

FY20 Property Compendium

Reimagine Urban Life

20 August 2020



Investment Overview

South Eveleigh (Axle), Sydney

Mirvac manages a diverse portfolio of investment assets across the office, industrial and retail sectors, leased to quality tenants including leading Australian and international companies.

Mirvac's integrated business approach includes utilising the specialised in-house asset management team, that is responsible for all leasing and property management across the entire portfolio.

Investment Overview

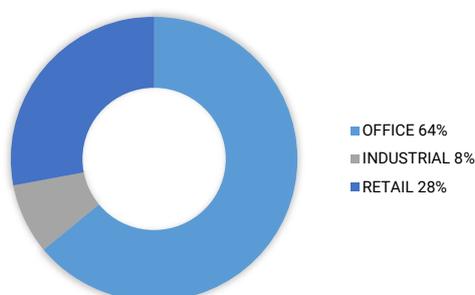
Property Portfolio

as at 30 JUNE 2020

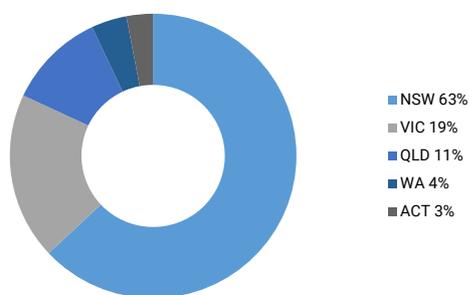
TYPE OF PROPERTY	NO. OF PROPERTIES ¹	BOOK VALUE ²	GLA/NLA (sqm)	WALE (by income)	OCCUPANCY (by area)	CAP RATE
OFFICE	29	\$7,269m	685,810 sqm	6.4 yrs	98.3%	5.25%
INDUSTRIAL	10	\$944m	469,313 sqm	7.4 yrs	99.4%	5.60%
RETAIL	16	\$3,144m	428,927 sqm	3.8 yrs	98.3%	5.55%
SUBTOTAL	55	\$11,585m³	1,584,050 sqm	5.6 yrs	98.6%	5.34%
OTHER INVESTMENTS	n/a	\$235m	n/a	n/a	n/a	n/a
TOTAL PORTFOLIO	55	\$11,820m³	1,584,050 sqm	5.6 yrs	98.6%	5.34%

Property Portfolio Diversification

Sector Diversification⁴

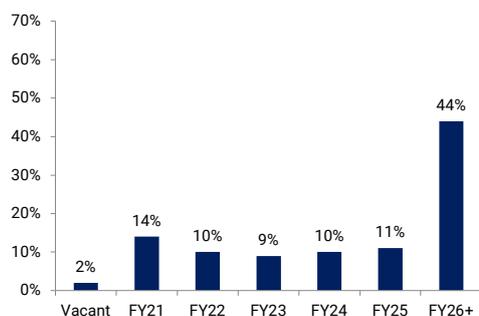


Geographic Diversification⁴

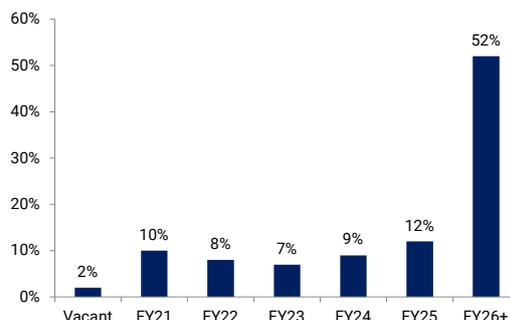


Lease Expiry Profile⁵

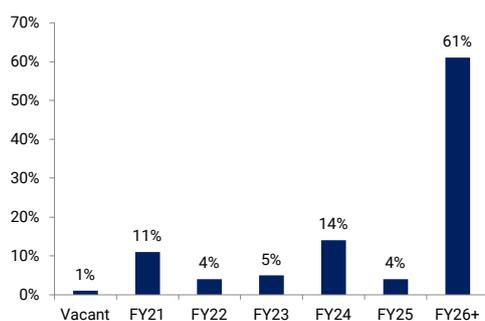
Total Portfolio



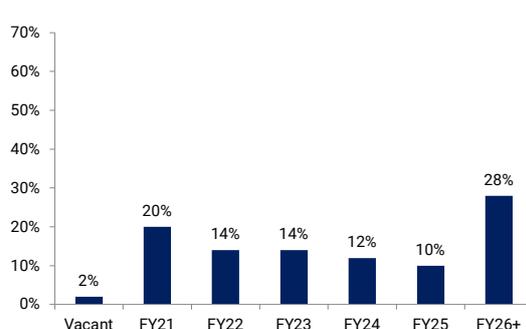
Office Portfolio



Industrial Portfolio



Retail Portfolio



1. Portfolio number includes investment properties under construction (IPUC), but excludes properties being held for development and corporate investment property.

2. Portfolio value includes IPUC, and properties being held for development and excludes AASB 16 lease liability gross up amounts. Subject to rounding.

3. Includes \$228m corporate investment property relating to Building 3 and 5 at Pavilions, held by Australian Build to Rent Club and excludes AASB 16 lease liability gross up amounts.

4. By book value, including IPUC and properties being held for development, but excluding corporate investment property and other investments.

5. By income, excludes IPUC, corporate investment property, other investments and properties being held for development.



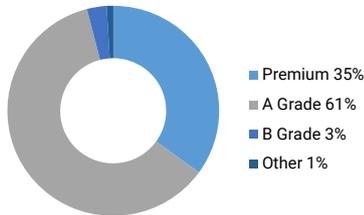
Office

South Eveleigh (Foundry), Sydney

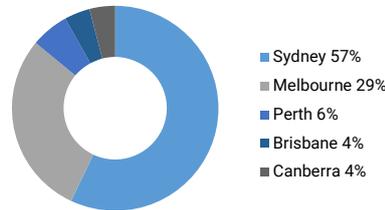
Comprising 64% of Mirvac's property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 6.4 years.

Office

Grade Diversification¹



Geographic Diversification²



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE ³	GROSS OFFICE RENT	VALUATION AT 30 JUNE 2020 ⁴	NABERS RATING	
1	101-103 MILLER STREET	NORTH SYDNEY, NSW	37,473 SQM	4.9%	\$1,012/SQM	\$315.0m	5.0 Star
2	40 MILLER STREET	NORTH SYDNEY, NSW	12,615 SQM	2.7%	\$907/SQM	\$175.3m	5.0 Star
3	10-20 BOND STREET	SYDNEY, NSW	38,299 SQM	5.1%	\$1,160/SQM	\$333.4m	5.5 Star
4	200 GEORGE STREET	SYDNEY, NSW	38,983 SQM	8.0%	\$1,381/SQM	\$519.0m	5.5 Star
5	275 KENT STREET	SYDNEY, NSW	76,096 SQM	13.5%	\$1,099/SQM	\$878.7m	5.0 Star
6	60 MARGARET STREET	SYDNEY, NSW	40,875 SQM	5.3%	\$1,049/SQM	\$346.0m	4.0 Star
7	QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	398 SQM	0.6%	\$/SQM	\$38.0m	-
8	75 GEORGE STREET	PARRAMATTA, NSW	9,568 SQM	1.3%	\$621/SQM	\$87.6m	2.0 Star
9	1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.6%	\$847/SQM	\$300.0m	6.0 Star
10	65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	3.0%	\$858/SQM	\$193.3m	6.0 Star
11	SOUTH EVELEIGH (BUILDINGS 1 & 3)	SOUTH EVELEIGH, NSW	48,995 SQM	3.2%	\$694/SQM	\$207.5m	-
12	699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.6%	\$710/SQM	\$106.5m	5.0 Star
13	90 COLLINS STREET	MELBOURNE, VIC	21,308 SQM	4.0%	\$763/SQM	\$261.0m	4.0 Star
14	367 COLLINS STREET	MELBOURNE, VIC	37,863 SQM	6.4%	\$716/SQM	\$412.6m	4.0 Star
15	664 COLLINS STREET	MELBOURNE, VIC	26,476 SQM	2.3%	\$670/SQM	\$151.0m	5.5 Star
16	383 LA TROBE STREET	MELBOURNE, VIC	10,211 SQM	1.9%	\$688/SQM	\$124.0m	2.5 Star
17	380 ST KILDA ROAD	MELBOURNE, VIC	24,554 SQM	2.8%	\$525/SQM	\$179.5m	5.5 Star
18	RIVERSIDE QUAY	SOUTHBANK, VIC	31,833 SQM	5.3%	\$679/SQM	\$347.1m	4.5 Star
19	2 RIVERSIDE QUAY	SOUTHBANK, VIC	21,132 SQM	2.3%	\$690/SQM	\$147.3m	5.0 Star
20	23 FURZER STREET	PHILLIP, ACT	46,167 SQM	4.8%	\$544/SQM	\$309.3m	6.0 Star
21	340 ADELAIDE STREET	BRISBANE, QLD	12,727 SQM	1.2%	\$610/SQM	\$78.0m	5.0 Star
22	189 GREY STREET	SOUTHBANK, QLD	12,645 SQM	1.3%	\$672/SQM	\$87.1m	4.5 Star
23	ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	28,933 SQM	3.4%	\$897/SQM	\$221.0m	4.5 Star
OFFICE INVESTMENT PROPERTIES TOTAL		634,582 SQM	92.8% ⁵			\$6,023.6m ⁵	
24	SOUTH EVELEIGH (BUILDING 2)	SOUTH EVELEIGH, NSW				\$170.6m	
25	LOCOMOTIVE WORKSHOPS	SOUTH EVELEIGH, NSW				\$159.5m	
26	80 ANN STREET	BRISBANE, QLD				\$111.5m	
27	477 COLLINS STREET	MELBOURNE, VIC				\$338.4m	
OFFICE INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL						\$780.0m	
OFFICE INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL		634,582 SQM				\$6,803.6m ⁵	
28	8 CHIFLEY SQUARE	SYDNEY, NSW	19,347 SQM	3.7%	\$1,645/SQM	\$237.4m	5.0 Star
29	DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	PERTH, WA	31,881 SQM	3.5%	\$927/SQM	\$227.9m	5.0 Star
INVESTMENTS IN JOINT VENTURES TOTAL		51,228 SQM	7.2%			\$465.3m	
OFFICE TOTAL		685,810 SQM	100% ⁵			\$7,268.9m ⁵	
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					6.4 YEARS		
OCCUPANCY % (BY AREA)					98.3%		

1. By book value, excluding IPUC and properties being held for development.

2. By book value, including IPUC and properties being held for development.

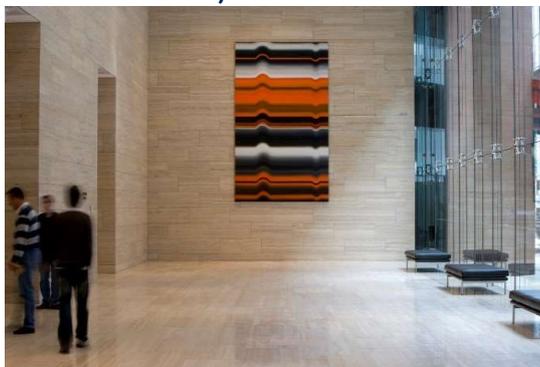
3. Excludes office properties under development.

4. Book values represent Mirvac's ownership.

5. This total value includes 37 & 51 Pitt/6-8 Underwood Streets, Sydney, valued at \$161.0m, and 53 Walker Street & 97 Pacific Highway, North Sydney, valued at \$31.9m, which are being held for development, and various other of \$12.5m. These assets are excluded from all other metrics. Subject to rounding.

Investment Property Office

**101-103 MILLER STREET
NORTH SYDNEY, NSW**



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza in the heart of the North Sydney CBD, with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Nuveen
NLA	37,473 SQM
CAR SPACES	184
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$315.0m ¹
VALUER	CBRE
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,012/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Genworth Financial Mortgage Insurance	5,898	Jul-23

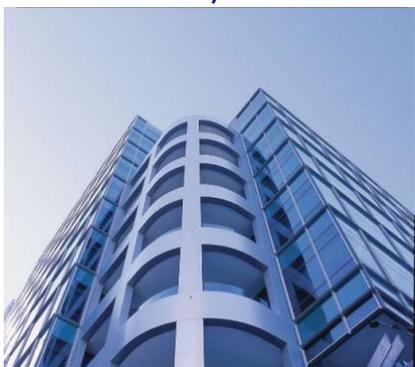
Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.3%
FY22	18.1%
FY23	1.9%
FY24	24.1%
FY25	3.5%
FY26+	52.1%
WALE	4.9 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

40 MILLER STREET NORTH SYDNEY, NSW



40 Miller Street is an A-grade office building located adjacent to North Sydney Railway Station. Developed by Mirvac in 2000, it enjoys commanding views of Sydney harbour from all floors, with outdoor balconies providing additional amenity for tenants. The building has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$175.3m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.63%
GROSS OFFICE RENT	\$907/SQM

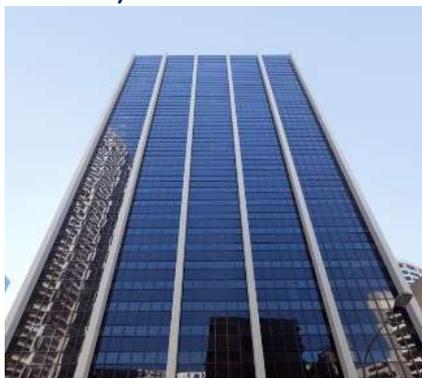
Major Tenants	NLA SQM	Lease Expiry
UGL	5,814	Feb-28
InvoCare	1,658	May-21

Lease Expiry Profile % Income

VACANCY	1.8%
FY21	27.0%
FY22	4.7%
FY23	9.2%
FY24	9.7%
FY25	0.0%
FY26+	47.6%
WALE	4.4 YEARS

Investment Property Office

10-20 BOND STREET SYDNEY, NSW



Following a \$60 million transformation, 10-20 Bond Street delivers a powerful blend of modern style and function. An A-grade office building with premium grade services, this efficient commercial office tower provides regularly shaped floor plates throughout, inviting natural light to permeate the workspaces and showcase the impressive cityscape and harbour views. The building has achieved a 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,299 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$333.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,160/SQM

Major Tenants	NLA SQM	Lease Expiry
The Trust Company	3,444	Apr-21
Johnson Winter & Slattery Lawyers	2,772	Jun-21

Lease Expiry Profile % Income

VACANCY	8.6%
FY21	24.0%
FY22	11.3%
FY23	7.7%
FY24	30.8%
FY25	14.3%
FY26+	3.3%
WALE	2.5 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

**200 GEORGE STREET
SYDNEY, NSW**



Completed in 2016, EY Centre is an iconic Premium-grade office tower, designed by award winning architects Francis-Jones Morehen Thorp. The distinctive appearance of a closed cavity façade with timber blinds is a world first. The tower is one of the first 'smart' office buildings in Australia, with market leading technology that adjusts the internal environment to meet the needs of tenants. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% AMP
NLA	38,983 SQM
CAR SPACES	65
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$519.0m ¹
VALUER	Savills
CAPITALISATION RATE	4.63%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,381/SQM

Major Tenants ²	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

Lease Expiry Profile % Income

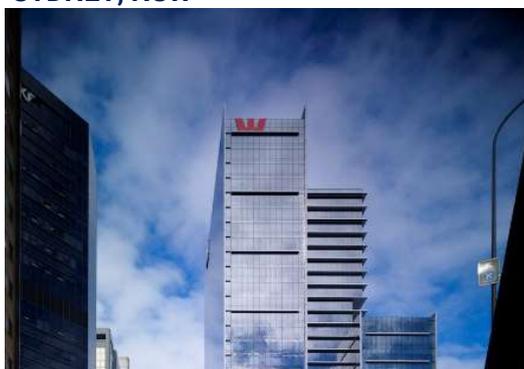
VACANCY	0.1%
FY21	0.1%
FY22	0.0%
FY23	7.4%
FY24	1.2%
FY25	0.0%
FY26+	91.2%
WALE	6.3 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.

Investment Property Office

**275 KENT STREET
SYDNEY, NSW**



Completed in 2006, Westpac Place is one of the largest office buildings in Australia and is located in the fast growing north-western corridor of the Sydney CBD. The winner of numerous property industry awards, it provides premium grade office accommodation and is the head office of Westpac Banking Corporation. The precinct also includes a sun-filled urban park available for public use, a newly renovated food court, childcare facilities and a public thoroughfare linking Darling Harbour to the Wynyard transport hub. The building features state-of-the-art technology to minimise environmental impacts and reduce energy costs, and has a 6 Star Green Star Performance rating, and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	76,096 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$878.7m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,099/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	59,466	Oct-30
Westpac L24-32	16,131	Jul-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.3%
FY25	25.4%
FY26+	74.3%
WALE	8.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

60 MARGARET STREET
SYDNEY, NSW



This A-grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retail, with direct access to the Wynyard railway station and bus terminal. Developed in 1980, the complex has been progressively refurbished. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,875 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$346.0m ¹
VALUER	Cushman & Wakefield
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,049/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	11,023	May-27
Cliftons	4,171	Dec-26

Lease Expiry Profile % Income

VACANCY	1.8%
FY21	14.7%
FY22	5.7%
FY23	10.7%
FY24	8.9%
FY25	3.2%
FY26+	55.0%
WALE	4.9 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Office

QUAY WEST CAR PARK, 109-111 HARRINGTON STREET SYDNEY, NSW



Located under Quay West Suites in The Rocks area of Sydney, this eight-level commercial car park is close to the financial district of the Sydney CBD and several five star hotels. Two retail outlets are also incorporated at street level.

Summary Information

GRADE	n/a
OWNERSHIP	100%
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$38.0m
VALUER	Savills
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
S&S (NSW)	268	Feb-23
Wilson Parking	-	Aug-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	8.2%
FY24	0.0%
FY25	89.1%
FY26+	2.7%
WALE	4.2 YEARS

Investment Property Office

**75 GEORGE STREET
PARRAMATTA, NSW**



75 George Street is an A-grade twin tower comprising six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

Summary Information

GRADE	A
NABERS RATING	2.0 Star
OWNERSHIP	100%
NLA	9,568 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$87.6m
VALUER	Savills
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$621/SQM

Major Tenants	NLA SQM	Lease Expiry
St George Bank	6,485	Apr-23
HCF	1,888	Apr-23

Lease Expiry Profile % Income

VACANCY	1.6%
FY21	5.5%
FY22	1.8%
FY23	86.1%
FY24	0.0%
FY25	4.6%
FY26+	0.4%
WALE	2.7 YEARS

Investment Property Office

1 DARLING ISLAND PYRMONT, NSW



Developed by Mirvac in 2006, this A-grade office campus comprises six office floors along with two basement levels of parking. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of more than 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	131
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$300.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$847/SQM

Major Tenants	NLA SQM	Lease Expiry
Google	22,197	Jun-27

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.2%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	99.8%
WALE	7.0 YEARS

Investment Property Office

**65 PIRRAMA ROAD
PYRMONT, NSW**



Developed by Mirvac in 2002 and located next to Darling Harbour and The Star casino, 65 Pirrama Road is an A grade, waterfront commercial office complex, comprising five office levels. Also known as Bay Centre, the building has large floor plates in excess of 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating and a 4 star NABERS water rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	117
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$193.3m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$858/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,843	Dec-24
Aust Communications & Media Authority	3,289	Feb-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	25.5%
FY22	4.7%
FY23	0.0%
FY24	0.0%
FY25	63.9%
FY26+	5.9%
WALE	3.5 YEARS

Investment Property

Office

SOUTH EVELEIGH (BUILDINGS 1 & 3)

SOUTH EVELEIGH, NSW



Located on Sydney's CBD fringe, South Eveleigh is Mirvac's largest office development to date. Along with its consortium partners, AMP Capital, Sunsuper and Centuria Property Funds, Mirvac is bringing to life a new technology and innovation hub at the site, comprising over 93,000 square metres of office space across three buildings, which is leased to Commonwealth Bank of Australia. The precinct has direct links to Redfern train station, offering workers convenience, and continues to activate, with ground plane retail, public artworks and range of community facilities, including sports courts, an oval and skate park having been delivered. Axle (Building 1) and Yerrabingin House (Building 3) reached completion in March 2019. Axle comprises 8 levels and over 44,000 square metres of NLA with 179 car spaces and premium end of trip facilities and has achieved a 6 star Green Star rating, a 5 star NABERS energy rating and a 4 star NABERS water rating. Yerrabingin House is the precinct's cultural hub that brings together Aboriginal and eco-tourism history and knowledge into a multi-layered heritage experience.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER
NLA	48,995 SQM
CAR SPACES	205
ACQUISITION DATE	Aug-19
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$207.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$694/SQM

Major Tenants	NLA SQM	Lease Expiry
CBA	46,570	Aug-34
Top Education Group	1,060	Apr-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.2%
FY25	0.0%
FY26+	99.8%
WALE	13.8 YEARS

¹. Book value represents Mirvac's ownership.

Investment Property Office

**699 BOURKE STREET
MELBOURNE, VIC**



Developed by Mirvac and completed in mid-2015, 699 Bourke Street is located at the western edge of Southern Cross Station and affords direct access to transport, food and lifestyle amenities, with the Docklands waterfront within minutes from the front door. The A-grade building is designed to provide premium grade services and promote visual and vertical connectivity for employees, boasting 270 degree views and natural light provided via floor to ceiling glazing. The building has received a 6 Star Green Star Design rating and a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$106.5m ¹
VALUER	Savills
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$710/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-25
Secure Parking	-	Jul-20

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	3.3%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	96.7%
FY26+	0.0%
WALE	4.8 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

90 COLLINS STREET MELBOURNE, VIC



90 Collins Street is an A-grade office tower located at the prestigious Paris end of Collins Street in Melbourne's CBD. The property has undergone a multi-million dollar refurbishment to provide state-of-the-art building services, contemporary finishes and modern end-of-trip facilities. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,308 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$261.0m
VALUER	Colliers
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$763/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates	1,461	Dec-24
FBR Management Services	1,408	Jul-20

Lease Expiry Profile % Income

VACANCY	10.1%
FY21	31.6%
FY22	15.3%
FY23	18.3%
FY24	5.2%
FY25	11.8%
FY26+	7.7%
WALE	2.0 YEARS

Investment Property Office

**367 COLLINS STREET
MELBOURNE, VIC**



367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Recently completed lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	37,863 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$412.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$716/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet	8,817	Jun-29
Optus	8,922	Jul-23

Lease Expiry Profile % Income

VACANCY	3.2%
FY21	2.9%
FY22	5.9%
FY23	10.0%
FY24	31.1%
FY25	8.3%
FY26+	38.6%
WALE	4.7 YEARS

Investment Property Office

664 COLLINS STREET MELBOURNE, VIC



Developed by Mirvac and completed in 2018, 664 Collins Street provides approximately 26,000 square metres of office space across nine levels, with expansive floor plates of over 3,100 square metres. In its unique urban location above Southern Cross Station, 664 Collins Street provides its tenants with uninterrupted city views on all sides, as well as pedestrian access to the station, major tram routes, and both Collins and Bourke streets through a unique elevated open-air public walkway. The building is equipped with smart technology that collects real-time data to improve operational efficiency, as well as pioneering sustainability features. A 6 Star Green Star Design and 5.5 Star NABERS Energy rating are being targeted. The building also boasts best in class end-of-trip facilities exclusive to its tenants, along with on-site car parking.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,476 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$151.0m ¹
VALUER	Savills
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$670/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
ExxonMobil	7,360	Apr-28

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	3.8%
FY24	0.0%
FY25	0.0%
FY26+	96.2%
WALE	8.0 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

**383 LA TROBE STREET
MELBOURNE, VIC**



Located within Melbourne CBD's legal precinct and close to Flagstaff train station and other public transport services, 383 La Trobe Street is a seven-level B-grade office asset with future redevelopment potential. The office component covers approximately 10,200 square metres and is leased to the Australian Federal Police.

Summary Information

GRADE	B
NABERS RATING	2.5 Star
OWNERSHIP	100%
NLA	10,211 SQM
CAR SPACES	544
ACQUISITION DATE	Sep-18
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$124.0m
VALUER	Colliers
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$688/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Federal Police	10,211	Dec-21
Secure Parking	-	Dec-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	100.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	0.0%
WALE	1.5 YEARS

Investment Property Office

**380 ST KILDA ROAD
MELBOURNE, VIC**



This 15-level, A-grade office building comprises six podium levels of up to 2,800 square metres each, with tower floors of 1,200 square metres each. Prominently located at the city end of St Kilda Road and opposite the Royal Botanic Gardens, the building has excellent natural light and views to Port Phillip Bay. The building has achieved a 5.5 star NABERS Energy rating and a 5 star NABERS Water rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	100%
NLA	24,554 SQM
CAR SPACES	482
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$179.5m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$525/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	6,856	Nov-20
WPP AUNZ	3,813	Jun-22

Lease Expiry Profile % Income

VACANCY	0.3%
FY21	46.9%
FY22	23.9%
FY23	15.2%
FY24	0.8%
FY25	5.8%
FY26+	7.1%
WALE	1.8 YEARS

Investment Property Office

RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area. The buildings have achieved an average NABERS rating of 4.5 stars.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,833 SQM
CAR SPACES	71
ACQUISITION DATE	April 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$347.1m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$679/SQM

Major Tenants	NLA SQM	Lease Expiry
Walker Group	4,661	Dec-22
Leftbank Right	655	Oct-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	7.1%
FY22	8.4%
FY23	28.7%
FY24	15.3%
FY25	11.2%
FY26+	29.3%
WALE	4.2 YEARS

Investment Property Office

2 RIVERSIDE QUAY SOUTHBANK, VIC



Developed by Mirvac and completed in 2016, 2 Riverside Quay is located along the waterfront of Southbank, directly across from Melbourne's CBD. The office development was built above an existing eight-level car park structure and comprises 12 levels of office with ground floor retail and a roof top terrace. Leading sustainability initiatives were implemented within the building, including high-performance air conditioning, rainwater capture and recycling, and the use of high-performance glazing and façade systems to reduce solar loads resulting in a 5 star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	21,132 SQM
CAR SPACES	568
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$147.3m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$690/SQM

Major Tenants	NLA SQM	Lease Expiry
PwC	19,130	Jan-29
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.7%
FY23	1.5%
FY24	0.0%
FY25	0.0%
FY26+	97.8%
WALE	8.3 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

**23 FURZER STREET
PHILLIP, ACT**



Completed in 2010, this campus style office building was purpose built for the Department of Health and Ageing and comprises 10 office levels with floors of approximately 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 5 star NABERS Water rating and a 6 Star GREEN star performance rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$309.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$544/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health	45,967	Feb-35
Blue Fez	200	Feb-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.4%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	99.6%
WALE	14.5 YEARS

Investment Property Office

**340 ADELAIDE STREET
BRISBANE, QLD**



Located in the heart of the Brisbane CBD within a short walk to Central Station, 340 Adelaide Street is a modern 16-level, B-grade office building with two levels of basement parking. Floors are column-free and enjoy four sides of natural light, with balconies featured on selected floors.

Summary Information

GRADE	B
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,727 SQM
CAR SPACES	100
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$78.0m
VALUER	Cushman & Wakefield
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$610/SQM

Major Tenants	NLA SQM	Lease Expiry
Cover-More Insurance Services	1,802	Mar-26
Wilson Parking	-	Jul-20

Lease Expiry Profile % Income

VACANCY	7.1%
FY21	24.4%
FY22	8.0%
FY23	8.0%
FY24	15.4%
FY25	12.6%
FY26+	24.5%
WALE	3.1 YEARS

Investment Property Office

189 GREY STREET
SOUTHBANK, QLD



Developed by Mirvac in 2005, this 12-level complex features large efficient floor plates of approximately 1,600 square metres each, with excellent natural light and spectacular river and city views. It has achieved a 4.5 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,645 SQM
CAR SPACES	146
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$87.1m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$672/SQM

Major Tenants	NLA SQM	Lease Expiry
Insurance Australia	5,640	Mar-25
Thiess	4,659	Dec-20

Lease Expiry Profile % Income

VACANCY	6.3%
FY21	39.8%
FY22	0.0%
FY23	0.0%
FY24	4.1%
FY25	48.9%
FY26+	0.9%
WALE	2.7 YEARS

Investment Property Office

ALLENDALE SQUARE, 77 ST GEORGES TERRACE PERTH, WA



Allendale Square is an iconic 31 level, A-Grade office tower, prominently located in the heart of Perth's CBD. The office tower sits above a retail arcade known as Underground at Allendale Square. Underground acts as an important pedestrian link to the central Perth shopping malls as well as providing access to public transport networks such as Elizabeth Quay train station and bus port. The office tower enjoys column free floor plates and magnificent views of Swan River from the upper levels. Mirvac has progressively upgraded the property since acquisition in 2013 providing our customers with a quality workplace and desirable amenity.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	28,933 SQM
CAR SPACES	82
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$221.0m
VALUER	Savills
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$897/SQM

Major Tenants	NLA SQM	Lease Expiry
WA Bar Chambers	6,037	Feb-31
ANZ Banking Group	4,312	Sep-20

Lease Expiry Profile % Income

VACANCY	9.5%
FY21	27.3%
FY22	5.3%
FY23	0.4%
FY24	14.6%
FY25	5.4%
FY26+	37.5%
WALE	5.6 YEARS

Investment Property Under Construction

Office

SOUTH EVELEIGH (BUILDING 2)

SOUTH EVELEIGH, NSW



In November 2015, Mirvac entered into an agreement with AMP Capital Wholesale Office Fund and AMP Capital separate account client, SunSuper, for the development of three new office buildings within South Eveleigh, via a fund through arrangement. Mirvac secured the Commonwealth Bank as the major tenant for the office space. Settlement of the site acquisition occurred in April 2016. Foundry (Building 2), the final building in the precinct reached practical completion in FY20.

Summary Information

VALUATION AT 30 JUNE 2020	\$170.6m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$580m ²
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY20
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER

1. Book value represents Mirvac's ownership.

2. Represents 100% of expected South Eveleigh building 2 end value, based on cap rate sold-down.

Investment Property Under Construction

Office

LOCOMOTIVE WORKSHOPS SOUTH EVELEIGH, NSW



The adaptive re-use and redevelopment of the 1880's-built heritage listed Locomotive Workshop will comprise a combination of bespoke retail, modern infill office with innovative heritage design and interpretation. The redevelopment will comprise approximately 8,000 square metres of retail NLA and 23,000 square metres of modern infill office.

The Locomotive Workshop is of high heritage significance and as such it is intended to preserve and celebrate the building fabric, its collections and blacksmith activity to create an industry leading example of adaptive reuse and heritage interpretation.

Summary Information

VALUATION AT 30 JUNE 2020	\$159.5m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$419m
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY21
OWNERSHIP	100% Mirvac

Investment Property Under Construction

Office

80 ANN STREET
BRISBANE, QLD



80 Ann Street, recently named by the anchor tenant, Suncorp, as Heritage Lanes, is a 35 level, approximately 60,000 square metre premium office building in Brisbane's CBD with dual frontage to Turbot and Ann Street. The building's design provides a number of breathable spaces throughout to take advantage of the local climate and also pays homage to the old Brisbane Produce Exchange which was located on the site until the mid-1900s. This is reflected in the heritage façade fronting Turbot Street and the marketplace experience being created on the ground plane which extends through to the main lobby on Level 1. Designed by Woods Bagot Architects, the building is targeting WELL Gold Shell and Core and 6 Star Green Star as built ratings. International Work Group, IWG, join Suncorp to take over 6,000 square metres to operate under their Spaces banner, taking the office leased portion of the building to 73%. The remaining 15,000 square metres of office space is made up of flexible floorplates of up to 2,200 square metres.

Summary Information

VALUATION AT 30 JUNE 2020	\$111.5m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$853m ²
ACQUISITION DATE	Jul-18
TARGET COMPLETION	FY22
OWNERSHIP	50% Mirvac, 50% M&G Real Estate

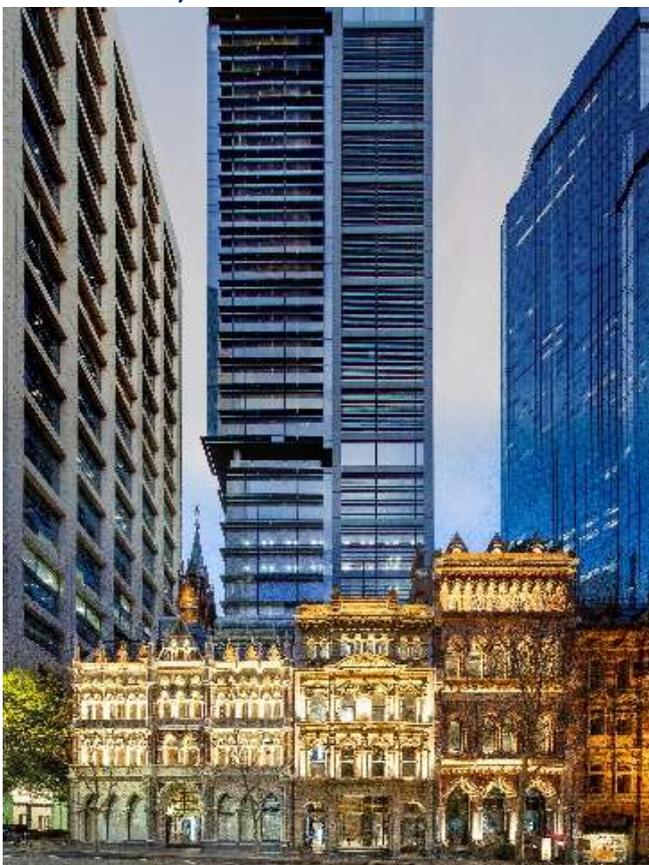
1. Book value represents Mirvac ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.

Investment Property Under Construction

Office

477 COLLINS STREET
MELBOURNE, VIC



477 Collins Street is being redeveloped into an approximately 57,000 square metre, 40-storey, premium office tower offering innovative, contemporary and engaging workspaces. The development incorporates the unique 1880s façade of the Olderfleet buildings, which underwent an extensive refurbishment and modernisation to create boutique office and retail space. In July 2017, Mirvac entered into an agreement with Suntec REIT for the sale of a 50 per cent interest in the development. The premises for the anchor tenant, Deloitte, were completed in FY20 with the entire building reaching practical completion in July 2020. Deloitte has commenced tenancy occupation with office space now 96% pre-committed.

Summary Information

VALUATION AT 30 JUNE 2020	\$338.4m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$864m ²
ACQUISITION DATE	Nov-13
TARGET COMPLETION	FY21 (PC July 2020)
OWNERSHIP	50% Mirvac, 50% SUNTEC REIT

1. Book value represents Mirvac ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.

Investment Property Office

8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley has been awarded a 6 Star Green Star Office Design v2 certified rating, which represents World Leadership in environmental sustainability practices and has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,347 SQM
CAR SPACES	28
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$237.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,645/SQM

Major Tenants	NLA SQM	Lease Expiry
Corrs Support Services	8,080	Sep-25
Quantum Group	7,940	Sep-21

Lease Expiry Profile % Income

VACANCY	0.2%
FY21	0.0%
FY22	28.3%
FY23	0.0%
FY24	17.2%
FY25	14.1%
FY26+	40.2%
WALE	3.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Office

DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET PERTH, WA



Developed by Mirvac and completed in late 2015, the David Malcolm Justice Centre (previously Treasury Building) is a 33 level office tower, which fronts on to Barrack Street and is immediately south of Town Hall. The property offers a vaulted multi-storey ground floor lobby, column-free floor plates and views of the Swan River above Level 4. The office tower received a 5 Star Green Star Design rating, a 6 Star Green Star Performance rating and has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	31,881 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$227.9m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$927/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,588	Nov-40

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	1.5%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	98.5%
WALE	20.7 YEARS

1. Book value represents Mirvac's ownership.

Industrial

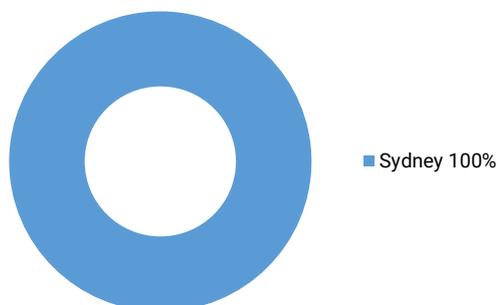


Calibre, Sydney

Comprising 8% of Mirvac's property portfolio, the industrial portfolio is 99.4% occupied with a weighted average lease expiry of 7.4 years.

Industrial

Geographic Diversification¹



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE	VALUATION AT 30 JUNE 2020 ²
1 CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM	14.0%	\$131.8m
2 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM	19.4%	\$183.3m
3 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM	2.7%	\$25.5m
4 36 GOW STREET	PADSTOW, NSW	20,389 SQM	3.7%	\$35.0m
5 NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,774 SQM	15.4%	\$145.8m
6 274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM	6.1%	\$57.2m
7 34-38 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	3.3%	\$30.9m
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM	4.7%	\$44.8m
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	2.5%	\$23.4m
10 39 HERBERT STREET	ST LEONARDS, NSW	36,287 SQM	21.3%	\$201.0m
INDUSTRIAL INVESTMENT PROPERTIES TOTAL		469,313 SQM	100%³	\$944.4m³
INDUSTRIAL TOTAL		469,313 SQM	100%	\$944.4m³
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)				7.4 YEARS
OCCUPANCY % (BY AREA)				99.4%

1. By book value excluding assets held in funds.

2. Book values represent Mirvac's ownership.

3. This total value includes 271 Lane Cove Road, North Ryde, valued at \$38.4m, and land at Kemps Creek, valued at \$27.3m, which are being held for development. These properties are excluded from all other metrics. Subject to rounding.

Investment Property

Industrial

CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the north western corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	559
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$131.8m ¹
VALUER	Savills
CAPITALISATION RATE	5.02%
DISCOUNT RATE	6.25%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond	31,221	Jun-28
ACFS Logistics	21,718	Jan-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	18.6%
FY22	0.0%
FY23	20.4%
FY24	21.5%
FY25	0.0%
FY26+	39.5%
WALE	4.3 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial developments, located approximately 35 kilometres south-west of Sydney with excellent access to Port Botany in Sydney's south. It comprises two state-of-the-art facilities that benefit from close proximity to the M7 Westlink Motorway, a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100% leased to Woolworths Limited.

Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$183.3m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.84%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Woolworths	88,914	Feb-37
Woolworths	50,693	Jan-32

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	100.0%
WALE	14.8 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Industrial

8 BRABHAM DRIVE HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high clearance, column-free warehouse. On a long-term lease to specialist logistics operator BagTrans, it also features over one hectare of heavy duty, concrete hard stand areas, as well as a truck washing facility.

Summary Information

OWNERSHIP	100%
NLA	6,249 SQM
CAR SPACES	83
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$25.5m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
BagTrans	6,249	Apr-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	100.0%
FY25	0.0%
FY26+	0.0%
WALE	3.8 YEARS

Investment Property

Industrial

36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high quality offices and located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$35.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Feb-28

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	100.0%
WALE	7.7 YEARS

Investment Property

Industrial

NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five freestanding buildings and is located on the western alignment of Lyn Parade within the established industrial precinct of Prestons approximately 40 kilometres south west of the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	75,774 SQM
CAR SPACES	604
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$145.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.28%
DISCOUNT RATE	7.06%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia	23,356	Oct-28
De'Longhi	17,250	Feb-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	12.4%
FY23	0.0%
FY24	20.7%
FY25	0.0%
FY26+	66.9%
WALE	6.2 YEARS

Investment Property Industrial

274 VICTORIA ROAD RYDALMERE, NSW



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	301
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$57.2m
VALUER	JLL
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia	22,734	Nov-32

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	100.0%
WALE	12.4 YEARS

Investment Property

Industrial

34-38 ANZAC AVENUE SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high quality office space. The estate is easily accessible from the Federal Highway and close to the M5/M7 junction.

Summary Information

OWNERSHIP	100%
NLA	22,062 SQM
CAR SPACES	155
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$30.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Jul-24
Unistrut Australia Pty Ltd	3,697	Dec-20

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	34.7%
FY22	16.3%
FY23	16.1%
FY24	0.0%
FY25	32.9%
FY26+	0.0%
WALE	2.2 YEARS

Investment Property

Industrial

1-47 PERCIVAL ROAD
SMITHFIELD, NSW



1-47 Percival Street is an industrial development comprising multiple warehouses leased to three key tenants which fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

Summary Information

OWNERSHIP	100%
NLA	22,545 SQM
CAR SPACES	275
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 2020	\$44.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	12,115	Jun-34
Clark Equipment Sales	5,437	Feb-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	20.3%
FY25	25.0%
FY26+	54.7%
WALE	9.4 YEARS

Investment Property

Industrial

39 BRITTON STREET SMITHFIELD, NSW



Developed in 1998, 39 Britton Street is a high clearance standalone warehouse with six loading docks and six on-grade roller doors plus an adjoining two-storey office and amenities block.

Summary Information

OWNERSHIP	100%
NLA	13,390 SQM
CAR SPACES	35
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$23.4m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Snack Brands	13,390	Jan-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	100.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25	0.0%
FY26+	0.0%
WALE	0.6 YEARS

Investment Property

Industrial

39 HERBERT STREET ST LEONARDS, NSW



39 Herbert Street is a high quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD in close proximity to St Leonards train station. It comprises two commercial buildings, 21 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

Summary Information

OWNERSHIP	100%
NLA	36,287 SQM
CAR SPACES	615
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$201.0m
VALUER	Colliers
CAPITALISATION RATE	5.78%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Interactive	12,235	Nov-30
Arrow ECS	2,785	Jun-24

Lease Expiry Profile % Income

VACANCY	6.1%
FY21	17.2%
FY22	5.1%
FY23	8.0%
FY24	11.1%
FY25	4.0%
FY26+	48.5%
WALE	5.8 YEARS

Retail

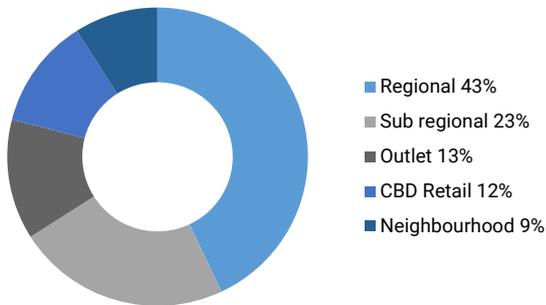


Kawana Shoppingworld, Sunshine Coast

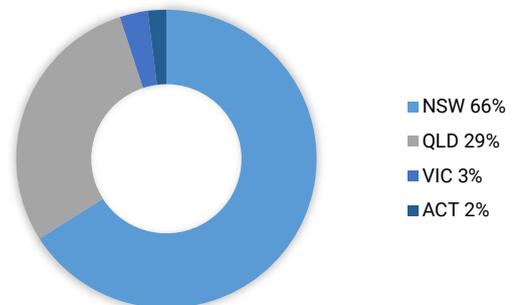
Comprising 28% of Mirvac's property portfolio, the retail portfolio is 98.3% occupied with 66% of the portfolio located in metropolitan Sydney.

Retail

Grade Diversification¹



Geographic Diversification¹



PROPERTY	LOCATION	GLA	% OF RETAIL PORTFOLIO BOOK VALUE	CENTRE MAT ²	VALUATION AT 30 JUNE 2020 ³
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,152 SQM	12.5%	\$260.0m	\$393.0m
2 BROADWAY SYDNEY	GLEBE, NSW	52,699 SQM	14.2%	\$604.8m	\$448.0m
3 CHERRYBROOK VILLAGE	CHERRYBROOK, NSW	9,714 SQM	2.9%	\$118.9m	\$92.0m
4 EAST VILLAGE	ZETLAND, NSW	32,941 SQM	9.7%	\$164.3m	\$306.0m
5 GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,945 SQM	3.2%	\$65.5m	\$100.0m
6 HARBOURSIDE	SYDNEY, NSW	20,544 SQM	6.4%	\$117.5m	\$200.0m
7 METCENTRE	SYDNEY, NSW	6,407 SQM	2.4%	\$64.6m	\$76.5m
8 RHODES WATERSIDE	RHODES, NSW	34,849 SQM	6.0%	\$210.7m	\$187.5m
9 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	14,225 SQM	3.1%	N/A	\$97.0m
10 STANHOPE VILLAGE	STANHOPE GARDENS, NSW	18,071 SQM	4.4%	\$180.6m	\$137.0m
11 TRAMSHEDS SYDNEY	HAROLD PARK, NSW	5,953 SQM	1.1%	\$48.4m	\$33.6m
12 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,391 SQM	6.0%	\$312.9m	\$187.5m
13 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	69,790 SQM	13.6%	\$423.9m	\$428.7m
14 TOOMBUL	NUNDAH, QLD	46,527 SQM	9.4%	\$242.2m	\$295.0m
15 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	19,026 SQM	3.0%	\$155.7m	\$95.5m
16 COOLEMAN COURT	WESTON, ACT	10,693 SQM	2.1%	\$128.0m	\$67.0m
RETAIL INVESTMENT PROPERTIES TOTAL		428,927 SQM	100.0%		\$3,144.3m
RETAIL TOTAL		428,927 SQM			\$3,144.3m
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					3.8 YEARS
OCCUPANCY % (BY AREA)					98.3%

1. By book value.

2. 12 months to 30 June 2020, in accordance with SCCA guidelines.

3. Book values represent Mirvac's ownership. Total portfolio value excludes the gross up of lease liabilities under AASB 16.

Investment Property

Retail

BIRKENHEAD POINT BRAND OUTLET

DRUMMOYNE, NSW



Birkenhead Point Brand Outlet is situated five kilometres from the Sydney CBD on a prime 3.7-hectare waterfront site. The asset incorporates a premium outlet centre complemented by a convenience-based retail offering anchored by Coles and ALDI, with approximately 150 specialty tenancies. The centre features a range of quality brands including Armani, Bally, Coach, Michael Kors, Nike, Polo Ralph Lauren and Peter's of Kensington. The centre also incorporates 3,500 square metres of commercial office suites and a marina comprising approximately 200 berths.

Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,152 SQM
CAR SPACES	1,351
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$393.0m ¹
VALUER	Savills
CAPITALISATION RATE	5.50% ²
DISCOUNT RATE	7.00% ²
CENTRE MAT	\$260.0m
SPECIALTY OCCUPANCY COSTS	12.8% ³
SPECIALTY SALES	\$9,644/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Spotlight	1,796	Sep-20
ALDI	1,448	Nov-25
Peter's of Kensington	1,132	Jul-22

Lease Expiry Profile % Income

VACANCY	2.5%
FY21	30.2%
FY22	18.4%
FY23	21.4%
FY24	10.2%
FY25	6.5%
FY26+	10.8%
WALE	2.2 YEARS

1. Includes Marina operating business (owned by Mirvac Limited) and nearby property 64 Roseby St, Drummoyne.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

BROADWAY SYDNEY

GLEBE, NSW



This dominant centre is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by Coles, Kmart, Target, Hoyts, ALDI, Apple, H&M, LEGO, Mecca, Sephora and features approximately 140 specialty stores. Broadway Sydney was ranked "Number 1" in Australia, six years in a row (2013-2018), in Shopping Centre News Big Guns Awards for annual turnover per square metre.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,699 SQM
CAR SPACES	1,665
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$448.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.75% ²
DISCOUNT RATE	6.50% ²
CENTRE MAT	\$604.8m
SPECIALTY OCCUPANCY COSTS	18.7% ³
SPECIALTY SALES	\$13,165/sqm ⁴

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-23
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-24
H&M	2,475	Aug-31

Lease Expiry Profile % Income

VACANCY	1.4%
FY21	26.3%
FY22	12.2%
FY23	15.8%
FY24	10.8%
FY25	11.0%
FY26+	22.5%
WALE	3.2 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe; 80 Bay Street, Ultimo and 1-3 Smail Street, Ultimo.

2. Relates to retail component only.

3. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

4. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

CHERRYBROOK VILLAGE

CHERRYBROOK, NSW



Located in north-west Sydney, Cherrybrook Village was constructed in 1989 and was extensively refurbished and expanded in 2004. Significant remixing and car park works were undertaken in 2018 to improve customer convenience and amenity. This single level neighbourhood centre is anchored by a Woolworths supermarket, in addition to 55 specialty tenancies, including a strong fresh food precinct.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	9,714 SQM
CAR SPACES	441
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$92.0m
VALUER	Urbis
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$118.9m
SPECIALTY OCCUPANCY COSTS	13.2% ¹
SPECIALTY SALES	\$10,316/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,832	Mar-25
Martelli's Fruit Market	682	Aug-22

Lease Expiry Profile % Income

VACANCY	0.7%
FY21	10.4%
FY22	14.5%
FY23	13.1%
FY24	14.3%
FY25	21.6%
FY26+	25.4%
WALE	3.7 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre that opened in October 2014, located three kilometres south of the Sydney CBD in the rapidly densifying urban renewal area of Zetland. The centre is strongly anchored by Coles, an Audi Service Centre and Virgin Active Health Club with over 50 specialty stores. The centre ranked "Number 1" in Australia, in Shopping Centre News Little Guns Awards for annual turnover per square metre, four years in a row (2016-2019) and is set to benefit from strong forecast population growth in its catchment.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	32,941 SQM
CAR SPACES	671
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$306.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	7.00%
CENTRE MAT	\$164.3m
SPECIALTY OCCUPANCY COSTS	13.4% ¹
SPECIALTY SALES	\$10,526/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Audi	13,172	Oct-34
Virgin Active	4,835	Nov-34
Coles	4,015	Oct-34
East Phoenix	1,280	Dec-26
Montessori Academy	1,173	Dec-26

Lease Expiry Profile % Income

VACANCY	2.5%
FY21	7.8%
FY22	13.9%
FY23	6.6%
FY24	0.0%
FY25	16.2%
FY26+	53.0%
WALE	6.5 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, providing a major pedestrian thoroughfare to the busy North Sydney train station. The asset services the growing North Sydney CBD and comprises over 90 specialty retail and service outlets, including Romeo's IGA.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Nuveen
GLA	8,945 SQM
CAR SPACES	347
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$100.0m ¹
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$65.5m
SPECIALTY OCCUPANCY COSTS	25.8% ²
SPECIALTY SALES	\$8,536/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Greenwood Hotel	856	Jan-26
IGA Romeo's	864	Dec-30

Lease Expiry Profile % Income

VACANCY	3.5%
FY21	20.0%
FY22	5.2%
FY23	27.8%
FY24	16.9%
FY25	10.1%
FY26+	16.5%
WALE	3.2 YEARS

1. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

HARBOURSIDE

SYDNEY, NSW



Harbourside is a CBD retail centre which stretches over 240 metres of water frontage within Sydney's iconic Darling Harbour. Situated over three levels, the centre is predominantly focused on food catering/restaurants and entertainment. Harbourside is well-positioned to benefit from the multi-billion dollar urban regeneration of Darling Harbour which includes major residential, commercial, hotel and convention centre developments in addition to upgraded public spaces.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	100%
GLA	20,544 SQM
CAR SPACES	-
ACQUISITION DATE	Jan-14
LAST EXTERNAL VALUATION DATE	01-Apr-20
VALUATION AT 30 JUNE 2020	\$200.0m
VALUER	Savills
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.75%
CENTRE MAT	\$117.5m
SPECIALTY OCCUPANCY COSTS	23.0% ¹
SPECIALTY SALES	\$8,030/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kingpin	3,341	Sep-22
Hard Rock Café	1,365	Oct-21
Cyren	1,138	Sep-27

Lease Expiry Profile % Income

VACANCY	7.7%
FY21	9.3%
FY22	18.7%
FY23	23.5%
FY24	13.1%
FY25	9.8%
FY26+	17.9%
WALE	2.9 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

METCENTRE

SYDNEY, NSW



MetCentre is located at the base of 60 Margaret Street in Sydney and adjoins Wynyard train station, providing a major pedestrian thoroughfare for many CBD workers and visitors. The Centre has excellent exposure to George Street, as well as entrances on Margaret and Jamison Streets and is well positioned to benefit from the light rail project. The centre is anchored by a Woolworths supermarket and comprises approximately 75 specialty stores, including a significant food offering.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Blackstone
GLA	6,407 SQM
CAR SPACES	-
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$76.5m ¹
VALUER	Cushman & Wakefield
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$64.6m
SPECIALTY OCCUPANCY COSTS	27.3% ²
SPECIALTY SALES	\$9,550/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Woolworths	1,486	Aug-29

Lease Expiry Profile % Income

VACANCY	1.7%
FY21	33.6%
FY22	13.1%
FY23	6.6%
FY24	11.2%
FY25	12.6%
FY26+	21.2%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

RHODES WATERSIDE

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the significant Rhodes residential and office precinct. Major retailers include Coles, ALDI, Target, Bing Lee and Reading Cinemas in addition to over 100 specialty stores. The centre features a strong dining offering and has seen significant growth through population growth, remixing and customer-focussed initiatives.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	34,849 SQM
CAR SPACES	2,414
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$187.5m ¹
VALUER	CBRE
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.75%
CENTRE MAT	\$210.7m
SPECIALTY OCCUPANCY COSTS	20.1% ²
SPECIALTY SALES	\$8,342/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Reading Cinemas	4,122	Dec-29
Target	3,795	Nov-24
Coles	3,497	Dec-19 ⁴
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

Lease Expiry Profile % Income

VACANCY	1.1%
FY21	29.4%
FY22	12.2%
FY23	15.9%
FY24	12.9%
FY25	11.7%
FY26+	16.8%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

4. Exercised 10 year option and have recently refurbished the store.

Investment Property

Retail

SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



A newly developed neighbourhood centre as part of a broader mixed-use project incorporating approximately 750 residential apartments and a significant public park. The centre is located in Kirrawee, 25 kilometres south of Sydney, and is serviced by nearby public transport and the Princes Highway. The centre is anchored by Coles and ALDI, with other key uses including dining, fresh food and services, with over 30 specialty stores.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	14,225 SQM
CAR SPACES	463
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$97.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	N/A
SPECIALTY OCCUPANCY COSTS	N/A
SPECIALTY SALES	N/A

Major Tenants	GLA SQM	Lease Expiry
Coles	4,501	Nov-38
ALDI	1,518	Nov-28

Lease Expiry Profile % Income

VACANCY	6.4%
FY21	0.4%
FY22	1.0%
FY23	0.0%
FY24	9.9%
FY25	4.0%
FY26+	78.3%
WALE	9.8 YEARS

Investment Property

Retail

STANHOPE VILLAGE

STANHOPE GARDENS, NSW



Developed by Mirvac in the rapidly growing north-west corridor of Sydney, Stanhope Village is conveniently situated adjacent to the area's busy leisure centre and pool facility. Stanhope Village was expanded in 2015 and is anchored by Coles, Kmart and ALDI with approximately 75 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,071 SQM
CAR SPACES	736
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$137.0m
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$180.6m
SPECIALTY OCCUPANCY COSTS	11.2% ¹
SPECIALTY SALES	\$10,297/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar-22
Coles	3,500	Nov-28
ALDI	1,329	Aug-28

Lease Expiry Profile % Income

VACANCY	3.1%
FY21	21.1%
FY22	27.0%
FY23	3.6%
FY24	9.2%
FY25	10.0%
FY26+	26.0%
WALE	3.3 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

TRAMSHEDS SYDNEY

HAROLD PARK, NSW



Tramsheds Sydney is an iconic restoration and reimagining of the historic former tram depot at Harold Park in Sydney's inner-west. Supported by an affluent urban catchment, including residents of the 1,300 new dwellings within Mirvac's Harold Park residential development, Tramsheds Sydney offers an eclectic mix of reputable Sydney eateries, in addition to a local supermarket and services in a bespoke heritage setting.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	5,953 SQM
CAR SPACES	141
ACQUISITION DATE	Oct-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 2020	\$33.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$48.4m
SPECIALTY OCCUPANCY COSTS	11.1% ¹
SPECIALTY SALES	\$7,376/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Supamart	2,440	Sep-31
The Butcher and Farmer	536	Sep-26

Lease Expiry Profile % Income

VACANCY	0.0%
FY21	6.8%
FY22	22.3%
FY23	0.0%
FY24	18.2%
FY25	6.0%
FY26+	46.7%
WALE	5.6 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

KAWANA SHOPPINGWORLD

BUDDINA, QLD



Located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast, Kawana Shoppingworld is a dominant convenience and lifestyle centre. The centre incorporates Woolworths, Coles, ALDI, Big W, six mini-majors and approximately 150 specialty stores. The centre successfully launched Event Cinemas and an expanded dining precinct in late 2018, introducing the first Gold Class theatres on the Sunshine Coast in response to significant customer demand.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,391 SQM
CAR SPACES	1,990
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$187.5m ¹
VALUER	JLL
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$312.9m
SPECIALTY OCCUPANCY COSTS	17.9% ²
SPECIALTY SALES	\$8,260/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-21
Event Cinemas	5,865	Nov-33
Woolworths	3,648	Nov-29
Coles	3,351	Oct-27
ALDI	1,753	Jul-24

Lease Expiry Profile % Income

VACANCY	2.5%
FY21	44.4%
FY22	11.8%
FY23	6.6%
FY24	8.6%
FY25	6.5%
FY26+	19.6%
WALE	3.1 YEARS

1. Book value represents Mirvac's ownership.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Located in Springfield, the rapidly growing masterplanned city, Orion was developed by Mirvac in March 2007 and underwent a major expansion that was completed in March 2016. The latest development introduced an expanded casual dining, fashion and entertainment offer to position the centre as the dominant retail offer in its catchment. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W and Event Cinemas with over 150 specialty stores and 11 pad sites, with significant land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	69,790 SQM
CAR SPACES	3,099
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$428.7m ¹
VALUER	CBRE
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.75%
CENTRE MAT	\$423.9m
SPECIALTY OCCUPANCY COSTS	11.2% ²
SPECIALTY SALES	\$8,849/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Event Cinemas	5,801	Oct-30
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

Lease Expiry Profile % Income

VACANCY	1.2%
FY21	14.7%
FY22	15.8%
FY23	12.0%
FY24	14.2%
FY25	6.9%
FY26+	35.2%
WALE	4.3 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

TOOMBUL

NUNDAH, QLD



Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's CBD and six kilometres from Brisbane Airport. The centre benefits from excellent accessibility via major roadways as well as rail and bus links. Toombul has approximately 46,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas, Bunnings Warehouse and approximately 150 specialty stores and kiosks. Since Mirvac's acquisition in 2016 the centre has been progressively remixed and upgraded, with the latest development of an alfresco dining and entertainment precinct which was completed late 2019.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	46,527 SQM
CAR SPACES	1,917
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 30 JUNE 2020	\$295.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$242.2m
SPECIALTY OCCUPANCY COSTS	13.4% ²
SPECIALTY SALES	\$8,935/sqm ³

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
Bunnings	3,033	Jul-21
BCC Cinemas	2,664	Apr-27

Lease Expiry Profile % Income

VACANCY	3.9%
FY21	16.1%
FY22	9.6%
FY23	14.7%
FY24	10.9%
FY25	9.1%
FY26+	35.7%
WALE	4.3 YEARS

1. Includes sundry vacant land.

2. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

3. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is located seven kilometres north of the Melbourne CBD and conveniently connected to the busy Puckle Street retail strip. Moonee Ponds is currently undergoing strong population growth and densification in the immediate catchment, with the centre well positioned to benefit. The centre was most recently expanded in 2009 and comprises Kmart, Coles and an ALDI Supermarket, as well as over 60 specialty stores. A new outdoor dining offer was launched in FY20 which will service the residents of nearly 1,500 new apartments, the majority of which are now occupied.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	19,026 SQM
CAR SPACES	898
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$95.5m
VALUER	CBRE
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$155.7m
SPECIALTY OCCUPANCY COSTS	11.6% ¹
SPECIALTY SALES	\$8,889/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-22
ALDI	1,221	Mar-23

Lease Expiry Profile % Income

VACANCY	3.4%
FY21	11.5%
FY22	21.1%
FY23	12.4%
FY24	25.1%
FY25	10.8%
FY26+	15.7%
WALE	3.2 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Investment Property

Retail

COOLEMAN COURT

WESTON, ACT



Cooleman Court is a neighbourhood centre located in the Canberra suburb of Weston Creek. The centre comprises two supermarkets, Woolworths and ALDI, a Target Country, Best & Less and approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Cooleman Court and is expected to positively impact the centre.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,693 SQM
CAR SPACES	514
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2020	\$67.0m
VALUER	Urbis
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$128.0m
SPECIALTY OCCUPANCY COSTS	15.2% ¹
SPECIALTY SALES	\$7,589/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,102	Aug-31
ALDI	1,548	Jan-24

Lease Expiry Profile % Income

VACANCY	2.4%
FY21	15.0%
FY22	8.6%
FY23	13.6%
FY24	20.3%
FY25	8.8%
FY26+	31.3%
WALE	5.1 YEARS

1. Includes contracted COVID-19 tenant support as at 30 June 2020, but excludes further support provisions.

2. In line with SCCA guidelines, adjusted for tenant closures during COVID-19 impacted period.

Other Investments



Other Investments

JV & Funds Under Management

Tucker Box Hotel Group

FOCUS	FUM (\$M)	NO. OF INVESTORS
Wholesale	524	2

The Tucker Box Hotel Group is a sector specific wholesale fund established in March 2005 and focuses on the 3 to 3.5 star, limited service hotel market in Australia. The portfolio comprises 11 hotels and 2,032 rooms all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Far East Hotels.

LAT Portfolio

FOCUS	FUM (\$M)	NO. OF INVESTORS
Office	UNDISCLOSED	N/A

In December 2015, Mirvac reached an agreement with a subsidiary of China Investment Corporation (CIC) to become asset manager of the LAT portfolio. Mirvac also invested an interest in the CIC controlled trusts that are managed by Mirvac.

MILP Trust

FOCUS	FUM (\$M)	NO. OF INVESTORS
Industrial	241	2

MILP Trust is owned by Mirvac (10%) and Prime Property Fund Asia Limited Partnership (90%). MILP will focus on core and value add industrial opportunities. Mirvac will provide trust administration, property management, and development management services. The Trust's industrial assets comprise of two facilities in Victoria, one in Campbelltown NSW and a 50% interest in the Calibre Estate in Eastern Creek, NSW

Duck River Auburn Trust

FOCUS	FUM (\$M)	NO. OF INVESTORS
Industrial	11	2

Duck River Auburn Trust is owned by Mirvac (51%) and North Haven Real Estate Fund IX Global (49%). The Trust has entered into an option to acquire and redevelop an industrial site in Auburn, NSW.

Residential Overview



Willoughby, Sydney (artist impression)

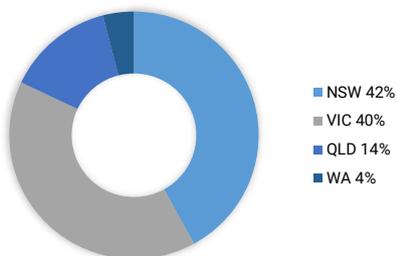
Mirvac is one of the leading residential brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market.

Residential Development

Overview

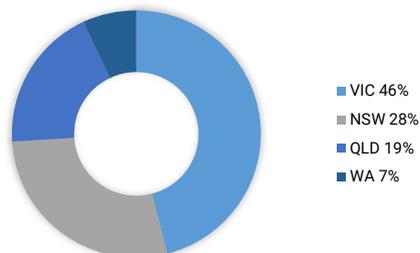
Expected Revenue

\$15.6 billion



Pipeline Lots

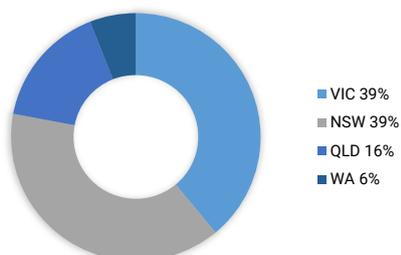
27,361 lots



Residential Expected Revenue

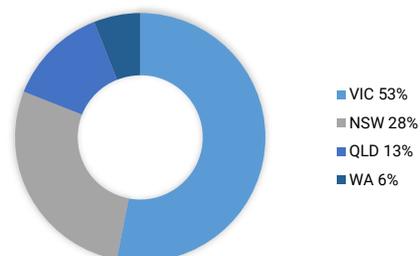
Mirvac Share Expected Revenue

\$12.8 billion



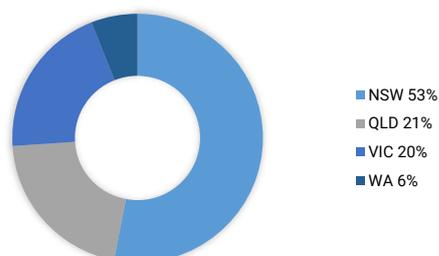
Masterplanned Communities

\$7.3 billion



Apartments

\$5.5 billion



JV & Funds Under Management

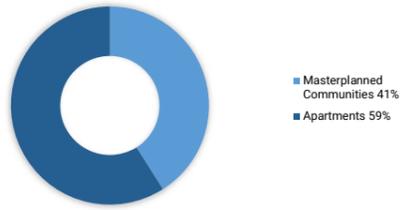
FOCUS	FUM (\$M)	NO. OF INVESTORS
Australian Build to Rent Club ¹	230	2
Mirvac Ping An Waterloo Development Trust	2	2
Mirvac SLS Development Trust	27	2

¹The fund is consolidated and the co-investor's ownership is recognised as a non-controlling interest.

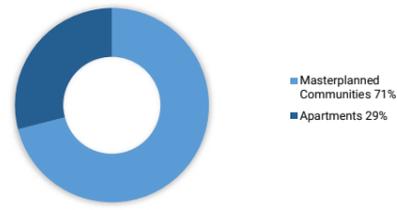
Residential Development

NEW SOUTH WALES

Mirvac Share Expected Revenue
\$5.0 billion



Pipeline Lots
7,566 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASING			SETTLEMENT DATE ¹		CURRENT PRICE RANGE		CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
					RELEASED	EXCHANGED	SETTLED	FROM	TO	FROM	TO			
The Avenue	Various (from 2012)	Schofields	\$278.0m	492	482	482	482	FY14	FY23	\$295,000	\$819,900		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$174.3m	232	232	232	232	FY15	FY20	\$312,900	\$819,900	100%		
Released Stages			\$103.7m	260	250	250	250	FY14	FY23	\$295,000	\$732,500	91%		
55 Coonara Avenue	May 20	West Pennant Hills	TBC	600 ³	0	0	0	FY24	FY25	TBC	TBC	0%	Apartments and housing	100% Mirvac
Crest	Sep 14	Gledswood Hills	\$275.5m	584	517	472	448	FY17	FY22	\$324,000	\$690,000	75%	MPC - Mix of land & housing	100% Mirvac
Georges Cove	Dec 14	Moorebank	\$164.4m	179	0	0	0	FY22	FY23	\$745,000	\$1,250,000	0%	MPC - Medium density housing	PDA with Benedict Industries
Googong	Dec 11	Googong	\$1,735.9m	5,226	2,238	2,138	2,085	FY14	FY35	\$112,000	\$785,000		MPC - Mix of land & housing	JV with PEET Limited
Released Stages			\$851.0m	2,979	2,238	2,138	2,085	FY14	FY34	\$112,000	\$785,000	68%		
Future Stages			\$884.9m	2,247	0	0	0	FY24	FY35	\$140,000	\$783,273	0%		
Green Square	Mar 12	Zetland	\$1,483.3m	1,097	476	476	476	FY17	FY26	\$498,000	\$3,000,000		Apartments with mixed use	PDA with Landcom
Ebsworth			\$172.2m	174	174	174	174	FY17	FY17	\$498,000	\$1,280,000	100%		
No.8 Ebsworth, Ovo & Ovo Portman Place			\$334.2m	302	302	302	302	FY18	FY20	\$560,000	\$2,080,000	100%		
Future Stages			\$976.9m	621	0	0	0	FY24	FY26	\$700,000	\$3,000,000	3%		
Marrick & Co.	Oct 15	Marrickville	\$229.4m	216	216	196	194	FY20	FY22	\$615,000	\$1,950,000	100%	Apartments	100% Mirvac
Menangle	Jan 17	Menangle	\$174.7m	379	0	0	0	FY21	FY25	\$293,265	\$485,000	4%	MPC - Mix of land & housing	PDA with SouWest Developments Pty Ltd
Pavilions	Nov 14	Sydney Olympic Park	\$359.9m	359	359	263	38	FY20	FY24	\$575,000	\$1,980,000	92%	Apartments	PDA with Sydney Olympic Park Authority
Riverlands	Oct 19	Milperra	\$359.0m	340	0	0	0	FY22	FY25	\$860,000	\$1,250,000	0%	MPC - Medium density housing	100% Mirvac
St Leonards Square	Jun 15	St Leonards	\$814.2m	561 ⁴	560	556	554	FY20	FY21 ⁵	\$635,000	\$5,585,000	100%	Apartments with mixed use	JV with Ping An Real Estate
The William			\$356.6m	241	240	237	236	FY20	FY21	\$635,000	\$2,725,000	100%		
The Jackson			\$457.6m	320	320	319	318	FY20	FY21	\$640,000	\$5,585,000	100%		
Waterloo Metro Quarter	Dec 19	Waterloo	TBC	132 ⁴	0	0	0	FY25	FY25	TBC	TBC	0%	Apartments with mixed use	JV with John Holland Pty Ltd / PDA with Sydney Metro Pty Ltd
Willoughby	Feb 20	Willoughby	\$742.9m	446	0	0	0	FY23	FY24	TBC	TBC	0%	Apartments with mixed use	100% Mirvac

Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	SETTLEMENT DATE ¹	DESCRIPTION	OWNERSHIP STRUCTURE
					FROM TO		
Marsden Park North	Nov 14	Marsden Park	\$268.5m	547	FY23	FY26	MPC - Mix of land & housing PDA with MAC 1 MP Pty Ltd
Milperra, Western Sydney University Campus	Aug 19	Milperra	\$422.2m	425	FY25	FY28	MPC - Medium density housing PDA with Western Sydney University
505 George Street	May 20	Sydney	TBC	260	FY28	FY28	Apartments with mixed use PDA with Coombes Property Group

1. Settlement date may vary as circumstances change.
2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.
3. Rezoning has approved up to 600 dwellings.
4. Includes 34 retail/commercial strata lots. Final unreleased retail lot expected to settle FY22.
5. Concept approval and subject to change.

Residential Development

New South Wales

THE AVENUE, ALEX AVENUE SCHOFIELDS, NSW



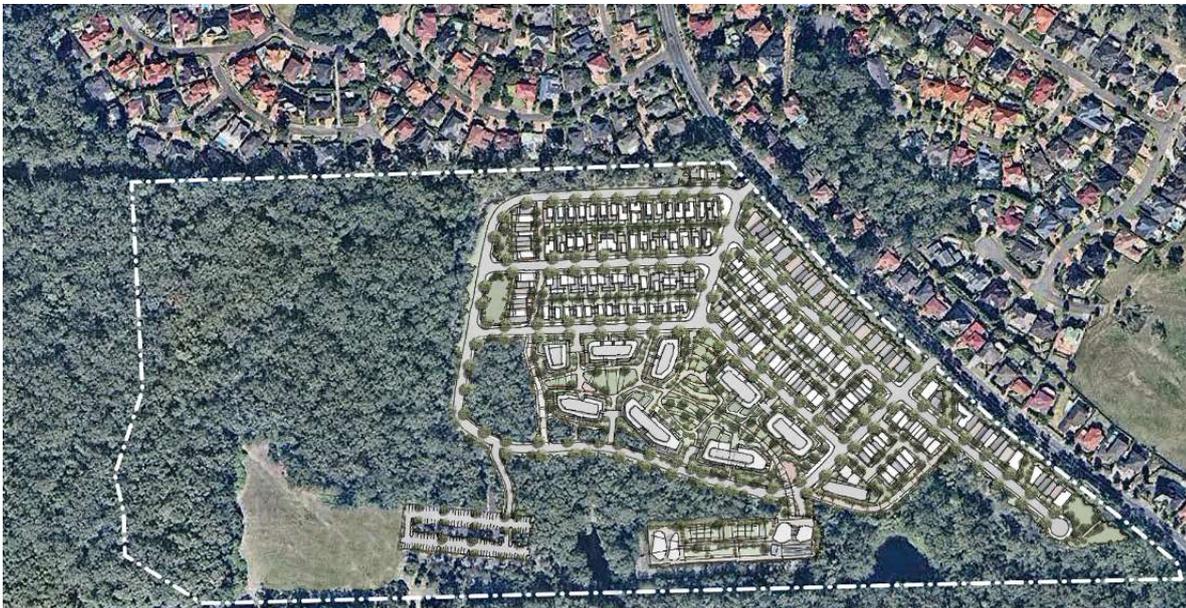
A land and housing project, The Avenue at Schofields is in the north-west growth corridor of Sydney approximately 45 kilometres from the Sydney CBD. This masterplanned community is nearing completion having delivered 482 residential lots to date. The community includes a 1.2-hectare public park delivered by Mirvac.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	\$278.0m
TOTAL LOTS	492
PROJECT PERIOD	FY14-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development New South Wales

55 COONARA AVENUE WEST PENNANT HILLS, NSW



55 Coonara Avenue, West Pennant Hills is a 26-hectare site located within 800 metres of the new Cherrybrook Metro Station and three kilometres from the new Northconnex interchange. A new masterplanned community of both apartments and houses, community facilities and parkland is proposed to replace the redundant existing business park. In addition, the existing remnant forest is now zoned for environmental protection with approximately 9 hectares dedicated to the State Government to become an extension of the adjoining Cumberland State Forest.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	May-20
LOCATION	West Pennant Hills
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS	600 ¹
PROJECT PERIOD	FY24-FY25
OWNERSHIP STRUCTURE	100% Mirvac

1. Rezoning has approved up to 600 dwellings.

Residential Development

New South Wales

CREST, RABY ROAD GLEDSWOOD HILLS, NSW



Crest at Gledswood Hills is a residential masterplanned subdivision located in Sydney's south-west within the Camden LGA. The project consists of 584 land lots to be integrated with approximately 41 hectares of recreational open space. "My Ideal House" at Crest won the Australian Institute of Architects' 2019 Award for Sustainable Architecture.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-14
LOCATION	Gledswood Hills
PROJECT VALUE (INCL. GST)	\$275.5m
TOTAL LOTS	584
PROJECT PERIOD	FY17-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

New South Wales

GEORGES COVE, NEWBRIDGE ROAD MOOREBANK, NSW



This development is located in Moorebank, approximately 27 kilometres south-west of Sydney CBD, on the banks of the Georges River and in close proximity to Mirvac's award winning masterplanned community site, Brighton Lakes. The 179 lot estate includes a mix of Mirvac designed and built detached, semi-detached and terrace homes as well as a community facility comprising landscaped green space, a swimming pool, and covered BBQ area. The site will benefit from existing local schools, cafes and restaurants and is only minutes' drive to the M5 and major arterial roads that link to the Liverpool CBD. Bus services are within walking distance and Holsworthy train station is only 3 kilometres away.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Moorebank
PROJECT VALUE (INCL. GST)	\$164.4m
TOTAL LOTS	179
PROJECT PERIOD	FY22-FY23
OWNERSHIP STRUCTURE	PDA with Benedict Industries

Note: Concept image only (artist impression), final design may differ from above image.

Residential Development

New South Wales

GOOGONG, GOOGONG DAM ROAD GOOGONG, NSW



Googong is a new township located on former grazing land on the NSW/ACT border, just 16 kilometres south-east of Parliament House and eight kilometres south of Queanbeyan. The project is being developed over 20 to 25 years on a 780-hectare site and will eventually be home to approximately 18,000 people. As a new, self-contained township, Googong will ultimately provide housing, community and recreational facilities, shops, schools and employment opportunities. Over 20 percent of the site will be dedicated to Council as open space for parklands and playing fields. In 2019 the project won 2 UDIA awards including NSW Awards for Excellence – Masterplanned Communities and NSW Awards for Excellence – NSW Regional Development.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	\$1,735.9m
TOTAL LOTS	5,226
PROJECT PERIOD	FY14-FY35
OWNERSHIP STRUCTURE	JV with PEET Limited

Residential Development

New South Wales

GREEN SQUARE, BOTANY ROAD ZETLAND, NSW



Green Square, a joint development between Mirvac and Landcom, is a mixed-use development located just over four kilometres from Sydney's CBD, approximately four kilometres from Sydney airport and is conveniently located near the Green Square train station. The Green Square region is one of the largest urban renewal projects in Australia and when complete, this development will have delivered over 1,000 apartments, along with office and retail space and a substantial public domain within the Green Square Town Centre.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST)	\$1,483.3m
TOTAL LOTS	1,097
PROJECT PERIOD	FY17-FY26
OWNERSHIP STRUCTURE	PDA with Landcom

Residential Development

New South Wales

MARRICK & CO., MARRICKVILLE ROAD MARRICKVILLE, NSW



Located in Sydney's inner west, seven kilometres south west of Sydney's CBD, Marrick & Co is the first One Planet Living certified community in NSW. The project, on the former Marrickville Hospital site and delivered in partnership with Inner West Council, comprises 225¹ lots across residential apartments and terrace homes and the award winning new library named 'Patyegarang Place'. The library was dedicated by Mirvac to Inner West Council along with four percent of the residential apartments for key worker housing. The development, completed in mid-2019, boasts an abundance of open space including 'The Common' where fitness classes are hosted in the mornings, a rooftop deck where a kitchen provides residents with BBQ and pizza oven facilities and kitchen gardens for residents to grow their own produce. Significant elements of the site's rich history have been retained, including the heritage conversion of the main ward building as the new library and the former nurses' quarters as luxury, whole floor, boutique terrace dwellings. Since completion, the project has won three 2020 AIA awards including the Milo Dunphy Award for Sustainable Architecture, Sulman Medal for Public Architecture and NSW Premier's Prize. The project also has won the 2020 – Good Design Australia – Good Design Award – Architectural Design Commercial and Residential.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-15
LOCATION	Marrickville
PROJECT VALUE (INCL. GST)	\$229.4m
TOTAL LOTS	216
PROJECT PERIOD	FY20-FY22
OWNERSHIP STRUCTURE	100% Mirvac

1. Includes nine affordable housing lots.

Residential Development

New South Wales

MENANGLE, STATION STREET MENANGLE, NSW



Menangle is a residential masterplanned community located in Sydney's south-west within the Wollondilly Shire LGA. The 40 hectare site is adjacent to the historical Menangle train station and Menangle village. Two parks are proposed within the master planned community. Mirvac's project partners, Benedict Industries and the Halfpenny family, are planning a new tourism and lifestyle destination adjacent to the residential subdivision securing the future of the heritage listed Camden Park Estate Central Creamery and Rotolactor.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Menangle
PROJECT VALUE (INCL. GST)	\$174.7m
TOTAL LOTS	379
PROJECT PERIOD	FY21-FY25
OWNERSHIP STRUCTURE	PDA with SouWest Developments Pty Ltd

Residential Development

New South Wales

PAVILIONS, FIGTREE DRIVE SYDNEY OLYMPIC PARK, NSW



Located within the Sydney Olympic Park precinct, the site is 16 kilometres west of the Sydney CBD and nine kilometres from the Parramatta CBD. In addition to build to sell apartments, two of the four buildings will house Mirvac's first fit for purpose, build to rent assets in Australia. The project has a strong focus on amenity and private open space for its residents and tenants, with a private 4,500 square metre landscape podium situated over four levels of basement car parking, gym, community room, herb garden, pavilions and BBQ facilities for exclusive use of its residents. In addition, 1,500 square metres of retail space will be handed back to the Sydney Olympic Park Authority which will own and lease to a commercial operator.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-14
LOCATION	Sydney Olympic Park
PROJECT VALUE (INCL. GST)	\$359.9m
TOTAL LOTS	359 ¹
PROJECT PERIOD	FY20-FY24
OWNERSHIP STRUCTURE	PDA with Sydney Olympic Park Authority

1. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build-to-Rent lots.

Residential Development

New South Wales

RIVERLANDS, PRESCOT PARADE MILPERRA, NSW



The Riverlands Golf Course is a newly acquired residential masterplanned community project. It is an infill site located approximately 30 kilometres south-west of the Sydney CBD with direct access to the Georges River foreshore. The site is proposed to include 340 dwellings to be constructed by Mirvac along with a community facility and recreational opportunities.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST)	\$359.0m
TOTAL LOTS	340
PROJECT PERIOD	FY22-FY25
OWNERSHIP STRUCTURE	100% Mirvac

Note: Concept image only (artist impression), final design may differ from above image.

Residential Development

New South Wales

ST LEONARDS SQUARE, PACIFIC HIGHWAY

ST LEONARDS SQUARE, NSW



Located in the heart of Sydney's Lower North Shore, St Leonards Square is just a few hundred metres from St Leonards Train Station and diagonally opposite the future Crows Nest Metro Station. Completed in the second half of 2019, the project has delivered 527 luxury residential apartments across two striking towers. Only 4.5 kilometres from the Sydney CBD, the project offers iconic views of Sydney CBD and Sydney Harbour and amenities across two levels. The project has also provided 32 commercial strata office suites, a Virgin Active gym and a vibrant ground floor retail precinct for residents and the wider community.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST)	\$814.2m
TOTAL LOTS	561 ¹
PROJECT PERIOD	FY20-FY21 ²
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

1. Includes 34 retail/commercial strata lots.

2. Final unreleased retail lot expected to settle FY22.

Residential Development New South Wales

WATERLOO METRO QUARTER WATERLOO, NSW



Mirvac and John Holland will deliver the Waterloo Metro Quarter development in a joint venture. Construction of the project is expected to commence in 2022 and will deliver residential, office and retail space, along with student accommodation, affordable housing and social housing. The ground plane is intended to include retail tenancies, community hub, precinct retail amenities and basement carpark entry. The precinct will also have community facilities which are intended to be operated as a childcare centre.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-19
LOCATION	Waterloo
PROJECT VALUE (INCL. GST)	TBC
TOTAL LOTS	132 ¹
PROJECT PERIOD	FY25-FY25
OWNERSHIP STRUCTURE	JV with John Holland Pty Ltd / PDA with Sydney Metro Pty Ltd

1. Concept approval and subject to change.

Residential Development New South Wales

WILLOUGHBY ARTARMON, NSW



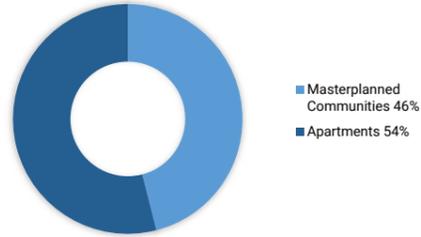
Located 6 kilometres north of the Sydney CBD at the existing Channel Nine Network Studio headquarters, the 3-hectare site will accommodate approximately 450 luxury residential apartments and small-scale non-residential uses across a cluster of numerous boutique buildings ranging in height. The buildings will feature high-quality facades that integrate with the surrounding landscape and local character of Willoughby. The future development will provide significant public open space showcasing the unique natural qualities of Sydney's Lower North Shore landscape for relaxation, socialisation and coming together as a community.

Summary Information - In Progress

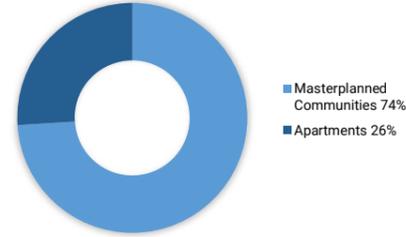
ACQUISITION/AGREEMENT DATE	Feb-20
LOCATION	Willoughby
PROJECT VALUE (INCL. GST)	\$742.9m
TOTAL LOTS	446
PROJECT PERIOD	FY23-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development QUEENSLAND

Mirvac Share Expected Revenue
\$2.1 billion



Pipeline Lots
5,078 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE' FROM TO	CURRENT PRICE RANGE FROM TO	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE		
Alexandria	Aug 17	Arana Hills	\$48.4m	80	0	0	0	FY22	FY24	\$389,000	\$645,000	0%	MPC - Land, Medium Density Housing	100% Mirvac
Ascot Green	Sep 15	Ascot	\$836.1m	967	174	125	88	FY18	FY31	\$460,000	\$3,200,000		Apartments & Medium Density Housing	PDA with Brisbane Racing Club
Ascot House			\$86.4m	90	90	88	88	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$76.8m	84	84	37	0	FY22	FY23	\$460,000	\$2,055,000	23%		
Future Stages			\$672.9m	793	0	0	0	FY24	FY31	\$460,000	\$2,055,000	0%		
Ashford	Mar 17	Everton Park	\$82.5m	124	29	13	0	FY21	FY23	\$465,000	\$755,000		MPC - Land, Medium Density Housing	100% Mirvac
Released Stages			\$17.0m	29	29	13	0	FY21	FY21	\$495,000	\$674,000	57%		
Future Stages			\$65.5m	95	0	0	0	FY21	FY23	\$465,000	\$755,000	0%		
Everleigh	Feb 16	Greenbank	\$791.0m	3,453	299	170	146	FY19	FY35	\$120,000	\$300,000		MPC - Land lots	100% Mirvac
Released Stages			\$78.2m	362	299	170	146	FY19	FY23	\$120,000	\$300,000	95%		
Future Stages			\$712.8m	3,091	0	0	0	FY22	FY35	\$120,000	\$300,000	0%		
Gainsborough Greens	Oct 06	Pimpama	\$507.0m	1,975	1,821	1,767	1,717	FY11	FY23	\$143,000	\$425,000		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$228.9m	902	902	902	902	FY11	FY18	\$143,000	\$410,000	100%		
Released Stages			\$278.1m	1,073	919	865	815	FY12	FY23	\$238,000	\$425,000	76%		
Hope Street		South Brisbane	\$218.9m	354	354	354	354	FY17	FY20	\$409,000	\$1,675,000	100%	Apartments	100% Mirvac
Art House	Jul 14		\$115.4m	187	187	187	187	FY17	FY20	\$409,000	\$1,545,000	100%		
Lucid	Jul 15		\$103.5m	167	167	167	167	FY19	FY20	\$410,000	\$1,675,000	100%		
Waterfront Sky	Apr 08 ³	Newstead	\$457.1m	430	0	0	0	FY24	FY27	TBC	TBC	0%	Apartments	100% Mirvac

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

3. Agreement date relates to Waterfront Newstead precinct.

Residential Development Queensland

ALEXANDRIA, PLUCKS ROAD ARANA HILLS, QLD



Located in Arana Hills, 11 kilometres north-west of the Brisbane CBD, this is a proposed residential development consisting of 77 town homes and 3 land lots, as well as a resident recreation area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-17
LOCATION	Arana Hills
PROJECT VALUE (INCL. GST)	\$48.4m
TOTAL LOTS	80
PROJECT PERIOD	FY22-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

ASCOT GREEN, LANCASTER ROAD ASCOT, QLD



Ascot Green is a joint residential development project with Brisbane Racing Club located in the blue-chip suburb of Ascot in Brisbane. On completion, the project is intended to deliver more than 950 apartments situated along the iconic Eagle Farm Racecourse. The first tower, Ascot House, was completed in June 2018 with limited apartments remaining. The adjoining tower, Tulloch House, was officially released to the market in November 2019 and is comprised of 84 apartments. Construction of Tulloch House commenced in April 2020, and completion is currently expected in late 2020. The project won the 2018 HIA Apartment of the Year Award (Queensland).

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST)	\$836.1m
TOTAL LOTS	967
PROJECT PERIOD	FY18-FY31
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

Residential Development Queensland

ASHFORD, ASHMORE STREET EVERTON PARK, QLD



Located in Everton Park, 7 kilometres north of the Brisbane CBD, this residential development comprises 84 town homes, 39 land lots and one heritage building. The development also consists of residents' club facilities and redevelopment of a wetland nature reserve area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-17
LOCATION	Everton Park
PROJECT VALUE (INCL. GST)	\$82.5m
TOTAL LOTS	124
PROJECT PERIOD	FY21-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

EVERLEIGH, TEVIOT ROAD GREENBANK, QLD



Everleigh is a 481-hectare masterplanned Community located 30 kilometres south of the Brisbane CBD. It is anticipated to yield over 3,450 residential land lots, in addition to regional sports and recreation parks, a state primary school site and a neighbourhood retail centre. Three stages have been constructed and registered with a fourth stage recently commenced. In 2019 the project won the AILA – Landscape Architecture Award – Parks and Open Space and Queensland Landscape and Construction Awards – Winner of the Best Entry Statement.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Greenbank
PROJECT VALUE (INCL. GST)	\$791.0m
TOTAL LOTS	3,453
PROJECT PERIOD	FY19-FY35
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

GAINSBOROUGH GREENS, SWAN ROAD PIMPAMA, QLD



Gainsborough Greens is a large-scale masterplanned community located at Pimpama in the northern Gold Coast area, 50 kilometres south of the Brisbane CBD. The project consists of approximately 1,900 lots, along with recreational and retail facilities. The project encompasses the existing Gainsborough Greens Golf Course which was sold to a third party and is now subject to a body corporate structure. The project has won the 2019 AILA – Queensland Landscape and Architecture Awards/Awards for Excellence – Play Spaces and 2020 Queensland Landscape Architecture Awards – State’s best park – Parks and Open Space Category.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	\$507.0m
TOTAL LOTS	1,975
PROJECT PERIOD	FY11-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

HOPE STREET, HOPE STREET SOUTH BRISBANE, QLD



The site, located in South Brisbane, a short walk from the Southbank parklands and arts precinct and across the river from the Brisbane CBD, is made up of two apartment towers, Art House and Lucid, comprised of 187 and 167 apartments, respectively, as well as ground floor retail. Both towers are now complete and fully settled.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-14 & Jul-15
LOCATION	South Brisbane
PROJECT VALUE (INCL. GST)	\$218.9m
TOTAL LOTS	354
PROJECT PERIOD	FY17-FY20
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Queensland

WATERFRONT SKY, SKYRING TERRACE NEWSTEAD, QLD



Sky is the next stage of Mirvac's riverfront 'Waterfront' masterplan located in Newstead, alongside the Brisbane River, and only two kilometres from the Brisbane CBD. It has been designed as a 'park within a park', drawing greenery from neighbouring Waterfront Park up its facade and across lush landscaped balconies, with over 50% per cent of the site planned to be dedicated to open space. Stage 1 of the Sky Precinct comprises a mixed use scheme with ground level retail and approximately 143 premium residential apartments over 25 levels, ranging from 1 bedroom apartments through to 4 bedroom pavilion residences, designed for the owner occupier. The landmark architectural design also proposes unsurpassed residential amenity including a 25 metre rooftop infinity pool and recreation deck and resident wellness centre. Stage 1 received DA approval in July 2020, and sales launch is expected in the first half of 2021. Preliminary residential schemes for the balance Stages 2 and 3 are currently under development.

Summary Information - In Progress

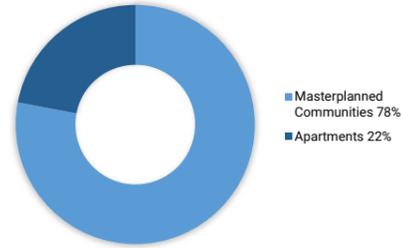
ACQUISITION/AGREEMENT DATE	Apr-08 ¹
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	\$457.1m
TOTAL LOTS	430
PROJECT PERIOD	FY24-FY27
OWNERSHIP STRUCTURE	100% Mirvac

1. Agreement date relates to Waterfront Newstead precinct.

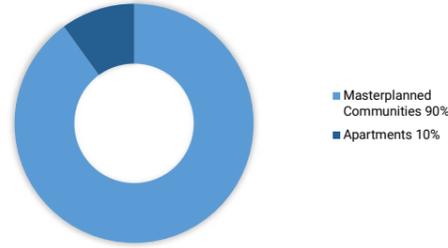
Residential Development

VICTORIA

Mirvac Share Expected Revenue
\$5.0 billion



Pipeline Lots
12,712 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
Jack Road	Oct 14	Cheltenham	\$142.0m	183	183	183	183	FY16	FY20	\$510,000	\$1,290,000	100%	MPC - Housing	100% Mirvac
Olivine	Jun 12	Donnybrook	\$1,361.4m	4,271	667	593	478	FY18	FY35	\$170,000	\$400,000		MPC - Land lots	Combination of balance sheet and DMA with Boral
Released Stages			\$196.9m	667	667	593	478	FY18	FY22	\$170,000	\$400,000	65%		
Future Stages			\$1,164.5m	3,604	0	0	0	FY21	FY35	\$230,000	\$400,000	5%		
Smiths Lane	Nov 11	Clyde North	\$809.3m	2,296	398	351	84	FY19	FY29	\$173,000	\$365,000	10%	MPC - Land lots	100% Mirvac
Released Stages			\$114.2m	431	398	351	84	FY19	FY23	\$173,000	\$330,000	25%		
Future Stages			\$695.1m	1,865	0	0	0	FY22	FY29	\$224,000	\$365,000	2%		
The Eastbourne	Dec 12	East Melbourne	\$459.8m	258	258	258	257	FY19	FY21	\$500,000	\$14,000,000	100%	Apartments	PDA with Freemasons
The Fabric	-	Altona North	\$419.4m	571	56	35	0	FY22	FY26	\$475,000	\$1,250,000		MPC - Mix of housing and apartments	100% Mirvac
Released Stages			\$81.8m	88	56	35	0	FY22	FY23	\$660,000	\$1,250,000	0%		
Future Stages			\$178.5m	191	0	0	0	FY23	FY25	\$670,000	\$1,175,000	0%		
Future Stages (apartments)			\$159.1m	292	0	0	0	FY24	FY26	\$475,000	\$612,500	0%		
Tullamore	Jul 15	Doncaster	\$876.2m	914	768	712	604	FY16	FY26	\$380,000	\$2,250,000		MPC - Mix of land, housing & medium density housing	100% Mirvac
Completed Stages			\$107.7m	133	133	133	133	FY16	FY18	\$540,000	\$1,350,000	100%		
Released Stages			\$517.7m	451	399	376	340	FY17	FY26	\$625,000	\$2,250,000	90%		
Apartments Building A (Phoenix)			\$93.0m	134	134	131	131	FY19	FY21	\$380,000	\$1,480,000	100%		
Apartments Building B (Folia)			\$79.2m	102	102	72	0	FY21	FY22	\$395,000	\$1,835,000	20%		
Future Stages			\$78.6m	94	0	0	0	FY23	FY24	\$410,000	\$1,500,000	2%		
Wantirna South	Jun 19	Wantirna South	\$1,357.3m	1,717	0	0	0	FY25	FY35	TBC	TBC	0%	MPC - Mix of land, housing & medium density housing	PDA with Boral
Waverley Park	Dec 01	Mulgrave	\$779.4m	1,319	1,297	1,282	1,238	FY04	FY22	\$225,000	\$1,450,000		MPC - Housing	100% Mirvac
Completed Stages			\$674.7m	1,198	1,198	1,198	1,198	FY04	FY20	\$225,000	\$1,405,000	100%		
Released Stages			\$104.7m	121	99	84	40	FY18	FY22	\$530,000	\$1,450,000	60%		
Woodlea	Nov 06	Rockbank	\$1,883.5m	6,334	3,397	3,363	3,084	FY16	FY33	\$135,500	\$1,088,888		MPC - Land lots	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$534.2m	2,495	2,495	2,495	2,495	FY16	FY20	\$135,500	\$1,088,888	100%		
Released Stages			\$460.2m	989	902	868	589	FY16	FY22	\$160,000	\$570,000	70%		
Future Stages			\$889.1m	2,850	0	0	0	FY21	FY33	\$180,000	\$400,000	0%		
Yarra's Edge		Docklands	\$1,512.9m	1,557	1,128	1,008	780	FY05	FY26	\$120,000	\$6,000,000		Apartments (and townhouses)	100% Mirvac
Completed Stages	Apr 11		\$714.4m	664	664	664	664	FY13	FY20	\$500,000	\$6,000,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	116	FY05	FY26	\$120,000	\$285,000	100%		
Voyager - Tower 11	Oct 16		\$302.8m	315	315	228	0	FY22	FY25	\$490,000	\$2,500,000	50%		
Wharf's Entrance Terraces 3	Dec 15		\$57.4m	18	0	0	0	FY22	FY23	\$2,080,000	\$4,650,000	0%		
Park Precinct - Retail Stage	-		\$5.6m	1	0	0	0	FY22	FY22	n/a	n/a	0%		
Future Stages	-		\$414.6m	410	0	0	0	FY24	FY26	\$490,000	\$4,650,000	0%		

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

Residential Development Victoria

JACK ROAD, JACK ROAD CHELTENHAM, VIC



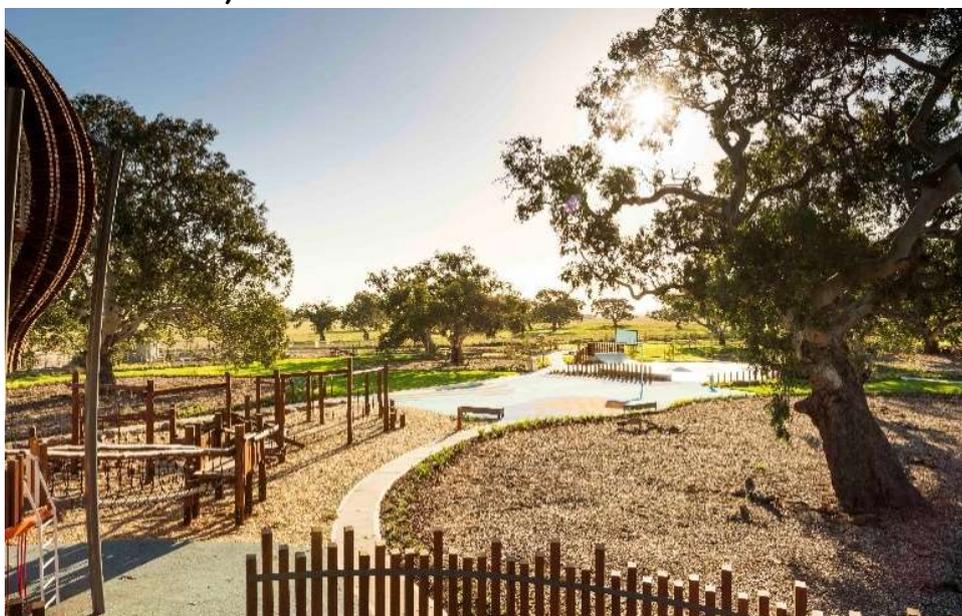
Jack Road is a 4.2 hectare site located in the Bayside suburb of Cheltenham, approximately 20 kilometres south of Melbourne's CBD. The development comprises 183 dwellings, consisting of boutique style apartments and two, three and four-bedroom homes. The project offers a unique opportunity to live in a masterplanned community close to Port Philip Bay and the established amenity renowned within the Bayside municipality. Mirvac's bold 18-month research project, the House With No Bills, which aims to transform housing in Australia, concluded in December 2019. The House With No Bills was sold in May 2020.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-14
LOCATION	Cheltenham
PROJECT VALUE (INCL. GST)	\$142.0m
TOTAL LOTS	183
PROJECT PERIOD	FY16-FY20
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

OLIVINE, DONNYBROOK ROAD DONNYBROOK, VIC



Olivine is located approximately 30 kilometres north of Melbourne’s CBD in Donnybrook. The masterplanned community will encompass over 465 hectares and is expected to deliver circa 4,000 lots over approximately 20 years. Olivine is expected to become home to approximately 11,000 residents and will include a new local town centre, education facilities, health, sports and community infrastructure, whilst 30% of the site will be dedicated to open space and conservation. Hume Anglican Grammar Donnybrook is currently open with 240 students across Prep to Grade 4 and will ultimately expand to a Prep – Year 12 school. The \$2.5m Olivine Community Hub, encompassing a social enterprise café, community space and sales office, is expected to open in early FY21, in parallel with Gumnut Adventure Park. The nine hectare active open space precinct has also commenced construction and is expected to be ready for use in 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST)	\$1,361.4m
TOTAL LOTS	4,271
PROJECT PERIOD	FY18-FY35
OWNERSHIP STRUCTURE	Combination of balance sheet and DMA with Boral

Residential Development

Victoria

SMITHS LANE, SMITHS LANE

CLYDE NORTH, VIC



Smith's Lane is a 200-hectare site located approximately 55 kilometres south-east of the Melbourne CBD in Clyde North in the City of Casey growth area. The masterplanned community is expected to deliver over 2,200 lots over ten years and be home to over 6,000 residents. It will include a new local town centre, a government primary school, an active open space precinct with sporting ovals, six local parks, community facility and walking and cycle trails along Cardinia Creek and the waterway and wetlands. A new Clyde Grammar school is part of the development and is working towards opening for Term 1 in 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-11
LOCATION	Clyde North
PROJECT VALUE (INCL. GST)	\$809.3m
TOTAL LOTS	2,296
PROJECT PERIOD	FY19-FY29
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

THE EASTBOURNE, ALBERT STREET EAST MELBOURNE, VIC



The Eastbourne site is approximately 8,200 square metres and is positioned on the footstep of the Fitzroy Gardens in East Melbourne. The Eastbourne completed in mid-2019 and features 258 apartments across two buildings which are serviced by a four-level basement car park and luxurious amenities. This unique development is a distinct addition to East Melbourne and has raised the bar in luxury residential apartment living.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-12
LOCATION	East Melbourne
PROJECT VALUE (INCL. GST)	\$459.8m
TOTAL LOTS	258
PROJECT PERIOD	FY19-FY21
OWNERSHIP STRUCTURE	PDA with Freemasons

Residential Development

Victoria

THE FABRIC, BLACKSHAW'S ROAD ALTONA NORTH, VIC



The Fabric is an 11.4-hectare urban infill site located in Altona North, 9 kilometres west of Melbourne's CBD. The masterplan comprises a total of over 550 dwellings offering 2, 3 and 4-bedroom townhouses and mid-rise apartments. The Fabric townhouses achieve a strong, contemporary architectural style while responding to the context of the local surrounds. Over 1 hectare of public open space will be delivered, including a main local park, a pocket park and linear trails linking green areas throughout the development.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	-
LOCATION	Altona North
PROJECT VALUE (INCL. GST)	\$419.4m
TOTAL LOTS	571
PROJECT PERIOD	FY22-FY26
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

TULLAMORE, DONCASTER ROAD DONCASTER, VIC



Tullamore is a 47 hectare infill development, comprising vacant land, integrated housing and residential apartments. Located 13 kilometres from Melbourne's CBD, Tullamore is nestled among the highly sought after suburb of Doncaster. Formally the Eastern Golf Course, the project is within close proximity to leading retail, education and transport hubs. The first apartment building at Tullamore, Phoenix, was completed in 2019. Folia, the second apartment building is currently under construction.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST)	\$876.2m
TOTAL LOTS	914
PROJECT PERIOD	FY16-FY26
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

WANTIRNA SOUTH, GEORGE STREET

WANTIRNA SOUTH, VIC



Wantirna South is a 171-hectare site located approximately 25 kilometres south-east of the Melbourne CBD. In June 2019 Mirvac entered a Development Management Deed with Boral to develop the quarry and brickworks site into a future masterplanned community. The development of this site will include both the rehabilitation from its previous quarrying and brick production use and the rezoning and subsequent subdivision. It is envisaged that the community will comprise over 1,700 lots, with the masterplan allowing for a mix of residential land and smaller format townhouses, as well as a potential mixed-use zone comprising of a retail offering and higher density affordable housing. It is anticipated that the community will include over 66 hectares of new parkland, designed to invite and extend the adjacent Dandenong Valley Parklands into the site, and over 12 hectares of local public open space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-19
LOCATION	Wantirna South
PROJECT VALUE (INCL. GST)	\$1,357.3m
TOTAL LOTS	1,717
PROJECT PERIOD	FY25-FY35
OWNERSHIP STRUCTURE	PDA with Boral

Residential Development

Victoria

WAVERLEY PARK, GOODISON COURT

MULGRAVE, VIC



Waverley Park is a masterplanned community located in the south-eastern suburb of Mulgrave, approximately 23 kilometres from Melbourne's CBD. The site, which is over 80 hectares, was previously an Australian Rules Football venue. The oval and a portion of the stadium have been retained and converted into a retail precinct and sporting facilities. Only three stages of the project remain to be completed.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	\$779.4m
TOTAL LOTS	1,319
PROJECT PERIOD	FY04-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

WOODLEA, LEAKES ROAD ROCKBANK, VIC



Woodlea is a 711-hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD. The community will accommodate approximately 20,000 residents upon completion, with over 6,000 residents currently residing at Woodlea. Community amenity includes six parks, a medical centre, pharmacy, private childcare and Council community hub (350+ childcare/kindergarten places), smart learning hub, social enterprise cafe, adventure park and a 10-hectare sporting precinct. The development comprises land lots, as well as a townhouse product, built by Mirvac. Bacchus Marsh Grammar primary school, the fifth largest primary school in Victoria, is operational and the State Government is well progressed with construction of a government primary school, expected to open early 2021. Construction of the local town centre is underway and on track for opening at the end of 2020. The centre is 50% leased and is anchored by Coles in addition to comprising 15 specialty retail tenancies and ancillary commercial, allied health and community space.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Rockbank
PROJECT VALUE (INCL. GST)	\$1,883.5m
TOTAL LOTS	6,334
PROJECT PERIOD	FY16-FY33
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

Residential Development Victoria

YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14-hectare site located on the north facing bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion, the precinct will include around 2,300 dwellings, with a component of retail, commercial space and a marina.

Summary Information - In Progress

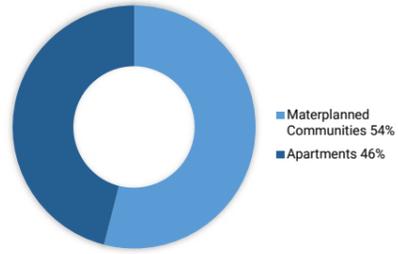
ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	\$1,512.9m
TOTAL LOTS	1,557 ¹
PROJECT PERIOD	FY05-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Includes Wharf's Entrance, Marina Berths and Park Precinct.

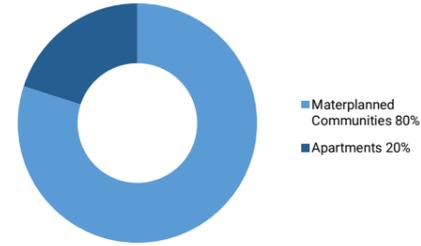
Residential Development

WESTERN AUSTRALIA

Mirvac Share Expected Revenue
\$0.7 billion



Pipeline Lots
2,005 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED			SETTLEMENT DATE ¹		CURRENT PRICE RANGE		CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
					RELEASED	EXCHANGED	SETTLED	FROM	TO	FROM	TO			
Beachside Leighton	Aug 06	North Fremantle	\$351.6m	287	287	256	182	FY11	FY22	\$420,000	\$8,950,000		Apartments with mixed use	100% Mirvac
Completed Stages			\$170.0m	69	69	69	69	FY11	FY16	\$840,000	\$8,950,000	100%		
Prima & Meridian			\$114.0m	113	113	113	113	FY18	FY20	\$495,000	\$1,860,000	100%		
Compass			\$66.5m	104	104	73	0	FY21	FY22	\$420,000	\$1,145,000	87%		
Hotel Site			\$1.1m	1	1	1	0	FY20	FY20	\$1,000,000	\$1,000,000	100%		
Claremont	Jan 15	Claremont	\$152.4m	233	233	214	139	FY19	FY24	\$465,000	\$1,495,000		Apartments	100% Mirvac
Grandstand			\$91.0m	142	142	131	89	FY19	FY22	\$465,000	\$1,165,000	100%		
Reserve			\$61.4m	91	91	83	50	FY19	FY24	\$495,000	\$1,495,000	100%		
Henley Brook	Nov 18	Henley Brook	\$148.9m	602	0	0	0	FY21	FY26	\$180,000	\$319,000	0%	MPC - Land lots	100% Mirvac
Iluma Private Estate	Dec 14	Bennett Springs	\$163.0m	623	354	224	210	FY18	FY24	\$125,000	\$349,000		MPC - Land lots	100% Mirvac
Released Stages			\$98.2m	376	354	224	210	FY18	FY24	\$125,000	\$349,000	100%		
Future Stages			\$64.8m	247	0	0	0	FY22	FY24	\$225,000	\$340,000	3%		
Madox	Feb 16	Piara Waters	\$113.0m	396	202	144	142	FY18	FY24	\$122,500	\$385,000		MPC - Land lots	100% Mirvac
Released Stages			\$77.5m	271	202	144	142	FY18	FY24	\$165,000	\$385,000	79%		
Future Stages			\$35.5m	125	0	0	0	FY23	FY24	\$122,500	\$372,000	14%		
ONE71 Baldivis	Dec 13	Baldivis	\$74.8m	413	222	168	159	FY16	FY28	\$131,000	\$268,000		MPC - Land lots	100% Mirvac
Released Stages			\$52.7m	287	222	168	159	FY16	FY28	\$152,000	\$268,000	74%		
Future Stages			\$22.1m	126	0	0	0	FY24	FY28	\$131,000	\$240,000	10%		
Osprey Waters	Dec 13	Mandurah	\$83.6m	458	412	375	372	FY14	FY23	\$109,000	\$500,000		MPC - Land lots	100% Mirvac
Completed Stages			\$47.2m	262	262	262	262	FY14	FY19	\$109,000	\$239,000	100%		
Released Stages			\$31.1m	121	150	113	110	FY14	FY23	\$147,000	\$270,000	100%		
Future Stages			\$5.3m	75	0	0	0	FY22	FY23	\$174,000	\$500,000	22%		
The Peninsula	Feb 03	Burswood	\$685.0m	633	443	436	436	FY07	FY25	\$385,000	\$13,395,000		Apartments, Medium Density & Land Lots	100% Mirvac
Completed Stages			\$476.9m	419	419	419	419	FY07	FY17	\$385,000	\$13,395,000	100%		
Lot 16			\$5.9m	7	7	6	6	FY18	FY22	\$670,000	\$1,785,000	65%		
Lot 3			\$8.0m	17	17	11	11	FY18	FY21	\$440,000	\$562,000	100%		
Future Stages			\$194.2m	190	0	0	0	FY22	FY25	\$399,000	\$11,990,000	0%		

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

Residential Development

Western Australia

BEACHSIDE LEIGHTON, FREEMAN LOOP NORTH FREMANTLE, WA



Beachside Leighton is a mixed-use development, approximately 20 kilometres south west of the Perth CBD in a coastal location, comprising apartments, terraces, retail and a future hotel site. Construction of the last stage of the project, the Compass apartment building, is underway.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-06
LOCATION	North Fremantle
PROJECT VALUE (INCL. GST)	\$351.6m
TOTAL LOTS	287
PROJECT PERIOD	FY11-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

CLAREMONT, CORNER GRAYLANDS ROAD & KYLE WAY CLAREMONT, WA



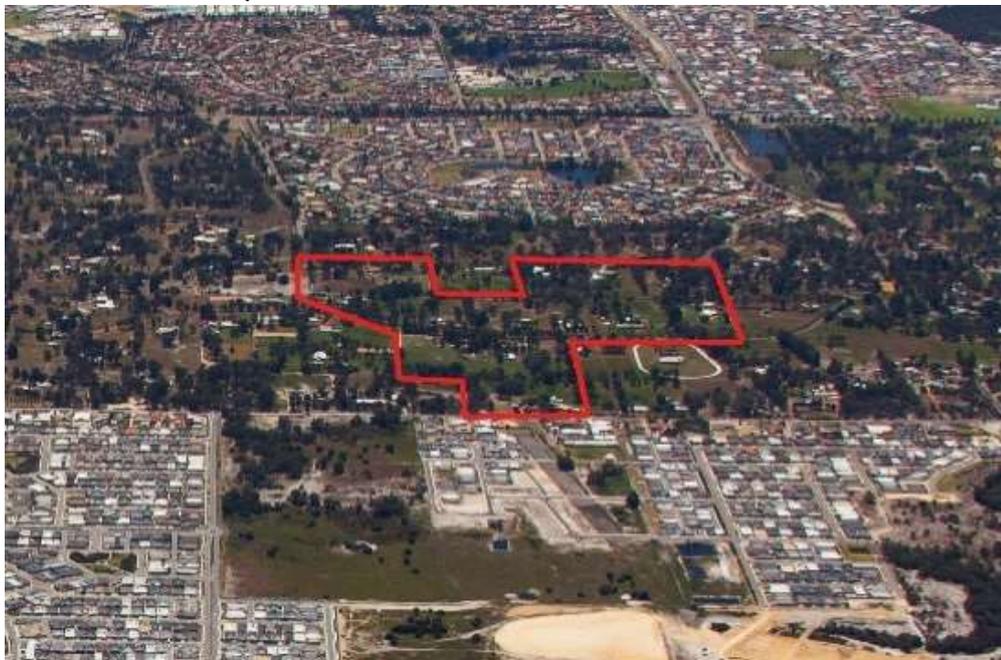
Acquired in 2015 as part of the WA State Government's redevelopment of the Claremont North East Precinct, the Claremont project is located 9 kilometres south-west of the Perth CBD. Claremont by Mirvac comprises 233 unique apartments across two stages (Grandstand and Reserve) set around the periphery of the iconic Claremont Oval. In 2019 the project won the UDIA Award for Excellence in Marketing, for the Rent to Buy Campaign.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-15
LOCATION	Claremont
PROJECT VALUE (INCL. GST)	\$152.4m
TOTAL LOTS	233
PROJECT PERIOD	FY19-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Western Australia

HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is a future masterplanned community located 22 kilometres north-east of the Perth CBD in Perth's fastest growing corridor and within the municipality of the City of Swan. The 33.5-hectare site will comprise over 600 land lots.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST)	\$148.9m
TOTAL LOTS	602
PROJECT PERIOD	FY21-FY26
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

ILUMA PRIVATE ESTATE, MARSHALL ROAD BENNETT SPRINGS, WA



Iluma Private Estate is a masterplanned community within the City of Swan's urban growth corridor, approximately 15 kilometres north-east of Perth's CBD. The first five stages of the project are complete with the 44-hectare site ultimately providing over 600 residential dwellings linked by a series of central linear public open spaces.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST)	\$163.0m
TOTAL LOTS	623
PROJECT PERIOD	FY18-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

MADOX, NICHOLSON ROAD PIARA WATERS, WA



Madox is a masterplanned community located 22 kilometres south east of the Perth CBD and is intended to deliver over 400 lots. Four stages as well as the central open space have now been completed.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST)	\$113.0m
TOTAL LOTS	396
PROJECT PERIOD	FY18-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

ONE71 BALDIVIS, BALDIVIS ROAD BALDIVIS, WA



One71 Baldivis is a masterplanned community located 40 minutes from Perth's CBD in the south-west corridor. The site is approximately 30 hectares and will house 413 lots at completion. Four stages have been completed and the community now has a primary school, Sheoak Grove Primary School, which opened in early 2020.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST)	\$74.8m
TOTAL LOTS	413
PROJECT PERIOD	FY16-FY28
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

OSPREY WATERS, BRIDGEWATER BOULEVARD MANDURAH, WA



Osprey Waters is a masterplanned community located 50 minutes south of the Perth CBD and will deliver over 450 lots. Additionally, the site will deliver 15 hectares of quality, landscaped public open space, 2.2 hectares of spectacular foreshore reserve, retained natural bushland, boardwalks, walking trails, playgrounds and other community spaces.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$83.6m
TOTAL LOTS	458
PROJECT PERIOD	FY14-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

THE PENINSULA, THE CIRCUS BURSWOOD, WA



This 17-hectare site is located within the town of Victoria Park on the Burswood Peninsula, approximately five kilometres east of Perth's CBD. The development comprises seven apartment buildings as well as land and built form lots and is adjacent to the Crown Casino and entertainment complex and the new Perth Stadium.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	\$685.0m
TOTAL LOTS	633
PROJECT PERIOD	FY07-FY25
OWNERSHIP STRUCTURE	100% Mirvac

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The information contained in this Property Compendium is dated 30 June 2020, unless otherwise stated.

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