

Appendix 4D – Half Year Report

MIRVAC GROUP

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).

For the half year ended 31 December 2011

(Previous corresponding period 31 December 2010)

Results for Announcement to the Market

				\$m
Total revenue from continuing operations and other income	Down	16%	to	805.6
Profit attributable to the stapled securityholders of Mirvac	Up	1491%	to	176.6
Operating profit (profit before specific non-cash and significant items) attributable to the stapled securityholders of Mirvac	Up	1%	to	201.5

Dividends (distributions)	Amount per security	Franked amount per security	Record date
September quarterly distribution paid on 28 October 2011	2.00 cents	-	30 September 2011
December quarterly distribution paid on 27 January 2012	2.00 cents	-	30 December 2011
Total distribution for the half year	4.00 cents	-	

Other information relating to the financial statements

1. Ratios

	2011	2010
Profit from continuing operation before income tax / total revenue from continuing operations and other income ¹	17.8%	(4.1%)
Profit attributable to the stapled securityholders of Mirvac / Total equity	3.1%	(0.2%)

2. Earnings per security (EPS)

	2011	2010
Basic EPS ²	5.18 cents	(0.38 cents)
Basic EPS – operating profit (profit before specific non-cash and significant items) ²	5.91 cents	5.93 cents
Diluted EPS ³	5.17 cents	(0.38 cents)
Diluted EPS – operating profit (profit before specific non-cash and significant items) ³	5.90 cents	5.91 cents
Weighted average number of securities used in calculating basic earnings per security	3,409,297,311	3,376,630,289
Weighted average number of securities used in calculating diluted earnings per security	3,416,928,931	3,388,131,255

3. NTA Backing

	2011	2010
Net tangible asset backing per ordinary security – excluding EIS securities	\$1.64	\$1.60
Net tangible asset backing per ordinary security – including EIS securities	\$1.63	\$1.59

¹ Prior year calculation restated to exclude discontinued operation.

² EPS excludes securities issued under the Employee Incentive Scheme ("EIS").

³ EPS includes securities issued under the EIS, but excludes options and rights issued.