



16 April, 2014

TIAA-CREF ACQUIRES 50 PER CENT OF 699 BOURKE STREET, MELBOURNE

Mirvac Group ("Mirvac") [ASX: MGR] is pleased to announce that under its previously announced strategic office alliance with TIAA-CREF, TIAA's General Account has acquired a 50 per cent interest in its office development at 699 Bourke Street, Melbourne on a fund-through basis. This follows the announcement made on 19 February, 2014 which outlined the Australian Office Alliance ("Alliance") between Mirvac and TIAA's General Account.

A summary of the transaction is outlined as follows:

- The total consideration for the 50 per cent interest of the completed development is to be A\$73 million based on a capitalisation rate of 6.5 per cent;
- TIAA's General Account is to fund 50 per cent of the total development costs throughout the construction period;
- On completion, the co-owners (TIAA's General Account and a wholly owned sub-trust of Mirvac Property Trust) will appoint Mirvac Asset Management as property manager; and,
- The transaction is subject to FIRB and ASIC approval.

Mirvac commenced construction on 699 Bourke Street in August 2013, with completion expected in 2015. The asset is fully leased to AGL for an initial minimum period of 10 years. The office tower will sit above Southern Cross Station and front Bourke Junction in Melbourne, and will have a total net lettable area of approximately 19,000 square metres, with typical office floors being approximately 2,600 square metres. The new A-Grade building is designed to achieve a 5 Star NABERS energy rating and a 5 Star Green Star rating.

Mirvac's CEO and Managing Director, Susan Lloyd-Hurwitz, said, "699 Bourke Street, Melbourne is a great seed investment for the Alliance, and TIAA-CREF will benefit from Mirvac's integrated platform and its ability to source, develop and manage quality office assets in prime CBD locations. We have also significantly de-risked the asset, with 100 per cent of the building pre-leased to AGL for a 10 year term. This is an excellent start to a successful strategic office partnership."

TH Real Estate, the global joint venture between TIAA-CREF and Henderson Global Investors, will manage the Australian Office Alliance on behalf of TIAA's General Account.

Phil McAndrews, Head of the Americas at TIAA-CREF commented, "The acquisition by TIAA's General Account of a 50 per cent interest in the 699 Bourke Street office located in the Melbourne CBD fits our strategy of owning well-located, well-leased office properties in the world's most attractive real estate markets. The fund-through structure is particularly appealing in a competitive market where securing high quality investments at attractive yields is challenging. This acquisition follows the successful launch earlier this month of TH Real Estate which will target core and value-add investment opportunities throughout the Americas, Asia and Europe. Through this new platform, TIAA looks forward to pursuing other attractive investment opportunities with Mirvac."



ASX/MEDIA
RELEASE

For more information, please contact:

Media enquiries:
Marie Festa
Group Executive, External Affairs
+61 2 9080 8956

Investor enquiries:
Alan Gould
Acting Investor Relations Manager
+61 2 9080 8819