

MIRVAC GROUP

Appendix 4D

For the half year ended 31 December 2025

(Previous corresponding period 31 December 2024)

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

Results for announcement to the market

					2025	2024
					\$m	\$m
Total revenue and other income	up	19%	to	1,511	1,273	
Profit for the half year attributable to stapled securityholders	up	31800%	to	319	1	
Operating profit after tax	up	5%	to	248	236	

Distributions	Record date	Amount per	Franked amount
		security	per security
Interim distribution payable on 26 February 2026	31 December 2025	4.7 cents	-
Interim distribution payable on 27 February 2025	31 December 2024	4.5 cents	-

Additional Information

Ratios	2025	2024
Profit before income tax / Total revenue and other income	21.9%	0.5%
Profit for the half year attributable to stapled security holders / Total equity	3.5%	-

Earnings per stapled security (EPS)	2025	2024
Basic EPS	8.1 cents	0.0 cents
Diluted EPS ¹	8.1 cents	0.0 cents

Net tangible asset (NTA) backing per ordinary security ²	2025	2024
Excluding EIS securities	\$2.30	\$2.31
Including EIS securities	\$2.30	\$2.31

Results commentary

This document should be read in conjunction with the Mirvac Group 31 December 2025 Interim Report (Interim Report), media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates, details of entities over which control has been gained or lost during the period and accounting standards used by its foreign entity, refer to the notes to the consolidated financial statements contained in the Interim Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been reviewed by PricewaterhouseCoopers.

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

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