



ASX Release / Media Release

21 September 2011

SEPTEMBER QUARTER 2011 ESTIMATED DISTRIBUTION

Mirvac Group ("Mirvac") [ASX: MGR] – formed by stapling of Mirvac Limited (ABN 92 003 280 699) and Mirvac Property Trust (ARSN 086 780 645).

We refer to Listing Rules 3.20 and Appendices 3A (1) and 6A (1) and advise the following:

1. The record date in respect of the September Quarter 2011 distribution will be 5.00pm on Friday, 30 September 2011 to determine securityholders' and instalment receipt holders' entitlements to the distribution.
2. Mirvac's Stapled Securities will be quoted ex-distribution on Monday, 26 September 2011.
3. For securityholders holding Stapled Securities the estimated distribution per Stapled Security is 2.0 cents being a distribution from Mirvac Property Trust only. No dividend is being paid from Mirvac Limited.
4. For instalment receipt holders, the net distribution in respect of the relevant instalment receipts will be 1.075619 cents per instalment receipt (being the 2.0 cents full distribution less the 0.924381 cents per instalment receipt payable quarterly in respect of the relevant instalment debt)¹.
5. Payment of the distribution will be made on or about Friday, 28 October 2011.
6. Mirvac's Distribution Reinvestment Plan ("DRP") will NOT be activated for this distribution.

¹ After the payment of the second instalment, due on 1 November 2011, the remaining instalment debt per instalment receipt will be \$0.41876. As previously advised, from 1 November 2011 the interest rate on the instalment debt will change from a fixed rate to a floating rate, determined each quarter at the time of the preceding distribution announcement. The interest rate for the period 1 November 2011 to 16 February 2012 is 7.53 per cent, which equates to an instalment interest amount of 0.924381 cents per instalment receipt for that period. This amount, per instalment receipt, will be deducted by the security trustee, Westpac Custodians Nominees Limited from the full distribution. The instalment receipt interest record date is the same day as the record date for Mirvac's distribution being 30 September 2011. The interest payment will be deducted on the payment date for Mirvac's distribution which is expected to be on or about 28 October 2011. The instalment receipt holder as at the record date may be entitled to a deduction for the interest payment in calculating the instalment receipt holder's income tax liability for the year ending 30 June 2012. Instalment receipt holders should seek independent tax advice from a professional adviser to determine if they are eligible to claim the interest deduction.

7. Mirvac Property Trust declares that it is a managed investment trust for the purposes of subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 in respect of the income year ending 30 June 2012. The components of this distribution will be advised no later than the day of payment of this distribution.
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