

20 November 2025

MIRVAC GROUP 2025 ANNUAL GENERAL AND GENERAL MEETINGS

Attached are the addresses from the Chair and the CEO together with the presentation to be delivered at the Mirvac Group Annual General and General Meetings (the AGM) which will be held today at **11.00am (AEDT)**.

Securityholders can watch the AGM live at meetings.lumiconnect.com/300-204-382-991

For more information, please contact:

Media enquiries:
Kate Lander
General Manager, Communications
+61 439 770 390

Investor enquiries:
Gavin Peacock, CFA
General Manager, Investor Relations
+61 477 299 729

About Mirvac

Founded in 1972, Mirvac is an Australian Securities Exchange (ASX) listed company. We own and manage assets across office, retail, industrial and the living sectors in our investment portfolio, with approximately \$22 billion of assets under management. Our development activities span commercial and mixed-use and residential, with a development pipeline of approximately \$29 billion and a focus on delivering high-quality, innovative and sustainable real estate for our customers, while driving long-term value for our securityholders.

Chair's Address

Good morning, ladies and gentlemen, and welcome to the Annual General Meeting of Mirvac Limited and the General Meeting of the Mirvac Property Trust, which I refer to today as “the Meetings”.

My name is Rob Sindel and I am the Chair of Mirvac.

In the unlikely event of an emergency, an alarm will sound. If this should happen, please follow the directions of our employees.

May I also ask that everyone in the room please switch their mobile phones to silent mode.

I have been informed we have a quorum and therefore declare the Meetings open.

I would like to welcome those who have joined us here in our Sydney office today, and those joining us online.

In the spirit of reconciliation, I would like to acknowledge the Traditional Custodians of the land from which we are presenting to you today.

I would like to pay my respects to their Elders past and present, and to all Aboriginal and Torres Strait Islander people.

Here with me in Sydney this morning, to my immediate left, are Mirvac's Group CEO & Managing Director, Campbell Hanan and Non-Executive Directors, Jane Hewitt, Damien Frawley and Peter Nash.

To my right are Mirvac's Company Secretary, Michelle Favelle and Non-Executive Directors, James Cain, Rosemary Hartnett and Christine Bartlett.

Members of our Executive Leadership Team are also here today and will be available after the meetings to speak to securityholders.

Voula Papageorgiou, our lead external audit partner from PwC, is also available to answer any specific questions on the audit.

As required, Voula steps down as our lead audit partner this year. I would like to thank Voula for her valuable contribution to Mirvac over the past five years.

Ewan Barron will replace Voula as our new lead audit partner, and he is here today and available to meet with securityholders after the meetings.

Before we move to the formal matters, which relate to the resolutions outlined in the Notice of Meetings, both Campbell and I will address the meetings.

Today, we will provide you with an update on Mirvac's financial performance, progress in executing our strategy, and the outlook for the business.

I'm pleased to say the financial year 2025 was a year of execution.

Under Campbell's leadership, the team made good progress to set the business up for growth into FY26 and beyond.

We executed capital partnering initiatives, grew our living sector exposure, progressed our development pipeline, and refined our high-quality investment portfolio.

Our FY25 results were in line with our earnings guidance, which included an operating profit of \$474 million, or 12.0 cents per stapled security, and a distribution of 9.0 cents per stapled security.

Our statutory profit of \$68 million was driven by improved asset valuations across the industrial and living sectors, offset by lower office asset valuations and write-downs at select development projects.

Through an active and disciplined approach to capital management, we ensured the balance sheet remained in good shape.

In FY25, the team refinanced \$1.8 billion of debt, issued a \$400 million green bond, completed \$340 million of asset sales, and raised over \$1.3 billion through capital partnering initiatives.

Gearing was maintained within our target range of 20 to 30 per cent at 27.6 per cent, and our strong credit ratings were also retained.

In addition to this, we have \$1.2 billion of liquidity in undrawn debt facilities and maintain significant headroom against our debt covenants.

Our focus on robust capital management ensures we have the flexibility to take advantage of opportunities as they arise.

We have clear long-term capital allocation targets to drive cash flow resilience, stronger growth, and maintain the right level of income diversity with our mix of assets.

Key to this is growing our living and industrial sector exposure, where we see long-term tailwinds and attractive returns. It has been pleasing for the Board and investors to see the progress we have made in this area.

In FY25, this included the completion of two warehouses at Aspect Industrial Estate in Western Sydney, which lifts our industrial allocation to 17 per cent.

We also completed three more build to rent assets across Melbourne and Brisbane, while our land lease portfolio grew to around 5,000 occupied lots, up from around 4,600 in the prior year.

Combined, our Living sector exposure represents 7 per cent of our total capital allocation, and we have an ambition to grow this to 25 per cent over the long term.

At the same time, we are sharpening our office exposure, focusing on Premium-grade assets in core CBD locations. This is where we see the best outlook for rent and valuation growth.

In FY25, we sold two office assets - 10-20 Bond Street in Sydney's CBD and 75 George Street in Parramatta – reducing our office exposure to 54 per cent, with a long-term target of 40 per cent, as we grow the living and industrial sectors.

In response to feedback from proxy advisors and investors, we continued to evolve our disclosures on our short-term and long-term incentive plans – specifically around how they align to our key strategic priorities.

We retained our long-term incentive hurdles, which aligns Executives to performance through an equal weighting of Relative Return on Equity and Relative Total Shareholder Return.

We also made some changes to our long-term performance and deferred short-term incentive plans.

The number of rights allocated under each plan will now be determined on a face value basis, rather than on a discounted face value basis.

Key Management Personnel will be entitled to distributions **only** on rights that vest and are declared during the performance period.

The Board intends to award these distributions as Mirvac securities following the end of the performance period.

And it's pleasing that these changes have been well supported by investors.

We will continue to focus on aligning pay outcomes with performance, which is a foundational principle of our remuneration framework.

The Board remains committed to ensuring Mirvac's operations, and the way we work reflect a high standard of corporate governance.

We want to foster a culture that values ethical behaviour, integrity and respect.

As always, we continue to work with government and the community to drive positive social and environmental outcomes.

There are three achievements over the past 12 months that highlight our progress in these areas.

Firstly, our NSW Construction team achieved a 5 Gold Star iCirt rating for the third year in a row. This is great recognition of our commitment to safety and compliance, and demonstrates our long-standing focus on building quality.

We also reaffirmed our 2030 decarbonisation target and outlined the actions we will take to get there.

These include electrifying both new and existing assets, using lower carbon materials, installing solar at our residential and industrial projects, and investing in high-quality, nature-based offsets.

And finally, we released our first ever social performance report to showcase the work we are doing to deliver social value.

Mirvac has a strong brand and a clear strategy that is delivering on its objectives and is well-placed for the future.

I would like to congratulate Campbell, the executive leadership team, and the rest of the team at Mirvac for the work they have done to reset the business and position Mirvac for success.

It is also great to see the progress the team has already made in the first quarter of this financial year, which Campbell will talk to shortly.

In the year ahead, the Board will continue to focus on the execution of Mirvac's strategy and progress against its capital allocation targets.

We will also continue to draw on the lessons we have learned over the past few years, particularly around how we can better leverage our integrated model to reduce construction costs and improve the speed and certainty of delivery.

A key part of this will be leaning into design optimisation initiatives, which include modern methods of construction, such as offsite prefabrication of building elements.

And finally, we will continue to ensure we have the right mix of skills and experience on our Board, as we steer Mirvac through its next phase of growth.

Last year, we welcomed Rosemary Hartnett to the Board, who is up for election today. Rosemary brings a wealth of property and funds management experience to the Board and we will hear from Rosemary shortly.

I would like to thank my Board colleagues for their support and contribution over the past 12 months, and I would like to thank our valued securityholders for your continued support of Mirvac.

Thank you, and I will now hand over to Campbell to address the meetings.

Group CEO & Managing Director's Address

Thank you, Rob, and welcome to all of you who have joined here at 200 George Street in Sydney or online.

I would also like to acknowledge the Gadigal people of the Eora nation and pay my respects to Elders past and present.

The challenges of the past few years – rising inflation, interest rates, and fast-growing construction costs - are largely behind us, and, as we communicated to our securityholders at our full-year results in August, we have ringfenced our COVID-impacted projects to FY25.

Now, it is all about a return to growth, and we have strong momentum across all parts of our business going into FY26.

Over the past 12 months, we have had a clear focus on executing our strategy to set the business up for the future.

A key part of this is around growing our exposure to living – particularly in build to rent and land lease - and we have made excellent progress in this space.

In FY25, earnings from the living sectors were up 184 per cent to \$54 million, demonstrating the clear benefit of our strategic capital allocation.

Our build to rent portfolio of almost 2,200 apartments in Sydney, Melbourne and Brisbane is now the largest operating portfolio in Australia, and our BTR Venture has grown to \$1.8 billion in value.

Our stabilised portfolio was 95 per cent leased at the end of September, and our first build to rent asset in Brisbane, LIV Anura, is currently 54 per cent leased, just three months after completion and well ahead of expectations.

We have an ambition to grow our build to rent portfolio to over 5,000 apartments in the medium term, which plays an important role in adding much-needed new housing supply to our communities.

Within land lease, we have grown our stabilised portfolio to over 5,000 operational sites, with around 3,000 sites in our secured development pipeline.

This follows the acquisition of two new communities in Victoria in the financial year to date, which means we will be selling across nine more communities over the next two years. We also have a further site in active due diligence in Queensland.

We are seeing positive metrics, with the average settlement price up 12 per cent in the first quarter, with re-leasing spreads of 9 per cent and an average rent increase of around 3 per cent.

Both of these established platforms have significant potential for scale and provide us with clear pathways for further growth.

There is of course great alignment between the living sectors - which deliver steady and resilient returns - and our residential business, where we have over 53 years of experience in delivering vibrant communities for our customers.

We are one of the only developers in Australia with the ability to deliver across the entire housing spectrum – including apartments, townhouses, detached housing and masterplanned communities in inner, middle and outer ring locations.

We are seeing improved momentum in this part of the business, driven by three interest rate cuts this year, improved consumer sentiment, and improved policy settings at both a State and Federal level.

We saw a strong pick up in residential sales in the first quarter of FY26, with 619 lots exchanged, up 79 per cent on the same time last year.

We also had 432 deposits on hand – close to double what we had in the last quarter of FY25 – and enquiries were up 26 per cent.

Our residential pre-sales balance of \$1.6 billion provides a good line of sight to future earnings, and we expect this to be further boosted by the launch of a number of new masterplanned communities and apartment projects over the next 12 months, with Mirvac now selling across more fronts than ever before.

This includes Everdene at Mulgoa, which is already attracting strong interest from first-home buyers and upgraders, as well as the next release of our luxury Harbourside Residences in Sydney – our most premium offering to date.

As Rob mentioned, we are also progressing initiatives that leverage modern methods of construction, which have the potential to drive up to 10 per cent in cost savings and significant improvements in build times and sustainability outcomes.

We are rolling these out across a number of projects in FY26, with the intention of implementing them more broadly thereafter.

We have also made good progress in reshaping our investment portfolio, which is delivering strong metrics, positive leasing spreads, and has low capital expenditure.

Our industrial portfolio – focused in Sydney - is performing strongly. We have maintained high occupancy of 99 per cent, and income from this part of the business was up 12 per cent in FY25, following development completions at Aspect Industrial Estate in Kemps Creek, in Sydney's west.

Our next industrial development project called SEED at Badgerys Creek, close to the new Western Sydney international airport, is also progressing well.

The 50 per cent selldown of Stage 1 to Australian Retirement Trust - and the anticipated selldown of Stage 2 - will help us to fund the continued expansion of our industrial portfolio and deliver new, resilient income to the Group.

As we grow our exposure to both Living and Industrial, we are also sharpening our office footprint, with a focus on continuing to create and own Premium-grade assets in core CBD locations. These assets remain the most resilient in terms of both capital and tenant demand.

Following \$1.2 billion of asset sales over the past two years, we now have a young and modern portfolio of high-quality assets – 54 per cent weighted to Premium-grade, with an average age of 9.6 years, and a 5.3 Star NABERS energy rating.

Within our urban retail portfolio, our strategy to drive value is delivering results, with occupancy at 99 per cent, leasing spreads up 2 per cent, and positive sales growth.

We continue to refine our retail mix and collaborate with both new and existing partners to maximise sales productivity and drive value. Over the year, we opened 43 new stores across our portfolio, including new retailers such as Haigh's Chocolates and Adore Beauty, helping to attract more visitors to our centres.

I am also pleased to say that last week, we exchanged contracts for the sale of the former Toombul site in Brisbane to Irvine Property Group, a local Brisbane developer. Securityholders may remember we made the difficult decision to permanently close the centre following severe flooding in March 2022. This was an incredibly challenging time for our retailers, the community, and everyone in our Mirvac Retail team.

Since then, we have completed demolition of the site and have worked with Brisbane City Council on key planning issues and a critical flood solution. We then commenced discussions with potential partners about the best path forward.

Given the scale of the site and extensive remediation works required, we believe the sale of Toombul to Irvine Group allows for renewed investment, and we believe this is the best outcome for the community and for our securityholders.

Our integrated model and in-house design, development and construction capability is something that is uniquely Mirvac and is important to our customers and capital partners who invest alongside us.

Our committed development pipeline is expected to create around \$100 million in new annualised income for our investment portfolio over the coming years, while delivering \$540 million of value through development profit and NTA uplift, and adding a further \$2.7 billion of funds under management.

We are making good progress on our active development pipeline, with all projects now on track and many ahead of schedule.

At our flagship mixed-use development at Harbourside in Sydney, for example, we have completed the southern podium structure and the residential tower is at Level 20.

We are also close to completing our 7 Spencer office asset in Melbourne, which we co-own with Daibiru, and we are in advanced discussions with prospective tenants that would see pre-leasing increase to around 50 per cent.

In Industrial, we have three more warehouses at Aspect Industrial Estate that are due for completion next year, and total pre-leasing across Aspect North and South is at around 86 per cent.

Within our Funds business, we have added around \$13 billion of third-party capital over the past three years, including \$1.6 billion in FY25.

Our Fund's wholesale status, in-house management experience and stabilised assets that are generating resilient income, uniquely position us to pursue our next growth opportunities and attract further capital to the platform.

In particular, we are seeing strong demand for the living sectors, industrial and more recently, Premium-grade office, where we have a demonstrated competitive advantage.

Within the Mirvac Wholesale Office Fund - the top performing fund in its index - we have raised around \$413 million since April, driven by a focus on owning the best assets in the best locations.

With gearing of 25 per cent – one of the lowest in the sector – the fund is positioned to deploy capital at the right point in the cycle.

I would like to address some of the questions we have received regarding our involvement in the proposed change of manager in the Australian Prime Property Fund Platform or APPF.

Earlier this year, we were approached by a number of APPF investors who wished to instigate a change of management of the APPF funds.

Mirvac was invited to put forward a proposal that provided investors with an alternative for APPF. In response, Mirvac engaged with investors and developed an aligned proposition that reflected leading governance, fee and liquidity frameworks, transparency and access to Mirvac's sector-specialist teams.

These proposals provided an avenue for investors to be given a choice to change the responsible entity of APPF Industrial and APPF Retail to Mirvac.

While the outcome was not what we hoped, we are pleased to have had the opportunity to build relationships with a broader group of investors, and showcase our sector leading capabilities, high-quality assets, strong investor-led mindset and steadfast commitment to transparency and good governance.

Attracting and retaining top talent is something we continue to focus on, so that we have the best people in place to execute our strategy.

We have an ambition to create a workplace where our people feel engaged and inspired to deliver outperformance, and where they can grow and develop into the next generation of Australian property leaders.

In line with this, we continued to roll out our Mirvac Masters program to our employees, which we launched last year in collaboration with the University of Sydney. The Masters program provides our employees with deep technical learning and a curriculum tailored to meet the evolving demands of the industry.

Gender equality has been a long-standing focus at Mirvac, and in FY25 we saw a solid improvement in our gender equality metrics.

The number of women in senior management roles increased to 47 per cent, up 2 per cent on FY24, and well ahead of our 40 per cent target.

It was also great to see that 44 per cent of parental leave was taken by male employees in FY25, reflecting our commitment to a culture where care is supported equally.

Our ongoing focus on our people delivered an employee engagement score of 81 per cent this year, which places Mirvac in the top quartile of Australian businesses, and this is a notable achievement given the operating environment we have been working in.

Although uncertainties remain in both global and domestic markets, I believe that Mirvac, with its best-in-class investment portfolio, growing funds platform, development capability, and strong living sector focus, will continue to deliver value for securityholders into the future.

We have a strong balance sheet and a clear strategy in place, and we will continue to leverage our integrated creation and curation capability to provide a balance of a stable income and focused growth. This is our key competitive advantage.

Importantly, we have a highly engaged and talented team of people who support our vision.

We remain on track to achieve our strategic objectives in FY26 and have reaffirmed earnings guidance of between 12.8 cents to 13.0 cents per security, which represents growth of between 6.7 per cent to 8.3 per cent, and distribution per security of 9.5 cents, up 5.6 per cent on FY25.

I would like to thank the team for their hard work, passion and commitment over the year, and for their contribution to our performance.

I would also like to thank our Board for their support and guidance, and our leaders for their role in Mirvac's success.

And I would like to thank you, our securityholders, for your continued support.

Thank you, and I'll now hand back to Rob.

2025

Annual General & General Meetings

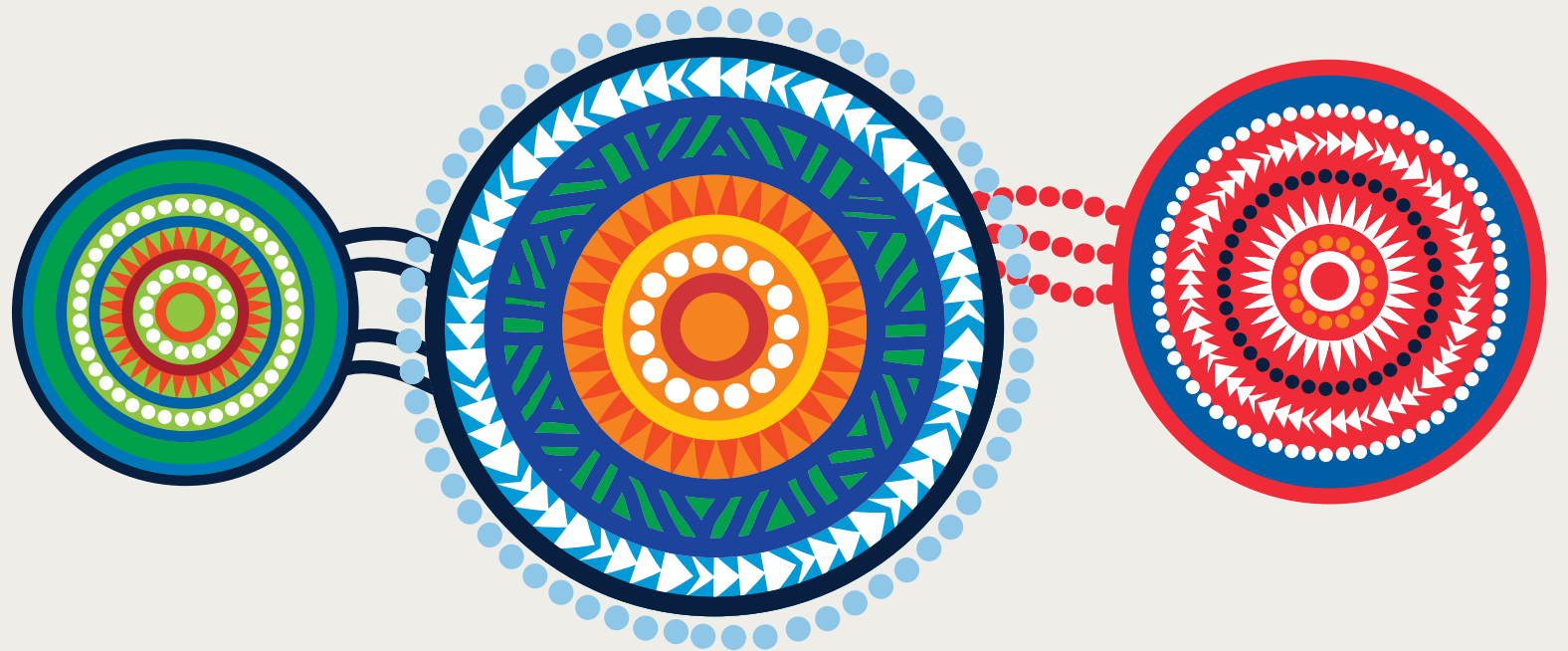
20 November 2025





Acknowledgement of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia, and we offer our respect to their Elders past and present.



Chair's address

Rob Sindel



LIV Anura & Quay, Brisbane | Image credit: Toby Scott



FY25 financial results



Statutory profit
\$68m
up 108% on FY24

Operating profit
\$474m
down 14% on FY24

Operating earnings
per stapled security
12.0c
down 14% on FY24

Operating cash flow
\$550m
up 1% on FY24

Distributions
per stapled security
9.0c
down 14% on FY24

Operating EBIT
\$736m
down 14% on FY24

NTA¹
\$2.26

Headline gearing²
27.6%

\$22bn
assets under management

\$16.2bn
third-party capital
under management³

1. NTA per stapled security excludes intangibles, right-of-use assets and deferred tax assets, based on ordinary securities, including EIS securities.
2. Net debt (at foreign exchange hedged rate) / (total tangible assets – cash).
3. Includes external funds, developments and assets under management and excludes Mirvac's investment in those managed assets and vehicles.



Capital allocation

OFFICE





80 Ann Street, Brisbane

LONG-TERM TARGET: ~40%

INDUSTRIAL



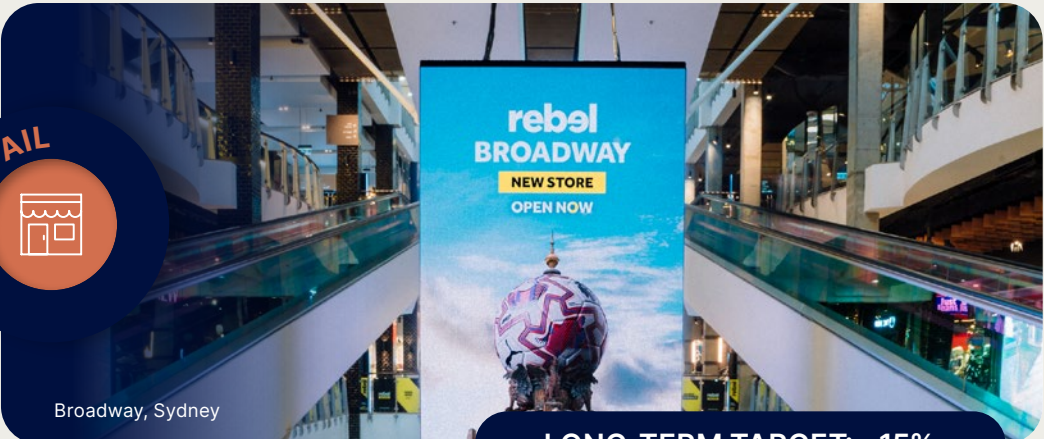


Aspect Industrial Estate, Sydney

LONG-TERM TARGET: ~20%

RETAIL





Broadway, Sydney

LONG-TERM TARGET: ~15%

LIVING





LIV Albert, Melbourne

LONG-TERM TARGET: ~25%



Disclosures and remuneration





Strong corporate governance



Closing remarks





Group CEO & Managing Director's address

Campbell Hanan



Executing for growth



Expanding living exposure



Best-in-class investment portfolio



Future development earnings visibility



Successful capital partnering accelerating velocity of capital and unlocking value



Strengthened balance sheet



NINE, Sydney

Harbourside, Sydney



Growing our living sector exposure

Invested capital
\$0.7bn

Living sector FY25 EBIT
\$54m
up 184%





Leading build to rent operator

2,174
apartments¹

5 LIV
assets¹

95%
leased¹



1. As at 30 September 2025.



Selling on more fronts in land lease

~8,100

land lease sites¹

33

communities¹

100%

operational sites
occupied¹



1. As at 14 November 2025.



Good momentum in 1Q26

619

residential lots exchanged, up 79% on pc¹

265

residential lot
settlements¹

\$1.6bn

pre-sales¹

1. As at 30 September 2025.





Reshaping our investment portfolio



Office

- Portfolio value: \$5.4bn
- Occupancy: 95.1%¹
- WALE: 5.9 years¹

101 Miller Street, Sydney



Industrial

- Portfolio value: \$1.7bn
- Occupancy: 98.9%¹
- WALE: 5.8 years¹

Aspect Industrial Estate, Sydney



Retail

- Portfolio value: \$2.3bn
- Occupancy: 98.8%¹
- WALE: 3.4 years¹

Orion Springfield Central, Brisbane



Living¹

- ~7,200 operational and ~3,000 pipeline living sector lots across Build to Rent and Land Lease

LIV Aston, Melbourne

1. As at 14 November 2025.



Leveraging our development capability

~\$540m

estimated value creation
(MGR share)¹

~\$100m

new net operating income²

\$2.7bn

future secured funds
under management³

- 
- A large, semi-circular cutout in the slide background reveals a construction site. It shows the interior of a large building under construction with a high, vaulted ceiling supported by a network of steel trusses. Red fire hoses are strung across the ceiling. In the foreground, two construction workers wearing white hard hats and high-visibility yellow vests are walking across a paved area, looking at documents. The ground is covered with construction materials and equipment.
1. Indicative estimate only, based on current assumptions for CMU committed development pipeline and subject to change due to planning outcomes, market conditions, leasing outcomes and other uncertainties.
 2. Includes stabilised net operating income on Mirvac's share of committed developments, and assumed 50 per cent share of Harbourside, and excludes income contribution from future Land Lease community completions.
 3. Includes future funds under management from committed developments, including 55 Pitt Street, 7 Spencer Street, SEED Stage 1, Aspect South and LIV assets at 30 June 2025.



Growing our third-party capital



1. Gross assets as at 30 June 2025.
2. Represents 100 per cent of current expected end value on stabilised portfolio, including committed pipeline assets, and including where Mirvac is only providing Development Management Services, subject to various factors outside Mirvac's control.



Ongoing commitment to people and culture



1. As measured by Culture Amp.



Outlook





Important notice

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

The information contained in this Presentation has been obtained from or based on sources believed by Mirvac to be reliable. To the maximum extent permitted by law, Mirvac, its affiliates, officers, employees, agents and advisers do not make any warranty, express or implied, as to the currency, accuracy, reliability or completeness of the information in this Presentation or that the information is suitable for your intended use and disclaim all responsibility and liability for the information (including, without limitation, liability for negligence).

This Presentation is not financial advice nor a recommendation to acquire Mirvac stapled securities and has been prepared without taking into account the objectives, financial situation or needs of individuals. Before making an investment decision prospective investors should consider the appropriateness of the information in this Presentation and the Group's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange having regard to their own objectives, financial situation and needs and seek such legal, financial and/or taxation advice as they deem necessary or appropriate to their jurisdiction.

To the extent that any general financial product advice in respect of the acquisition of Mirvac Property Trust units as a component of Mirvac stapled securities is provided in this Presentation, it is provided by Mirvac Funds Limited. Mirvac Funds Limited and its related bodies corporate, and their associates, will not receive any remuneration or benefits in connection with that advice. Directors and employees of Mirvac Funds Limited do not receive specific payments of commissions for the authorised services provided under its Australian Financial Services License. They do receive salaries and may also be entitled to receive bonuses, depending upon performance. Mirvac Funds Limited is a wholly owned subsidiary of Mirvac Limited.

An investment in Mirvac stapled securities is subject to investment and other known and unknown risks, some of which are beyond the control of Mirvac and which can cause possible delays in repayment and loss of income and principal invested. Mirvac does not guarantee any particular rate of return or the performance of Mirvac nor does it guarantee the repayment of capital from Mirvac or any particular tax treatment.

This Presentation contains certain "forward looking" statements. The words "expected", "forecast", "estimates", and other similar expressions are intended to identify forward looking statements. This Presentation includes forward looking statements, opinions and estimates which are based on assumptions and contingencies which can change without notice due to factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. The Presentation also includes statements about market and industry trends which are based on interpretations of current market conditions which can also change without notice again due to factors outside of Mirvac's control. Forward-looking statements including projections, indications or guidance on future earnings or financial position and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. There can be no assurance that actual outcomes will not differ materially from these statements. To the full extent permitted by law, Mirvac Group and its directors, officers, employees, advisers, agents and intermediaries disclaim any obligation or undertaking to release any updates or revisions to the information to reflect any change in expectations or assumptions. Past performance information given in this Presentation is given for illustrative purposes only and should not be relied upon as (and is not) an indication of future performance. Where necessary, comparative information has been reclassified to achieve consistency in disclosure with current year amounts and other disclosures. Where the term operating environment is used, it is intended to cover impacts on both Mirvac, and the broader market operating conditions and macro economic conditions.

This Presentation also includes certain non-IFRS measures including operating profit after tax. Operating profit after tax is profit before specific non-cash items and significant items. It is used internally by management to assess the performance of its business and has been extracted or derived from Mirvac's financial statements ended 30 June 2025, which has been subject to audit by its external auditors.

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

The information contained in this presentation is current as at 30 June 2025 unless otherwise noted.



Thank You

CONTACT

Gavin Peacock, CFA | General Manager, Investor Relations
investor.relations@mirvac.com

MIRVAC GROUP

Level 28, 200 George Street, Sydney NSW 2000

