

## 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 2014

(Previous corresponding period 30 June 2013)

## Results for Announcement to the Market

				\$m
Total revenue from continuing operations and other income	Up	26%	to	1,981.9
Profit attributable to the stapled securityholders of Mirvac	Up	220%	to	447.3
Operating profit (profit before specific non-cash and significant items) attributable to the stapled security holders of Mirvac	Up	16%	to	437.8

Dividends (distributions)	Amount per security	Franked amount per security	Record date
4.40 cents per stapled security paid on 27 February 2014 (unfranked distribution)	4.40 cents	-	31 December 2013
4.60 cents per stapled security payable on 28 August 2014 (unfranked distribution)	4.60 cents	-	30 June 2014
<b>Total distribution for the year</b>	<b>9.00 cents</b>	-	

## Other information relating to the financial statements

### 1. Ratios

	2014	2013
Profit from continuing operation before income tax / total revenue from continuing operations and other income	23.2%	7.3%
Profit attributable to the stapled security holders of Mirvac / Total equity	7.2%	2.3%

# Results for Announcement to the Market

## 2. Earnings per stapled security (“EPS”)

	2014	2013
Basic EPS <sup>1</sup>	12.19 cents	4.06 cents
Basic EPS before specific non-cash and significant items <sup>1</sup>	11.93 cents	10.95 cents
Diluted EPS <sup>2</sup>	12.17 cents	4.05 cents
Diluted EPS before specific non-cash and significant items <sup>2</sup>	11.92 cents	10.93 cents
Weighted average number of securities used in calculating basic earnings per security	3,669,531,357	3,448,740,792
Weighted average number of securities used in calculating diluted earnings per security	3,674,202,648	3,454,442,107

<sup>1</sup> EPS excludes securities issued under the Employee Incentive Scheme (“EIS”).

<sup>2</sup> EPS includes securities issued under the EIS, but excludes options and rights issued.

## 3. NTA Backing

	2014	2013
Net tangible asset backing per ordinary security – excluding EIS securities	\$1.66	\$1.62
Net tangible asset backing per ordinary security – including EIS securities	\$1.66	\$1.62

## 4. Distribution Reinvestment Plan (“DRP”)

	Units Issued	Issue Price
DRP issued on 27 February 2014 <sup>1</sup>	26,915,070	1.7084
<b>Total DRP for the year<sup>2</sup></b>	<b>26,915,070</b>	

<sup>1</sup> The last election date for the DRP - 31 December 2013. Discount rate & methodology - Stapled Securities will be issued under the DRP at discount of 1.0 per cent to the arithmetic average (rounded to the nearest cent) of the daily volume weighted average market price per Stapled Security (rounded to four decimal places) traded on the ASX during the 15 trading days commencing on the second trading day following the Record Date.

<sup>2</sup> The DRP will not apply to the distribution for the six months ending 30 June 2014.