



Announcement Summary

Entity name

MIRVAC GROUP

Security on which the Distribution will be paid

MGR - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

New announcement

Date of this announcement

16/12/2025

Distribution Amount

AUD 0.04700000

Ex Date

30/12/2025

Record Date

31/12/2025

Payment Date

26/2/2026

Additional Information

The distribution per Stapled Security of 4.7 cents is a distribution from Mirvac Property Trust only. No dividend is being paid from Mirvac Limited.

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

MIRVAC GROUP

1.2 Registered Number Type

other

Registration Number

Mirvac Limited ABN 92 003 280 699

Mirvac Property Trust ARSN 086 780 645

1.3 ASX issuer code

MGR

1.4 The announcement is

New announcement

1.5 Date of this announcement

16/12/2025

1.6 ASX +Security Code

MGR

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

31/12/2025

2A.4 +Record Date

31/12/2025

2A.5 Ex Date

30/12/2025

2A.6 Payment Date

26/2/2026

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC



- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.**

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?

Estimated

AUD 0.04700000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

Yes

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 2B - Currency Information

2B.1 Does the entity default to payment in certain currencies dependent upon certain attributes such as the banking instruction or registered address of the +securityholder? (For example NZD to residents of New Zealand and/or USD to residents of the U.S.A.).

Yes

2B.2 Please provide a description of your currency arrangements

Securityholders with a registered address in New Zealand on the Record Date will be paid their distribution in New Zealand dollars. Additionally, any securityholder regardless of their domicile can opt to receive their distribution payment in Australian or New Zealand dollars if their nominated bank account is in the country of the nominated currency.

2B.2a Other currency/currencies in which the dividend/distribution will be paid:

Currency	Payment currency equivalent amount per security
NZD - New Zealand Dollar	NZD

2B.2b Please provide the exchange rates used for non-primary currency payments

Rate to be announced on 18 February 2026

2B.2c If payment currency equivalent and exchange rates not known, date for information to be released

Estimated or Actual?

Estimated

18/2/2026

**2B.3 Can the securityholder choose to receive a currency different to the currency they would receive under the default arrangements?**

Yes

2B.3a Please describe what choices are available to a securityholder to receive a currency different to the currency they would receive under the default arrangements

Any securityholder regardless of their domicile can receive their distribution payment in Australian or New Zealand dollars if their nominated bank account is in the country of the nominated currency

2B.3b Date and time by which any document or communication relating to the above arrangements must be received in order to be effective for this dividend/distribution

Wednesday December 31, 2025 17:00:00

2B.3c Please provide, or indicate where relevant forms can be obtained and how and where they must be lodged

Securityholders should contact the share registry, MUFG Corporate Markets (AU) Limited, via email at mscomms@cm.mums.mufg.com or on +61 1800 356 444 for information on currency arrangements, to obtain Direct Credit forms, and to update their bank account details. Securityholders may also update their currency arrangements or bank account details online by visiting the Investor Centre at au.investorcentre.mums.mufg.com and clicking on "Login".

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

Yes

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.04700000

3A.1a(i) Date that actual ordinary amount will be announced

18/2/2026

Estimated or Actual?
Estimated**3A.1b Ordinary Dividend/distribution amount per security**

AUD

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.04700000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000



Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

The components of the distribution will be available at <https://www.mirvac.com/investor-centre/Securityholder-Information/distributions> on or around 26 February 2026 (before payment of the distribution)

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97		
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121		
Interest exempt from withholding	9.122		
Capital Gains discount method Non-Taxable Australian property	9.124		
Capital gains other Non-Taxable Australian property	9.126		
Other income	9.130		
Royalties	9.135		
NCMI			
Excluded from NCMI			



Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

The components of the distribution will be available at <https://www.mirvac.com/investor-centre/Securityholder-Information/distributions> on or around 26 February 2026 (before payment of the distribution)

5.2 Additional information for inclusion in the Announcement Summary

The distribution per Stapled Security of 4.7 cents is a distribution from Mirvac Property Trust only. No dividend is being paid from Mirvac Limited.