

Appendix 4D – Half 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 half year ended 31 December 2014

(Previous corresponding period 31 December 2013)

Results for Announcement to the Market

				\$m
Total revenue from continuing operations and other income ¹	Up	17%	to	1,137.4
Profit attributable to the stapled securityholders of Mirvac	Up	13%	to	279.0
Operating profit (profit before specific non-cash and significant items) attributable to the stapled security holders of Mirvac	Up	15%	to	231.2

¹ Prior year number has been restated to include net loss on fair value of IPUC of (\$3.6m) in net gain on fair value of investment properties.

Dividends (distributions)	Amount per security	Franked amount per security	Record date
4.50 cents per stapled security payable on 26 February 2015 (unfranked distribution)	4.50 cents	-	31 December 2014
4.40 cents per stapled security paid on 27 February 2014 (unfranked distribution)	4.40 cents	-	31 December 2013

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	25.1%	25.2%
Profit attributable to the stapled security holders of Mirvac / Total equity	4.4%	4.0%

Results for Announcement to the Market

2. Earnings per stapled security ("EPS")

	2014	2013
Basic EPS ¹	7.6 cents	6.7 cents
Basic EPS before specific non-cash and significant items ¹	6.3 cents	5.5 cents
Diluted EPS ²	7.6 cents	6.7 cents
Diluted EPS before specific non-cash and significant items ²	6.3 cents	5.5 cents
Weighted average number of securities used in calculating basic earnings per security	3,692,021,157	3,660,032,380
Weighted average number of securities used in calculating diluted earnings per security	3,695,727,436	3,664,938,678

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

	2014	2013
Net tangible asset backing per ordinary security – excluding EIS securities	\$1.70	\$1.65
Net tangible asset backing per ordinary security – including EIS securities	\$1.69	\$1.65