

Appendix 4E – Full 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 year ended 30 June 2013

(Previous corresponding period 30 June 2012)

Results for Announcement to the Market

| | | | | \$m |
|--|------|-----|----|---------|
| Total revenue from continuing operations and other income | Down | 10% | to | 1,569.2 |
| Profit attributable to the stapled securityholders of Mirvac | Down | 66% | to | 139.9 |
| Operating profit (profit before specific non-cash and significant items) attributable to the stapled securityholders of Mirvac | Up | 3% | to | 377.6 |

| Dividends (distributions) | Amount per security | Franked amount per security | Record date |
|---|----------------------------|------------------------------------|--------------------|
| 4.2 cents per stapled security paid on 25 January 2013 (unfranked distribution) | 4.20 cents | - | 31 December 2012 |
| 4.50 cents per stapled security paid on 26 July 2013 (unfranked distribution) | 4.50 cents | - | 28 June 2013 |
| Total distribution for the year | 8.70 cents | - | |

Other information relating to the financial statements

1. Ratios

| | 2012 | 2013 |
|---|-------------|-------------|
| Profit from continuing operations before income tax / total revenue from continuing operations and other income | 18.1% | 7.3% |
| Profit attributable to the stapled securityholders of Mirvac / total equity | 7.2% | 2.3% |

Results for Announcement to the Market

2. Earnings per stapled security ("EPS")

| | 2012 | 2013 |
|---|---------------|---------------|
| Basic EPS ¹ | 12.20 cents | 4.06 cents |
| Basic EPS before specific non-cash and other significant items ¹ | 10.74 cents | 10.95 cents |
| Diluted EPS ² | 12.18 cents | 4.05 cents |
| Diluted EPS before specific non-cash and significant items ² | 10.72 cents | 10.93 cents |
| Weighted average number of securities used in calculating basic earnings per security | 3,409,941,416 | 3,448,740,792 |
| Weighted average number of securities used in calculating diluted earnings per security | 3,417,304,879 | 3,454,442,107 |

¹ EPS excludes securities issued under the Employee Incentive Scheme ("EIS")

² EPS includes securities issued under the EIS, but excludes options and rights issued.

3. NTA Backing

| | 2012 | 2013 |
|---|--------|--------|
| Net tangible asset backing per ordinary security – excluding EIS securities | \$1.67 | \$1.62 |
| Net tangible asset backing per ordinary security – including EIS securities | \$1.66 | \$1.62 |