

MIRVAC GROUP



# FY24 Property Compendium





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Mirvac is a leading, diversified Australian property group

*Reimagine Urban Life*



# 119

*Total Assets/Developments<sup>1</sup>*



**32**  
Office<sup>1</sup>



**14**  
Industrial<sup>1</sup>



**9**  
Retail<sup>1</sup>



**5**  
Build to Rent<sup>1</sup>



**29**  
Residential<sup>1</sup>



**2**  
Mixed Use<sup>1</sup>

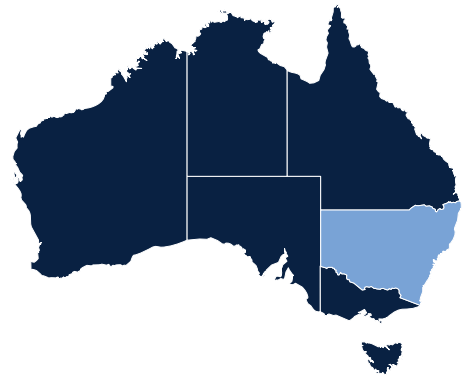


**28**  
Land Lease<sup>1</sup>

1. Asset numbers include investment properties, investment properties under construction (IPUC), MWO office properties (excludes properties that are jointly held with Mirvac directly), BTR venture properties, and residential projects. Excludes residential proposed projects and 367 Collins St, Melbourne.

# NSW

New South Wales



- 10 Office
- 12 Industrial
- 6 Retail
- 1 Build to Rent
- 12 Residential
- 4 Land Lease
- 1 Office development
- 2 Industrial development
- 2 Mixed Use development
- 7 Office MWO

# 57

Total Assets / Developments



# NSW

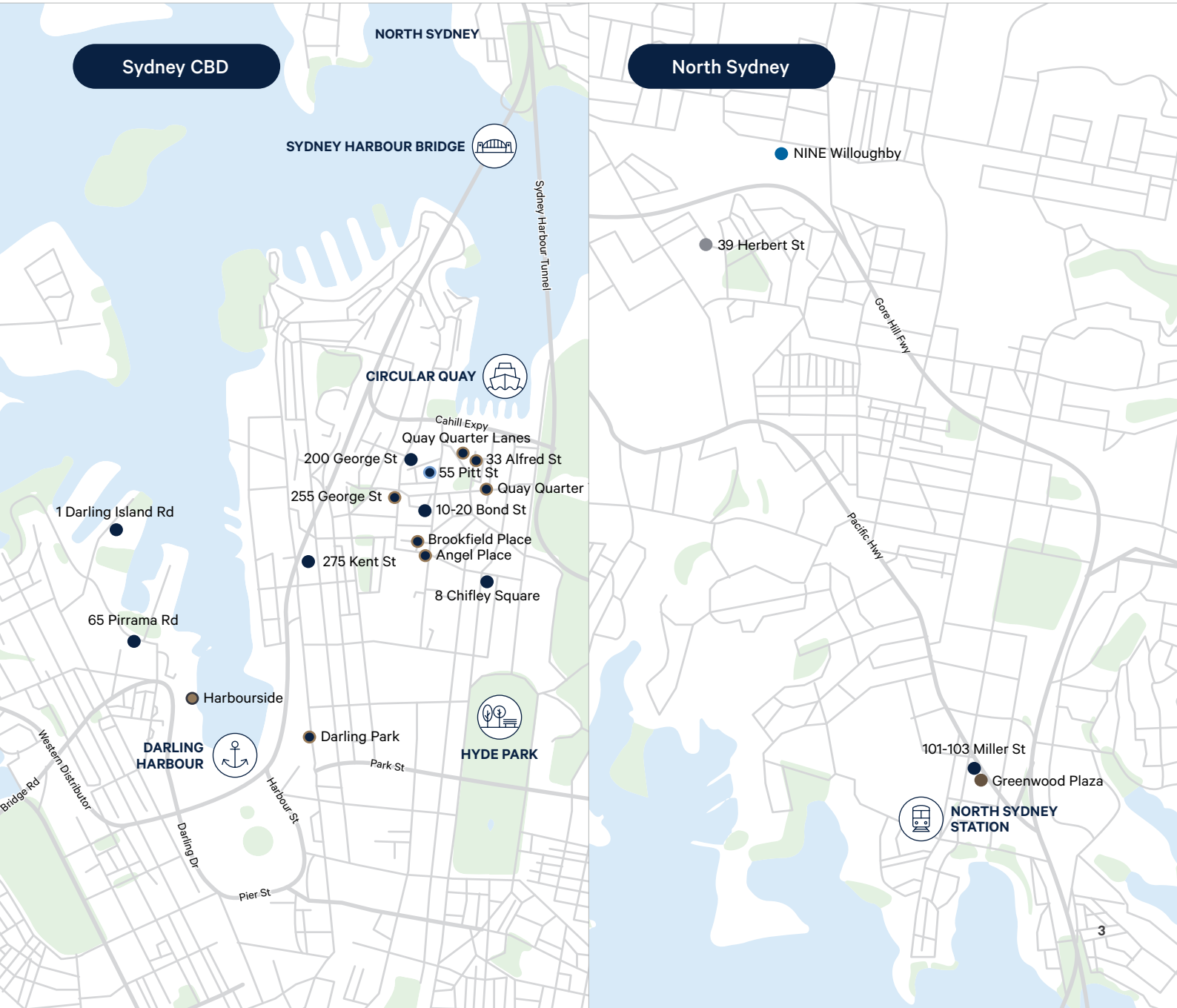
New South Wales



-  **10** Office
-  **1** Office development
-  **7** Office MWO
-  **12** Industrial
-  **2** Industrial development
-  **6** Retail
-  **2** Mixed Use development
-  **1** Build to Rent
-  **12** Residential
-  **4** Land Lease

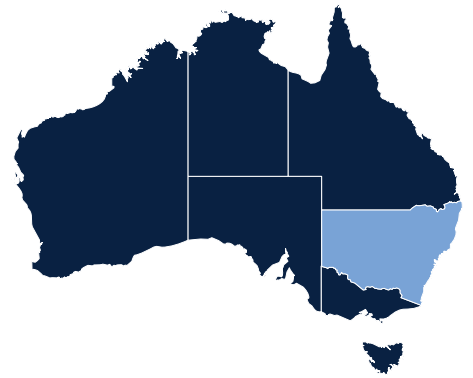
# 57

Total Assets / Developments



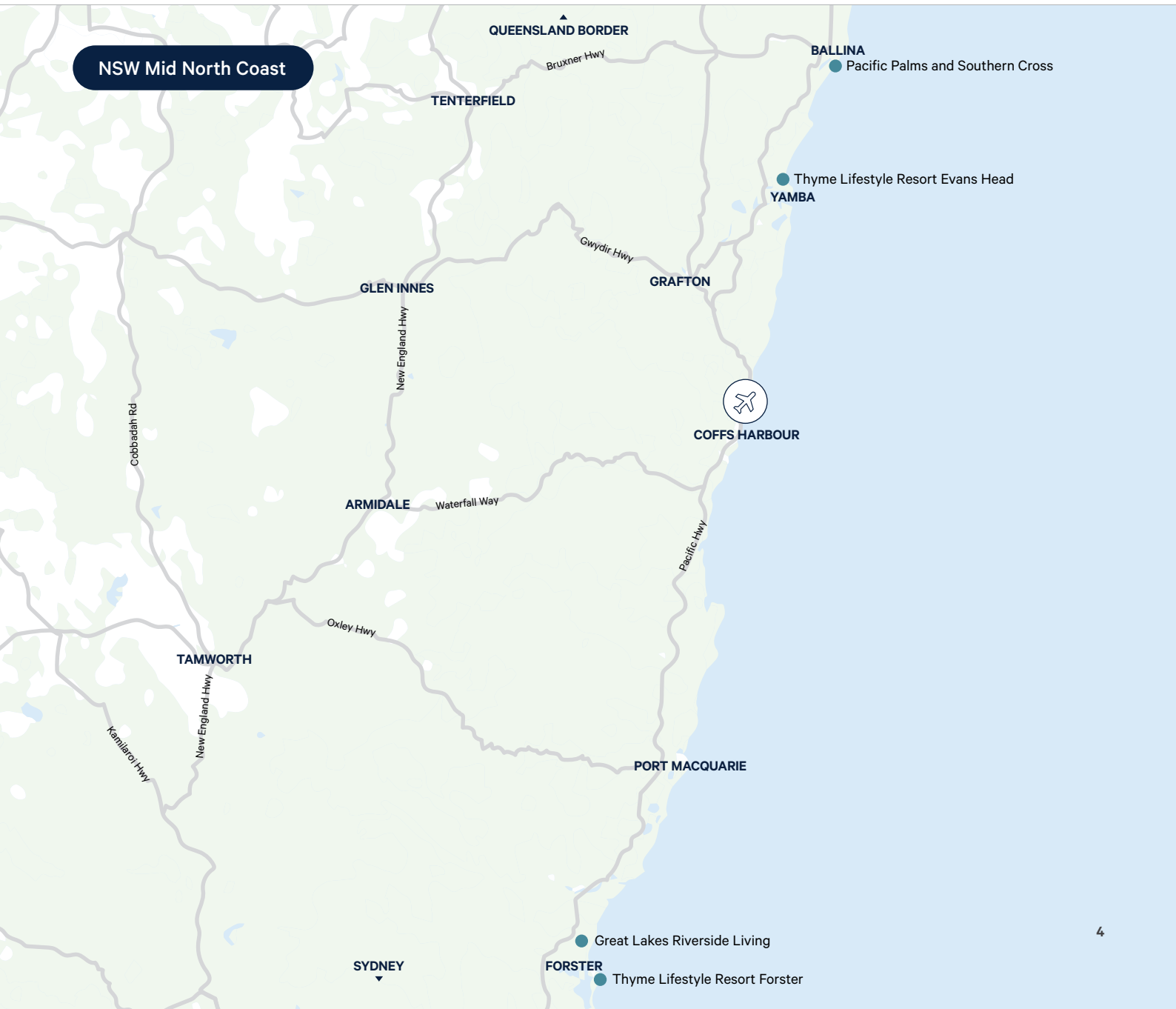
# NSW

## New South Wales



# 57

Total Assets / Developments



# VIC

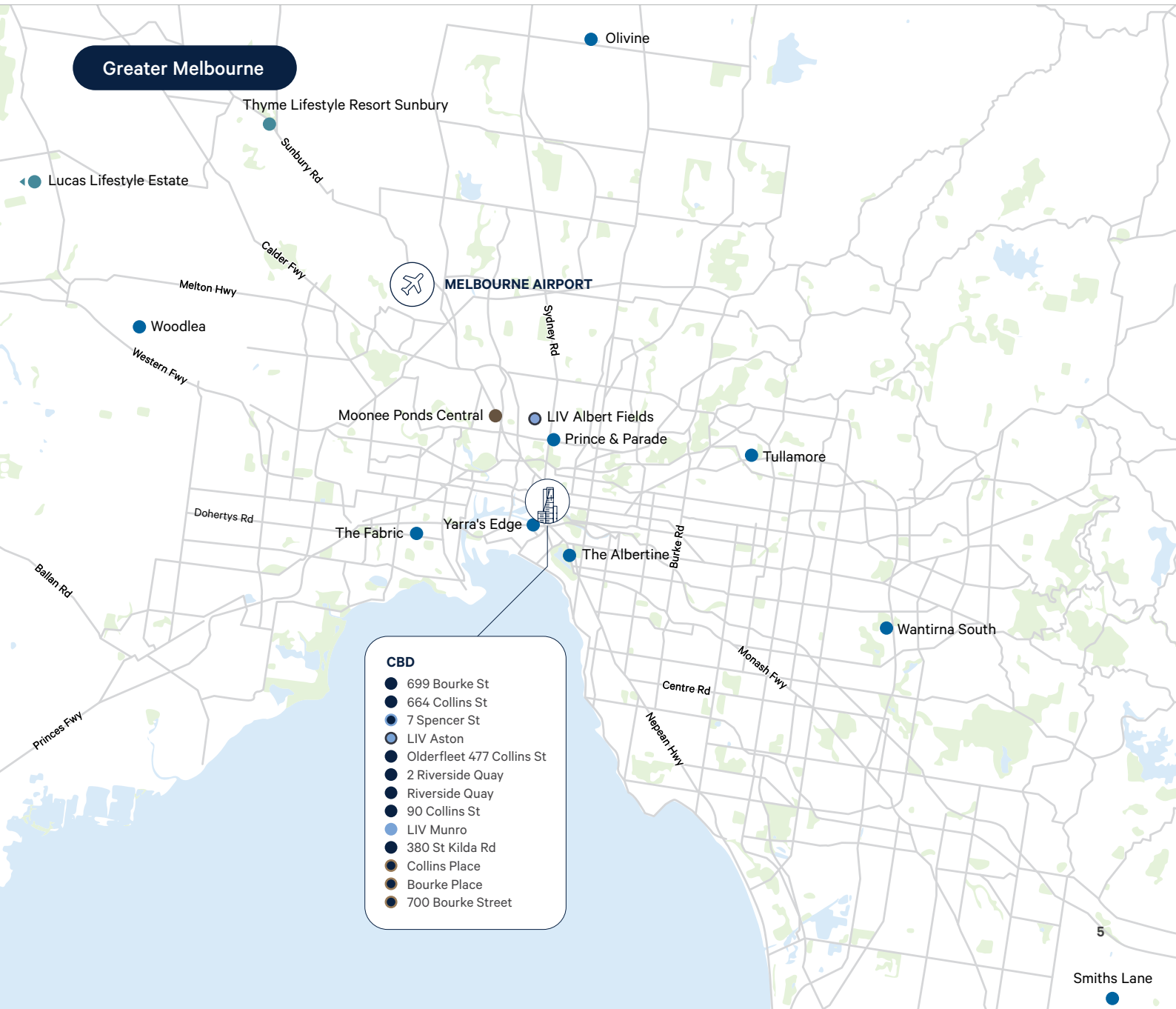
Victoria



- 7 Office
- 0 Industrial
- 1 Retail
- 1 Build to Rent
- 9 Residential
- 2 Land Lease
- 1 Office development
- 3 Office MWOFF
- 2 Build to Rent development

# 26

Total Assets / Developments



# VIC

Victoria



- 7 Office
- 0 Industrial
- 1 Retail
- 1 Build to Rent
- 9 Residential
- 2 Land Lease
- 1 Office development
- 3 Office MWO
- 2 Build to Rent development

# 26

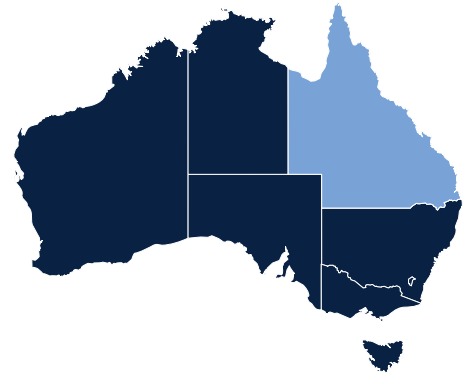
Total Assets / Developments



# QLD

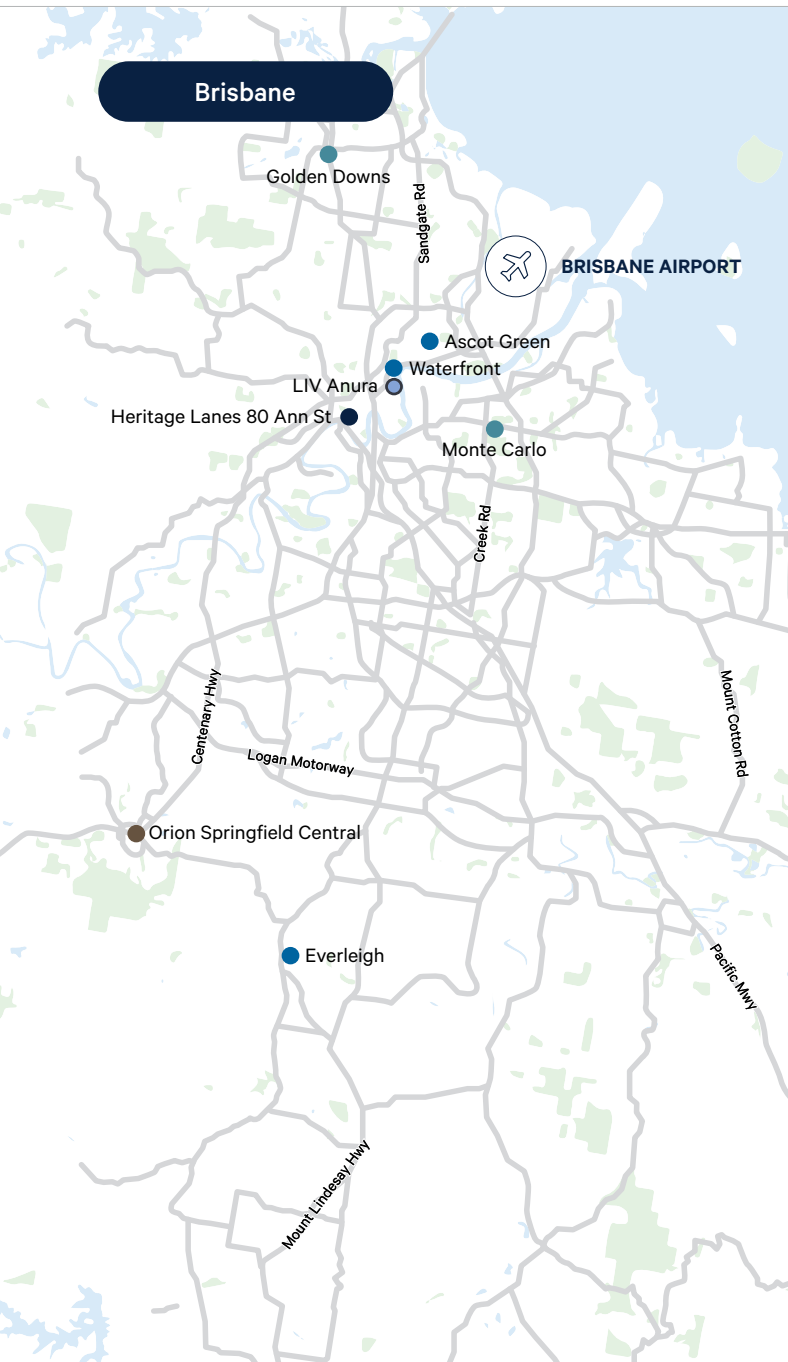
## Queensland

-  1 Office
-  0 Industrial
-  2 Retail
-  0 Build to Rent
-  1 Build to Rent development
-  3 Residential
-  12 Land Lease



# 19

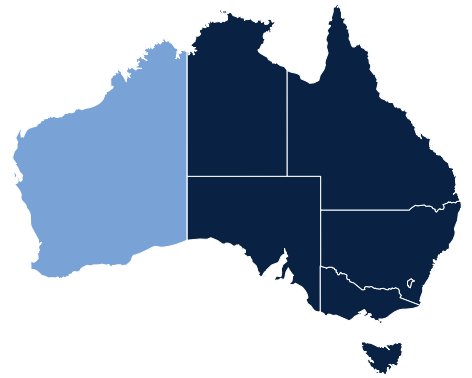
Total Assets / Developments





# WA

Western Australia

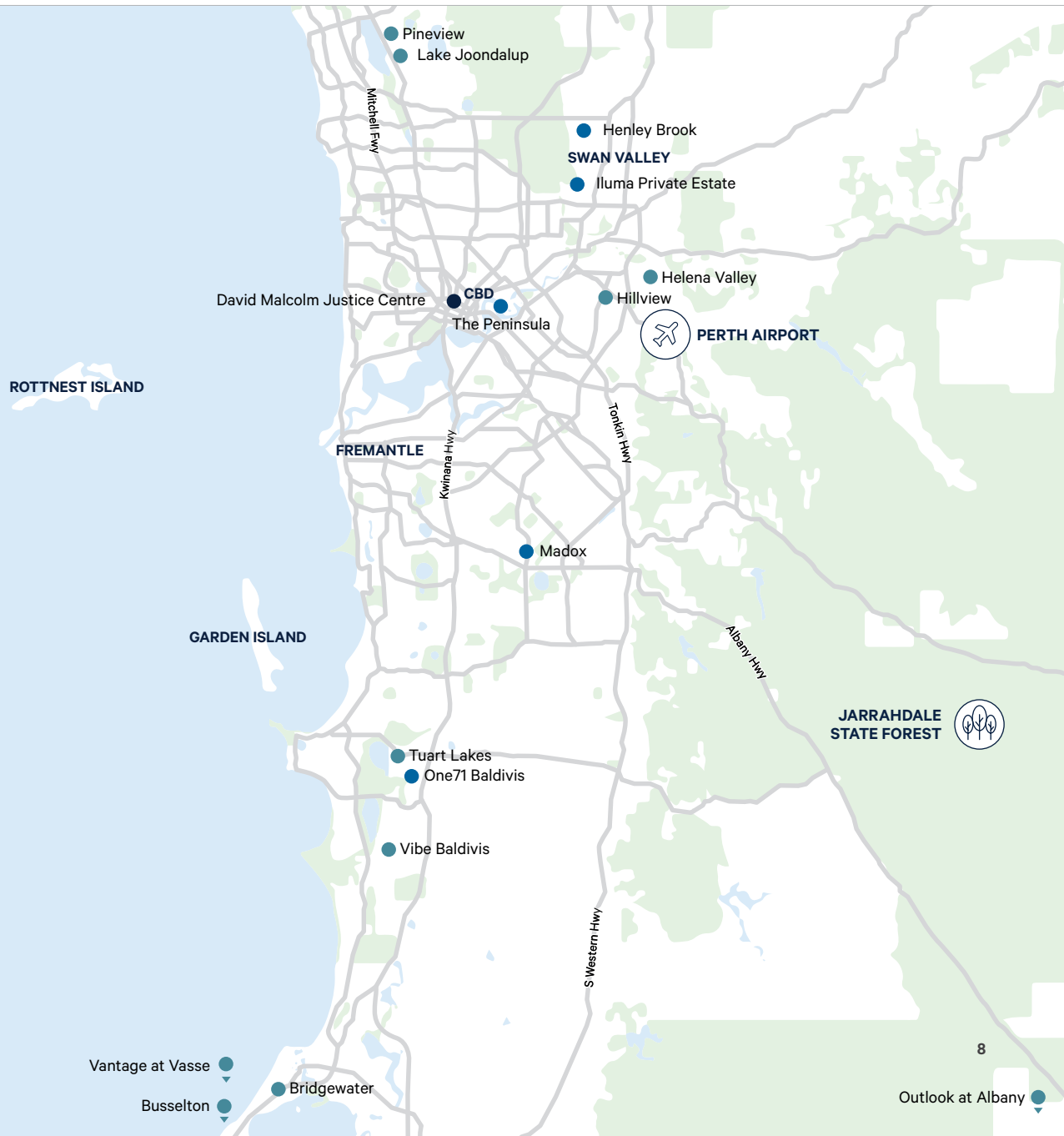


- 1 Office
- 0 Industrial
- 0 Retail
- 0 Build to Rent
- 5 Residential
- 10 Land Lease

# 16

Total Assets / Developments

**Perth**



# ACT

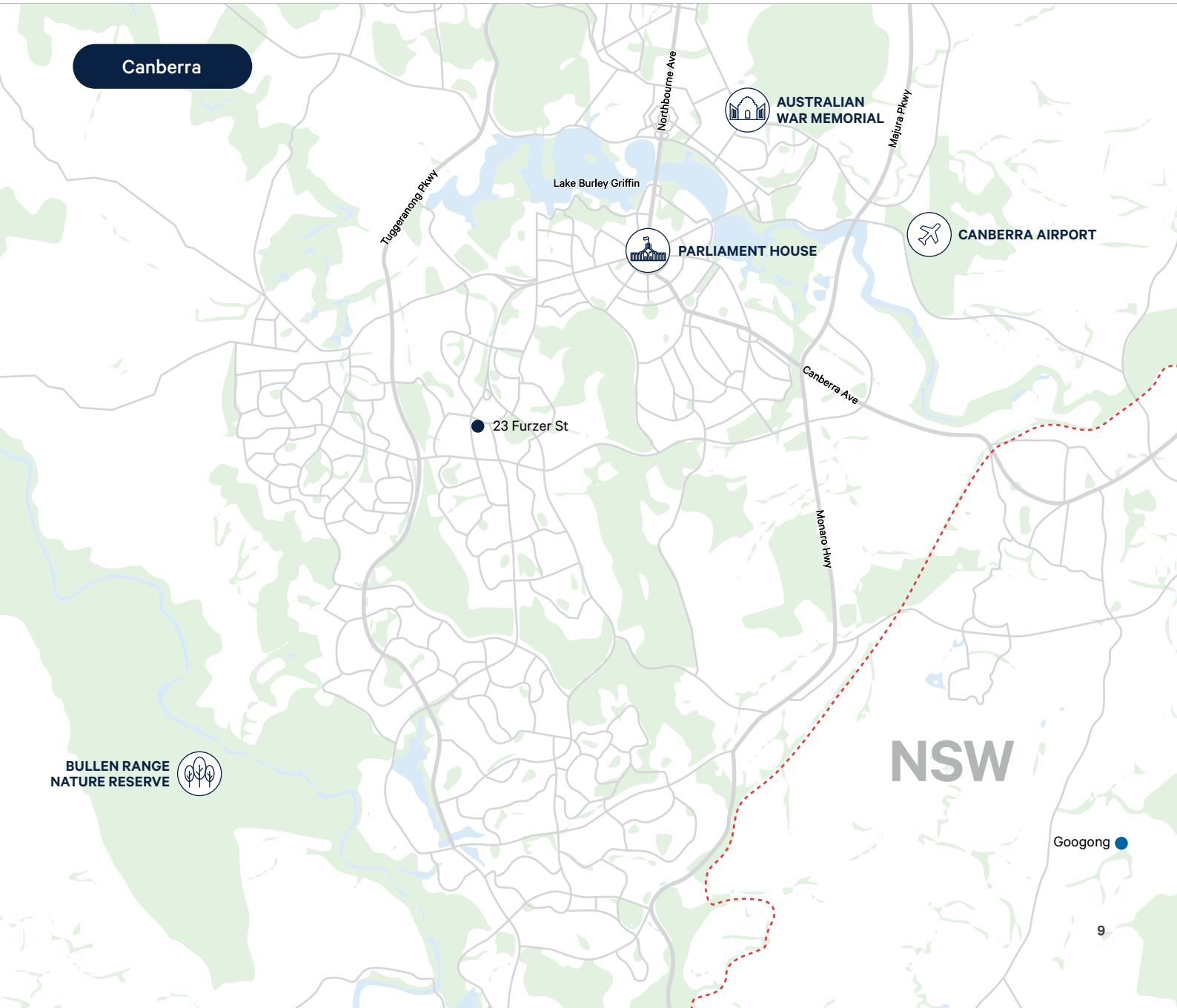
Australian Capital Territory



-  **1** Office
-  **0** Industrial
-  **0** Retail
-  **0** Build to Rent
-  **0** Residential
-  **0** Land Lease

# 1

Total Assets / Developments



# Investment

Mirvac owns and manages a diverse portfolio of investment assets across the office, industrial, retail and living sectors, including build to rent and land lease.

Thyme Lifestyle Resort, Evans Head NSW (artist impression, final design may differ)



# Investment Overview

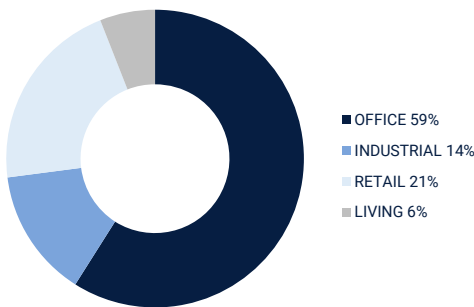
## Property Portfolio

as at 30 JUNE 2024

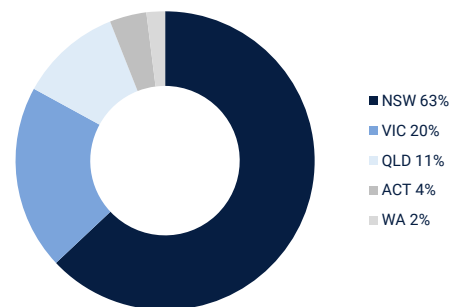
TYPE OF PROPERTY	NO. OF PROPERTIES <sup>1</sup>	VALUATION <sup>2</sup>	CO-INVESTMENTS	GLA/NLA <sup>1,3</sup> (sqm)	WALE <sup>4</sup> (by income)	OCCUPANCY <sup>4</sup> (by area)	CAP RATE <sup>5</sup>
OFFICE	21	\$5,921m	\$359m	772,111 sqm	5.9 yrs	95.1%	5.86%
INDUSTRIAL	12	\$1,450m	-	577,529 sqm	6.1 yrs	99.3%	5.46%
RETAIL	9	\$2,183m	-	313,986 sqm	3.3 yrs	98.0%	5.70%
BUILD TO RENT	2	-	\$386m	-	n/a	94%	4.26%
LAND LEASE	28	-	\$235m	-	n/a	100%	5.42%
<b>TOTAL</b>	<b>72</b>	<b>\$9,554m</b>	<b>\$980m</b>	<b>1,663,626 sqm</b>	<b>5.3 yrs</b>	<b>97.1%</b>	<b>5.67%</b>

## Property Portfolio Diversification

### Sector Diversification<sup>6</sup>

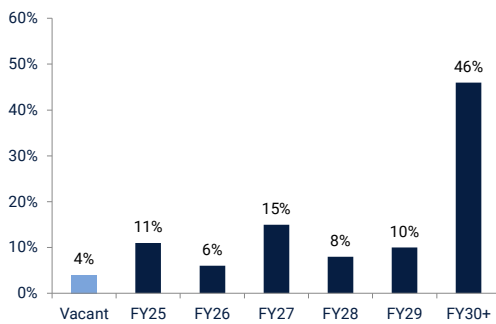


### Geographic Diversification<sup>7</sup>

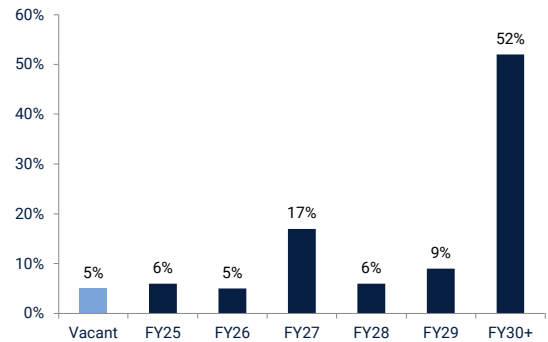


## Lease Expiry Profile<sup>8</sup>

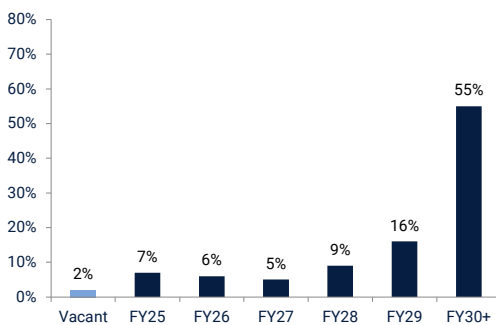
### Total Portfolio



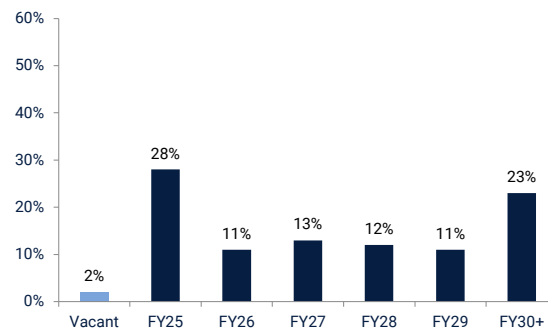
### Office Portfolio



### Industrial Portfolio



### Retail Portfolio



1. Includes BTR, assets held for sale, and excludes properties under construction (IPUC), MWOF co-investment properties, properties being held for development and 53 Walker Street & 97 Pacific Highway, North Sydney, South Eveleigh Carpark and 80 Bay Street, Ultimo (Sydney).

2. Includes assets held for sale, and properties being held for development and excludes IPUC and AASB 16 lease liability gross up amounts. Subject to rounding.

3. Retail GLA excludes 80 Bay Street, Ultimo (Sydney).

4. Excludes IPUC, asset held for sale (367 Collins Street, Melbourne) and properties being held for development. BTR and Land Lease occupancy calculated by lot number and are excluded from total.

5. Excludes IPUC and MWOF.

6. By valuation, including Mirvac co-investments, asset held for sale, properties being held for development, and 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark, but excludes IPUC. Subject to rounding.

7. By valuation, including assets held for sale, properties being held for development, and 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark, but excludes Mirvac co-investments, and IPUC.

8. By income, excluding assets held for sale, IPUC, BTR, Land Lease, Mirvac co-investments, and properties being held for development.

# Office

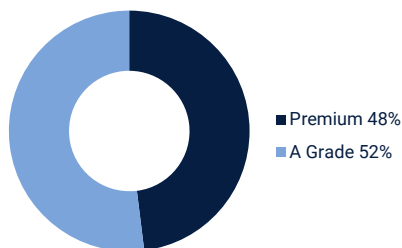
Comprising 59% of Mirvac's investment property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 5.9 years.

Olderfleet, Melbourne

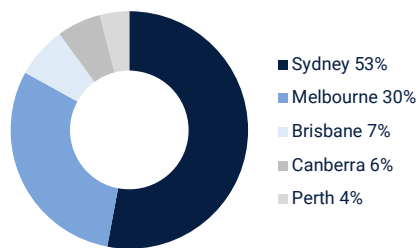


# Office

## Grade Diversification<sup>1</sup>



## Geographic Diversification<sup>2</sup>



PROPERTY	LOCATION	NLA <sup>3</sup>	% OF PORTFOLIO VALUE <sup>3</sup>	GROSS OFFICE RENT	VALUATION AT 30 JUN 2024 <sup>4</sup>	CAP RATE	NABERS RATING	
1	101-103 MILLER STREET	NORTH SYDNEY, NSW	37,406 SQM	4.5%	\$1,177/SQM	\$265.0m	6.13%	5.0 Star
2	10-20 BOND STREET	SYDNEY, NSW	38,318 SQM	4.9%	\$1,316/SQM	\$291.3m	6.25%	5.5 Star
3	275 KENT STREET	SYDNEY, NSW	76,070 SQM	13.7%	\$1,420/SQM	\$812.6m	5.25%	5.5 Star
4	SOUTH EVELEIGH PRECINCT	EVELEIGH, NSW	102,292 SQM	7.0%	\$838/SQM	\$417.0m	5.75%	6.0 Star
5	75 GEORGE STREET	PARRAMATTA, NSW	9,568 SQM	0.8%	\$664/SQM	\$47.0m	8.00%	-
6	1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.3%	\$1,024/SQM	\$252.5m	6.25%	6.0 Star
7	65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	3.1%	\$983/SQM	\$185.1m	6.38%	6.0 Star
8	699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.2%	\$761/SQM	\$73.8m	6.25%	5.5 Star
9	90 COLLINS STREET	MELBOURNE, VIC	21,262 SQM	3.8%	\$794/SQM	\$227.0m	5.88%	4.0 Star
10	OLDERFLEET 477 COLLINS STREET	MELBOURNE, VIC	58,594 SQM	7.0%	\$956/SQM	\$416.0m	5.50%	5.5 Star
11	664 COLLINS STREET	MELBOURNE, VIC	26,386 SQM	2.1%	\$780/SQM	\$125.2m	6.25%	5.5 Star
12	380 ST KILDA ROAD	MELBOURNE, VIC	23,798 SQM	3.4%	\$690/SQM	\$200.2m	6.25%	4.5 Star
13	RIVERSIDE QUAY	SOUTHBANK, VIC	31,792 SQM	5.1%	\$929/SQM	\$301.9m	6.25%	4.0 Star & 4.5 Star
14	2 RIVERSIDE QUAY	SOUTHBANK, VIC	21,132 SQM	2.1%	\$831/SQM	\$126.7m	6.00%	5.5 Star
15	23 FURZER STREET	PHILLIP, ACT	46,167 SQM	5.8%	\$512/SQM	\$345.0m	6.25%	6.0 Star
16	HERITAGE LANES 80 ANN STREET	BRISBANE, QLD	62,165 SQM	7.0%	\$930/SQM	\$413.0m	5.50%	5.5 Star
<b>OFFICE INVESTMENT PROPERTIES TOTAL</b>			<b>612,381 SQM</b>			<b>\$4,544.0m<sup>5</sup></b>		
17	8 CHIFLEY SQUARE	SYDNEY, NSW	19,346 SQM	3.6%	\$1,671/SQM	\$211.3m	5.50%	4.5 Star
18	200 GEORGE STREET	SYDNEY, NSW	39,030 SQM	7.5%	\$1,728/SQM	\$442.4m	5.25%	5.5 Star
19	LOCOMOTIVE WORKSHOP	EVELEIGH, NSW	31,438 SQM	3.1%	\$910/SQM	\$184.7m	6.00%	5.5 Star
20	DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	PERTH, WA	31,880 SQM	4.0%	\$880/SQM	\$238.3m	5.88%	5.0 Star
<b>OFFICE INVESTMENT PROPERTIES HELD IN JOINT VENTURES TOTAL</b>			<b>121,694 SQM</b>			<b>\$1,076.7m</b>		
21	367 COLLINS STREET	MELBOURNE, VIC	38,036 SQM		\$855/SQM		n/a	4.5 Star
<b>OFFICE INVESTMENT PROPERTIES CLASSIFIED AS HELD FOR SALE TOTAL</b>			<b>38,036 SQM</b>					
<b>OFFICE TOTAL</b>			<b>772,111 SQM</b>			<b>\$5,920.7m<sup>5</sup></b>	<b>5.86%</b>	
MWOFF CO-INVESTMENT						\$359m		
<b>TOTAL OFFICE INVESTMENT</b>						<b>\$6,279.7m<sup>5</sup></b>		
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)<sup>6</sup></b>						<b>5.9 YEARS</b>		
<b>OCCUPANCY % (BY AREA)<sup>6</sup></b>						<b>95.1%</b>		

1. By valuation, including property held for sale, but excluding IPUC and Mirvac's MWOFF co-investment at equity value.

2. By valuation, including properties being held for development, and property held for sale but excluding IPUC and Mirvac's MWOFF co-investment at equity value.

3. Subject to rounding.

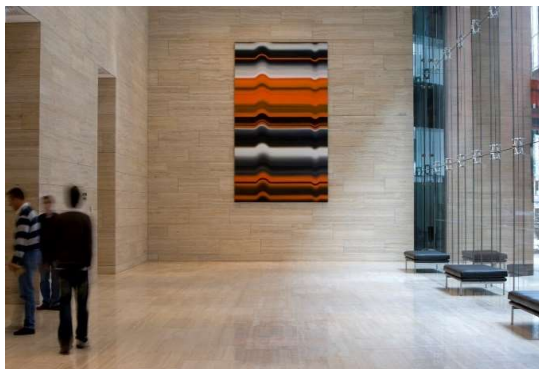
4. Valuations represent Mirvac's ownership. Subject to rounding.

5. This total value includes asset held for sale at fair market value, 53 Walker Street & 97 Pacific Highway, North Sydney, and South Eveleigh Carpark. These assets are excluded from all other operational metrics. Subject to rounding.

6. Excludes asset held for sale, 367 Collins Street, Melbourne and assets held for development.

## 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% CapitaLand Integrated Commercial Trust
NLA	37,406 SQM
CAR SPACES	187
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$265.0m <sup>1</sup>
VALUER	Savills
CAPITALISATION RATE	6.13%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$1,177/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Allianz	5,658	Jun-28

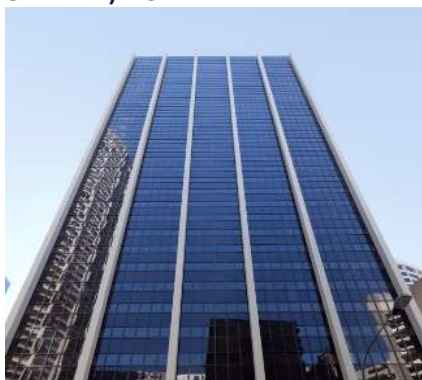
#### Lease Expiry Profile % Income

VACANCY	5.3%
FY25	6.5%
FY26	0.0%
FY27	39.4%
FY28	17.9%
FY29	15.3%
FY30+	15.6%
WALE	3.6 YEARS

1. Book value represents Mirvac's ownership.

## 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	38,318 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$291.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$1,316/SQM

Major Tenants	NLA SQM	Lease Expiry
ClearView Administration Services	3,436	Apr-26
Australian Energy Market Operator (AEMO)	1,935	Jun-27

#### Lease Expiry Profile % Income

VACANCY	2.5%
FY25	17.8%
FY26	14.4%
FY27	14.5%
FY28	12.8%
FY29	16.6%
FY30+	21.4%
WALE	3.5 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	76,070 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$812.6m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,420/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	58,728	Oct-30
Optiver	9,225	Jan-36

#### Lease Expiry Profile % Income

VACANCY	0.4%
FY25	11.3%
FY26	0.2%
FY27	0.0%
FY28	0.0%
FY29	1.3%
FY30+	86.8%
WALE	6.3 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, with the site having 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 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 and has achieved a 6 Star Green Star rating, and 6 Star NABERS Energy rating. 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.

#### Summary Information

GRADE	A
NABERS RATING	6.0 Star <sup>1</sup>
OWNERSHIP	33.3% Mirvac, 33.3% MWOFF, 33.3% Australian Retirement Trust (ART)
NLA	102,292 SQM
CAR SPACES	700
ACQUISITION DATE	Aug-19
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$417.0m <sup>2</sup>
VALUER	Savills
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$838/SQM

Major Tenants	NLA SQM	Lease Expiry
CBA (The Foundry)	51,272	Oct-35
CBA (Axle and Yerrabingin House)	46,569	Aug-34

#### Lease Expiry Profile % Income

VACANCY	1.3%
FY25	0.2%
FY26	0.0%
FY27	0.1%
FY28	0.8%
FY29	1.8%
FY30+	95.8%
WALE	10.4 YEARS

1. Axle & Foundry buildings only.

2. Book value represents Mirvac's ownership.

## Investment Property Office

### 75 GEORGE STREET PARRAMATTA, NSW



75 George Street is an A-grade 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	-
OWNERSHIP	100%
NLA	9,568 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$47.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	8.00%
GROSS OFFICE RENT	\$664/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Chiropractors Association	460	Mar-25

#### Lease Expiry Profile % Income

VACANCY	87.2%
FY25	8.1%
FY26	4.7%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	0.0%
WALE	0.1 YEARS

# Investment Property Office

## 1 DARLING ISLAND PYRMONT, NSW



Developed by Mirvac in 2006, this fully leased 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-23
VALUATION AT 30 JUNE 2024	\$252.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$1,024/SQM

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

### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	100.0%
FY28	0.0%
FY29	0.0%
FY30+	0.0%
WALE	3.0 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.

#### Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	112
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$185.1m
VALUER	Directors Valuation
CAPITALISATION RATE	6.38%
DISCOUNT RATE	6.88%
GROSS OFFICE RENT	\$983/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-29
Australian Communications & Media Authority	3,889	Feb-28

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	4.0%
FY26	0.0%
FY27	8.5%
FY28	26.7%
FY29	21.0%
FY30+	39.8%
WALE	4.2 YEARS

## Investment Property Office

### 699 BOURKE STREET MELBOURNE, VIC



Developed by Mirvac and completed in 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	31-Dec-23
VALUATION AT 30 JUNE 2024	\$73.8m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$761/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-33
Secure Parking	-	Holdover

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	3.3%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	96.7%
WALE	8.6 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property Office

### 90 COLLINS STREET MELBOURNE, VIC



90 Collins Street is an A-grade office tower located at the prestigious Paris end of Collins Street in Melbourne's CBD. Mirvac originally purchased the asset in 2013. The asset is home to premium retail frontage including Cartier. The building has achieved a 4.0 Star NABERS rating.

#### Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,262 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$227.0m
VALUER	Savills
CAPITALISATION RATE	5.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$794/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates	1,461	Dec-26
Regus	1,137	Mar-27

#### Lease Expiry Profile % Income

VACANCY	12.7%
FY25	8.5%
FY26	8.3%
FY27	29.0%
FY28	29.2%
FY29	0.0%
FY30+	12.3%
WALE	2.9 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. 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 26,000 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. The building has achieved a 5.5 Star NABERS Energy and 6 Star Green Star ratings.

#### Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Suntec
NLA	58,594 SQM
CAR SPACES	416
ACQUISITION DATE	Jul-20
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$416.0m <sup>1</sup>
VALUER	Colliers
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$956/SQM

Major Tenants	NLA SQM	Lease Expiry
Deloitte	26,839	Jun-32
Landers & Rogers	5,924	Dec-32

#### Lease Expiry Profile % Income

VACANCY	2.1%
FY25	7.7%
FY26	0.0%
FY27	0.6%
FY28	2.1%
FY29	6.4%
FY30+	81.1%
WALE	7.0 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 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 5.5 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	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,386 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$125.2m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$780/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
EPA	5,395	Jun-29

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	14.8%
FY26	0.0%
FY27	4.2%
FY28	16.4%
FY29	31.3%
FY30+	33.3%
WALE	4.3 YEARS

<sup>1</sup>. Book value represents Mirvac's ownership.

## 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. Refurbishment works including a lobby refurbishment, ground floor plane repositioning and end of trip upgrades were completed in 2024.

#### Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	23,798 SQM
CAR SPACES	312
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-22
VALUATION AT 30 JUNE 2024	\$200.2m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$690/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	2,800	Nov-25
Defence Health	2,778	May-28

#### Lease Expiry Profile % Income

VACANCY	33.6%
FY25	16.0%
FY26	19.8%
FY27	7.3%
FY28	13.7%
FY29	0.0%
FY30+	9.6%
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.

### Summary Information

GRADE	A
NABERS RATING	4.0 Star & 4.5 Star
OWNERSHIP	100%
NLA	31,792 SQM
CAR SPACES	82
ACQUISITION DATE	Apr 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$301.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.88%
GROSS OFFICE RENT	\$929/SQM

Major Tenants	NLA SQM	Lease Expiry
Veris Australia	1,565	Oct-25
UGL	1,528	Dec-27

### Lease Expiry Profile % Income

VACANCY	16.1%
FY25	8.4%
FY26	18.4%
FY27	20.1%
FY28	12.8%
FY29	6.8%
FY30+	17.4%
WALE	3.1 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	31-Dec-23
VALUATION AT 30 JUNE 2024	\$126.7m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$831/SQM

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

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.1%
FY27	7.9%
FY28	8.5%
FY29	83.5%
FY30+	0.0%
WALE	4.3 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 Aged Care 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	30-Jun-24
VALUATION AT 30 JUNE 2024	\$345.0m
VALUER	JLL
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$512/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health & Aged Care	45,967	Feb-35

### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.4%
FY28	0.0%
FY29	0.0%
FY30+	99.6%
WALE	10.6 YEARS

## Investment Property Office

### HERITAGE LANES 80 ANN STREET BRISBANE, QLD



80 Ann Street, or "Heritage Lanes", is a 35 level, approximately 62,100 square metre premium office building in Brisbane's CBD with dual frontage to Turbot and Ann Streets. The building reached practical completion in April 2022, being anchored by Suncorp and KPMG. 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 has achieved platinum WELL and 6-star Green Star in Building design & construction ratings.

#### Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% M&G Real Estate
NLA	62,165 SQM
CAR SPACES	125
ACQUISITION DATE	Jul-18
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$413.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$930/SQM

Major Tenants	NLA SQM	Lease Expiry
Suncorp	34,739	Jun-32
KPMG	7,740	Sep-33

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	3.8%
FY26	7.2%
FY27	1.9%
FY28	1.5%
FY29	1.5%
FY30+	84.1%
WALE	7.1 YEARS

1. Book value represents Mirvac's ownership.

## Investment in Joint Ventures

# Office

### 8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley Square 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 Square has achieved a 6 Star Green Star Office Design v2 certified rating, and 6 Star Green Star for As-Built rating.

#### Summary Information

GRADE	Premium
NABERS RATING	4.5 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,346 SQM
CAR SPACES	27
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2024	\$211.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$1,671/SQM

Major Tenants	NLA SQM	Lease Expiry
RBA	10,118	Jul-28
Gadens	2,836	Jun-32

#### Lease Expiry Profile % Income

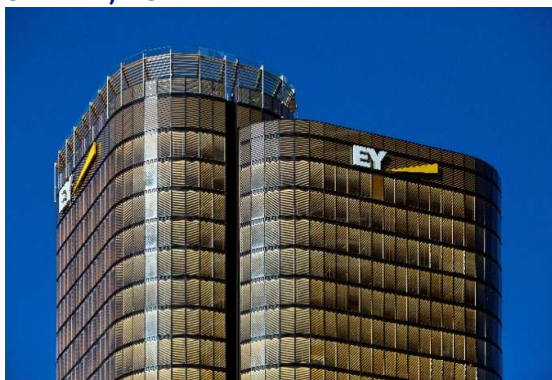
VACANCY	0.2%
FY25	0.1%
FY26	0.4%
FY27	9.8%
FY28	0.5%
FY29	51.9%
FY30+	37.1%
WALE	5.2 YEARS

1. Book value represents Mirvac's ownership.

## Investment in Joint Ventures

# 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	39,030 SQM
CAR SPACES	62
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$442.4m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,728/SQM

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

#### Lease Expiry Profile % Income

VACANCY	0.5%
FY25	0.0%
FY26	19.3%
FY27	62.9%
FY28	0.5%
FY29	9.7%
FY30+	7.1%
WALE	3.1 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.



## Investment in Joint Ventures

# 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	5.5 Star
OWNERSHIP	51% Mirvac, 49% ART
NLA	31,438 SQM
CAR SPACES	-
ACQUISITION DATE	Apr-16
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$184.7m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$910/SQM

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

#### Lease Expiry Profile % Income

VACANCY	9.9%
FY25	0.1%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	2.6%
FY30+	87.4%
WALE	7.1 YEARS

1. Book value represents Mirvac's ownership.

## Investment in Joint Ventures

# 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	31,880 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$238.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.88%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$880/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,588	Nov-40

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.3%
FY27	0.4%
FY28	0.3%
FY29	0.0%
FY30+	99.0%
WALE	16.7 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property Held for Sale

# Office

### 367 COLLINS STREET MELBOURNE, VIC



Refurbished in 2018, 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	38,036 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	Held for sale
VALUATION AT 30 JUNE 2024	Held for sale
VALUER	Held for sale
CAPITALISATION RATE	n/a
DISCOUNT RATE	n/a
GROSS OFFICE RENT	\$855/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet	8,817	Jun-29
Australian Institute of Company Directors	1,814	Jun-26

#### Lease Expiry Profile % Income

VACANCY	28.3%
FY25	13.6%
FY26	14.6%
FY27	0.5%
FY28	15.6%
FY29	22.4%
FY30+	5.0%
WALE	2.3 YEARS

# Industrial

Comprising 14% of Mirvac's investment property portfolio, the industrial portfolio is 99.3% occupied with a weighted average lease expiry of 6.1 years.

Aspect Industrial Estate, Sydney



# Industrial

## Geographic Diversification<sup>1</sup>



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO VALUE <sup>2</sup>	VALUATION AT 30 JUN 2024 <sup>3</sup>	CAP RATE
1 CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM	12.6%	\$181.1m	5.49%
2 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM	14.9%	\$216.1m	5.30%
3 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,084 SQM	2.3%	\$33.5m	5.13%
4 36 GOW STREET	PADSTOW, NSW	20,389 SQM	3.8%	\$55.0m	5.75%
5 NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,791 SQM	16.7%	\$241.4m	5.51%
6 274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM	4.6%	\$67.0m	5.25%
7 34-38 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	4.6%	\$66.5m	5.75%
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	24,146 SQM	4.9%	\$71.7m	5.63%
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	2.7%	\$39.0m	5.75%
10 39 HERBERT STREET	ST LEONARDS, NSW	36,407 SQM	17.3%	\$251.2m	5.64%
<b>INDUSTRIAL INVESTMENT PROPERTIES TOTAL</b>		<b>470,886 SQM</b>		<b>\$1,222.5m</b>	
11 SWITCHYARD, 161 MANCHESTER ROAD	AUBURN, NSW	72,594 SQM	12.3%	\$179.0m	5.13%
12 ASPECT (BUILDING 1), 788-824 MAMRE ROAD	KEMPS CREEK, NSW	34,049 SQM	3.3%	\$48.5m	5.50%
<b>INDUSTRIAL INVESTMENT PROPERTIES HELD IN JOINT VENTURES TOTAL</b>		<b>106,643 SQM</b>		<b>\$227.5m<sup>4</sup></b>	
<b>INDUSTRIAL TOTAL INVESTMENT</b>		<b>577,529 SQM</b>		<b>\$1,450.0m</b>	<b>5.46%</b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>				<b>6.1 YEARS</b>	
<b>OCCUPANCY % (BY AREA)</b>				<b>99.3%</b>	

1. By valuation.

2. Excludes IPUC. Subject to rounding.

3. Valuations represent Mirvac's ownership. Subject to rounding.

4. Total reflects the value of Mirvac's ownership share of Mirvac Industrial Venture (MIV) properties valuations, excluding Aspect North & South buildings currently under construction.

## 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 northwestern 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	544
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$181.1m <sup>1</sup>
VALUER	Knight Frank
CAPITALISATION RATE	5.49%
DISCOUNT RATE	7.43%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond	31,221	Jun-28
ACFS Logistics	21,718	Jan-34

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	14.1%
FY27	0.0%
FY28	61.2%
FY29	0.0%
FY30+	24.7%
WALE	4.9 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-23
VALUATION AT 30 JUNE 2024	\$216.1m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.30%
DISCOUNT RATE	6.88%

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

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	10.8 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	6,084 SQM
CAR SPACES	83
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$33.5m
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,084	Apr-31

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	6.8 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-24
VALUATION AT 30 JUNE 2024	\$55.0m
VALUER	Savills
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%

#### Major Tenants

	NLA SQM	Lease Expiry
WSI Logistics	20,389	Jul-24 <sup>1</sup>

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	100.0% <sup>1</sup>
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	0.0%
WALE	0.0 YEARS <sup>1</sup>

1. WSI Logistics vacated in July 2024.

## 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	616
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2024	\$241.4m
VALUER	Directors Valuation
CAPITALISATION RATE	5.51%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia	23,356	Oct-28
De'Longhi	17,267	Feb-31

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	16.1%
FY28	0.0%
FY29	46.1%
FY30+	37.8%
WALE	5.0 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-22
VALUATION AT 30 JUNE 2024	\$67.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.88%

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

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	8.4 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 Hume Motorway 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	30-Jun-24
VALUATION AT 30 JUNE 2024	\$66.5m
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Apr-25
Precision Paper Coatings	3,697	Sep-31

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	30.5%
FY26	0.0%
FY27	16.2%
FY28	0.0%
FY29	23.0%
FY30+	30.3%
WALE	4.0 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	24,146 SQM
CAR SPACES	543
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$71.7m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	7.13%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	13,716	Jun-37
Clark Equipment	5,437	Feb-26

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	24.2%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	75.8%
WALE	10.3 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	34
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$39.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.25%

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

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	100.0%
FY30+	0.0%
WALE	4.2 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	36,407 SQM
CAR SPACES	593
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$251.2m
VALUER	Directors Valuation
CAPITALISATION RATE	5.64%
DISCOUNT RATE	6.80%

Major Tenants	NLA SQM	Lease Expiry
Interactive	12,897	Nov-30
Westcon Group	2,681	Jul-25

#### Lease Expiry Profile % Income

VACANCY	6.6%
FY25	10.6%
FY26	12.1%
FY27	10.4%
FY28	2.9%
FY29	2.1%
FY30+	55.3%
WALE	4.1 YEARS

## Investment in Joint Ventures

# Industrial

### SWITCHYARD, 161 MANCHESTER ROAD

#### AUBURN, NSW



Switchyard is located approximately 3.3 kilometres from Parramatta CBD and 18 kilometres from Sydney CBD. It is well placed to benefit from significant infrastructure investment including the WestConnex project which will provide motorway connectivity to Port Botany and Sydney Airport. The 14-hectare site is 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.

#### Summary Information

OWNERSHIP	MIV JV: 51% Mirvac, 49% ART
NLA	72,594 SQM
CAR SPACES	590
ACQUISITION DATE	Nov-21
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$179.0m <sup>1</sup>
VALUER	JLL
CAPITALISATION RATE	5.13%
DISCOUNT RATE	7.38%

Major Tenants	NLA SQM	Lease Expiry
Nippon Foods	7,848	Sep-33
Gilbarco	5,873	Aug-33

#### Lease Expiry Profile % Income

VACANCY	2.5%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	6.4%
FY29	44.3%
FY30+	46.8%
WALE	6.2 YEARS

1. Book value represents Mirvac's ownership.



## Investment in Joint Ventures

# Industrial

### ASPECT (BUILDING 1), 788-824 MAMRE ROAD KEMPS CREEK, NSW



Aspect Industrial Estate is a 56 hectare site located with direct frontage to Mamre Road in the Mamre Road precinct in Kemps Creek, close to Western Sydney International (Nancy-Bird Walton) Airport, due for completion in 2026. Building 1 was completed in 2024 and is 100% leased to Ceva Logistics. The estate, once complete, will include 9 state-of-the-art industrial warehouses.

#### Summary Information

OWNERSHIP	MIV JV: 51% Mirvac, 49% ART
NLA	34,049 SQM
CAR SPACES	196
ACQUISITION DATE	Dec 19 & Dec 21
LAST EXTERNAL VALUATION DATE	n.a.
VALUATION AT 30 JUNE 2024	\$48.5m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.75%

Major Tenants	NLA SQM	Lease Expiry
CEVA Logistics	34,049	Jan-34

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29	0.0%
FY30+	100.0%
WALE	9.6 YEARS

1. Book value represents Mirvac's ownership.

# Retail

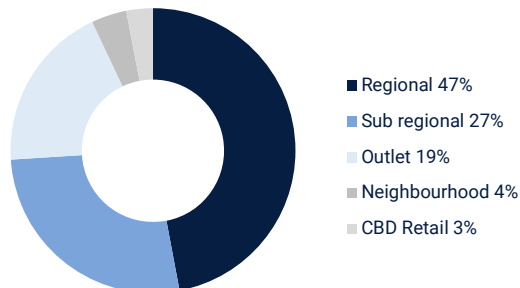
Comprising 21% of Mirvac's investment property portfolio, the retail portfolio is 98.0% occupied with 65% of the portfolio located in metropolitan Sydney.

Orion Springfield Central, Brisbane

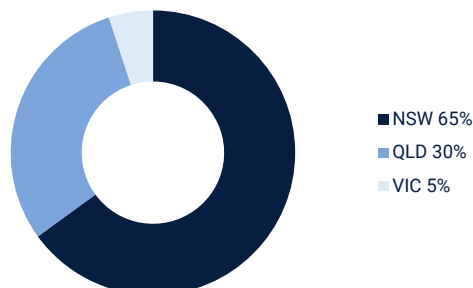


# Retail

## Grade Diversification<sup>1</sup>



## Geographic Diversification<sup>2</sup>



PROPERTY	LOCATION	GLA <sup>3</sup>	% OF RETAIL PORTFOLIO VALUE <sup>4</sup>	CENTRE MAT <sup>5</sup>	VALUATION AT 30 JUN 2024 <sup>6</sup>	CAP RATE <sup>7</sup>
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,313 SQM	18.8%	\$334.3m	\$411.3m	5.75%
2 BROADWAY SYDNEY	GLEBE, NSW	52,545 SQM	17.6%	\$615.3m	\$384.6m	5.00%
3 EAST VILLAGE	ZETLAND, NSW	32,973 SQM	13.7%	\$200.4m	\$300.0m	5.75%
4 GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,986 SQM	2.8%	\$49.3m	\$60.0m	6.50%
5 RHODES WATERSIDE	RHODES, NSW	35,234 SQM	8.1%	\$229.7m	\$176.5m	5.75%
6 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	14,062 SQM	4.4%	\$176.6m	\$97.0m	5.75%
7 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,452 SQM	8.2%	\$371.3m	\$178.0m	6.25%
8 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	72,483 SQM	21.7%	\$571.8m	\$472.5m	5.50%
9 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,938 SQM	4.7%	\$183.8m	\$103.0m	6.25%
<b>RETAIL INVESTMENT PROPERTIES TOTAL</b>		<b>313,986 SQM</b>			<b>\$2,182.9m</b>	
<b>RETAIL TOTAL</b>		<b>313,986 SQM</b>			<b>\$2,182.9m</b>	<b>5.70%</b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>					<b>3.3 YEARS</b>	
<b>OCCUPANCY % (BY AREA)</b>					<b>98.0%</b>	

1. By valuation, excluding IPUC/properties held for development. As per PCA classification.

2. By valuation, excluding IPUC/properties held for development.

3. GLA excludes 80 Bay Street, Ultimo (Sydney).

4. Excludes IPUC/properties held for development. Subject to rounding.

5. 12 months to 30 June 2024, in accordance with SCCA guidelines.

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

7. Relates to retail component only, and excludes IPUC.

## 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 small 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 Outlet, Bally, Coach, Michael Kors, Nike, Polo Ralph Lauren and Peter's of Kensington. The centre also incorporates approximately 3,600 square metres of bespoke office and a 5 star Gold Anchor Platinum marina with 200 berths and a fuel wharf.

#### Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,313 SQM
CAR SPACES	1,346
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	31-Dec-22
VALUATION AT 30 JUNE 2024	\$411.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.75% <sup>2</sup>
DISCOUNT RATE	7.00% <sup>2</sup>
CENTRE MAT	\$334.3m
SPECIALTY OCCUPANCY COSTS	11.7% <sup>3</sup>
SPECIALTY SALES	\$11,573/SQM <sup>4</sup>

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	1.4%
FY25	36.1%
FY26	11.1%
FY27	18.8%
FY28	18.2%
FY29	12.5%
FY30+	1.9%
WALE	2.0 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.

## Investment Property

# Retail

### BROADWAY SYDNEY

GLEBE, NSW



Broadway Sydney 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 retailers including Harris Farm Markets, Apple, JB Hi-Fi, Harvey Norman, Mecca, LEGO, with approximately 130 specialty stores. The centre ranked "Number 1" in the Shopping Centre News Big Guns annual turnover per square metre awards in NSW in 2024.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,545 SQM
CAR SPACES	1,650
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$384.6m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.00% <sup>2</sup>
DISCOUNT RATE	6.50% <sup>2</sup>
CENTRE MAT	\$615.3m
SPECIALTY OCCUPANCY COSTS	17.1% <sup>3</sup>
SPECIALTY SALES	\$15,105/SQM <sup>4</sup>

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-33
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-34
H&M	2,475	Aug-31

#### Lease Expiry Profile % Income

VACANCY	3.3%
FY25	32.2%
FY26	6.5%
FY27	15.3%
FY28	6.9%
FY29	17.3%
FY30+	18.5%
WALE	3.0 YEARS

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

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support.

4. In line with SCCA guidelines.

## Investment Property

# Retail

### EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre, located three kilometres south of the Sydney CBD and services the rapidly densifying urban area of Zetland. The centre is anchored by Coles, Virgin Active Health Club and approximately 50 specialty stores. The centre ranked "Number 1" in Australia eight years in a row (2016-2023), 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	32,973 SQM
CAR SPACES	677
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$300.0m
VALUER	JLL
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$200.4m
SPECIALTY OCCUPANCY COSTS	15.4% <sup>1</sup>
SPECIALTY SALES	\$11,018/SQM <sup>2</sup>

Major Tenants	GLA SQM	Lease Expiry
Audi Australia Retail	13,172	Oct-34
Virgin Active	4,321	Nov-35
Coles	4,015	Oct-34
East Phoenix	1,280	Dec-27
Victoria Park Montessori Academy	1,173	Dec-26

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	15.3%
FY26	12.2%
FY27	11.9%
FY28	16.5%
FY29	8.6%
FY30+	35.5%
WALE	4.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.

## 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 and excellent exposure to Pacific Hwy and Miller Street. The asset services North Sydney CBD and has over 90 specialty retail and service outlets, including Romeo's IGA supermarket and the historic Greenwood Hotel.

#### Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% CapitaLand Integrated Commercial Trust
GLA	8,986 SQM
CAR SPACES	312
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$60.0m <sup>1</sup>
VALUER	Savills
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
CENTRE MAT	\$49.3m
SPECIALTY OCCUPANCY COSTS	25.3% <sup>2</sup>
SPECIALTY SALES	\$7,123/SQM <sup>3</sup>

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

#### Lease Expiry Profile % Income

VACANCY	7.9%
FY25	57.1%
FY26	15.5%
FY27	4.0%
FY28	3.0%
FY29	6.2%
FY30+	6.3%
WALE	1.3 YEARS

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

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines.

## 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 approximately 120 specialty stores and office suites. 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	35,234 SQM
CAR SPACES	2,414
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$176.5m <sup>1</sup>
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$229.7m
SPECIALTY OCCUPANCY COSTS	17.0% <sup>2</sup>
SPECIALTY SALES	\$10,060/SQM <sup>3</sup>

Major Tenants	GLA SQM	Lease Expiry
Reading Cinemas	4,122	Mar-30
Kmart	3,795	Nov-29
Coles	3,497	Jun-30
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

#### Lease Expiry Profile % Income

VACANCY	0.4%
FY25	29.4%
FY26	17.0%
FY27	9.5%
FY28	9.8%
FY29	10.1%
FY30+	23.8%
WALE	2.9 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines.



## Investment Property

# Retail

### SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



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

#### Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	14,062 SQM
CAR SPACES	541
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-24
VALUATION AT 30 JUNE 2024	\$97.0m
VALUER	Cushman & Wakefield
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$176.6m
SPECIALTY OCCUPANCY COSTS	14.1% <sup>1</sup>
SPECIALTY SALES	\$9,241/SQM <sup>2</sup>

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	1.3%
FY25	2.0%
FY26	6.9%
FY27	12.6%
FY28	9.6%
FY29	21.9%
FY30+	45.7%
WALE	7.1 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.

## Investment Property

# Retail

### KAWANA SHOPPINGWORLD

BUDDINA, QLD



Kawana Shoppingworld is a convenience and lifestyle centre located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast. The centre incorporates Woolworths, Coles, ALDI, Big W, Event Gold Class Cinemas, 6 mini-majors and approximately 150 specialty stores.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,452 SQM
CAR SPACES	1,990
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$178.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.50%
CENTRE MAT	\$371.3m
SPECIALTY OCCUPANCY COSTS	13.8% <sup>2</sup>
SPECIALTY SALES	\$9,909/SQM <sup>3</sup>

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-31
Event Cinemas	5,865	Jul-34
Woolworths	3,710	Apr-34
Coles	3,351	Oct-27
ALDI	1,753	Jul-29

#### Lease Expiry Profile % Income

VACANCY	3.9%
FY25	29.9%
FY26	9.6%
FY27	12.7%
FY28	11.4%
FY29	6.4%
FY30+	26.1%
WALE	3.4 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines.

## Investment Property

# Retail

### ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Orion Springfield Central was developed by Mirvac and is located in the rapidly growing city of Springfield. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W, Timezone and Event Cinemas with over 150 specialty stores and 11 pad sites. Connected directly to Springfield Central Town Station and Orion Lagoon, this well connected centre also has significant land holdings for future expansion.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	72,483 SQM
CAR SPACES	3,166
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 30 JUNE 2024	\$472.5m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$571.8m
SPECIALTY OCCUPANCY COSTS	10.9% <sup>2</sup>
SPECIALTY SALES	\$12,242/SQM <sup>3</sup>

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Jun-34
Target	6,021	Nov-30
Events Cinemas	5,801	Jun-31
Coles	5,618	Oct-30
Woolworths	4,471	Mar-32

#### Lease Expiry Profile % Income

VACANCY	2.0%
FY25	21.0%
FY26	15.2%
FY27	9.7%
FY28	12.4%
FY29	6.4%
FY30+	33.3%
WALE	3.6 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support.

3. In line with SCCA guidelines.

## 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 bustling Puckle Street retail strip. Moonee Ponds is experiencing strong population growth and densification including immediate neighbouring residents of nearly 1,500 apartments. At the heart of that is Moonee Ponds Central, comprising Kmart, Coles, ALDI, and over 60 specialty stores.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,938 SQM
CAR SPACES	854
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	31-Dec-23
VALUATION AT 30 JUNE 2024	\$103.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	6.75%
CENTRE MAT	\$183.8m
SPECIALTY OCCUPANCY COSTS	12.6% <sup>1</sup>
SPECIALTY SALES	\$9,803/SQM <sup>2</sup>

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-29
Coles	4,000	May-32
ALDI	1,221	Sep-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY25	26.0%
FY26	7.7%
FY27	12.9%
FY28	9.1%
FY29	15.7%
FY30+	28.6%
WALE	3.6 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.

# Build to Rent

The Build to Rent portfolio, consisting of 2 operational assets and 3 pipeline projects, is held in a venture with 2 aligned long-term capital partners, with Mirvac retaining ~44% ownership.

LIV Anura, Brisbane (artist impression, final design may differ)



**Funds & Ventures**

**Build to Rent Venture**

**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, three and four-bedroom apartments built and designed exclusively for renters. It boasts unparalleled amenity, including a resident amenities floor which incorporates co-working and meeting spaces, a multimedia room, a demonstration-style chefs' kitchen and bar with entertaining areas for dining, BBQ space, and open plan function space with connected outdoor terraces, training studio, 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	44% Mirvac, 56% Unlisted Partners
TOTAL APARTMENTS	315
ACQUISITION DATE	Jun-19

**Funds & Ventures**

**Build to Rent Venture**

**LIV MUNRO**

**MELBOURNE, VIC**



LIV Munro is located within the broader Queen Victoria Market (QVM) precinct which is situated in the Melbourne CBD northwest 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 northeast; the central city and the broader ‘Hoddle Grid’ to the southeast.

LIV Munro, designed by Bates Smart comprises 490 Build to Rent apartments across Levels 5-39, 136 car spaces, a wellness centre (including a gym, pool, spa, steam room, sauna, ballet and yoga studios and outdoor deck), co-working facilities, multimedia rooms, a pet park and numerous entertaining dining areas. The building has achieved an 8.1 Star NatHERS and 5 Star Green Star rating for the “Design” component. The building is targeting minimum 5 Star Green Star as-built rating.

**Summary Information**

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL APARTMENTS	490
ACQUISITION DATE	Apr-21

## Funds & Ventures - Under construction

# Build to Rent Venture

### LIV ALBERT FIELDS

BRUNSWICK, VIC



LIV Albert Fields is located in the cultural and artistic suburb, Brunswick, 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 established retail, 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.

The property will comprise 498 build to rent apartments including approximately 15 affordable housing units, 800 square metres retail and 2,350 square metres of resident amenity comprising resident’s lounge, dining, kitchen, wellness centre, co-working, BTR lobby, communal laundry, workshop and vegetable garden. LIV Albert Fields will also have 254 car parking bays, 564 bike parks, 241 storage cages.

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. LIV Albert Fields will be 100% fossil fuel free, and is targeting certified 5 Star Green Star Buildings and 7.5 NatHERS rating.

#### Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	498
MIRVAC ACQUISITION DATE	Various from September 2020

Note: Image is an artist impression only, final design may differ.



## Funds & Ventures - Under construction

# Build to Rent Venture

### LIV ASTON

MELBOURNE, VIC



LIV Aston is Mirvac’s second Build to Rent project in Melbourne and is located at 7 Siddeley Street Docklands, southwest of the Hoddle Street Grid. Bound by Flinders Street to the north, Spencer Street to the east, Crowne Plaza and Mirvac’s 7 Spencer Street commercial tower (under development) to the south and the World Trade Centre to the south 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 474 apartments, including approximately 20 affordable housing units, 2,690 square metres of flexible office space, 670 square metres retail GLAR and 2,600 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, infra-red sauna, yoga deck, rooftop lounge and private dining, library, pet park and washroom. LIV Aston will also have 77 car parking bays, 486 bike parks and 247 storage cages.

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

#### Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	474
MIRVAC ACQUISITION DATE	Aug-21

Note: Image is an artist impression only, final design may differ.

## Funds & Ventures - Under construction

# Build to Rent Venture

### LIV ANURA

#### NEWSTEAD, QLD



LIV Anura is Mirvac’s first BTR asset in QLD and is being delivered in partnership with the QLD State government through their BTR Pilot Project process. LIV Anura is located 3 kilometres north of the Brisbane CBD in the inner-city suburb of Newstead, within the Mirvac 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 396 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, media room and co-working facilities. LIV Anura also includes approximately 1,300 square metres of boutique retail space on the ground floor. Sustainability is a key focus, with LIV Anura targeting 5 Star Green Star Design and As-built rating, 8.0 Weighted Average NatHERS rating and 4 Star NABERS Apartment Water and Energy rating.

#### Summary Information

OWNERSHIP	44% Mirvac, 56% Unlisted Partners
TOTAL EXPECTED APARTMENTS	396
MIRVAC ACQUISITION DATE	Mar-21

Note: Image is an artist impression only, final design may differ.

# Land Lease

Mirvac acquired a 47.5% interest in one of Australia's leading land lease operators, Serenitas, in partnership with Pacific Equity Partners Secure Assets and Tasman Capital Partners. Serenitas is a pure-play land lease operator, with an established and proven national platform, comprising 28 communities with over 6,400 sites.

Thyme Moreton Bay, Brisbane (Image credit - Florian Groehn)



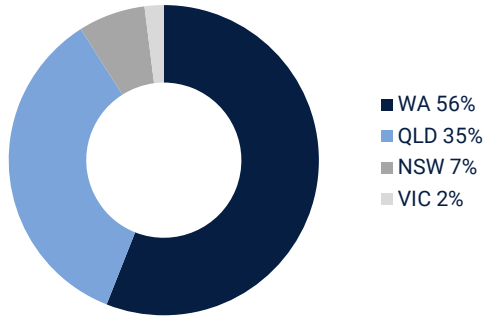
**Investment**

# Land Lease

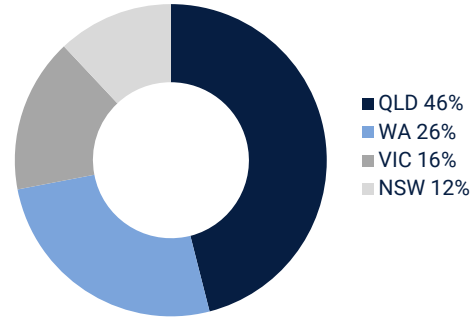
(Serenitas)

## Geographic Diversification<sup>1</sup>

### Occupied Sites



### Development Sites



## Serenitas Summary as at 30 June 2024

Mirvac Co-investment	47.5%
Number of communities	28
Occupancy	100%

	PROPERTY	STATE	CATEGORY	OCCUPIED SITES	SITES TO BE DEVELOPED	TOTAL SITES
1	Lake Joondalup Lifestyle Village	WA	Mature	316	-	316
2	Pineview Lifestyle Village	WA	Mature	231	-	231
3	Hillview Lifestyle Village	WA	Mature	268	-	268
4	Bridgewater Lifestyle Village	WA	Mature	371	3	374
5	Busselton Lifestyle Village	WA	Mature	227	2	229
6	Vibe Baldivis Lifestyle Village	WA	Mature	297	20	317
7	Tuart Lakes Lifestyle Resort	WA	Under Development	283	194	477
8	The Outlook Lifestyle Resort	WA	Under Development	111	120	231
9	The Vantage Lifestyle Resort - Vasse	WA	Under Development	150	58	208
10	Helena Valley Lifestyle Village	WA	Under Development	295	85	380
11	RV Homebase Fraser Coast	QLD	Mature	280	-	280
12	Thyme Lifestyle Resort Hervey Bay	QLD	Under Development	166	167	333
13	Thyme Lifestyle Resort Moreton Bay	QLD	Under Development	133	49	182
14	The Anchorage Lifestyle Resort	QLD	Under Development	78	17	95
15	Latitude 25 RV Lifestyle Community	QLD	Under Development	235	46	281
16	Monte Carlo Lifestyle Community	QLD	Mature	104	41	145
17	Golden Downs Lifestyle Community	QLD	Mature	231	-	231
18	Thyme Lifestyle Resort Mareeba	QLD	Under Development	139	36	175
19	Burleigh Town Lifestyle Community	QLD	Mature	200	-	200
20	Thyme Lifestyle Resort Canungra	QLD	Under Development	-	167	167
21	Thyme Lifestyle Resort Rothwell	QLD	Under Development	-	190	190
22	Spring Lakes Resort	QLD	Under Development	59	144	203
23	Great Lakes Riverside Living	NSW	Mature	95	16	111
24	Pacific Palms Village & Southern Cross Village Ballina	NSW	Mature	118	-	118
25	Thyme Lifestyle Resort Evans Head	NSW	Under Development	103	61	164
26	Thyme Lifestyle Resort Forster	NSW	Under Development	-	161	161
27	Lucas Lifestyle Estate	VIC	Under Development	97	109	206
28	Thyme Lifestyle Resort Sunbury	VIC	Under Development	-	186	186
	<b>TOTAL</b>			<b>4,587</b>	<b>1,872</b>	<b>6,459</b>

# Funds

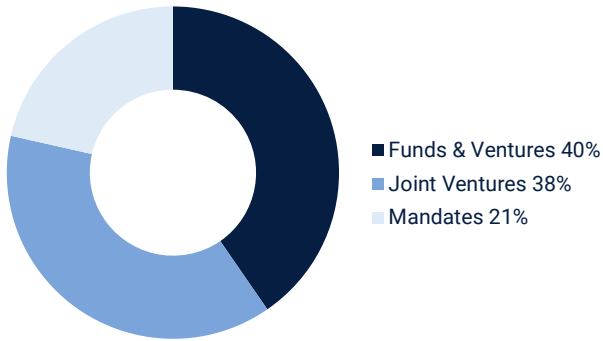
Mirvac is a top tier manager of prime real estate in Australia with the Funds management platform covering the office, industrial and living sectors.

Collins Place, Melbourne

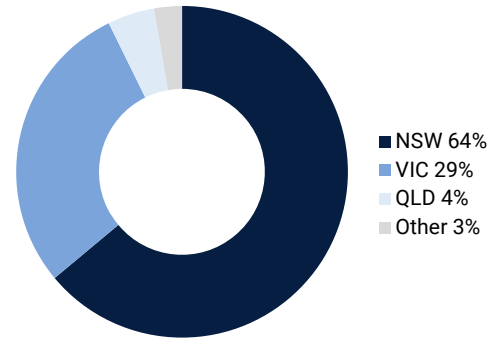


# Funds

## Third Party Capital Under Management Vehicle Diversification<sup>1</sup>



## Geographic Diversification<sup>1</sup>



TYPE		TOTAL 3RD PARTY CAPITAL UNDER MANAGEMENT AS AT 30 JUN 2024 <sup>2</sup>
1	FUNDS & VENTURES	\$6.2bn
2	JOINT VENTURES	\$5.9bn
3	MANDATES	\$3.3bn
<b>TOTAL ASSETS</b>		<b>\$15.4bn</b>

1. By third party capital under management value.

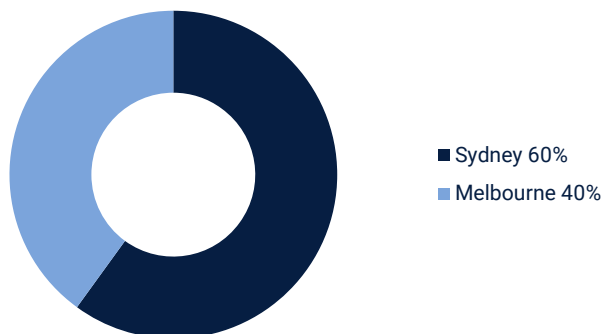
2. Third party capital under management represents the the total value of third party capital that we generate fees for providing management services (either Funds Management, Asset Management or Development Management services). This only includes third party capital and excludes Mirvac's investment in managed funds, assets or developments.

Funds & Ventures

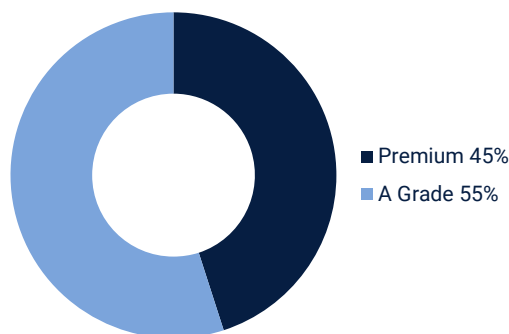
# Mirvac Wholesale Office Fund

(MWOFF)

## Geographic Diversification<sup>1</sup>



## Grade Diversification<sup>1</sup>



## MWOFF Summary as at 30 June 2024

Fund gross assets	\$6.0bn
Mirvac co-investment	8%
Number of assets	11
WALE (by income)	5.3 years
Occupancy (by income)	89.8%
Gearing	23.4%
NABERS energy rating (average)	5.3 Star

	PROPERTY	LOCATION	GRADE	FUND OWNERSHIP (%)	NLA (SQM)	NABERS RATING
1	ANGEL PLACE	SYDNEY, NSW	A GRADE	100%	48,000 SQM	5.5 Star
2	255 GEORGE STREET	SYDNEY, NSW	A GRADE	50%	39,000 SQM	5.5 Star
3	QUAY QUARTER TOWER	SYDNEY, NSW	PREMIUM	33%	92,000 SQM	5.0 Star
4	DARLING PARK (1&2)	SYDNEY, NSW	PREMIUM	25%	114,000 SQM	5.0/5.5 Star
5	SOUTH EVELEIGH	SYDNEY, NSW	A GRADE	33%	102,000 SQM	6.0 Star
6	33 ALFRED STREET	SYDNEY, NSW	PREMIUM	50%	32,000 SQM	n/a
7	BROOKFIELD PLACE	SYDNEY, NSW	PREMIUM	25%	73,000 SQM	5.5 Star
8	QUAY QUARTER LANES	SYDNEY, NSW	A GRADE	51%	5,000 SQM	n/a
9	COLLINS PLACE	MELBOURNE, VIC	A GRADE	100%	104,000 SQM	n/a <sup>2</sup>
10	BOURKE PLACE	MELBOURNE, VIC	PREMIUM	100%	66,000 SQM	4.5 Star
11	700 BOURKE STREET	MELBOURNE, VIC	A GRADE	100%	64,000 SQM	5.5 Star
<b>MWOFF TOTAL</b>					<b>739,000 SQM</b>	<b>5.3 Star</b>

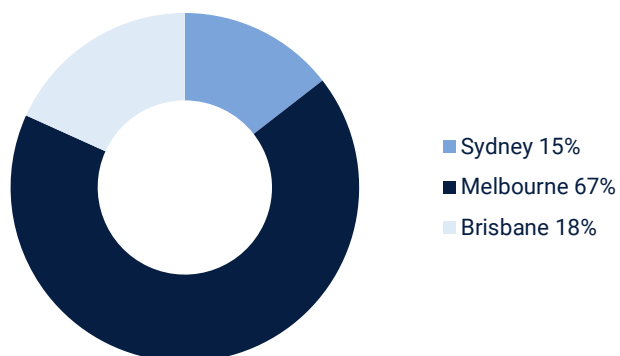
1. By gross asset value.

2. 55 Collins St is not currently rated and has been excluded from the Fund Weighted Average rating calculations. As at 30 June 2024 the 35 Collins St Energy rating has expired. Following quarter end the asset was awarded a 4 Star Energy rating which will be reflected in the September 2024 portfolio rating.

Funds & Ventures

# Build to Rent Venture

## Geographic Diversification<sup>1</sup>



PROPERTY	LOCATION	FUND OWNERSHIP (%)	APARTMENTS (#)	ACQUISITION DATE INTO VENTURE
1 LIV INDIGO	SYDNEY OLYMPIC PARK, NSW	100%	315	Jun-23
2 LIV MUNRO	MELBOURNE, VIC	100%	490	Jun-23
<b>BTR COMPLETED PROPERTIES TOTAL</b>			<b>805</b>	
3 LIV ALBERT FIELDS	BRUNSWICK, VIC	100%	498	Jun-23
4 LIV ASTON	MELBOURNE, VIC	100%	474	Jun-23
5 LIV ANURA	NEWSTEAD, QLD	100%	396	Jun-23
<b>BTR PROPERTIES UNDER CONSTRUCTION TOTAL</b>			<b>1,368</b>	
<b>BUILD TO RENT TOTAL</b>			<b>2,173</b>	
<b>LEASED % (BY APARTMENT NUMBER)<sup>2</sup></b>			<b>95%</b>	
<b>MIRVAC CO-INVESTMENT</b>			<b>44%</b>	

1. By apartments, including committed pipeline.  
 2. Completed assets only, excludes IPUC and display apartments.

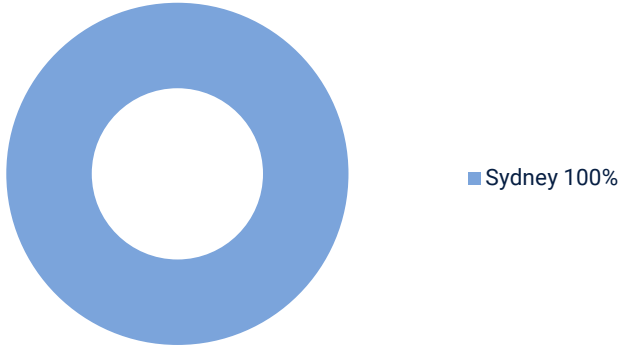


**Mandates**

# Mirvac Industrial Venture

(MIV)

## Geographic Diversification



	PROPERTY	LOCATION	FUND OWNERSHIP (%)	NLA (SQM)	ACQUISITION DATE INTO VENTURE
1	SWITCHYARD, 161 MANCHESTER ROAD	AUBURN, NSW	100%	72,594 SQM	Jun-23
<b>MIV COMPLETED PROPERTIES TOTAL</b>				<b>72,594 SQM</b>	
2	ASPECT NORTH, 788-824 MAMRE ROAD	KEMPS CREEK, NSW	100%	~79,700 SQM	Dec-23
3	ASPECT SOUTH, 788-824 MAMRE ROAD	KEMPS CREEK, NSW	100%	~132,800 SQM	Jun-24
<b>MIV PROPERTIES UNDER CONSTRUCTION TOTAL</b>				<b>~212,500 SQM</b>	
<b>MIV TOTAL</b>				<b>~285,094 SQM</b>	
<b>MIRVAC OWNERSHIP</b>				<b>51%</b>	

# Development

Mirvac has over 50 years experience of development with a track record of quality award winning projects. Mirvac's integrated model and in-house capability to design and develop commercial assets, mixed-use precincts, and residential communities across apartments and masterplanned communities is a unique competitive advantage.

Smiths Lane, Melbourne



# Commercial & Mixed Use

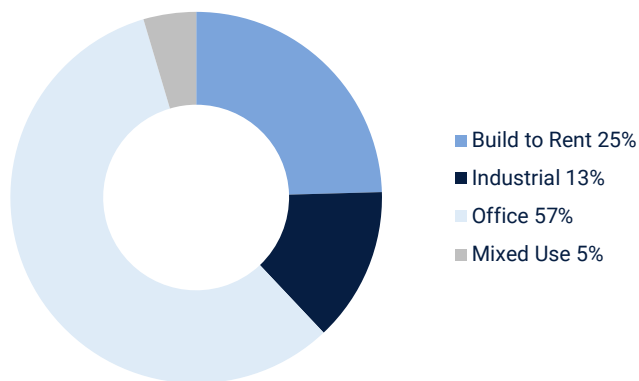
Mirvac has a diversified future Commercial & Mixed Use development pipeline of >\$10bn, with projects across office, industrial, retail, build to rent and mixed use sectors.

55 Pitt Street, Sydney (artist impression, final design may differ)



# Development

## Committed Pipeline - Sector Diversification<sup>1</sup>



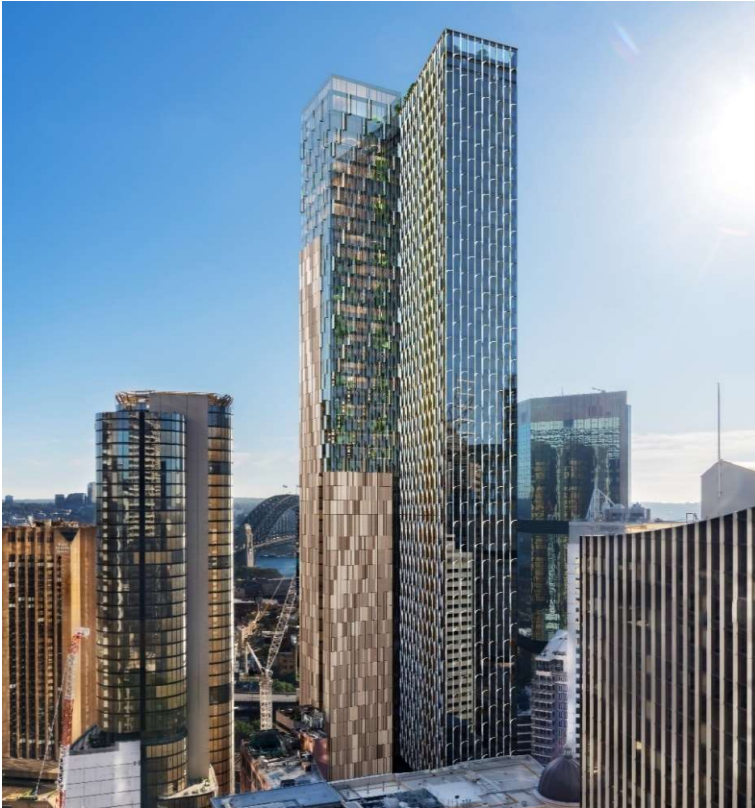
SECTOR	COMMITTED AS AT 30 JUN 2024 (APPROX ESTIMATED VALUE ON COMPLETION) <sup>2</sup>	TOTAL PIPELINE (APPROX ESTIMATED VALUE ON COMPLETION) <sup>2</sup>	% PIPELINE COMMITTED
BUILD TO RENT	\$1.1bn	\$1.1bn	100%
INDUSTRIAL	\$0.6bn	\$2.5bn	24%
OFFICE	\$2.6bn	\$3.3bn	79%
MIXED USE	\$0.2bn	\$3.2bn	7%
<b>COMMERCIAL &amp; MIXED USE TOTAL</b>	<b>\$4.5bn</b>	<b>\$10.1bn</b>	<b>45%</b>

1. Committed projects, by estimated 100% value on completion.

2. Represents 100% expected end value / revenue (including GST) including where Mirvac is only providing Development Management Services, subject to various factors outside Mirvac’s control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Investment Property Under Construction Office

**55 PITT STREET  
SYDNEY, NSW**



With frontages to Pitt, Underwood and Dalley Streets, 55 Pitt Street is a development set 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, resulting in the appointment of SHoP Architects and Woods Bagot to design the precinct in February 2021. Basement construction works are underway with suspended slabs to ground level nearing completion. In June 2024, Mirvac partnered with Mitsui Fudosan Australia, who completed an acquisition of a 67% stake in this premium grade office development.

## Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$149m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$2.0bn
ACQUISITION DATE	May-13
TARGET COMPLETION	FY27
OWNERSHIP	33% Mirvac, 67% Mitsui Fudosan

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

## Investment Property Under Construction

# Office

### 7 SPENCER STREET MELBOURNE, VIC



7 Spencer Street is located in the emerging Northbank Precinct, located to the north bank of the Yarra River, bound by Spencer and Flinders Street. A series of new redevelopments and refurbishments in the Northbank Precinct, are transforming a somewhat forgotten yet historical plot of waterside land, improving ground plane activation and pedestrian links, both within the local area and beyond.

7 Spencer Street development is a 21 level, 46,500 sqm PCA A Grade Building with Premium Grade Services and will feature over 10 individual terraces, making the most of the river views and abundance of natural light. Floor plates range from 3,000 sqm on Level 4 to 1,000 sqm on Level 20, supported by a central core to optimise natural light to all sides and to maximise city / river views.

Mircvac's in-house design and construction teams have commenced works on this next generation workplace development, targeting completion in FY26.

#### Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$107m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$640m
ACQUISITION DATE	Aug-21
TARGET COMPLETION	FY26
OWNERSHIP	50% Mircvac, 50% Daibiru

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories.

2. Represents 100% expected end value, subject to various factors outside of Mircvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

## Investment Property Under Construction

# Industrial

### ELIZABETH ENTERPRISE BADGERYS CREEK, NSW



Mircvac entered into an agreement in August 2018 to acquire Stage 1 of a future 244-hectare industrial estate at Badgerys Creek resulting in the acquisition of Stage 1 (56 hectares) in August 2021 and Stage 2 (76 hectares) in April 2021.

Located approximately 800 metres from the Western Sydney International (Nancy-Bird Walton) Airport and approximately eight kilometres 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 Western Sydney International Airport, M12 motorway, Sydney Metro and the planned \$800m upgrades to Elizabeth Drive.

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

#### Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$143m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$1.8bn
ACQUISITION DATE	Apr-21 & Aug-21
TARGET COMPLETION	FY28+
OWNERSHIP	100% Mircvac

Note: Image is an artist impression only, final design may differ.

1. Represents the IPUC book value, excludes any interest in the asset held in inventories.

2. Represents 100% expected end value, subject to various factors outside of Mircvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

# 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, and is set to benefit from the planned \$1 billion upgrades 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. The initial State Significant Development Application (SSD) was approved in June 2022. Construction commenced on site in 1H23, with the first building completed in FY24.

### Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$202m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$820m
ACQUISITION DATE	Dec-19 & Dec-21
TARGET COMPLETION	FY24+ (staged completions)
OWNERSHIP	North & South: MIV JV: 51% Mirvac, 49% ART Central: 100% Mirvac

1. Represents the IPUC book value for remaining Aspect North, South & Central in development, excludes any interest in the asset held in inventories.

2. Represents 100% expected end value including completed building, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.



## Investment Property Under Construction

# Mixed Use

### HARBOURSIDE SYDNEY, NSW



The Harbourside redevelopment is located within Sydney’s Darling Harbour precinct. The new Harbourside will reimagine the Darling Harbour waterfront for the 21st century, reconnect the people and places of Pymont, and create a network of new public spaces that seamlessly bring together residents, workers, tourists, and locals as part of a world class mixed-use precinct.

The redevelopment will deliver a total gross floor area (GFA) of 87,000 square metres, including 45,000 square metres of commercial / retail space, and 42,000 square metres of residential space, yielding 263 luxury apartments within a 42-storey residential tower.

Construction has commenced and it is due for staged completion from 2026/2027. This new destination will see a new era in placemaking and mixed-use, delivering exciting new retail, a campus-style commercial space and residential, all integrated with an abundance of accessible green public domains.

Harbourside is an example of the private sector working in partnership with the NSW Government to develop a project that can be beneficial for all people across NSW. This redevelopment demonstrates Mirvac’s capability to partner with Government and unlock large scale complex mixed-use projects.

#### Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$188m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$2.2bn
TOTAL RESIDENTIAL LOTS <sup>3</sup>	263
NLA	~27,000 sqm office & ~7,000 sqm retail
ACQUISITION DATE	Jan-14
TARGET COMPLETION	FY27+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Reflects IPUC value, including gross up of AASB 16 lease liabilities, subject to rounding. A portion of IPUC was transferred to inventories during the year.

2. Represents 100% expected end value, subject to various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac’s control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

## Investment Property Under Construction

# Mixed Use

### WATERLOO METRO QUARTER SYDNEY, NSW



Mirvac and John Holland will deliver the Waterloo Metro Quarter development in a joint venture. The site is located approximately 3.3 kilometres south of the Sydney CBD and has frontages to Cope Street, Botany Road, Raglan Street and Wellington Street. Construction of the new Sydney Metro Waterloo Station is complete. All development approvals have been obtained. The project will deliver residential, office and retail space, along with student accommodation, affordable and social housing. The precinct will also have community facilities which are intended to be operated as a childcare centre.

#### Summary Information

VALUATION AT 30 JUNE 2024 <sup>1</sup>	\$0m
EXPECTED DEVELOPMENT VALUE ON COMPLETION <sup>2</sup>	~\$960m
TOTAL LOTS <sup>3</sup>	655 (505 social and student accommodation, 150 BTS)
TOTAL RESIDENTIAL LOTS <sup>3</sup>	150
NLA <sup>3</sup>	~32,300 sqm office & ~4,500 sqm retail
ACQUISITION DATE	Dec-19
TARGET COMPLETION	FY25+
OWNERSHIP	JV

Note: Image is an artist impression only, final design may differ.

1. Investment carried as an Investment in Joint Venture, not held in IPUC.

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

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes 24 affordable housing lots.

# Residential

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.

Highforest, Sydney (artist impression, final design may differ)

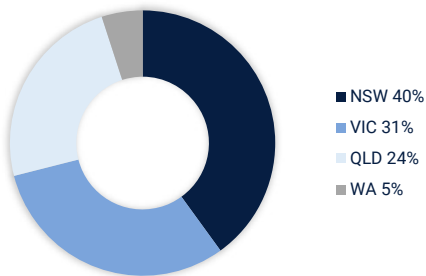


# Residential

## Overview

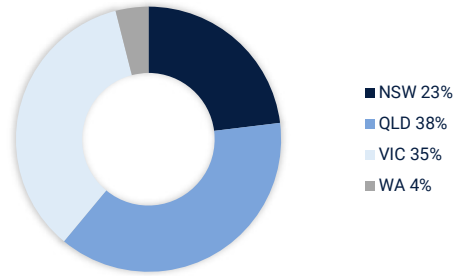
### Expected Revenue

\$19.3 billion<sup>1</sup>



### Pipeline Lots

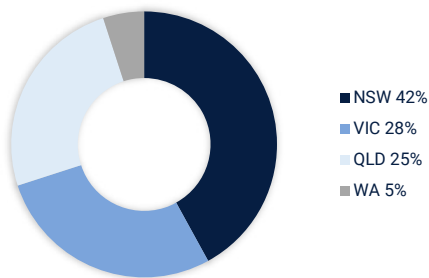
28,219 lots<sup>2</sup>



### Residential Expected Revenue

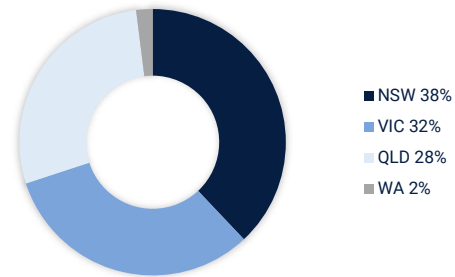
#### Mirvac Share Expected Revenue

\$16.6 billion<sup>3</sup>



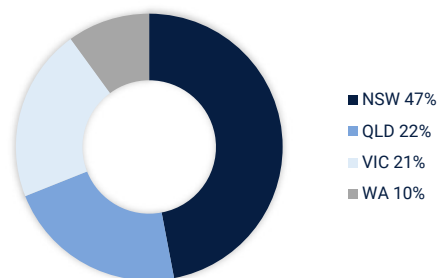
### Masterplanned Communities

\$9.7 billion<sup>3</sup>



### Apartments

\$6.9 billion<sup>3</sup>



1. Represents 100% expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.

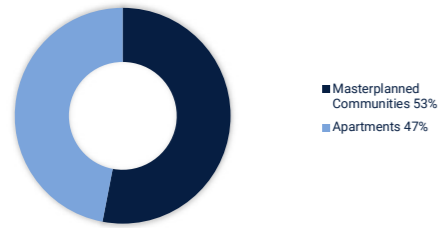
2. Subject to change, depending on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.

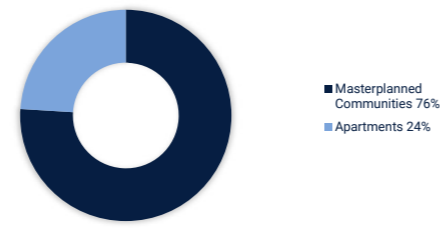
# Residential

## NEW SOUTH WALES

Mirvac Share Expected Revenue<sup>1</sup>  
\$6.9 billion



Pipeline Lots<sup>2</sup>  
6,616 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) <sup>3</sup>	TOTAL LOTS <sup>2</sup>	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE <sup>6</sup> FROM	TO	CONSTRUCTION PROGRESS <sup>4</sup>	PRODUCT TYPE	OWNERSHIP STRUCTURE
The Avenue	Various (from 2012)	Schofields	\$278.6m	492	492	492	492	FY14	FY24	\$295,000	\$819,900	100%	MPC - Land & housing	100% Mirvac
Cobbitty by Mirvac	Dec 21	Cobbitty	\$629.3m	881	150	124	116	FY24	FY27	\$464,000	\$830,000 <sup>8</sup>	19%	MPC - Land & housing	100% Mirvac
Completed Stages			\$68.7m	116	116	116	116	FY24	FY24	\$464,000	\$830,000	100%		
Released Stages			\$21.4m	34	34	8	0	FY25	FY25	\$550,000	\$766,000	0%		
Future Stages			\$539.2m	731	0	0	0	FY25	FY27	TBC	TBC	0%		
Georges Cove	Dec 14	Moorebank	\$189.2m	179	173	173	135	FY23	FY25	\$783,000	\$1,700,000 <sup>8</sup>	83%	MPC - Medium density housing	PDA with Benedict Industries
Googong	Dec 11	Googong	\$2,114.4m	5,072	3,239	3,112	3,078	FY14	FY33	\$180,000	\$736,000		MPC - Land & housing	JV with PEET Limited
Completed Stages			\$479.5m	1,942	1,942	1,942	1,942	FY14	FY22	\$180,000	\$470,000	100%		
Released Stages			\$771.1m	1,605	1,297	1,170	1,136	FY19	FY32	\$260,000	\$736,000	67%		
Future Stages			\$863.8m	1,525	0	0	0	FY26	FY33	TBC	TBC	5%		
Green Square	Mar 12	Zetland	\$2,300.0m	1,612 <sup>7</sup>	795	789	783	FY17	FY31	\$498,000	\$4,850,000		Apartments with mixed use	PDA with Landcom / 100% Mirvac
Completed Stages <sup>5</sup>			\$508.6m	477	477	476	476	FY17	FY20	\$498,000	\$2,080,000	100%		
Portman on the Park			\$170.8m	116	116	115	114	FY24	FY25	\$770,000	\$2,558,000	100%		
Portman House			\$59.1m	44	44	44	44	FY24	FY24	\$746,000	\$3,288,000	100%		
The Frederick			\$213.3m	151	151	150	149	FY24	FY25	\$725,000	\$4,595,000	100%		
Portman Street Terraces			\$32.1m	7	7	4	0	FY25	FY25	\$4,320,000	\$4,850,000	100%		
Future Stages			\$1,316.1m	817	0	0	0	FY29	FY31	TBC	TBC	0%		
Highforest	May 20	West Pennant Hills	\$828.9m	414	89	65	0	FY26	FY28	\$725,000	\$3,330,000	6%	Apartments & housing	100% Mirvac
Apartments			\$395.6m	249	63	40	0	FY27	FY27	\$725,000	\$3,330,000	6%		
MPC			\$433.3m	165	26	25	0	FY26	FY28	\$1,930,000	\$2,895,000	6%		
WSU Milperra	Aug 19	Milperra	\$476.8m	383	0	0	0	FY26	FY30	TBC	TBC	0%	MPC - Medium density housing	PDA with Western Sydney University
Mulgoa	Nov 23	Mulgoa	\$1,231.1m	1,199	0	0	0	FY27	FY32	TBC	TBC	0%	MPC - Land & housing	100% Mirvac
NINE by Mirvac	Feb 20	Willoughby	\$790.2m	417 <sup>7</sup>	381	221	211	FY24	FY25	\$699,000 <sup>6</sup>	\$4,975,000 <sup>6</sup>	96%	Apartments with mixed use	100% Mirvac
Riverlands Milperra	Oct 19	Milperra	\$414.1m	312	23	18	0	FY25	FY28	\$1,125,000	\$1,625,000	15%	MPC - Medium density housing	100% Mirvac
The Langlee	Dec 20	Waverley	\$171.9m	55	55	46	42	FY24	FY25	\$1,850,000	\$5,295,000	100%	Apartments with mixed use	PDA with Eastern Suburbs Leagues Club Ltd
The Village	Jan 17	Menangle	\$206.2m	378	221	190	181	FY22	FY27	\$444,900	\$793,000 <sup>6</sup>	63%	MPC - Land & housing	PDA with SouWest Developments Pty Ltd

### Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) <sup>3</sup>	TOTAL LOTS <sup>2</sup>	SETTLEMENT DATE <sup>1</sup> FROM	TO	PRODUCT TYPE	OWNERSHIP STRUCTURE
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, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.  
 2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.  
 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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. Includes GST.  
 7. Excludes affordable housing lots.  
 8. Includes 1 retail lot.

## 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. Within the masterplanned community, Mirvac delivered a 1.2 hectare public park, featuring a children's playground, open playing fields and bushland areas. This masterplanned community is now complete, with the final lots delivered in 2H24.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$278.6m
TOTAL LOTS <sup>1</sup>	492
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY24
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Residential Development New South Wales

## COBBITTY BY MIRVAC, COBBITTY ROAD COBBITTY, NSW



Cobbitty is a 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 880 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) <sup>1</sup>	\$629.3m
TOTAL LOTS <sup>1</sup>	881
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY27
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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, and on the banks of the Georges River. 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.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Moorebank
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$189.2m
TOTAL LOTS <sup>1</sup>	179
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY23-FY25
OWNERSHIP STRUCTURE	PDA with Benedict Industries

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties



# Residential Development New South Wales

## GOOGONG, GOOGONG DAM ROAD GOOGONG, NSW



Googong is a 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 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. Googong holds a Green Star accreditation as a 5-star community, equating to Australian Excellence approved by Green Building Council. The project has won numerous awards including UDIA NSW Award for Excellence – Masterplanned Communities and NSW Regional Development, PCA ACT Development of the Year award and UDIA NSW Marketing Award.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$2,114.4m
TOTAL LOTS <sup>1</sup>	5,072
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY14-FY33
OWNERSHIP STRUCTURE	JV with PEET Limited

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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, 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 1,400 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) <sup>1</sup>	\$2,300.0m
TOTAL LOTS <sup>1</sup>	1,612 <sup>2</sup>
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY17-FY31
OWNERSHIP STRUCTURE	PDA with Landcom / 100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

2. Includes retail lots.

# Residential Development New South Wales

## HIGHFOREST, COONARA AVENUE WEST PENNANT HILLS, NSW



Highforest, West Pennant Hills is an approximately 25.87 hectare site located within 800 metres of the Cherrybrook Metro Station, three kilometres from the Northconnex interchange and 21 kilometres from the CBD. Highforest will consist of a new family friendly residential community comprising 165 houses, 259 apartments, community facilities and significant public open space. As part of the rezoning, approximately 10 hectares of remnant forest is proposed to be dedicated to the State Government as public open space, being 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) <sup>1</sup>	\$828.9m
TOTAL LOTS <sup>1</sup>	414
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

## Residential Development

# New South Wales

### WSU MILPERRA, HORSLEY ROAD MILPERRA, NSW



The Western Sydney University (WSU) Milperra site is located within the Canterbury-Bankstown Local Government Area and is situated approximately 30 kilometres south-west of the Sydney CBD. The 19.6 hectare site is bound by the M5 to the south, Ashford Avenue and low-density residential to the west, Bullecourt Avenue and industrial uses to the north and east. WSU has transitioned its operations to the high-rise Bankstown CBD campus and entered into a Project Delivery Agreement (PDA) with Mirvac in 2019. The proposed redevelopment of the campus land permits dwellings made up of two storey-built form, with some three storey homes permitted in selected locations to provide visual screening from adjoining industrial land uses. Proposed housing will consist of a mix of dwelling types and sizes, with the current masterplan consisting of attached (terrace), semi-detached and detached dwellings. Supporting infrastructure for the proposed community includes three local parks, small scale commercial hub, drainage land and a 2 hectare conservation area ensuring protection of remnant vegetation.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$476.8m
TOTAL LOTS <sup>1</sup>	383
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26-FY30
OWNERSHIP STRUCTURE	PDA with Western Sydney University

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Residential Development New South Wales

## MULGOA, CHAIN-O-PONDS ROAD MULGOA, NSW



Mulgoa is a masterplanned community, located south of the existing residential suburb of Glenmore Park within the Greater Penrith Area. This masterplanned community will provide a diverse mix of land lots starting from 300m<sup>2</sup> and proposes a range of quality homes designed and constructed by Mirvac. Future residents will be able to enjoy extensive open space areas, including proposed district and local parks with sporting facilities, playgrounds, a community facility and café and walking trails traversing scenic environmental corridors.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-23
LOCATION	Mulgoa
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$1,231.1m
TOTAL LOTS <sup>1</sup>	1,199
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY27-FY32
OWNERSHIP STRUCTURE	100% Mirvac

Note: Locational image only. Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Residential Development New South Wales

## NINE BY MIRVAC, ARTARMON ROAD WILLOUGHBY, NSW



Located approximately six kilometres north of the Sydney CBD at the former Channel Nine Studios and headquarters, the circa 3-hectare site will accommodate 417 luxury residential apartments and small-scale non-residential uses across a collection of ten boutique buildings. The buildings will integrate with the surrounding landscape and local character of Willoughby. The development provides significant 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 included the removal of the 233 metre high transmission tower which was previously located on the site and has now been dismantled, significantly improving the skyline in the local area and the vista from the apartments.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-20
LOCATION	Willoughby
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$790.2m
TOTAL LOTS <sup>1</sup>	417
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties Excludes affordable housing lots to be delivered.

## Residential Development

# New South Wales

### RIVERLANDS MILPERRA, PRESCOT PARADE MILPERRA, NSW



Riverlands, Milperra 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. The site will include over 300 attached and detached dwellings to be constructed by Mirvac, along with a community facility, a 2.5 kilometre riverfront public walkway, recreational opportunities, and approximately 12 hectares of revegetation works.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$414.1m
TOTAL LOTS <sup>1</sup>	312
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Residential Development New South Wales

## THE LANGLEE, 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 six kilometres from the CBD. The project is being delivered on behalf of the landowner, Eastern Suburbs Leagues Club (ESLC). With a strong focus on amenity and private open space for its residents, the site is also nestled amongst an array of local infrastructure and amenity including Waverley Oval, Waverley College, Tamarama Beach and Westfield Bondi Junction. With construction works now completed, the project has delivered a boutique selection of 55 luxury apartments for those aged over 55, integrated with a new Waverley Bowling Club and bowling greens retained by the ESLC.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-20
LOCATION	Waverley
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$171.9m
TOTAL LOTS	55
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY24-FY25
OWNERSHIP STRUCTURE	PDA with Eastern Suburbs Leagues Club Ltd

1. Indicative only and subject to change. Project value will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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. The site will include approximately 380 residential lots, of which 214 lots have been delivered to date. Mirvac has also delivered a 1.35 hectare public park featuring a flying fox, an area for nature play, open lawn, barbecues, picnic shelters and an all-abilities playground for children. A second park is proposed in a future stage within the masterplanned community.

### Summary Information - In Progress

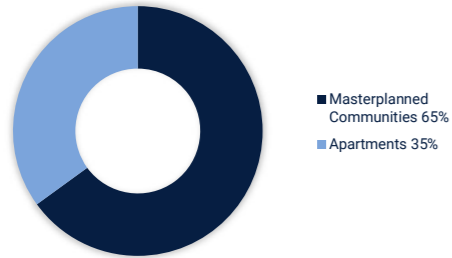
ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Menangle
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$206.2m
TOTAL LOTS <sup>1</sup>	378
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY27
OWNERSHIP STRUCTURE	PDA with SouWest Developments Pty Ltd

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

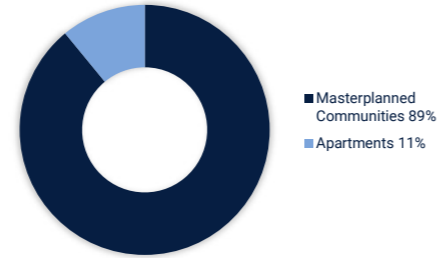
# Residential

## QUEENSLAND

Mirvac Share Expected Revenue<sup>1</sup>  
\$4.2 billion



Pipeline Lots<sup>2</sup>  
10,730 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) <sup>2</sup>	TOTAL LOTS <sup>2</sup>	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>3</sup> FROM	TO	CURRENT PRICE RANGE <sup>6</sup> FROM	TO	CONSTRUCTION PROGRESS <sup>4</sup>	PRODUCT TYPE	OWNERSHIP STRUCTURE
<b>Ascot Green</b>	Sep 15	Ascot	\$967.0m	946	285	277	173	FY18	FY36	\$460,000	\$3,242,000		Apartments	PDA with Brisbane Racing Club
Ascot House			\$86.4m	90	90	90	90	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$78.3m	83	83	83	83	FY22	FY22	\$460,000	\$2,120,000	100%		
Charlton House			\$141.2m	112	112	104	0	FY25	FY25	\$514,000	\$3,242,000	73%		
Future Stages			\$661.1m	661	0	0	0	FY28	FY36	TBC	TBC	0%		
<b>Everleigh</b>	Feb 16	Greenbank	\$990.4m	3,277	1,059	924	905	FY19	FY33	\$145,000	\$538,000		MPC - Land	100% Mirvac
Completed Stages			\$32.0m	143	143	143	143	FY21	FY23	\$175,000	\$320,000	100%		
Released Stages			\$300.9m	1,063	916	781	762	FY19	FY27	\$145,000	\$538,000	95%		
Future Stages			\$657.5m	2,071	0	0	0	FY26	FY33	TBC	TBC	0%		
<b>Waterfront</b>	Apr 08 <sup>5</sup>	Newstead	\$781.0m	385	259	250	0	FY25	FY30	\$384,000	\$7,250,000		Apartments with mixed use	100% Mirvac
Quay			\$202.8m	135	135	135	0	FY25	FY25	\$384,000	\$6,038,000	82%		
Isle			\$230.6m	124	124	115	0	FY26	FY27	\$540,000	\$7,250,000	23%		
Future Stages			\$347.6m	126	0	0	0	FY29	FY30	TBC	TBC	0%		

### Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS <sup>2</sup>	SETTLEMENT DATE <sup>3</sup> FROM	TO	PRODUCT TYPE	OWNERSHIP STRUCTURE
<b>Monarch Glen</b>	Dec 23	Undullah	TBC	7,200	FY27	FY50+	MPC - Land	PDA

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.  
 2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.  
 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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.  
 6. Price range relates to released lots and is not indicative of future releases. Includes GST.

# 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 over 900 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 completed in October 2021. Charlton House, the third building in the masterplan, was launched to the market in March 2022, and is currently under construction. Charlton House comprises 112 apartments over 13 levels, a resort style pool and a rooftop terrace featuring 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) <sup>1</sup>	\$967.0m
TOTAL LOTS <sup>1</sup>	946
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY36
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# 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 3,300 residential land lots on completion, in addition to over 25 hectares of Sub-Regional Sports and Recreation parkland, a neighbourhood retail centre and schools, including the new Everleigh State Primary School, which opened to students in February 2022. More recently, in November 2023, Mirvac opened the state-of-the-art Everleigh AFL Oval and welcomed the Greenbank Giants as its home team along with over 2,500 people to the Festival of Footy Grand Opening. Everleigh won the Master Planning Award at the 2022 Logan Urban Design Awards and 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) <sup>1</sup>	\$990.4m
TOTAL LOTS <sup>1</sup>	3,277
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY33
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

# Residential Development Queensland

## WATERFRONT, SKYRING TERRACE NEWSTEAD, QLD



Mirvac’s ‘Waterfront’ 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 are designed for owner-occupiers and will offer premium residential amenity including resort style rooftops featuring resident dining rooms, wellness centres with gyms, spas and saunas, and infinity pools with panoramic views over the Brisbane River. The first two stages, Quay and Isle, are currently under construction, with completion expected late 2024 and mid-2026.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Apr-08 <sup>1</sup>
LOCATION	Newstead
PROJECT VALUE (INCL. GST) <sup>2</sup>	\$781.0m
TOTAL LOTS <sup>2</sup>	385
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY25-FY30
OWNERSHIP STRUCTURE	100% Mirvac

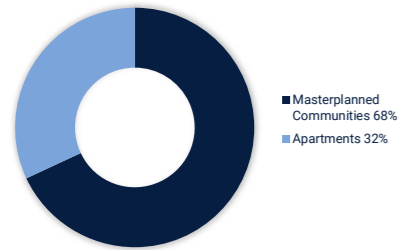
Note: Image is an artist impression, final design may differ from above image.

1. Agreement date relates to Waterfront Newstead precinct.
2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

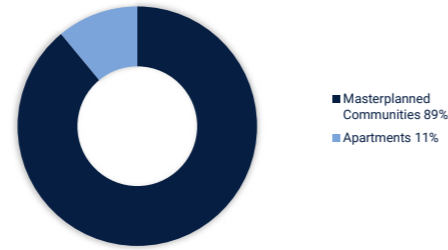
# Residential

## VICTORIA

Mirvac Share Expected Revenue<sup>1</sup>  
\$4.6 billion



Pipeline Lots<sup>2</sup>  
9,831 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS <sup>2</sup>	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>3</sup>		CURRENT PRICE RANGE <sup>6</sup>		CONSTRUCTION PROGRESS <sup>4</sup>	PRODUCT TYPE	OWNERSHIP STRUCTURE
								FROM	TO	FROM	TO			
<b>The Albertine</b>	May 22	Melbourne	\$204.4m	98	89	26	0	FY26	FY26	\$670,000	\$4,630,000	10%	Apartments	100% Mirvac
<b>The Fabric</b>	Jul 20	Altona North	\$489.9m	580	160	151	120	FY22	FY29	\$660,000	\$1,462,000		MPC - Mix of housing & apartments	100% Mirvac
Completed Stages			\$84.9m	90	90	90	90	FY22	FY24	\$660,000	\$1,400,000	100%		
Released Stages			\$77.0m	77	70	61	30	FY24	FY25	\$729,000	\$1,462,000	60%		
Future Stages (MPC)			\$95.1m	73	0	0	0	FY26	FY27	\$850,000	\$1,347,000	0%		
Future Stages (apartments)			\$232.9m	340	0	0	0	FY27	FY29	TBC	TBC	0%		
<b>Olivine</b>	Jun 12	Donnybrook	\$1,731.1m	4,623	1,327	1,280	1,218	FY18	FY38	\$127,000	\$648,000		MPC - Land & medium density housing	Combination of balance sheet and DMA with Boral
Completed Stages			\$317.9m	1,061	1,061	1,061	1,061	FY18	FY24	\$127,000	\$648,000	100%		
Released Stages			\$132.1m	380	266	219	157	FY23	FY26	\$151,000	\$636,000	83%		
Future Stages			\$1,281.1m	3,182	0	0	0	FY25	FY38	TBC	TBC	5%		
<b>Prince and Parade</b>	Jun 21	Brunswick	\$286.2m	160	136	35	0	FY27	FY27	\$645,000	\$6,750,000	7%	Apartments	100% Mirvac
<b>Smiths Lane</b>	Nov 11	Clyde North	\$1,379.6m	3,179	1,523	1,444	1,376	FY19	FY29	\$173,000	\$796,000		MPC - Land & medium density housing	Combination of 100% Mirvac and 50/50 Joint Operation with Supalai
Completed Stages			\$101.7m	364	364	364	364	FY19	FY22	\$173,000	\$578,000	100%		
Released Stages			\$520.0m	1,231	1,159	1,080	1,012	FY21	FY26	\$213,000	\$796,000	77%		
Future Stages			\$757.9m	1,584	0	0	0	FY24	FY29	TBC	TBC	0%		
<b>Tullamore</b>	Jul 15	Doncaster	\$890.4m	913	912	906	906	FY16	FY25	\$380,000	\$2,750,000		MPC - Land, medium density housing & apartments	100% Mirvac
Completed Stages			\$564.9m	537	537	537	537	FY16	FY24	\$540,000	\$2,595,000	100%		
Released Stages			\$69.2m	48	47	41	41	FY17	FY25 <sup>5</sup>	\$1,040,000	\$2,545,000	99%		
Apartments Building A (Phoenix)			\$92.9m	134	134	134	134	FY19	FY21	\$380,000	\$1,519,000	100%		
Apartments Building B (Folia)			\$79.7m	102	102	102	102	FY21	FY22	\$395,000	\$1,835,000	100%		
Apartments Building C (Forme)			\$83.7m	92	92	92	92	FY23	FY24	\$415,000	\$2,750,000	100%		
<b>Wantirna South</b>	Jun 19	Wantirna South	\$1,357.4m	1,717	0	0	0	FY27	FY36	TBC	TBC	0%	MPC - Land, housing & medium density housing	PDA with Boral
<b>Woodlea</b>	Nov 06	Aintree / Bonnie Brook	\$2,036.0m	6,466	5,253	5,149	4,759	FY16	FY32	\$135,500	\$1,088,888		MPC - Land & medium density housing	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$1,149.4m	4,150	4,150	4,150	4,150	FY16	FY24	\$135,500	\$1,088,888	100%		
Released Stages			\$434.1m	1,278	1,103	999	609	FY20	FY28	\$216,949	\$685,000	77%		
Future Stages			\$452.5m	1,038	0	0	0	FY25	FY32	TBC	TBC	0%		
<b>Yarra's Edge</b>		Docklands	\$1,758.8m	1,568	1,300	1,185	1,094	FY05	FY29	\$120,000	\$6,000,000		Apartments and townhouses, with mixed use	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	FY27	\$120,000	\$285,000	100%		
Voyager - Tower 11	Oct 16		\$294.2m	315	315	314	314	FY22	FY25	\$475,000	\$2,000,000	100%		
Trielle - Tower 9	-		\$400.7m	191	172	91	0	FY27	FY28	\$650,000	\$5,250,000	0%		
Future Stages	-		\$331.4m	249	0	0	0	FY27	FY29	TBC	TBC	0%		

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 3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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.  
 6. Price range relates to released lots and is not indicative of future releases. Includes GST.

## Residential Development

# Victoria

### THE ALBERTINE, 31 QUEENS ROAD MELBOURNE, VIC



The Albertine is a permit approved site with park frontage and CBD/park views situated in Melbourne's city fringe. Mirvac Design has re-imagined the space to include 98 luxury apartments benefiting from several resident amenities including resident's pool, spa, gym, sauna, lounge, secret garden and elevated dining/lounge 'The Elysium Room' with expansive views over Albert Park Lake. The Albertine was launched to market in mid-2023.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-22
LOCATION	Melbourne
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$204.4m
TOTAL LOTS <sup>1</sup>	98
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY26
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

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## 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, nine 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 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) <sup>1</sup>	\$489.9m
TOTAL LOTS <sup>1</sup>	580
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY29
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 late 2024. The Donnybrook Government Primary School and Wallaby Early Learning centre both opened in 2023, complementing the existing Murnong Kindergarten.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$1,731.1m
TOTAL LOTS <sup>1</sup>	4,623
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY38
OWNERSHIP STRUCTURE	Combination of balance sheet and DMA with Boral

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

## Residential Development

# Victoria

### PRINCE AND PARADE, 699 PARK STREET BRUNSWICK, VIC



Prince and Parade is an apartment site located in the inner northern suburb of Brunswick, situated four kilometres north of Melbourne's CBD and with direct frontage to Princes Park. The proposed development features 160 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 refurbished for future use. The project has received planning approval and was released to the market in September 2023. Construction of an early works package commenced in November 2023.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-21
LOCATION	Brunswick
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$286.2m
TOTAL LOTS <sup>1</sup>	160
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY27
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 3,000 lots over 12 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, a childcare facility, an active open space precinct 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) <sup>1</sup>	\$1,379.6m
TOTAL LOTS <sup>1</sup>	3,179
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY19-FY29
OWNERSHIP STRUCTURE	Combination of 100% Mirvac and 50/50 Joint Operation with Supalai

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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. Near 30% of Tullamore is devoted to green open spaces, with parks, playgrounds, picnic areas, exercise equipment and walking tracks. The Stables Provedore Café and Next Gen Health and Lifestyle club are both repurposed heritage buildings providing superior on site amenity to the community. Tullamore is set for completion in 2024 and will comprise more than 900 residences at completion. The third and final apartment building Forme was completed in 2023.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$890.4m
TOTAL LOTS <sup>1</sup>	913
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 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) <sup>1</sup>	\$1,357.4m
TOTAL LOTS <sup>1</sup>	1,717
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY27-FY36
OWNERSHIP STRUCTURE	PDA with Boral

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac’s control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

## Residential Development Victoria

### WOODLEA, LEAKES ROAD AINTREE AND BONNIEBROOK, VIC



Woodlea is a 711 hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD in Aintree and Bonnie Brook (formerly Rockbank) within the City of Melton municipality. The development comprises land lots as well as a townhouse product built by Mirvac. Upon completion, the community will accommodate approximately 20,000 residents, with 14,500 already residing at Woodlea. Community amenity includes a Local Town Centre (Woodlea Town), 16 established parks (including a dog park, adventure park and sporting precinct), private childcares and Council community hub. Woodlea is also home to a number of schools, all at full capacity, with expansion plans underway as well as an additional State Government Secondary School currently under construction. Next to the Local Town Centre is the 7-hectare Lifestyle Community Village, providing a downsizer product within the heart of Woodlea. Works have commenced on an exciting new precinct at Woodlea which will be supported by a new display village, active open space with sporting pavilion and vet clinic.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Aintree / Bonnie Brook
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$2,036.0m
TOTAL LOTS <sup>1</sup>	6,466
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY32
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 dwellings<sup>1</sup>, with a component of retail, commercial space and a marina. The next premium residential offering at Yarra's Edge, Trielle (Tower 9), was released to the market in March 2023 with construction commencing in August 2024.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST) <sup>2</sup>	\$1,758.8m
TOTAL LOTS <sup>2</sup>	1,568
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY05-FY29
OWNERSHIP STRUCTURE	100% Mirvac

Note: Image is an artist impression, final design may differ from above image.

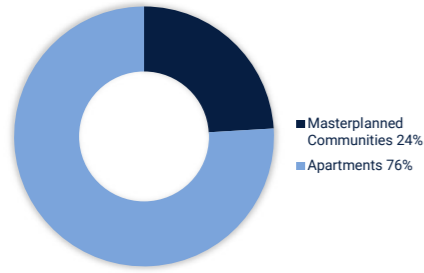
1. Figure includes previously completed stages no longer reported in the property compendium.

2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

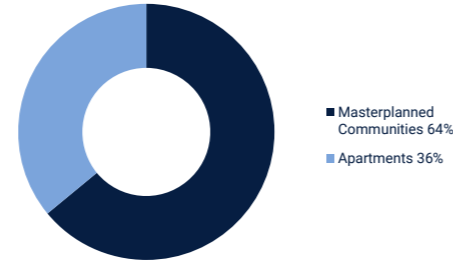
# Residential

## WESTERN AUSTRALIA

Mirvac Share Expected Revenue<sup>1</sup>  
\$0.9 billion



Pipeline Lots<sup>2</sup>  
1,042 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST) <sup>2</sup>	TOTAL LOTS <sup>2</sup>	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>3</sup> FROM	SETTLEMENT DATE <sup>3</sup> TO	CURRENT PRICE RANGE <sup>6</sup> FROM	CURRENT PRICE RANGE <sup>6</sup> TO	CONSTRUCTION PROGRESS <sup>4</sup>	PRODUCT TYPE	OWNERSHIP STRUCTURE
<b>Henley Brook</b>	Nov 18	Henley Brook	\$247.0m	839	368	328	309	FY22	FY29	\$175,000	\$415,000		MPC - Land	100% Mirvac
Completed Stages			\$23.3m	85	85	85	85	FY24	FY24	\$219,000	\$375,000	100%		
Released Stages			\$82.6m	298	283	243	224	FY22	FY25	\$175,000	\$415,000	82%		
Future Stages			\$141.1m	456	0	0	0	FY25	FY29	TBC	TBC	0%		
<b>Iluma Private Estate</b>	Dec 14	Bennett Springs	\$184.7m	690	674	621	610	FY18	FY25	\$125,000	\$375,000		MPC - Land	100% Mirvac
Completed Stages			\$110.7m	413	413	413	413	FY18	FY24	\$171,000	\$348,000	100%		
Released Stages			\$74.0m	277	261	208	197	FY18	FY25	\$125,000	\$375,000	81%		
<b>Madox</b>	Feb 16	Piara Waters	\$120.2m	398	398	397	397	FY18	FY25	\$165,000	\$420,000		MPC - Land	100% Mirvac
Completed Stages			\$98.2m	326	326	326	326	FY18	FY24	\$185,000	\$385,000	100%		
Released Stages			\$22.0m	72	72	71	71	FY22	FY25	\$165,000	\$420,000	100%		
<b>ONE71 Baldivis</b>	Dec 13	Baldivis	\$78.3m	411	396	360	353	FY16	FY26	\$144,000	\$304,000		MPC - Land	100% Mirvac
Completed Stages			\$48.0m	256	256	256	256	FY16	FY24	\$144,000	\$268,000	100%		
Released Stages			\$30.3m	155	140	104	97	FY16	FY26	\$145,000	\$304,000	78%		
<b>The Peninsula</b>	Feb 03	Burswood	\$1,175.8m	816	525	479	443	FY07	FY31	\$385,000	\$13,395,000		Apartments, medium density housing & land	100% Mirvac
Completed Stages			\$490.8m	443	443	443	443	FY07	FY22	\$385,000	\$13,395,000	100%		
Ador			\$136.8m	82	82	36	0	FY27	FY28	\$495,000	\$5,800,000	0%		
Future Stages (apartments)			\$548.2m	291	0	0	0	FY29	FY31	TBC	TBC	0%		

1. Represents Mirvac's share of expected future revenue subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST. Subject to rounding.

2. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Settlement dates may vary as circumstances change, due to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Settlements relate to residential lots only.

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

5. Price range relates to released lots and is not indicative of future releases. Includes GST.



## Residential Development

# Western Australia

### HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is a 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 44-hectare site will comprise over 800 land lots<sup>1</sup> and was recently awarded the UDIA National Award for Excellence - Residential Subdivision.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$247.0m
TOTAL LOTS <sup>1</sup>	839
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY22-FY29
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 almost 700 residential dwellings<sup>1</sup> linked by a series of central linear public open spaces and parks.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$184.7m
TOTAL LOTS <sup>1</sup>	690
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 lots<sup>1</sup>.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$120.2m
TOTAL LOTS <sup>1</sup>	398
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY18-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 lots<sup>1</sup> at completion.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST) <sup>1</sup>	\$78.3m
TOTAL LOTS <sup>1</sup>	411
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY16-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other 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 82 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) <sup>1</sup>	\$1,175.8m
TOTAL LOTS <sup>1</sup>	816
RESIDENTIAL LOTS SETTLEMENT PERIOD	FY07-FY31
OWNERSHIP STRUCTURE	100% Mirvac

1. Indicative only and subject to change. Project value and final lot number will depend on various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties

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The information contained in this Property Compendium is dated 30 June 2024 unless otherwise stated.

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