

ASX Release / Media Release

23 August 2011

MIRVAC GROUP FINANCIAL RESULTS – 30 JUNE 2011

Mirvac Group is pleased to release its financial results for the year ended 30 June 2011.

The financial results pack includes:

- > Appendix 4E;
- > MGR FY11 Annual Results ASX Release;
- > MGR FY11 Annual Results Presentation;
- > MGR Annual Report 2011;
- > Mirvac Property Trust Annual Financial Report; and
- > MGR Property Compendium.

A management presentation of the results will be webcast live from 10.00am AEST at www.mirvac.com

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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 2011

(Previous corresponding period 30 June 2010)

Results for Announcement to the Market

				\$m
Total revenue from continuing operations and other income	Up	19.1%	to	2,047.2
Profit attributable to the stapled securityholders of Mirvac	Down	22.3%	to	182.3
Operating profit (profit before specific non-cash and significant items) attributable to the stapled securityholders of Mirvac	Up	30.2%	to	358.5

Dividends (distributions)	Amount per security	Franked amount per security	Record date
September quarterly distribution paid on 29 October 2010	2.00 cents	-	30 September 2010
December quarterly distribution paid on 28 January 2011	2.00 cents	-	31 December 2010
March quarterly distribution paid on 29 April 2011	2.00 cents	-	31 March 2011
Final distribution paid on 29 July 2011	2.20 cents	-	30 June 2011
Total distribution for the year	8.20 cents	-	

Other information relating to the financial statements

1. Ratios

	2011	2010
Profit before income tax / total revenue from continuing operations and other income	3.9%	13.4%
Profit attributable to the stapled securityholders of Mirvac / equity, reserves and retained earnings attributable to the stapled securityholders of Mirvac	3.3%	4.3%

Results for Announcement to the Market

2. Earnings per security (EPS)

	2011	2010
Basic EPS ¹	5.38 cents	7.95 cents
Basic EPS before specific non-cash and other significant items ¹	10.57 cents	9.32 cents
Diluted EPS ²	5.36 cents	7.90 cents
Diluted EPS before specific non-cash and significant items ²	10.54 cents	9.27 cents
Weighted average number of securities used in calculating basic earnings per security	3,390,988,530	2,954,688,429
Weighted average number of securities used in calculating diluted earnings per security	3,402,161,186	2,970,415,731

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

	2011	2010
Net tangible asset backing per ordinary security – excluding EIS securities	\$1.62	\$1.66
Net tangible asset backing per ordinary security – including EIS securities	\$1.62	\$1.65