

Appendix 4D

For the half year ended 31 December 2023
(Previous corresponding period 31 December 2022)

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

Results for announcement to the market

				2023	2022
				\$m	\$m
Total revenue and other income	up	47%	to	1,261	855
(Loss)/profit for the half year attributable to stapled securityholders	down	193%	to	(201)	215
Operating profit after tax	down	17%	to	252	305

Distributions	Record date	Amount per security	Franked
			amount per security
Interim distribution payable on 29 February 2024	29 December 2023	4.5 cents	-
Interim distribution payable on 28 February 2023	30 December 2022	5.2 cents	-

Additional Information

Ratios	2023	2022
(Loss)/profit before income tax / Total revenue and other income	(15.6%)	26.5%
(Loss)/profit for the half year attributable to stapled security holders / Total equity	(2.0%)	1.9%

Earnings per stapled security (EPS)	2023	2022
Basic EPS	(5.1) cents	5.5 cents
Diluted EPS ¹	(5.1) cents	5.5 cents

Net tangible asset (NTA) backing per ordinary security ²	2023	2022
Excluding EIS securities	\$2.56	\$2.80
Including EIS securities	\$2.56	\$2.79

Results commentary

This document should be read in conjunction with the Mirvac Group 31 December 2023 Interim Report (Interim Report), media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates, details of entities over which control has been gained or lost during the period and accounting standards used by its foreign entity, refer to the notes to the consolidated financial statements contained in the Interim Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been reviewed by PricewaterhouseCoopers.

¹ Diluted EPS includes dilutive potential ordinary securities from security-based payments.

² NTA excludes intangible assets, right-of-use assets and deferred taxes.