Western Australia

MADOX, NICHOLSON ROAD PIARA WATERS, WA



Madox is a masterplanned community located 22 kilometres south east of the Perth CBD and is intended to deliver close to 400 lots¹. The central open space has now been completed and the public primary school located within Madox expected to open in January 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST)	\$118.7m
TOTAL LOTS ¹	402
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Western Australia

ONE71 BALDIVIS, BALDIVIS ROAD BALDIVIS, WA



One71 Baldivis is a masterplanned community located 40 minutes from Perth's CBD in the south-west corridor. The site is approximately 30 hectares and is expected to contain over 400 lots¹ at completion.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST)	\$73.9m
TOTAL LOTS ¹	414
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY28
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Western Australia

OSPREY WATERS, BRIDGEWATER BOULEVARD MANDURAH, WA



Osprey Waters is a masterplanned community located 50 minutes south of the Perth CBD and will deliver over 450 lots¹. Additionally, the site will deliver 15 hectares of quality, landscaped public open space, 2.2 hectares of spectacular foreshore reserve, retained natural bushland, boardwalks, walking trails, playgrounds and other community spaces.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$84.2m
TOTAL LOTS ¹	462
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY22
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

Residential Development

Western Australia

THE PENINSULA, THE CIRCUS BURSWOOD, WA



This 17-hectare site is located within the town of Victoria Park on the Burswood Peninsula, approximately five kilometres east of Perth's CBD and strategically located near the Crown Casino and Optus Stadium. To date, Mirvac has delivered five Apartment towers, a series of mid-rise buildings, as well as land and built form lots. The newest stage, Ador by Mirvac is a boutique apartment project consisting of 88 luxury apartments, located on the western edge of Mirvac's master planned community, The Peninsula Burswood.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	\$838.2m
TOTAL LOTS ¹	779
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY07-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Final lot number will depend on planning outcomes, development and construction decisions as well as market demand and conditions, including COVID-19 uncertainties.

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Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and Mirvac Property Trust (ARSN 086 780 645). This Property Compendium has been prepared by Mirvac Limited and Mirvac Funds Limited (ABN 70 002 561 640, AFSL number 233121) as the responsible entity of Mirvac Property Trust (collectively “Mirvac” or “Mirvac Group”). Mirvac Limited is the issuer of Mirvac Limited ordinary shares and Mirvac Funds Limited is the issuer of Mirvac Property Trust ordinary units, which are stapled together as Mirvac Group stapled securities. All dollar values are in Australian dollars (A\$).

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This Property Compendium is not an offer or an invitation to acquire Mirvac Group stapled securities or any other financial products and is not a prospectus, product disclosure statement or other offering document under Australian law or any other law. It is for information purposes only.

The information contained in this Property Compendium is dated 31 December 2021, unless otherwise stated.





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