

Periodic Statement – 30 June 2016

A Mirvac Group stapled security comprises one Mirvac Limited share stapled to one Mirvac Property Trust unit to create a single listed security traded on the ASX (ASX code “MGR”). The stapled securities cannot be traded or dealt with separately.

These disclosures are made in accordance with section 1017D of the *Corporations Act 2001 (Cth)*. Securityholders should not rely on these disclosures for the purpose of preparing their income tax returns. In August each year we send securityholders a separate tax statement which contains information required to complete an Australian tax return.

Holdings and Transaction Details

Securityholders can access information about the number of Mirvac Group stapled securities they hold and the relevant transaction dates at <https://investorcentre.linkmarketservices.com.au/Login.aspx/Login?issuer=MGR> or by contacting Link Market Services on +61 1800 356 444.

Securityholders can obtain information about the prices at which they have transacted in Mirvac Group stapled securities from their broker or financial adviser.

Estimated Total Fees and Indirect Costs

The Total Fees represent the estimated total fees and costs incurred by each securityholder for their investment in Mirvac Group stapled securities. They comprise the fees which have been charged directly to the securityholder and the Indirect Costs which have not been deducted directly from the securityholder’s account.

Indirect Costs is the approximate amount that has been deducted from your investment and includes costs such as registry, custody, accounting, employee benefits expense, corporate costs, office costs and other administrative fees. They do not include costs that would be incurred if an investor invested directly into Mirvac Group’s assets, or management costs paid or payable by one member of the Mirvac Group to other members of the Mirvac Group.

As no direct management fees are charged to investors, the estimated Total Fees is the same as the Indirect Costs.

The estimated Indirect Costs¹ for Mirvac Group are as follows:

	12 months ended 30 June 2016
Average number of stapled securities (m)	3,700.0
Indirect Costs (\$m)	80.8
Indirect Costs per stapled security	\$ 0.02

1. Indirect Costs are calculated in accordance with Section 1017D of the *Corporations Act 2001* and does not represent the Management Expense Ratio of Mirvac Group.

Securityholders can calculate their estimated Indirect Costs by multiplying the “Indirect Costs per stapled security” (from the table above) by their average holding balance during the 12 months ended 30 June 2016

MGR Security price performance

The following table shows the performance of Mirvac Group’s stapled securities based on the ASX closing prices at the end of each month. The table also shows Mirvac Property Trust’s unit price performance. Units in Mirvac Property Trust cannot be traded or dealt with separately, and the unit price has been calculated using the [Apportionment ratio](#) between Mirvac Limited and Mirvac Property Trust.

2016	MIRVAC GROUP		MIRVAC PROPERTY TRUST	
Date	Closing price	Stapled security price movement over prior 12 months	Closing price	Unit price movement over prior 12 months
31-Jul-15	1.75	-3.58%	1.60	-2.90%
31-Aug-15	1.72	-6.27%	1.57	-5.60%
30-Sep-15	1.81	4.94%	1.65	5.68%
31-Oct-15	1.87	3.90%	1.70	4.63%
30-Nov-15	1.98	12.82%	1.81	13.62%
31-Dec-15	1.90	6.74%	1.73	7.50%
31-Jan-16	1.83	-5.18%	1.67	-4.51%
28-Feb-16	1.94	-6.97%	1.76	-6.31%
31-Mar-16	1.87	-6.97%	1.71	-6.31%
30-Apr-16	1.95	-3.23%	1.77	-2.55%
31-May-16	2.02	0.50%	1.84	1.21%
30-Jun-16	2.03	9.73%	1.85	10.51%

Return on Investment

The Mirvac Group stapled security price performances do not reflect the actual transaction dates and prices a securityholder has transacted at, nor do they take into account any brokerage and other costs that they may have incurred. Mirvac does not have access to the prices at which securityholders have executed their transactions and the related costs. Securityholders can calculate their investment return by obtaining such information about their transactions from their broker or financial adviser.

Other information

Additional information regarding Mirvac Group’s financial and operational performance and distributions paid is available at <http://groupir.mirvac.com/>

Mirvac has a complaints handling procedure which is outlined in its [Complaints Handling Policy](#).

Periodic Statement – 30 June 2015

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As no direct management fees are charged to investors, the estimated Total Fees is the same as the Indirect Costs.

The estimated Indirect Costs¹ for Mirvac Group are as follows:

	12 months ended 30 June 2015
Average number of stapled securities (m)	3,696.6
Indirect Costs (\$m)	74.7
Indirect Costs per stapled security	\$ 0.0202

2. Indirect Costs are calculated in accordance with Section 1017D of the *Corporations Act 2001* and does not represent the Management Expense Ratio of Mirvac Group.

Securityholders can calculate their estimated Indirect Costs by multiplying the “Indirect Costs per stapled security” (from the table above) by their average holding balance during the 12 months ended 30 June 2015

MGR Security price performance

The following table shows the performance of Mirvac Group’s stapled securities based on the ASX closing prices at the end of each month. The table also shows Mirvac Property Trust’s unit price performance. Units in Mirvac Property Trust cannot be traded or dealt with separately, and the unit price has been calculated using the [Apportionment ratio](#) between Mirvac Limited and Mirvac Property Trust.

2015	MIRVAC GROUP		MIRVAC PROPERTY TRUST	
Date	Closing price	Stapled security price movement over prior 12 months	Closing price	Unit price movement over prior 12 months
31-Jul-14	1.82	10.67%	1.64	9.82%
29-Aug-14	1.84	11.55%	1.66	10.69%
30-Sep-14	1.72	-1.15%	1.56	-1.91%
31-Oct-14	1.80	3.16%	1.63	2.37%
28-Nov-14	1.76	3.24%	1.59	2.44%
31-Dec-14	1.78	5.95%	1.61	5.14%
30-Jan-15	1.93	15.57%	1.75	14.68%
27-Feb-15	2.08	17.85%	1.88	16.94%
31-Mar-15	2.01	18.24%	1.82	17.33%
30-Apr-15	2.01	14.86%	1.82	13.98%
29-May-15	2.01	11.05%	1.82	10.20%
30-Jun-15	1.85	3.64%	1.68	2.85%

Return on Investment

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Periodic Statement – 30 June 2014

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The estimated Indirect Costs¹ for Mirvac Group are as follows:

	12 months ended 30 June 2014
Average number of stapled securities (m)	3,674.2
Indirect Costs (\$m)	75.1
Indirect Costs per stapled security	\$ 0.0204

1. Indirect Costs are calculated in accordance with Section 1017D of the *Corporations Act 2001* and does not represent the Management Expense Ratio of Mirvac Group.

Securityholders can calculate their estimated Indirect Costs by multiplying the “Indirect Costs per stapled security” (from the table above) by their average holding balance during the 12 months ended 30 June 2014.

MGR Security price performance

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2014	MIRVAC GROUP		MIRVAC PROPERTY TRUST	
Date	Closing price	Stapled security price movement over prior 12 months	Closing price	Unit price movement over prior 12 months
31-Jul-13	1.64	19.71%	1.50	13.14%
30-Aug-13	1.65	22.76%	1.50	16.02%
30-Sep-13	1.74	21.68%	1.59	15.00%
31-Oct-13	1.74	15.61%	1.59	9.27%
29-Nov-13	1.70	16.04%	1.55	9.67%
31-Dec-13	1.68	13.13%	1.53	6.92%
31-Jan-14	1.67	5.03%	1.52	-0.73%
28-Feb-14	1.77	7.62%	1.61	1.71%
31-Mar-14	1.70	4.94%	1.55	-0.82%
30-Apr-14	1.75	-1.13%	1.60	-6.56%
30-May-14	1.81	11.38%	1.65	5.27%
30-Jun-14	1.79	11.21%	1.63	5.11%

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