

ASX Release / Media Release

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AGL signs agreement for lease at 699 Bourke Street, Melbourne

Mirvac Group ("Mirvac") [ASX: MGR] is pleased to announce that AGL Energy Limited ("AGL") has signed an Agreement for Lease for office space to be developed by Mirvac at 699 Bourke Street, Melbourne.

AGL initially plan to occupy up to 15,000 square metres over eight levels, or 79 per cent of the building, for an initial period of 10 years.

699 Bourke Street will have a total net lettable area of approximately 19,000 square metres with typical office floors being approximately 2,600 square metres. The building is designed to achieve a 5 Star NABERS energy rating and a 5 Star Green Star rating.

Brett Draffen, Mirvac's CEO Development & Group Strategy, commented that Mirvac's strategy of leveraging its integrated model and creating well designed, quality constructed buildings in prime locations has positioned the Group to attract blue-chip tenants such as AGL.

"Securing this pre-commitment demonstrates Mirvac's in-house property development expertise and the benefits of our core capability of delivering superior office accommodation. We are delighted that AGL have chosen 699 Bourke Street as their Melbourne headquarters," Mr Draffen said.

Tony Fullelove, Project Director, AGL said, "AGL are excited to secure our Melbourne headquarters in a premium new building in a thriving office precinct."

Construction is expected to commence in August 2013 and be completed in March 2015.

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About 699 Bourke Street, Melbourne

The new A-Grade office building will sit above Southern Cross Station and fronts Bourke Junction. The site provides capacity for an additional building at 664 Collins Street and Mirvac is in discussions with other parties to anchor up to a 30,000 square metre A-Grade office building.

Developed by Mirvac and designed by Grimshaw Architects, once complete, 600 Bourke Street will be an A-grade building with premium level services that will offer an exceptional workspace, with enhanced environmental performance for tenants.

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