



**FY16**  
**property**  
**compendium**  
Summary

INDUSTRIAL

RESIDENTIAL

RETAIL

OFFICE

**EVERYTHING'S**  
connected



# INVESTMENT OVERVIEW

*Harbourside, NSW*



Mirvac manages a diverse portfolio of investment assets across the office, retail and industrial 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

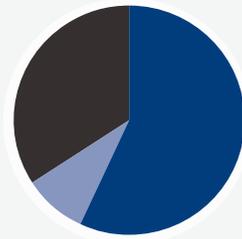
## PROPERTY PORTFOLIO AS AT 30 JUNE 2016

TYPE OF PROPERTY	NO. OF PROPERTIES	BOOK VALUE (\$M)	GLA/NLA (SQM)	WALE (YEARS)	OCCUPANCY (%)	CAP RATE (%)
OFFICE	28	4,401.6	613,326	6.5	96.5	6.23
INDUSTRIAL	16	729.0	432,265	7.9	100.0	6.56
RETAIL	15	2,663.3	373,210	4.2	99.4	6.10
<b>Subtotal</b>	<b>59<sup>1</sup></b>	<b>7,793.9<sup>1</sup></b>	<b>1,418,801</b>	<b>5.8</b>	<b>98.3</b>	<b>6.22</b>
OTHER INVESTMENTS	n/a	187.5	n/a	n/a	n/a	n/a
<b>Total Portfolio</b>	<b>59</b>	<b>7,981.4</b>	<b>1,418,801</b>	<b>5.8</b>	<b>98.3</b>	<b>6.22</b>

## PROPERTY PORTFOLIO DIVERSIFICATION

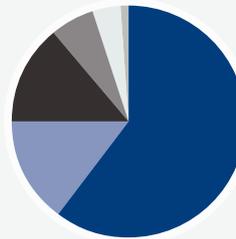
### SECTOR DIVERSIFICATION<sup>2</sup>

OFFICE	57%
INDUSTRIAL	9%
RETAIL	34%



### GEOGRAPHIC DIVERSIFICATION<sup>2</sup>

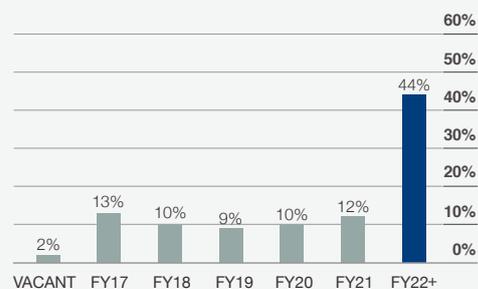
NSW	61%
VIC	15%
QLD	14%
WA	6%
ACT	4%
USA	<1%



## LEASE EXPIRY PROFILE<sup>3</sup>

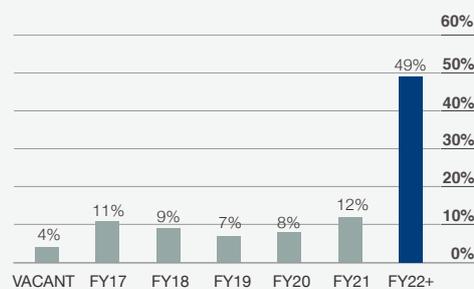
### TOTAL PORTFOLIO

1,418,801 sqm  
WALE 5.8 YEARS



### OFFICE PORTFOLIO

613,326 sqm  
WALE 6.5 YEARS



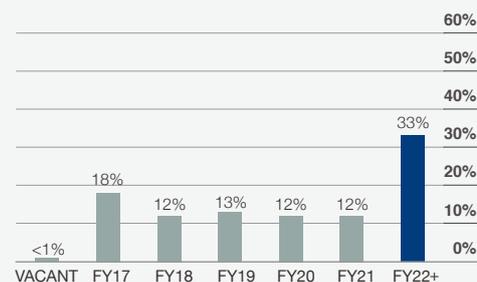
### INDUSTRIAL PORTFOLIO

432,265 sqm  
WALE 7.9 YEARS



### RETAIL PORTFOLIO

373,210 sqm  
WALE 4.2 YEARS



1 PORTFOLIO NUMBER AND VALUE INCLUDES INVESTMENT PROPERTIES UNDER CONSTRUCTION.

2 BY BOOK VALUE, EXCLUDES OTHER INVESTMENTS, IPUC AND 55 COONARA AVENUE, WEST PENNANT HILLS, HELD FOR DEVELOPMENT.

3 BY INCOME, EXCLUDING ASSETS UNDER DEVELOPMENT AND OTHER INVESTMENTS.

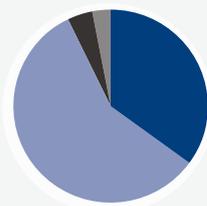
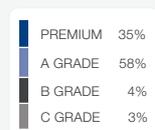
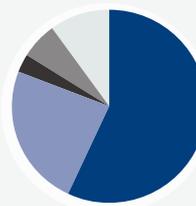
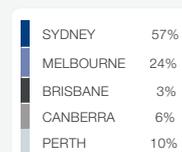
# OFFICE

*699 Bourke St, VIC*



Comprising 57% of Mirvac's property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a total net lettable area of 613,326sqm.

## Office

GRADE DIVERSIFICATION<sup>1</sup>GEOGRAPHIC DIVERSIFICATION<sup>1</sup>

PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE	GROSS OFFICE RENT	VALUATION AT 30 JUNE 2016 <sup>2</sup>	NABERS RATING	
1	101-103 MILLER STREET	NORTH SYDNEY, NSW	37,520 SQM	5.0%	\$853/SQM	\$215.0m	5.0 Star
2	40 MILLER STREET	NORTH SYDNEY, NSW	12,646 SQM	3.1%	\$798/SQM	\$135.0m	5.0 Star
3	10-20 BOND STREET	SYDNEY, NSW	38,271 SQM	5.6%	\$933/SQM	\$240.0m	5.5 Star
4	8 CHIFLEY SQUARE	SYDNEY, NSW	19,349 SQM	4.8%	\$1,401/SQM	\$205.7m	5.0 Star
5	200 GEORGE STREET	SYDNEY, NSW	38,972 SQM	8.6%	\$1,219/SQM	\$371.4m	
6	275 KENT STREET	SYDNEY, NSW	77,087 SQM	11.1%	\$937/SQM	\$475.7m	5.0 Star
7	60 MARGARET STREET	SYDNEY, NSW	40,384 SQM	4.9%	\$859/SQM	\$212.2m	4.0 Star
8	37 PITT STREET	SYDNEY, NSW	12,150 SQM	1.7%	\$628/SQM	\$72.5m	3.5 Star
9	51 PITT STREET	SYDNEY, NSW	4,986 SQM	0.6%	\$650/SQM	\$26.3m	2.5 Star
10	6-8 UNDERWOOD STREET	SYDNEY, NSW	3,234 SQM	0.2%	\$489/SQM	\$9.7m	4.0 Star
11	QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	398 SQM	0.8%		\$33.5m	
12	1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.8%	\$660/SQM	\$207.3m	5.5 Star
13	65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	3.1%	\$695/SQM	\$131.8m	5.5 Star
14	AUSTRALIAN TECHNOLOGY PARK (LOCOMOTIVE SHEDS), LOCOMOTIVE STREET	REDFERN, NSW	13,864 SQM	1.9%	\$490/SQM	\$82.3m	
15	699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.9%	\$611/SQM	\$82.0m	
16	90 COLLINS STREET	MELBOURNE, VIC	21,302 SQM	4.8%	\$644/SQM	\$205.2m	4.0 Star
17	367 COLLINS STREET	MELBOURNE, VIC	37,260 SQM	6.1%	\$605/SQM	\$262.0m	2.5 Star
18	477 COLLINS STREET	MELBOURNE, VIC	12,010 SQM	1.8%	\$455/SQM	\$77.7m	
19	RIVERSIDE QUAY	SOUTHBANK, VIC	31,327 SQM	5.0%	\$530/SQM	\$214.9m	4.0 Star
20	380 ST KILDA ROAD	MELBOURNE, VIC	24,561 SQM	3.7%	\$460/SQM	\$159.4m	4.5 Star
21	23 FURZER STREET	PHILLIP, ACT	46,167 SQM	5.9%	\$479/SQM	\$253.6m	6.0 Star
22	340 ADELAIDE STREET	BRISBANE, QLD	13,101 SQM	1.2%	\$610/SQM	\$50.1m	2.5 Star
23	189 GREY STREET	SOUTHBANK, QLD	12,729 SQM	2.0%	\$481/SQM	\$86.2m	4.5 Star
24	ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	26,953 SQM	5.0%	\$882/SQM	\$214.0m	4.0 Star
25	TREASURY BUILDING, 28 BARRACK STREET	PERTH, WA	31,625 SQM	4.8%	\$846/SQM	\$204.3m	
<b>OFFICE SUBTOTAL</b>			<b>613,326 SQM</b>	<b>100.0%</b>		<b>\$4,302.5m<sup>3</sup></b>	
26	AUSTRALIAN TECHNOLOGY PARK	REDFERN, NSW				\$29.3m	
27	2 RIVERSIDE QUAY	SOUTHBANK, VIC				\$55.1m	
28	664 COLLINS STREET	MELBOURNE, VIC				\$14.7m	
<b>OFFICE PROPERTIES UNDER DEVELOPMENT SUBTOTAL</b>						<b>\$99.1m</b>	
<b>OFFICE TOTAL</b>			<b>613,326 SQM</b>			<b>\$4,401.6m</b>	
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)<sup>4</sup></b>						<b>6.5 YEARS</b>	
<b>OCCUPANCY % (BY AREA)<sup>4</sup></b>						<b>96.5%</b>	

1. BY BOOK VALUE EXCLUDING IPUC AND 55 COONARA AVE. HELD FOR DEVELOPMENT.

2. BOOK VALUES REPRESENT MPT'S OWNERSHIP.

3. TOTAL VALUE INCLUDES 55 COONARA AVENUE WEST PENNANT HILLS, VALUED AT \$74.7M, WHICH IS BEING HELD FOR DEVELOPMENT. THIS ASSET IS EXCLUDED FROM ALL OTHER METRICS.

4. EXCLUDES OFFICE PROPERTIES UNDER DEVELOPMENT.

## 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. The only 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% MPT, 50% TIAA Henderson Real Estate
NLA	37,520 SQM
CAR SPACES	231
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$215.0m <sup>1</sup>
VALUER	CBRE
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$853/SQM

Major Tenants	NLA SQM	Lease Expiry
Government Property NSW	15,614	Jul-16
Commonwealth of Australia	7,492	Jul-18

**Lease Expiry Profile % Income**

VACANCY	1.5%	■
FY17	35.1%	■
FY18	14.1%	■
FY19	39.7%	■
FY20	0.1%	■
FY21	3.1%	■
FY22+	6.4%	■
WALE	1.6 YEARS	

1. Book value represents MPT'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% MPT
NLA	12,646 SQM
CAR SPACES	100
ACQUISITION DATE	Mar-98
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$135.0m
VALUER	Knight Frank
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$798/SQM

Major Tenants	NLA SQM	Lease Expiry
UGL Limited	7,706	Nov-20
InvoCare Australia Pty Ltd	1,674	May-21

### Lease Expiry Profile % Income

VACANCY	11.8%	
FY17	1.2%	
FY18	0.8%	
FY19	1.0%	
FY20	0.0%	
FY21	76.1%	
FY22+	9.1%	
WALE	4.1 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. A-grade office building with premium grade services, this efficient commercial environment 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 5.5 Star NABERS energy rating, a 4 Star Green Star rating and a 4 Star NABERS water rating.

**Summary Information**

GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	50% MPT, 50% Investa
NLA	38,271 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$240.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$933/SQM

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Fitness First Australia	4,445	Mar-24
Origin Energy Services Limited	3,746	Nov-19

**Lease Expiry Profile % Income**

VACANCY	0.9%	
FY17	12.2%	
FY18	14.9%	
FY19	19.1%	
FY20	9.4%	
FY21	30.6%	
FY22+	12.9%	
WALE	3.4 YEARS	

1. Book value represents MPT's ownership.

## 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 achieved a 5 Star NABERS energy rating.

**Summary Information**

GRADE	PREMIUM
NABERS Rating	5.0 Star
OWNERSHIP	50% MPT, 50% Keppel REIT
NLA	19,349 SQM
CAR SPACES	31
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$205.7m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$1,401/SQM

Major Tenants	NLA SQM	Lease Expiry
Corrs Support Services Pty Ltd	8,080	Sep-25
Quantium Group Pty Ltd	5,436	Sep-21

**Lease Expiry Profile % Income**

VACANCY	0.1%	
FY17	0.0%	
FY18	0.0%	
FY19	0.7%	
FY20	2.5%	
FY21	0.1%	
FY22+	96.6%	
WALE	7.5 YEARS	

1. Book value represents MPT'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 Moreen Throp. The distinctive appearance of a closed cavity facade with timber blinds and reveal cladding are 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. The building is targeting a 6 Green star as built rating and a 5 Star NABERS rating.

**Summary Information**

GRADE	PREMIUM
NABERS Rating	-
OWNERSHIP	50% MPT, 50% AMP
NLA	38,972 SQM
CAR SPACES	50
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	-
VALUATION AT 30 JUNE 16	\$371.4m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$1,219/SQM

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Ernst & Young	25,850	Dec-26
AGL Energy	3,457	Jun-29

**Lease Expiry Profile % Income**

VACANCY	1.3%	■
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	98.7%	■
WALE	10.2 YEARS	

1. Book value represents MPT's ownership.

## 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 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 5 Star NABERS energy rating and 6 Star Green Star Performance Rating.

### Summary Information

GRADE	PREMIUM
NABERS Rating	5.0 Star
OWNERSHIP	50% MPT, 50% Blackstone
NLA	77,087 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$475.7m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$937/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac (L1-23)	58,462	Oct-30
Westpac (L24-32)	16,131	Mar-17

### Lease Expiry Profile % Income

VACANCY	0.0%	
FY17	25.4%	
FY18	0.4%	
FY19	1.2%	
FY20	0.0%	
FY21	0.2%	
FY22+	72.8%	
WALE	10.7 YEARS	

1. Book value represents MPT'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.

**Summary Information**

GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	50% MPT, 50% One Managed Investment Funds Ltd
NLA	40,384 SQM
CAR SPACES	155
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$212.2m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$859/SQM

Major Tenants	NLA SQM	Lease Expiry
Suncorp Corporate Services	5,289	Sep-17
Training Rooms NSW Property	4,045	Dec-17

**Lease Expiry Profile % Income**

VACANCY	0.7%	
FY17	3.8%	
FY18	27.8%	
FY19	9.9%	
FY20	12.1%	
FY21	14.4%	
FY22+	31.3%	
WALE	4.9 YEARS	

1. Book value represents MPT's ownership.

## Investment Property

# Office

**37 PITT STREET**  
**SYDNEY, NSW**



37 Pitt Street is a high quality C-grade office building located in a convenient position in the harbour end of town. It lies within a few minutes' walk of Circular Quay, Martin Place, the Australian Stock Exchange, Wynyard station and more. The building underwent substantial upgrades in 1994, and features a new façade and lobby, upgraded lifts and air conditioning and refurbished floors.

### Summary Information

GRADE	C
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	12,150 SQM
CAR SPACES	93
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$72.5m
VALUER	CBRE
CAPITALISATION RATE	7.00%
DISCOUNT RATE	7.75%
GROSS OFFICE RENT	\$628/SQM

Major Tenants	NLA SQM	Lease Expiry
Government Property NSW	1,113	Jan-17
Rackspace Hosting Australia	1,078	Mar-19

### Lease Expiry Profile % Income

VACANCY	21.4%	
FY17	18.5%	
FY18	48.0%	
FY19	8.0%	
FY20	2.6%	
FY21	1.5%	
FY22+	0.0%	
WALE	1.2 YEARS	

## Investment Property

# Office

**51 PITT STREET**  
**SYDNEY, NSW**



51 Pitt Street is a high quality office building, enjoying a prime corner position at the harbour end of town. It lies within a few minutes walk of Circular Quay, Martin Place, the Australian Securities Exchange, Wynyard Station and more. The building was refurbished in 1993, with further renovation of level one in 2004.

### Summary Information

GRADE	C
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	4,986 SQM
CAR SPACES	21
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$26.3m
VALUER	CBRE
CAPITALISATION RATE	7.00%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$650/SQM

Major Tenants	NLA SQM	Lease Expiry
MP Travel Pty Limited	620	Sep-17
Interlinked Pty Ltd	518	Dec-17

### Lease Expiry Profile % Income

VACANCY	3.0%	
FY17	10.1%	
FY18	83.2%	
FY19	3.7%	
FY20	0.0%	
FY21	0.0%	
FY22+	0.0%	
WALE	1.4 YEARS	

## Investment Property

**Office****6-8 UNDERWOOD STREET**

SYDNEY, NSW



6-8 Underwood Street was originally purpose built for Telstra's technical operations and features floors of approximately 350sqm. The property is located on the southern side of Underwood Street between Pitt and Dalley Streets, within 200 metres of Circular Quay, George Street and Wynyard Station. It has achieved a 4 Star NABERS energy rating.

**Summary Information**

GRADE	C
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	3,234 SQM
CAR SPACES	Nil
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$9.7m
VALUER	CBRE
CAPITALISATION RATE	7.25%
DISCOUNT RATE	7.75%
GROSS OFFICE RENT	\$489/SQM

Major Tenants	NLA SQM	Lease Expiry
Nearmap Pty Ltd	1,202	Jul-17
Lloyd Mark 4 Pty Ltd	345	Apr-19

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	34.8%	
FY18	54.2%	
FY19	11.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	0.0%	
WALE	1.1 YEARS	

## Investment Property

**Office**

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



Located under Quay West Suites in The Rocks area, 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% MPT
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$33.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.75%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Wilson Parking Australia	-	Aug-16
S&S Pty Ltd & City Convenience Stores Pty Ltd	268	Feb-18

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	93.0%	
FY18	7.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	0.0%	
WALE	1.1 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 4,400sqm each and has achieved a 5.5 Star NABERS energy rating.

### Summary Information

GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	100% MPT
NLA	22,197 SQM
CAR SPACES	160
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$207.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$660/SQM

Major Tenants	NLA SQM	Lease Expiry
John Fairfax Holdings	22,197	Jun-27

### Lease Expiry Profile % Income

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	0.0%
FY21	0.0%
FY22+	100.0%
WALE	11.0 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 3,000sqm each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 5.5 Star NABERS energy rating.

### Summary Information

GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	100% MPT
NLA	15,931 SQM
CAR SPACES	123
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$131.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$695/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-19
Australia Communications & Media Authority	3,289	Feb-21

### Lease Expiry Profile % Income

	% Income	WALE
VACANCY	0.7%	
FY17	1.5%	
FY18	25.6%	
FY19	0.0%	
FY20	50.5%	
FY21	21.7%	
FY22+	0.0%	
WALE		3.1 YEARS

## Investment Property

**Office****AUSTRALIAN TECHNOLOGY PARK (LOCOMOTIVE SHEDS), LOCOMOTIVE STREET  
REDFERN, NSW**

The Locomotive Workshops building is a heritage listed building constructed in 1887. The building is situated along the northern boundary of the Australian Technology Park site and will be redeveloped as part of the ATP development to deliver high-quality, multi-purpose A-grade workspaces for major technology and innovation users and start-up businesses. Media City Car Park provides 350 car bays.

**Summary Information**

GRADE	B
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	13,864 SQM
CAR SPACES	350
ACQUISITION DATE	Apr-16
LAST EXTERNAL VALUATION DATE	-
VALUATION AT 30 JUNE 16	\$82.3m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	8.25%
GROSS OFFICE RENT	\$490/SQM

Major Tenants	NLA SQM	Lease Expiry
Fuji Xerox Australia Pty Ltd	4,675	Dec-17
Post Op Group Pty Ltd	2,240	Oct-19

**Lease Expiry Profile % Income**

VACANCY	6.6%	
FY17	29.3%	
FY18	27.2%	
FY19	11.2%	
FY20	13.7%	
FY21	10.1%	
FY22+	1.8%	
WALE	3.3 YEARS	

## 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 is targeting a 5 Star NABERS energy rating.

**Summary Information**

GRADE	A
NABERS Rating	-
OWNERSHIP	50% MPT, 50% TIAA Henderson Real Estate
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$82.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.88%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$611/SQM

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
AGL Energy Limited	19,303	May-25

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	3.3%	<div style="width: 3.3%;"></div>
FY22+	96.7%	<div style="width: 96.7%;"></div>
WALE	8.8 YEARS	

1. Book value represents MPT'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 recently undergone a multi-million dollar refurbishment to provide state-of-the-art building services, contemporary finishes and modern end-of-trip facilities.

**Summary Information**

GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	21,302 SQM
CAR SPACES	118
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$205.2m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$644/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates Pty Ltd	1,461	Dec-24
Commonwealth of Australia	1,420	Aug-17

**Lease Expiry Profile % Income**

VACANCY	5.6%	
FY17	4.1%	
FY18	8.8%	
FY19	4.5%	
FY20	21.7%	
FY21	14.0%	
FY22+	41.3%	
WALE	4.4 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 and is a short tram ride to the MCG and Etihad Stadium. Located within the heart of Melbourne's financial precinct and close to the legal and government sectors, the tower offers spectacular views of the Yarra River and is five minutes' walk to Flinders Street Station.

**Summary Information**

GRADE	A
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	37,260 SQM
CAR SPACES	210
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$262.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.37%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$605/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet Pty Ltd	12,105	Jun-23
Optus Administration Pty Ltd	8,922	Jul-23

**Lease Expiry Profile % Income**

VACANCY	0.3%	
FY17	21.6%	
FY18	1.5%	
FY19	3.2%	
FY20	0.0%	
FY21	3.9%	
FY22+	69.5%	
WALE	5.3 YEARS	

## Investment Property

**Office****477 COLLINS STREET****MELBOURNE, VIC**

Also known as "The Olderfleet Building", 477 Collins Street comprises a collection of historical buildings benefiting from new construction and restoration. The front portion of the property is made up of three heritage-listed buildings with unique and highly decorative facades, retained to a depth of 12 metres. The eight-level office block was constructed at the rear in 1985.

**Summary Information**

GRADE	B
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	12,010 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$77.7m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.00%
GROSS OFFICE RENT	\$455/SQM

Major Tenants	NLA SQM	Lease Expiry
Accenture Australia Pty Limited	2,795	Nov-16
Transurban Limited	1,616	Jun-18

**Lease Expiry Profile % Income**

VACANCY	31.6%	
FY17	16.8%	
FY18	10.8%	
FY19	8.2%	
FY20	29.4%	
FY21	0.0%	
FY22+	3.2%	
WALE	1.8 YEARS	

## Investment Property

**Office****RIVERSIDE QUAY****SOUTHBANK, VIC**

Riverside Quay is a modern A-grade office complex comprising three individual buildings, ideally 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.

**Summary Information**

GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	31,327 SQM
CAR SPACES	105
ACQUISITION DATE	Apr 02 (1 & 3) Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$214.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.75%
GROSS OFFICE RENT	\$530/SQM

Major Tenants	NLA SQM	Lease Expiry
Walker Group Holdings	4,663	Dec-22
STA Travel	1,566	Oct-19

**Lease Expiry Profile % Income**

VACANCY	0.6%	
FY17	8.5%	
FY18	16.3%	
FY19	19.2%	
FY20	17.5%	
FY21	6.7%	
FY22+	31.2%	
WALE	3.9 YEARS	

## Investment Property

**Office****380 ST KILDA ROAD****MELBOURNE, VIC**

This 15-level, A-grade office building comprises six podium levels of up to 2,800sqm each, with tower floors of 1,200sqm 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.

**Summary Information**

GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	24,561 SQM
CAR SPACES	482
ACQUISITION DATE	Oct 95 (50%) Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$159.4m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.50%
GROSS OFFICE RENT	\$460/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	7,294	Nov-20
STW Communications	3,813	Jun-17

**Lease Expiry Profile % Income**

	% Income	WALE
VACANCY	0.2%	
FY17	17.5%	
FY18	0.0%	
FY19	1.1%	
FY20	12.3%	
FY21	42.9%	
FY22+	26.0%	
WALE		4.4 YEARS

## 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 4,500sqm each, as well as two levels of basement parking. The building has achieved a 6.0 Star NABERS energy rating.

**Summary Information**

GRADE	A
NABERS Rating	6.0 Star
OWNERSHIP	100% MPT
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$253.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.13%
DISCOUNT RATE	8.75%
GROSS OFFICE RENT	\$479/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health and Ageing	45,967	Feb-25
BLUE FEZ PTY LTD	200	Feb-21

**Lease Expiry Profile % Income**

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	0.0%
FY21	0.5%
FY22+	99.5%
WALE	8.6 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, A-grade office building with two levels of basement parking. Floors enjoy four sides of natural light and are column-free, with balconies featured on selected floors.

**Summary Information**

GRADE	A
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	13,101 SQM
CAR SPACES	94
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$50.1m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	8.25%
GROSS OFFICE RENT	\$610/SQM

Major Tenants	NLA SQM	Lease Expiry
Medibank Private Limited	1,628	Feb-17
Oracle Corporation Australia Pty Ltd	908	Mar-21

**Lease Expiry Profile % Income**

VACANCY	31.6%	
FY17	33.9%	
FY18	5.2%	
FY19	13.2%	
FY20	3.4%	
FY21	11.8%	
FY22+	0.9%	
WALE	1.3 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 1,600sqm 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% MPT
NLA	12,729 SQM
CAR SPACES	146
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$86.2m
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	8.00%
GROSS OFFICE RENT	\$481/SQM

Major Tenants	NLA SQM	Lease Expiry
Insurance Australia	7,281	Mar-20
Thiess	4,659	Dec-20

### Lease Expiry Profile % Income

Year	% Income
VACANCY	0.2%
FY17	2.0%
FY18	2.8%
FY19	2.4%
FY20	45.3%
FY21	47.3%
FY22+	0.0%
WALE	3.9 YEARS

## Investment Property

**Office****ALLENDALE SQUARE, 77 ST GEORGES TERRACE**

PERTH, WA



Allendale Square is an iconic and well-regarded 31-level, A-grade office tower, prominently located in the heart of Perth CBD. It sits above a retail arcade which acts as a pedestrian link to Perth's central shopping mall, train station and the new Elizabeth Quay development, which, once complete, will provide water-front amenities such as restaurants, hotels, a marina and shops. The property enjoys a column-free floor plate, conference facilities and views of the Swan River from the upper levels. It has achieved a 4 Star NABERS energy rating.

**Summary Information**

GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	26,953 SQM
CAR SPACES	83
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$214.0m
VALUER	Colliers International
CAPITALISATION RATE	7.25%
DISCOUNT RATE	8.00%
GROSS OFFICE RENT	\$882/SQM

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
ANZ Banking Group	6,422	Sep-20
WA Bar Chambers	6,037	Jan-31

**Lease Expiry Profile % Income**

VACANCY	4.9%	
FY17	1.6%	
FY18	0.0%	
FY19	17.5%	
FY20	15.3%	
FY21	28.1%	
FY22+	32.6%	
WALE	7.3 YEARS	

## Investment Property

**Office****TREASURY BUILDING, 28 BARRACK STREET**

PERTH, WA



Developed by Mirvac and completed late-2015, 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, rectangular column free floor plates and views of Swan River above Level 4. Incorporating the Hay Street parking facilities, 195 car bays and 5 motorcycle bays are provided within the building. The office tower received a 5 Star Green Star design rating and is targeting a 4.5 star NABERS rating.

**Summary Information**

GRADE	PREMIUM
NABERS Rating	-
OWNERSHIP	50% MPT, 50% Keppel REIT
NLA	31,625 SQM
CAR SPACES	195
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$204.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.00%
GROSS OFFICE RENT	\$846/SQM

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Minister for Works	30,734	Nov-40

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	1.5%	■
FY22+	98.5%	■
WALE	24.7 YEARS	

1. Book value represents MPT's ownership.

## Investment Property

**Office****AUSTRALIAN TECHNOLOGY PARK (PROPERTY UNDER DEVELOPMENT)****REDFERN, NSW**

In November 2015, Mirvac entered into an agreement with AMP Capital Wholesale Office Fund and AMP Capital separate account client, SunSuper, for the purchase of a third interest each in the development of a 93,000 sqm office building within the Australian Technology Park, via a fund through arrangement. Mirvac secured the Commonwealth Bank (CBA) as the major tenant for the office space. Settlement of the site acquisition occurred in April 2016 and planning approval is currently being sought. Practical completion targeted for FY20/21.

**Project Update:**

Mirvac have been engaging with the Department of Planning and Environment as the assessment period progresses for the State Significant development application with approval anticipated in late 2016.

VALUATION AS AT 30 JUNE 16	\$29.3m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$337.2m
ACQUISITION DATE	Apr-2016
TARGET COMPLETION	FY20/21
OWNERSHIP	33.3% MPT, 33.3% AMP, 33.3% SUNSUPER

1. Book value represents MPT's ownership

## Investment Property

**Office****2 RIVERSIDE QUAY (PROPERTY UNDER DEVELOPMENT)**

SOUTHBANK, VIC



The Riverside Quay development will comprise approximately 21,000sqm of net lettable area over 11 levels. The A-Grade commercial office development is being built above an existing 9-level car park structure. A 5 Star NABERS Energy rating and a 5 Star Green Star Office Design rating are being targeted.

**Project Update:**

In November 2014 an agreement for Lease was executed with major tenant PwC, and a new car park lease was executed with Wilson Parking for the lower level car parking. Mirvac sold a 50% interest in the development to ISPT in December 2014, via a fund through arrangement. Fender Katsalidis Architects signed an Agreement for Lease for the one remaining unlet floor in February 2016 taking the building to 100% pre-leased. Construction works are well underway, with practical completion targeted for FY17.

VALUATION AS AT 30 JUN 16	\$55.1m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$106.8m
ACQUISITION DATE	Nov-14
TARGET COMPLETION	FY17
OWNERSHIP	50% MPT, 50% ISPT

1. Book value represents MPT's ownership

## Investment Property

**Office****664 COLLINS STREET (PROPERTY UNDER DEVELOPMENT)****MELBOURNE, VIC**

The 664 Collins Street development is located above the western edge of Southern Cross Station, on an air rights development site that also includes the recently completed 699 Bourke Street. The total proposed building area is approximately 26,500 sqm. A 5 Star NABERS Energy rating and a 5 Star Green Star Office Design rating are being targeted.

**Project Update:**

Mirvac secured Pitcher Partners as the major tenant for the building in December 2015. Development approval has been received and detailed design documentation has been completed. Through the construction of the adjoining 699 Bourke Street building, enabling works for 664 Collins Street have been complete. Works have commenced onsite with practical completion targeted for FY18.

VALUATION AS AT 30 JUN 16	\$14.7m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$110.7m
ACQUISITION DATE	Sep-07
TARGET COMPLETION	FY18
OWNERSHIP	50% MPT, 50% MIRVAC LTD

1. Book value represents MPT's ownership

# INDUSTRIAL

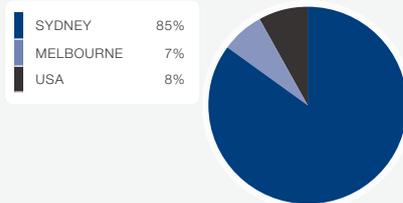
*Nexus Industry Park, NSW*



Comprising 9% of Mirvac's property portfolio, the industrial portfolio is 100% occupied with a weighted average lease expiry of 7.9 years.

## Industrial

### GEOGRAPHIC DIVERSIFICATION<sup>1</sup>



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE	VALUATION AT 30 JUNE 2016 <sup>2</sup>
1 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	135,603 SQM	21.6%	\$150.2m
2 39 HERBERT STREET	ST LEONARDS, NSW	36,228 SQM	24.1%	\$167.5m
3 NEXUS INDUSTRY PARK (BUILDING 1), LYN PARADE	PRESTONS, NSW	13,120 SQM	3.3%	\$22.6m
4 NEXUS INDUSTRY PARK (BUILDING 2), LYN PARADE	PRESTONS, NSW	9,709 SQM	2.3%	\$15.7m
5 NEXUS INDUSTRY PARK (BUILDING 3), LYN PARADE	PRESTONS, NSW	17,250 SQM	4.2%	\$29.3m
6 NEXUS INDUSTRY PARK (BUILDING 4), LYN PARADE	PRESTONS, NSW	23,356 SQM	6.2%	\$43.4m
7 NEXUS INDUSTRY PARK (BUILDING 5), LYN PARADE	PRESTONS, NSW	12,339 SQM	3.1%	\$21.6m
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM	5.9%	\$41.0m
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	3.2%	\$22.4m
10 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM	3.1%	\$21.2m
11 34-39 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	3.6%	\$25.0m
12 271 LANE COVE ROAD	NORTH RYDE, NSW	10,787 SQM	4.9%	\$34.0m
13 26-38 HARCOURT ROAD	ALTONA NORTH, VIC	32,712 SQM	4.0%	\$27.6m
14 47-67 WESTGATE DRIVE	ALTONA NORTH, VIC	26,911 SQM	3.1%	\$21.7m
15 1900-2060 PRATT BOULEVARD	CHICAGO ILLINOIS, USA	50,004 SQM	7.5%	\$52.2m
<b>INDUSTRIAL SUBTOTAL</b>		<b>432,265 SQM</b>	<b>100.0%</b>	<b>\$695.4m</b>
16 CALIBRE, 60 WALLGROVE ROAD	EASTERN CREEK, NSW			\$33.6m
<b>INDUSTRIAL PROPERTIES UNDER DEVELOPMENT SUBTOTAL</b>				<b>\$33.6m</b>
<b>INDUSTRIAL TOTAL</b>		<b>432,265 SQM</b>	<b>100.0%</b>	<b>\$729.0m</b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>				<b>7.9 YEARS</b>
<b>OCCUPANCY % (BY AREA)</b>				<b>100%</b>

1. BY BOOK VALUE EXCLUDING IPUC.

2. BOOK VALUES REPRESENT MPT'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 a close proximity to the M7 Westlink Motorway and a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100 per cent leased to Woolworths Limited

**Summary Information**

OWNERSHIP	50% MPT, 50% Aviva Australia
NLA	135,603 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$150.2m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.50%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Woolworths (Big W)	84,910	Feb-37
Woolworths (Dick Smith)	50,693	Jan-32

**Lease Expiry Profile % Income**

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	0.0%
FY21	0.0%
FY22+	100.0%
WALE	18.8 YEARS

1. Book value represents MPT's ownership.

## Investment Property

**Industrial****39 HERBERT STREET**

ST LEONARDS, NSW



39 Herbert Street is a high-quality 3.7ha business park on Sydney's lower North Shore, located 3 kilometres from North Sydney CBD, 6 kilometres from the Sydney CBD and near St Leonards train station. It comprises two commercial buildings, 22 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

**Summary Information**

OWNERSHIP	100% MPT
NLA	36,228 SQM
CAR SPACES	548
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$167.5m
VALUER	Savills
CAPITALISATION RATE	6.50%
DISCOUNT RATE	8.00%

Major Tenants	NLA SQM	Lease Expiry
Interactive Pty Limited	11,504	Nov-30
Westcon Group Pty Limited	4,731	Jun-19

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	6.9%	<div style="width: 6.9%;"></div>
FY18	6.8%	<div style="width: 6.8%;"></div>
FY19	23.4%	<div style="width: 23.4%;"></div>
FY20	7.6%	<div style="width: 7.6%;"></div>
FY21	11.6%	<div style="width: 11.6%;"></div>
FY22+	43.7%	<div style="width: 43.7%;"></div>
WALE	7.8 YEARS	

## Investment Property

**Industrial****NEXUS INDUSTRY PARK (BUILDING 1), LYN PARADE  
PRESTONS, NSW**

Developed by Mirvac, this building was purpose built for Atlas Steel in 2006. It adjoins four other industrial facilities on the former Liverpool Showground site, with excellent exposure and access to the M5 and M7 Motorways.

**Summary Information**

OWNERSHIP	100% MPT
NLA	13,120 SQM
CAR SPACES	125
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$22.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.00%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Atlas Steel (Australia)	13,120	Apr-21

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	100.0%	
FY22+	0.0%	
WALE	4.8 YEARS	

## Investment Property

**Industrial****NEXUS INDUSTRY PARK (BUILDING 2), LYN PARADE**

PRESTONS, NSW



Developed by Mirvac in 2006, this building adjoins four other industrial facilities developed on the former Liverpool Showground site, with excellent exposure and access to the M5 and M7 Motorways.

**Summary Information**

OWNERSHIP	100% MPT
NLA	9,709 SQM
CAR SPACES	70
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$15.7m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.00%

**Major Tenants**

	NLA SQM	Lease Expiry
Best Bar (NSW) Pty Ltd	9,709	Nov-21

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	100.0%	
WALE	5.4 YEARS	

## Investment Property

**Industrial****NEXUS INDUSTRY PARK (BUILDING 3), LYN PARADE  
PRESTONS, NSW**

Developed and built by Mirvac in 2007, this building adjoins four other industrial facilities developed on the former Liverpool Showground site, with excellent exposure and access to the M5 and M7 Motorways.

**Summary Information**

OWNERSHIP	100% MPT
NLA	17,250 SQM
CAR SPACES	163
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$29.3m
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	8.25%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
De'longhi Australia	17,250	Feb-18

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	100.0%	<div style="width: 100%; height: 10px; background-color: #0056b3;"></div>
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	0.0%	
WALE	1.7 YEARS	

## Investment Property

**Industrial****NEXUS INDUSTRY PARK (BUILDING 4), LYN PARADE**

PRESTONS, NSW



Developed by Mirvac, this building was purpose built for HPM Legrand Australia in 2011. It adjoins four other industrial facilities developed on the former Liverpool Showground site, with excellent exposure and access to the M5 and M7 Motorways.

**Summary Information**

OWNERSHIP	100% MPT
NLA	23,356 SQM
CAR SPACES	212
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$43.4m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	8.00%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia Pty Ltd	23,356	Oct-21

**Lease Expiry Profile % Income**

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	0.0%
FY21	0.0%
FY22+	100.0%
WALE	5.3 YEARS

## Investment Property

**Industrial****NEXUS INDUSTRY PARK (BUILDING 5), LYN PARADE  
PRESTONS, NSW**

Developed by Mirvac in 2008, this building adjoins four other industrial facilities developed on the former Liverpool Showground site, with excellent exposure and access to the M5 and M7 Motorways.

**Summary Information**

OWNERSHIP	100% MPT
NLA	12,339 SQM
CAR SPACES	103
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$21.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.25%

**Major Tenants**

	NLA SQM	Lease Expiry
Australian Brushware Corporation Pty Ltd	12,339	Mar-22

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	100.0%	
WALE	5.8 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, and fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

**Summary Information**

OWNERSHIP	100% MPT
NLA	22,545 SQM
CAR SPACES	207
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$41.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	8.00%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Vulcan Steel Pty Ltd	12,115	Jun-22
Voith Turbo Pty Ltd	4,993	Jul-24

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	20.6%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	79.4%	
WALE	5.4 YEARS	

## Investment Property

**Industrial****39 BRITTON STREET****SMITHFIELD, NSW**

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

**Summary Information**

OWNERSHIP	100% MPT
NLA	13,390 SQM
CAR SPACES	Nil
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$22.4m
VALUER	Savills
CAPITALISATION RATE	6.75%
DISCOUNT RATE	8.00%

**Major Tenants**

	NLA SQM	Lease Expiry
Snack Brands Industries Pty Ltd	13,390	Jul-20

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	100.0%	
WALE	7.8 YEARS	

## 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% MPT
NLA	6,249 SQM
CAR SPACES	Nil
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$21.2m
VALUER	CBRE
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.75%

Major Tenants	NLA SQM	Lease Expiry
Bagtrans Pty Ltd	6,249	Apr-24

**Lease Expiry Profile % Income**

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	0.0%
FY21	100.0%
FY22+	0.0%
WALE	4.1 YEARS

## Investment Property

**Industrial****34-39 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% MPT
NLA	22,062 SQM
CAR SPACES	181
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	-
VALUATION AT 30 JUNE 16	\$25.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	8.25%

Major Tenants	NLA SQM	Lease Expiry
Schneider Electric IT Australia Pty Ltd	11,009	Nov-17
Unistrut Australia Pty Limited	3,698	Sep-19

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	48.1%	<div style="width: 48.1%;"></div>
FY19	0.0%	
FY20	18.2%	<div style="width: 18.2%;"></div>
FY21	33.7%	<div style="width: 33.7%;"></div>
FY22+	0.0%	
WALE	2.6 YEARS	

## Investment Property

**Industrial****271 LANE COVE ROAD****NORTH RYDE, NSW**

271 Lane Cove Road is located approximately 12km from the Sydney CBD and comprises two office/warehouse buildings with ample onsite parking. It is situated adjacent to the Macquarie Park railway station on the corner of Lane Cove and Waterloo Roads, and has development approval for future commercial development in place.

**Summary Information**

OWNERSHIP	100% MPT
NLA	10,787 SQM
CAR SPACES	282
ACQUISITION DATE	Apr-00
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$34.0m
VALUER	CBRE
CAPITALISATION RATE	7.75%
DISCOUNT RATE	8.25%

Major Tenants	NLA SQM	Lease Expiry
Foxtel Management Pty Ltd	6,718	Mar-18
Work Arena Pty Limited	2,816	May-18

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	3.2%	<div style="width: 3.2%;"></div>
FY18	86.2%	<div style="width: 86.2%;"></div>
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	10.6%	<div style="width: 10.6%;"></div>
WALE	2.1 YEARS	

## Investment Property

**Industrial****26-38 HARCOURT ROAD****ALTONA NORTH, VIC**

26-38 Harcourt Road is a high quality industrial facility located in West Melbourne's industrial precinct of Altona, 1.5km south of the Princes Freeway/West Gate Freeway.

**Summary Information**

OWNERSHIP	100% MPT
NLA	32,712 SQM
CAR SPACES	Nil
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	-
VALUATION AT 30 JUNE 16	\$27.6m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	8.50%

**Major Tenants**

	NLA SQM	Lease Expiry
DHL	32,712	Sep-26

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	100.0%	
WALE	10.3 YEARS	

## Investment Property

**Industrial****47-67 WESTGATE DRIVE****ALTONA NORTH, VIC**

Purpose built for Pacific Brands in 1996, this property is located in Melbourne's western industrial precinct and is strategically serviced by the major transport routes of the Westgate Freeway, Western Ring Road and the Princes Freeway.

**Summary Information**

OWNERSHIP	100% MPT
NLA	26,911 SQM
CAR SPACES	183
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$21.7m
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	8.00%

Major Tenants	NLA SQM	Lease Expiry
Brands Collective Pty Ltd	26,911	Jun-24

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	0.0%	
FY18	0.0%	
FY19	0.0%	
FY20	0.0%	
FY21	0.0%	
FY22+	100.0%	
WALE	8.0 YEARS	

## Investment Property

**Industrial****1900-2060 PRATT BOULEVARD****CHICAGO ILLINOIS, USA**

Industrial facility located in the Chicago Metropolitan area, the largest industrial market in the USA, and lies adjacent to the O'Hare International Airport.

**Summary Information**

OWNERSHIP	100% MPT
NLA	50,004 SQM
CAR SPACES	1638
ACQUISITION DATE	Dec-07
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$52.2m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.25%

<b>Major Tenants</b>	<b>NLA SQM</b>	<b>Lease Expiry</b>
Clear Lam	39,638	Apr-21
D & W Wine Pack	10,344	Apr-21

**Lease Expiry Profile % Income**

VACANCY	0.0%
FY17	0.0%
FY18	0.0%
FY19	0.0%
FY20	100.0%
FY21	0.0%
FY22+	0.0%
WALE	3.8 YEARS

## Investment Property

**Industrial****CALIBRE, 60 WALLGROVE ROAD (PROPERTY UNDER DEVELOPMENT)**

EASTERN CREEK, NSW



Calibre Eastern Creek is a 21.8 hectare industrial development site located at the junction of Sydney's M4 and M7 Motorways. Acquired by Mirvac in January 2014, the site benefits from State Significant Development approval for over 120,000sqm of prime grade industrial, logistics and warehousing facilities. Serviced by a dedicated multidirectional signalised intersection, the site provides unparalleled exposure and connectivity to Sydney's major transport routes and local roads.

**Project Update:**

Development of the first logistics facility began in April 2016 and consists of a 19,000 sqm distribution centre. It is on target for completion in 1H17.

**Summary Information**

VALUATION AS AT AT 30 JUN 16 <sup>1</sup>	\$33.6m <sup>2</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$104.2m
ACQUISITION DATE	Jan-14
TARGET COMPLETION	From 1H17
OWNERSHIP	50% MPT, 50% MIRVAC LTD

1. Warehouse 1, valued at \$7m, is currently under construction, with an expected end value of \$16.1m.

2. Book value represents MPT's ownership

# RETAIL

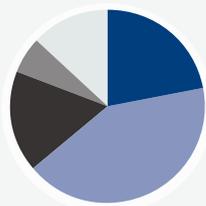
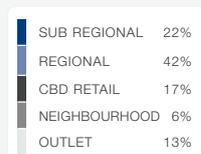
*Orion Springfield Central, QLD*



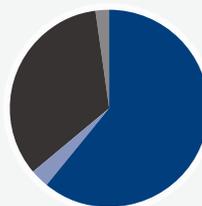
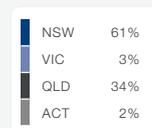
Comprising 34% of Mirvac's property portfolio, the retail portfolio is 99.4% occupied with 61% of the portfolio located in metropolitan Sydney.

## Retail

### GRADE DIVERSIFICATION<sup>1</sup>



### GEOGRAPHIC DIVERSIFICATION<sup>1</sup>



PROPERTY	LOCATION	GLA	% OF RETAIL PORTFOLIO		VALUATION AT 30 JUNE 2016 <sup>3</sup>
			BOOK VALUE	CENTRE MAT <sup>2</sup>	
1 BIRKENHEAD POINT OUTLET CENTRE	DRUMMOYNE, NSW	33,106 SQM	13.1%	\$264.5m	\$342.5m
2 BROADWAY SYDNEY	BROADWAY, NSW	46,270 SQM	14.4%	\$546.0m	\$377.4m
3 CHERRYBROOK VILLAGE SHOPPING CENTRE	CHERRYBROOK, NSW	9,574 SQM	3.7%	\$127.0m	\$95.5m
4 GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,714 SQM	4.1%	\$94.6m	\$107.0m
5 HARBOURSIDE	SYDNEY, NSW	20,618 SQM	9.9%	\$154.0m	\$260.0m
6 METCENTRE	SYDNEY, NSW	6,565 SQM	2.8%	\$79.0m	\$72.3m
7 RHODES WATERSIDE	RHODES, NSW	32,706 SQM	6.4%	\$207.0m	\$167.5m
8 ST MARYS VILLAGE CENTRE	ST MARYS, NSW	15,956 SQM	1.9%	\$98.6m	\$50.0m
9 STANHOPE VILLAGE	STANHOPE GARDENS, NSW	18,051 SQM	4.9%	\$161.3m	\$129.0m
10 KAWANA SHOPPINGWORLD	BUDDINA, QLD	38,431 SQM	12.6%	\$328.0m	\$332.0m
11 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	69,849 SQM	12.4%	\$301.2m	\$323.0m
12 TOOMBUL SHOPPING CENTRE	NUNDAH, QLD	43,839 SQM	8.8%	\$226.4m	\$230.1m
13 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,843 SQM	2.8%	\$131.0m	\$72.0m
14 COOLEMAN COURT	WESTON, ACT	10,688 SQM	2.2%	\$122.4m	\$56.5m
<b>RETAIL SUBTOTAL</b>		<b>373,210 SQM</b>	<b>100.0%</b>		<b>\$2,614.8m</b>
15 TRAMSHEDS HAROLD PARK	GLEBE, NSW				\$34.3m
<b>RETAIL PROPERTIES UNDER DEVELOPMENT SUBTOTAL</b>					<b>\$34.3m</b>
<b>RETAIL TOTAL</b>		<b>373,210 SQM</b>	<b>100%</b>		<b>\$2,663.3m</b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>					<b>4.2 YEARS</b>
<b>OCCUPANCY % (BY AREA)</b>					<b>99.4%</b>

1. BY BOOK VALUE EXCLUDING IPUC.

2. 12 MONTHS TO 30 JUNE 2016, IN ACCORDANCE WITH SCCA GUIDELINES.

3. BOOK VALUES REPRESENT MPT'S OWNERSHIP.

4. TOTAL VALUE INCLUDES LAND AT ORION SPRINGFIELD, VALUED AT \$14.2M, WHICH IS BEING HELD FOR DEVELOPMENT. THIS ASSET IS EXCLUDED FROM ALL OTHER METRICS.

## Investment Property

**Retail****BIRKENHEAD POINT OUTLET CENTRE**

DRUMMOYNE, NSW



Birkenhead Point Outlet Centre 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, and is anchored by Coles and Aldi, with over 150 specialty tenancies. It also incorporates 3,500 square metres of commercial office suites and a marina comprising 201 berths. The centre was extensively refurbished in 2010 and 2011.

**Summary Information**

GRADE	OUTLET CENTRE
OWNERSHIP	100% MPT <sup>1</sup>
GLA	33,106 SQM
CAR SPACES	1,395
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$342.5m <sup>2</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00% - 8.00%
DISCOUNT RATE	8.00% - 9.50%
CENTRE MAT	\$264.5m
SPECIALTY OCCUPANCY COST	10.1%

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Aldi	1,448	Nov-25

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	26.3%	
FY18	13.2%	
FY19	18.3%	
FY20	9.3%	
FY21	14.0%	
FY22+	18.9%	
WALE	3.1 YEARS	

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

## Investment Property

**Retail****BROADWAY SYDNEY****BROADWAY, NSW**

This dominant regional centre is located on the fringe of the Sydney CBD and services the growing catchment of Sydney's inner city and inner west. The centre is anchored by Coles, Kmart, Target, Hoyts, Aldi and Apple, with development currently under construction to add H&M, Sephora and an urban casual dining precinct. On completion the centre will have approximately 150 specialty stores. Broadway Shopping Centre ranked "Number 1" in Australia in Shopping Centre News Big Guns Awards for annual turnover per square metre in 2013, 2014, 2015 and 2016.

**Summary Information**

GRADE	REGIONAL
OWNERSHIP	50% MPT, 50% Perron
GLA	46,270 SQM
CAR SPACES	1,665
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$377.4m <sup>1</sup>
VALUER	JLL
CAPITALISATION RATE	5.25% - 6.25%
DISCOUNT RATE	7.75% - 8.25%
CENTRE MAT	\$546.0m
SPECIALTY OCCUPANCY COST	15.1%

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-23
Hoyts	4,857	Jul-18
Target	4,721	Apr-27
Coles	4,122	Jul-24

**Lease Expiry Profile % Income**

VACANCY	0.5%	
FY17	12.8%	
FY18	13.0%	
FY19	21.5%	
FY20	11.2%	
FY21	10.0%	
FY22+	31.0%	
WALE	4.3 YEARS	

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

## Investment Property

**Retail****CHERRYBROOK VILLAGE SHOPPING CENTRE**

CHERRYBROOK, NSW



Located in north-west Sydney, Cherrybrook Village was constructed in 1989 and was extensively refurbished and expanded in 2004. This single level neighbourhood centre is anchored by a Woolworths supermarket and approximately 55 specialty tenancies, including a strong fresh food precinct.

**Summary Information**

GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	9,574 SQM
CAR SPACES	474
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$95.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	8.50%
CENTRE MAT	\$127.0m
SPECIALTY OCCUPANCY COST	14.9%

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,832	Mar-25
Martelli's Fruit Market	682	Aug-23

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	24.6%	
FY18	19.2%	
FY19	8.1%	
FY20	15.2%	
FY21	6.1%	
FY22+	26.8%	
WALE	3.3 YEARS	

## Investment Property

**Retail****GREENWOOD PLAZA**

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of North Sydney's iconic 101-103 Miller Street, providing a major pedestrian thoroughfare to the busy North Sydney train station, with approximately 18 million visitations per annum. It comprises over 90 specialty retail and service outlets, including Romeo's IGA.

**Summary Information**

GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% TIAA Henderson Real Estate
GLA	8,714 SQM
CAR SPACES	273
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$107.0m <sup>1</sup>
VALUER	CBRE
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.00%
CENTRE MAT	\$94.6m
SPECIALTY OCCUPANCY COST	18.6%

Major Tenants	GLA SQM	Lease Expiry
Greenwood Hotel	856	Jan-26
Romeo's IGA	713	Dec-30

**Lease Expiry Profile % Income**

VACANCY	1.3%	
FY17	16.8%	
FY18	24.9%	
FY19	11.1%	
FY20	8.4%	
FY21	14.0%	
FY22+	23.5%	
WALE	3.6 YEARS	

1. Book value represents MPT's ownership.

## 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 \$3 billion urban regeneration of the Darling Harbour precinct that is expected to complete in FY17.

**Summary Information**

GRADE	CBD RETAIL
OWNERSHIP	100% MPT
GLA	20,618 SQM
CAR SPACES	Nil
ACQUISITION DATE	Jan-14
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$260.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	8.25%
CENTRE MAT	\$154.0m
SPECIALTY OCCUPANCY COST	18.0%

Major Tenants	GLA SQM	Lease Expiry
Kingpin	2,708	Sep-22
Hard Rock Cafe	1,445	Oct-21

**Lease Expiry Profile % Income**

VACANCY	1.8%	
FY17	17.5%	
FY18	14.6%	
FY19	10.5%	
FY20	12.0%	
FY21	2.8%	
FY22+	40.8%	
WALE	3.9 YEARS	

## Investment Property

**Retail****METCENTRE**

SYDNEY, NSW



The Metcentre is located at the base of 60 Margaret Street, Sydney and adjoins Wynyard train station. It has excellent exposure to George Street drawing approximately 12 million visitations per annum. The centre is anchored by a Woolworths supermarket and comprises over 70 speciality stores.

**Summary Information**

GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% One Managed Investment Funds Ltd
GLA	6,565 SQM
CAR SPACES	Nil
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$72.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.25%
CENTRE MAT	\$79.0m
SPECIALTY OCCUPANCY COST	23.6%

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

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	23.3%	
FY18	17.8%	
FY19	13.4%	
FY20	13.3%	
FY21	17.5%	
FY22+	14.7%	
WALE	3.4 YEARS	

1. Book value represents MPT's ownership.

## Investment Property

**Retail****RHODES WATERSIDE**

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the vibrant Rhodes residential and office precinct. Major retailers include Coles, Target, Bing Lee and Reading Cinemas in addition to over 110 specialty stores. The centre features a recently introduced outdoor dining and restaurant precinct.

**Summary Information**

GRADE	REGIONAL
OWNERSHIP	50% MPT, 50% Perron
GLA	32,706 SQM
CAR SPACES	2,460
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-15
VALUATION AT 30 JUNE 16	\$167.5m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.25%
CENTRE MAT	\$207.0m
SPECIALTY OCCUPANCY COST	16.4%

Major Tenants	GLA SQM	Lease Expiry
Target	3,795	Nov-24
Coles	3,497	Dec-19
Reading Cinemas	2,841	Dec-19
Bing Lee	2,005	Dec-16

**Lease Expiry Profile % Income**

VACANCY	1.3%	
FY17	17.7%	
FY18	7.4%	
FY19	9.5%	
FY20	19.2%	
FY21	18.6%	
FY22+	26.3%	
WALE	3.8 YEARS	

1. Book value represents MPT's ownership.

## Investment Property

**Retail****ST MARYS VILLAGE CENTRE**

ST MARYS, NSW



Located in the western Sydney suburb of St Marys, this sub-regional centre comprises Woolworths, Target and over 40 specialty stores. The centre provides convenient shopping over a single level with easily accessible ground level parking.

**Summary Information**

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	15,956 SQM
CAR SPACES	551
ACQUISITION DATE	Jan-03
LAST EXTERNAL VALUATION DATE	31-Dec-14
VALUATION AT 30 JUNE 16	\$50.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.50%
CENTRE MAT	\$98.6m
SPECIALTY OCCUPANCY COST	12.6%

Major Tenants	GLA SQM	Lease Expiry
Target	8,109	Jul-21
Woolworths	4,046	Nov-25

**Lease Expiry Profile % Income**

VACANCY	1.7%	
FY17	24.8%	
FY18	6.3%	
FY19	11.1%	
FY20	22.2%	
FY21	0.7%	
FY22+	33.2%	
WALE	3.6 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. The centre, which has undergone extensive refurbishment in the last two years, is anchored by Coles, Kmart and Aldi and features more than 70 specialty stores, including a vibrant dining precinct.

**Summary Information**

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	18,051 SQM
CAR SPACES	760
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$129.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	8.25%
CENTRE MAT	\$161.3m
SPECIALTY OCCUPANCY COST	12.1%

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar-22
Coles	3,500	Nov-18
Aldi	1,329	Aug-28

**Lease Expiry Profile % Income**

VACANCY	0.0%	
FY17	8.6%	
FY18	2.2%	
FY19	29.5%	
FY20	15.3%	
FY21	5.8%	
FY22+	38.6%	
WALE	4.3 YEARS	

## Investment Property

**Retail****KAWANA SHOPPINGWORLD**

BUDDINA, QLD



Located in the growing region of Queensland's Sunshine Coast, the centre was redeveloped and expanded in 2014, repositioning Kawana as a dominant convenience and lifestyle centre. The centre incorporates Woolworths, Coles, Aldi, Big W, six mini-majors and approximately 150 specialty stores and includes recently introduced youth fashion, lifestyle retailers and a casual dining precinct.

**Summary Information**

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	38,431 SQM
CAR SPACES	1,720
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$332.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.25%
CENTRE MAT	\$328.0m
SPECIALTY OCCUPANCY COST	13.5%

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-21
Woolworths	3,649	Nov-19
Coles	3,351	Oct-17
Aldi	1,430	Jul-24

**Lease Expiry Profile % Income**

VACANCY	0.7%	
FY17	12.6%	
FY18	7.1%	
FY19	15.0%	
FY20	20.1%	
FY21	29.0%	
FY22+	15.5%	
WALE	3.6 YEARS	

## Investment Property

**Retail****ORION SPRINGFIELD CENTRAL**

SPRINGFIELD, QLD



Located in Brisbane's rapidly growing south-western corridor, the centre was developed by Mirvac in March 2007 and has recently undergone a major expansion 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 180 specialty stores and nine pad sites to form a regional centre of approximately 70,000 square metres.

**Summary Information**

GRADE	REGIONAL
OWNERSHIP	100% MPT
GLA	69,849 SQM
CAR SPACES	3,200
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$323.0m <sup>1</sup>
VALUER	CBRE
CAPITALISATION RATE	6.00%
DISCOUNT RATE	8.00%
CENTRE MAT	\$301.2m
SPECIALTY OCCUPANCY COST	10.8%

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Event Cinemas	5,801	Oct-21
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

**Lease Expiry Profile % Income**

VACANCY	1.6%	
FY17	19.7%	
FY18	3.8%	
FY19	3.8%	
FY20	5.7%	
FY21	12.7%	
FY22+	52.7%	
WALE	5.8 YEARS	

1. Excludes sundry vacant land.

## Investment Property

**Retail****TOOMBUL SHOPPING CENTRE**

NUNDAH, QLD



Toombul Shopping Centre is located in a growing inner urban area of Brisbane just seven kilometres from the 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 44,000 square metres of gross lettable area comprising Coles, Aldi, Kmart, Target, BCC Cinemas and approximately 130 specialty stores, with the addition of a new Bunnings expected to open in the first half of FY17.

**Summary Information**

GRADE	REGIONAL
OWNERSHIP	100% MPT
GLA	43,839 SQM
CAR SPACES	1,941
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$230.1m <sup>1</sup>
VALUER	CBRE
CAPITALISATION RATE	6.50%
DISCOUNT RATE	8.50%
CENTRE MAT	\$226.4m
SPECIALTY OCCUPANCY COST	16.4%

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
Bunnings	3,060	Aug-21
BCC Cinemas	2,664	Apr-27

**Lease Expiry Profile % Income**

VACANCY <sup>2</sup>	0.0%	
FY17	16.0%	
FY18	18.9%	
FY19	9.9%	
FY20	9.5%	
FY21	9.0%	
FY22+	36.7%	
WALE	5.2 YEARS	

1. Excludes sundry vacant land.

2. Occupancy includes 2 year income guarantee.

## Investment Property

**Retail****MOONEE PONDS CENTRAL**

MOONEE PONDS, VIC



Moonee Ponds Central is a sub-regional centre located seven kilometres north of the Melbourne CBD and connected to the busy Puckle Street retail strip. The centre was most recently expanded in 2009 and comprises Kmart, Coles and an Aldi Supermarket as well as over 60 specialty stores.

**Summary Information**

GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	18,843 SQM
CAR SPACES	380
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30-Jun-16
VALUATION AT 30 JUNE 16	\$72.0m
VALUER	Knight Frank
CAPITALISATION RATE	6.50%
DISCOUNT RATE	8.00%
CENTRE MAT	\$131.0m
SPECIALTY OCCUPANCY COST	16.1%

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	3.7%	
FY17	18.1%	
FY18	6.2%	
FY19	5.8%	
FY20	6.5%	
FY21	5.6%	
FY22+	54.1%	
WALE	4.4 YEARS	

## Investment Property

**Retail****COOLEMAN COURT**

WESTON, ACT



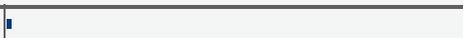
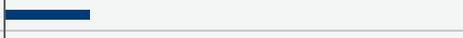
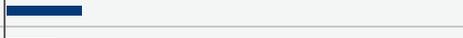
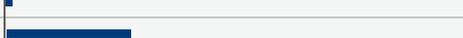
Cooleman Court is a neighbourhood centre located in the Canberra suburb of Weston. The centre comprises two supermarkets, Woolworths and Aldi, a Target Country, Best & Less and over 35 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Cooleman Court and is having a positive impact on the centre.

**Summary Information**

GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	10,688 SQM
CAR SPACES	500
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-15
VALUATION AT 30 JUNE 16	\$56.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	8.50%
CENTRE MAT	\$122.4m
SPECIALTY OCCUPANCY COST	13.5%

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,102	Jul-23
Aldi	1,396	Jan-19

**Lease Expiry Profile % Income**

VACANCY	0.7%	
FY17	26.8%	
FY18	18.0%	
FY19	16.1%	
FY20	10.5%	
FY21	1.0%	
FY22+	26.9%	
WALE	3.1 YEARS	

## Investment Property

**Retail****TRAMSHEDS HAROLD PARK (PROPERTY UNDER DEVELOPMENT)**

GLEBE, NSW



The Tramsheds development is an iconic restoration and reimagining of the historic 6,200 sqm former tram depot at Harold Park in Sydney's inner-west. Supported by an affluent urban catchment, including residents of the 1,250 new units within Mirvac's Harold Park development, Tramsheds will offer an eclectic mix of reputed Sydney eateries in addition to a local supermarket and services in a bespoke heritage setting.

**Project update:**

Tramsheds is in its final stage of construction, with tenants fitting out for a 1H17 opening. The centre is 100% pre-leased, anchored by IGA Supamart and featuring iconic foodies Butcher & The Farmer, Fish & Co, Bodega 1904, Flour Eggs Water by A'tavola and Gelato Messina.

VALUATION AS AT 30 JUNE 16	\$34.3m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$42.5m
ACQUISITION DATE	Dec-10
TARGET COMPLETION	1H17
OWNERSHIP	100% MPT

# OTHER INVESTMENTS

*Travelodge, Tucker Box Hotel Group*



## Other Investments

### JV & FUNDS UNDER MANAGEMENT

#### TUCKER BOX HOTEL GROUP

FOCUS	FUM (\$M)	NO. OF INVESTORS
Wholesale	516.2	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 and New Zealand. The portfolio comprises 12 hotels and 2,023 rooms with a value of \$498.5m all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Hospitality.

#### JF INFRASTRUCTURE YIELD FUND

FOCUS	FUM (\$M)	NO. OF INVESTORS
Wholesale	13.0	40

The principal activity of the Fund is investment in unlisted Australian public infrastructure assets.

#### 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.

# RESIDENTIAL OVERVIEW

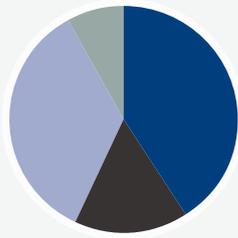
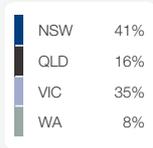
*Woodlea, VIC*



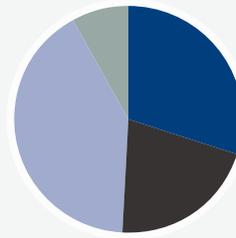
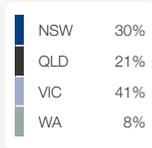
Mirvac is one of the leading residential brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market.

# Residential Development Overview

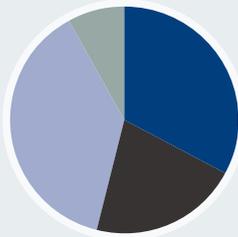
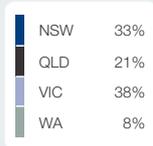
## EXPECTED REVENUE \$12.9 BILLION



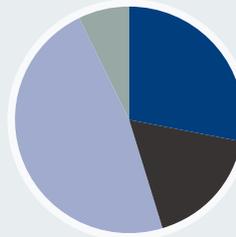
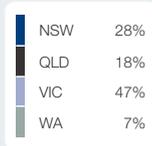
## LOTS UNDER CONTROL 31,981 LOTS



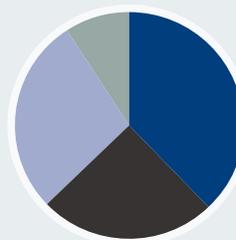
## MIRVAC SHARE EXPECTED REVENUE \$9.9 BILLION



## MASTERPLANNED COMMUNITIES \$5.0 BILLION



## APARTMENTS \$4.9 BILLION



## JV & FUNDS UNDER MANAGEMENT

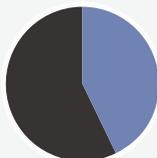
FUND	FUM (\$M)	NO. OF INVESTORS
Mirvac Wholesale Residential Development Partnership	157.7	4
Mirvac Development Fund Meadow Springs	4.7	285
Mirvac Ping An Waterloo Development Trust	53.0	2
Mirvac SLS Development Trust	153.0	2

## Residential Development New South Wales

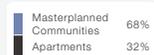
PROPERTY	LOCATION
THE AVENUE, ALEX AVENUE	SCHOFIELDS, NSW
BONDI MORETON, WELLINGTON ST	BONDI, NSW
BRIGHTON LAKES, BRICKMAKERS DRIVE	MOOREBANK, NSW
ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE	ELIZABETH HILLS, NSW
ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE	ELIZABETH HILLS, NSW
GILLIESTON, SADDLER DRIVE (OFF CESSNOCK ROAD)	GILLIESTON HEIGHTS, NSW
GLEDSWOOD HILLS, RABY ROAD	GLEDSWOOD HILLS, NSW
GOOGONG, GOOGONG DAM ROAD	GOOGONG, NSW
GREEN SQUARE, BOTANY ROAD	ZETLAND, NSW
HAROLD PARK, ROSS STREET	GLEBE, NSW
PANORAMA, 23 BODDINGTONS ROAD	GLENFIELD, NSW
ST LEONARDS SQUARE, PACIFIC HIGHWAY	ST LEONARDS, NSW
THE FINERY, LACHLAN ST	WATERLOO NSW

## Residential Development New South Wales

### MIRVAC SHARE EXPECTED REVENUE \$3.3 BILLION



### LOTS UNDER CONTROL 9,684



### IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Alex Avenue (the Avenue)		Schofields	\$194.0m	393	377	376	373	FY14	FY21	\$295,000	\$731,533		MPC - Mix of land & housing	100% Mirvac Limited
Precinct 1	Jul 12		\$111.5m	260	250	250	249	FY14	FY21	\$295,000	\$731,533	95%		
Precinct 2	Jan 13		\$14.6m	41	35	34	33	FY15	FY21	\$312,900	\$669,900	85%		
Precinct 3	Jul 14		\$68.0m	92	92	92	91	FY16	FY17	\$374,900	\$529,900	98%		
Bondi, Moreton	Dec 13	Bondi	\$250.2m	191	191	190	0	FY17	FY17	\$725,000	\$3,795,000	50%	Apartments	100% Mirvac Limited
Brighton Lakes	Dec 10	Moorebank	\$236.5m	298	119	117	31	FY16	FY18	\$530,000	\$1,020,000	20%	MPC - Housing	PDA with New Brighton Golf Club
Elizabeth Hills	Sep 07	Elizabeth Hills	\$216.3m	651	651	651	651	FY12	FY16	\$260,000	\$770,000	100%	MPC - Mix of land & housing	100% Mirvac Limited
Elizabeth Point		Elizabeth Hills	\$150.3m	249	247	247	247	FY12	FY17	\$245,000	\$4,664,000		MPC - Mix of land & housing	100% Mirvac Limited
Completed Stages	Dec 10		\$119.3m	191	191	191	191	FY12	FY17	\$245,000	\$4,664,000	100%		
Stage 2	Dec 10		\$31.0m	58	56	56	56	FY13	FY17	\$245,000	\$315,000	100%		
Gillieston	Jul 06	Gillieston	\$104.2m	444	444	437	437	FY08	FY17	\$135,000	\$446,000	100%	MPC - Mix of land & housing	100% Mirvac Limited
Gledswood Hills	Sep 14	Gledswood Hills	\$252.6m	577	101	93	0	FY17	FY21	\$364,900	\$510,000	20%	MPC - Mix of land & housing	100% Mirvac Limited
Googong		Googong	\$1,835.6m	6,059	1,440	1,285	1,071	FY14	FY33	\$112,000	\$785,000		MPC - Mix of land & housing	JV with CIC Australia Ltd
Stage 1	Dec 11		\$63.2m	238	236	236	236	FY14	FY16	\$175,000	\$785,000	100%		
Stage 2	Dec 11		\$22.9m	99	99	97	97	FY14	FY16	\$172,000	\$304,000	100%		
Stage 3	Dec 11		\$55.0m	260	260	260	253	FY15	FY17	\$112,000	\$383,000	100%		
Stage 4	Dec 11		\$50.6m	192	139	139	139	FY15	FY19	\$179,000	\$374,000	100%		
Stage 5	Dec 11		\$37.6m	152	142	141	141	FY16	FY17	\$126,000	\$347,000	100%		
Stage 6	Dec 11		\$47.4m	277	144	125	122	FY16	FY19	\$112,000	\$285,000	75%		

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 New South Wales

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Stage 1B	Dec 11		\$187.4m	615	420	287	83	FY16	FY19	\$188,000	\$450,000	50%		
Future Stages	Dec 11		\$1,371.5m	4,226	0	0	0	FY19	FY33	\$140,000	\$783,273	0%		
<b>Green Square</b>		<b>Zetland</b>	<b>\$1,314.5m</b>	<b>1,210</b>	<b>463</b>	<b>462</b>	<b>0</b>	<b>FY17</b>	<b>FY22</b>	<b>\$498,000</b>	<b>\$1,555,000</b>		<b>Apartments with mixed use</b>	<b>PDA with Urban Growth NSW</b>
Ebsworth	Mar 12		\$166.8m	174	174	174	0	FY17	FY18	\$498,000	\$1,280,000	75%		
No.8 Ebsworth & Ovo	Mar 12		\$322.1m	302	288	288	0	FY18	FY19	\$520,000	\$1,555,000	13%		
Future Stages	Mar 12		\$825.5m	734	1	0	0	FY19	FY22	\$600,000	\$1,400,000	0%		
<b>Harold Park</b>		<b>Glebe</b>	<b>\$1,323.7m</b>	<b>1,303</b>	<b>1,303</b>	<b>1,282</b>	<b>1,003</b>	<b>FY15</b>	<b>FY18</b>	<b>\$499,000</b>	<b>\$6,000,000</b>		<b>Apartments (and terraces)</b>	<b>100% Mirvac Limited</b>
Completed Stages	Dec 10		\$775.3m	828	828	828	828	FY15	FY16	\$499,000	\$6,000,000	0%		
Precinct 4A	Dec 10		\$57.2m	49	49	49	0	FY17	FY17	\$610,000	\$1,930,000	98%		
Precinct 4B	Dec 10		\$132.4m	111	111	111	101	FY16	FY17	\$675,000	\$2,161,500	100%		
Precinct 5	Dec 10		\$279.5m	233	233	213	0	FY18	FY18	\$545,000	\$1,800,000	2%		
Precinct 6B	Dec 10		\$79.3m	82	82	81	74	FY16	FY17	\$650,000	\$1,545,000	100%		
<b>Panorama</b>		<b>Glenfield</b>	<b>\$290.5m</b>	<b>751</b>	<b>750</b>	<b>750</b>	<b>731</b>	<b>FY06</b>	<b>FY17</b>	<b>\$254,000</b>	<b>\$1,664,000</b>		<b>MPC - Mix of land &amp; housing</b>	<b>100% Mirvac Limited</b>
Completed Stages	Jun 01		\$265.6m	673	673	673	673	FY06	FY16	\$254,000	\$1,664,000	100%		
Stage 3D	Jun 01		\$14.7m	57	57	57	41	FY15	FY17	\$619,900	\$711,790	86%		
Balance	Sep 12		\$10.2m	21	20	20	17	FY15	FY17	\$310,000	\$707,223	90%		
<b>St Leonards</b>		<b>St Leonards</b>	<b>\$753.0m</b>	<b>526</b>	<b>216</b>	<b>198</b>	<b>0</b>	<b>FY20</b>	<b>FY21</b>	<b>\$610,000</b>	<b>\$2,200,000</b>		<b>Apartments</b>	<b>JV with Ping An Real Estate</b>
Tower 1	Jun 15		\$443.1m	216	216	198	0	FY20	FY21	\$630,000	\$2,130,000	0%		
Future Stages	Jun 15		\$309.9m	310	0	0	0	FY20	FY21	\$610,000	\$2,200,000	0%		
<b>The Finery</b>	<b>Jun 14</b>	<b>Waterloo</b>	<b>\$245.7m</b>	<b>227</b>	<b>120</b>	<b>101</b>	<b>0</b>	<b>FY17</b>	<b>FY19</b>	<b>\$620,000</b>	<b>\$1,295,000</b>	<b>5%</b>	<b>Apartments</b>	<b>JV with Ping An Real Estate</b>

### PROPOSED

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	DESCRIPTION	OWNERSHIP STRUCTURE
Marrickville Hospital	Oct 15	Marrickville	\$196.1m	223	FY19	FY19	Apartments	PDA with Marrickville Council
Marsden Park North	Nov 14	Marsden Park	\$200.5m	525	FY19	FY22	MPC - Mix of land & housing	PDA with MAC 1 MP Pty Ltd
Moorebank	Dec 14	Moorebank	\$112.8m	179	FY18	FY19	MPC - Medium density housing	PDA with Benedict Industries
Sydney Olympic Park	Nov 14	Sydney Olympic Park	\$303.6m	422	FY19	FY20	Apartments	PDA with Sydney Olympic Park Authority

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 Residential

# New South Wales

THE AVENUE, ALEX AVENUE

SCHOFIELDS, NSW



Located approximately 45 kilometres from the Sydney CBD, this land and housing project sits in the north-west growth corridor of Sydney in the Blacktown LGA. The master planned community delivers 393 residential lots and a fully embellished public park.

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#### Summary Information - In Progress

ACQUISITION DATE	Jul-12 - Jul-14
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	\$194.0m
TOTAL LOTS	393
PROJECT PERIOD	FY14 - FY21
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

The project has three precincts: Precincts 1 and 2 (totalling 301 lots with a mix of Ready Homes, land lots and package homes) have been substantially completed and Precinct 3 (totalling 92 land lots) is 100 per cent pre-sold and all lots are now settled. Mirvac will be constructing all 92 package homes within precinct 3, of which, approx. 25 have commenced construction as at June 2016

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Residential Development Residential

# New South Wales

**BONDI MORETON, WELLINGTON ST**
**BONDI, NSW**


The Moreton, is located in the inner eastern suburb of Bondi and benefits from its close proximity to the iconic Bondi Beach. The completed development will comprise 190 apartments over five buildings and the restored heritage-listed Moreton Manor.

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**Summary Information - In Progress**

ACQUISITION DATE	Dec-13
LOCATION	Bondi
PROJECT VALUE (INCL. GST)	\$250.2m
TOTAL LOTS	191
PROJECT PERIOD	FY16 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

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**Project Update**

The project was launched in early 2015, with construction commencing soon after. The project is pre-sold with the exception of the historic 'Moreton Manor' which was launched to the market in early 2016. Construction completion is anticipated in FY17.

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Residential Development Residential

# New South Wales

**BRIGHTON LAKES, BRICKMAKERS DRIVE  
MOOREBANK, NSW**



Brighton Lakes is a residential subdivision located in Sydney's south-west. It is being delivered under a project delivery agreement with New Brighton Golf Club, with plans for approximately 300 homes.

---

### Summary Information - In Progress

ACQUISITION DATE	Dec-10
LOCATION	Moorebank
PROJECT VALUE (INCL. GST)	\$236.5m
TOTAL LOTS	298
PROJECT PERIOD	FY16 - FY18
OWNERSHIP STRUCTURE	PDA with New Brighton Golf Club

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### Project Update

The project has 140 homes sold to date with the first settlements having occurred in June 2016. Civil works for Stages 3 and 4 are due for completion in October 2016.

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Residential Development Residential

# New South Wales

ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE

ELIZABETH HILLS, NSW



Elizabeth Hills is a 651 lot residential subdivision located in the Liverpool LGA on the eastern side of Sydney's M7 Motorway, adjacent to the established suburb of Cecil Hills and 10 minutes from the Liverpool CBD. The 56 hectare masterplanned community offers a diverse range of land lots and medium density housing product.

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### Summary Information - In Progress

ACQUISITION DATE	Sep-07
LOCATION	Elizabeth Hills
PROJECT VALUE (INCL. GST)	\$216.3m
TOTAL LOTS	651
PROJECT PERIOD	FY12 - FY16
OWNERSHIP STRUCTURE	100% Mirvac Limited

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### Project Update

Delivered in six stages, the project is fully sold and all released stages have now settled.

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Residential Development Residential

# New South Wales

ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE

ELIZABETH HILLS, NSW



Elizabeth Point is 249 lot masterplanned community located on the eastern side of Sydney's M7 Motorway, to the south of Mirvac's Elizabeth Hills residential development and north of Mirvac's Hoxton Park large-scale industrial development. The project sits within the Liverpool City Council LGA.

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#### Summary Information - In Progress

ACQUISITION DATE	Dec-10
LOCATION	Elizabeth Hills
PROJECT VALUE (INCL. GST)	\$150.3m
TOTAL LOTS	249
PROJECT PERIOD	FY12 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Delivered over five stages, the project is fully sold and all released stages have now settled. The display village and carpark lots remain.

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Residential Development Residential

# New South Wales

GILLIESTON, SADDLER DRIVE (OFF CESSNOCK ROAD)

GILLIESTON HEIGHTS, NSW



Saddler's Ridge is a 70 hectare site located within the Maitland City Council LGA in Gillieston Heights, 3 kilometres south of Maitland and approximately 1.5 hours north of Sydney. The project consists of residential land lots developed over nine stages.

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#### Summary Information - In Progress

ACQUISITION DATE	Jul-06
LOCATION	Gillieston
PROJECT VALUE (INCL. GST)	\$104.2m
TOTAL LOTS	444
PROJECT PERIOD	FY08 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Subdivision work for all stages are complete, with the majority of lots sold. A small amount of lots are awaiting exchange and settlement. This is anticipated to occur in 1H17.

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Residential Development Residential

# New South Wales

GLEDSWOOD HILLS, RABY ROAD

GLEDSWOOD HILLS, NSW



Crest is a residential master planned subdivision located in Sydney's south west. It sits in the Camden Council Shire area. The project consists of approx. 580 residential land lots integrated with over 40ha of recreational open space.

## Summary Information - In Progress

ACQUISITION DATE	Sep 14
LOCATION	Gledswood Hills
PROJECT VALUE (INCL. GST)	\$252.6m
TOTAL LOTS	577
PROJECT PERIOD	FY17 - FY21
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

Stage 1 civil works are under construction and due for completion around the first half FY17. Sales are tracking well with the majority of Stage 1 sold out to date. Stage 2 DA is anticipated to be released from Council around the first half FY17. The next release is anticipated for 1H17.

Residential Development Residential

# 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 kilometers south-east of Parliament House, and 8 kilometers south of Queanbeyan. The project, which sits within the Queanbeyan City Council LGA, is being developed on a 780 hectare site over 20-25 years and will eventually be home to approximately 16,000 people. As a new, self-contained township, Googong will provide housing, community and recreational facilities, shops, schools and employment opportunities. Over 20 per cent of the site will be dedicated to Council as open space for parklands and playing fields.

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#### Summary Information - In Progress

ACQUISITION DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	\$1,835.6m
TOTAL LOTS	6,059
PROJECT PERIOD	FY14 - FY33
OWNERSHIP STRUCTURE	JV with CIC Australia Ltd

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#### Project Update

Googong continues to achieve strong sales as we approach the 1,300 mark. Released stages are nearing completion/sold and the focus for 2017 remains on structural planning of future stages as we move toward the Town Centre. Googong's first retail precinct will commence construction in 1H17 and create another positive piece of amenity for the residents at Googong.

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Residential Development Residential

# New South Wales

GREEN SQUARE, BOTANY ROAD

ZETLAND, NSW



Mirvac and Urban Growth NSW will deliver a 5.17 hectare mixed-use development as part of the Green Square Town Centre which lies approximately 3.5 kilometers south of the Sydney CBD and four kilometers north of Sydney Airport. Green Square is one of the largest urban redevelopment projects in Australia, and when complete, Mirvac and Urban Growth NSW will have delivered approximately 1,750 apartments, office and retail space and substantial public domain.

## Summary Information - In Progress

ACQUISITION DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST)	\$1,314.5m
TOTAL LOTS	1,210
PROJECT PERIOD	FY15 - FY22
OWNERSHIP STRUCTURE	PDA with Urban Growth NSW

## Project Update

Ebsworth, comprising 174 apartments, was launched in November 2014 and is 100 percent pre-sold. Construction commenced in early 2015 with completion expected FY17. Ovo, comprising 302 apartments is 100 percent pre-sold for releases to date, with major releases in December 2014 and April 2015. Remaining apartments are to be launched 1H17. Construction commenced in early 2016 with completion expected FY18. Pre DA design for the next stages are underway.

Residential Development Residential

# New South Wales

HAROLD PARK, ROSS STREET

GLEBE, NSW



Harold Park is located in the inner city suburb of Glebe, approximately 2.5 kilometers from the Sydney CBD and within close proximity to light rail, major bus routes, Sydney harbour and two of Sydney's largest universities. The project includes approximately 1,300 apartments and terraces, the adaptive re-use of the former Rozelle Tram Depot and will include 3.8 hectares of public open space dedicated to the City of Sydney Council.

## Summary Information - In Progress

ACQUISITION DATE	Dec-10
LOCATION	Glebe
PROJECT VALUE (INCL. GST)	\$1,323.7m
TOTAL LOTS	1,303
PROJECT PERIOD	FY12 - FY18
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

Construction and settlement of all 482 lots within Precincts 1 and 2 is complete. Construction of Precincts 3, 4B and 6B (total 538 lots) is also now complete and these Precincts are 95 per cent settled. Construction completion of Precinct 4A (49 lots) is anticipated in late July. The final Precinct, 5 (233 lots), is 92 per cent pre-sold. Construction of Precinct 5 commenced in mid-2016 with completion forecast for the first half of 2018.

Residential Development Residential

# New South Wales

PANORAMA, 23 BODDINGTONS ROAD

GLENFIELD, NSW



The project is located in the south-west corridor of Sydney in Glenfield, and is within minutes drive of the M7/M5 intersection and Glenfield railway station. The site is bordered by Hurlstone Agricultural High School, Campbelltown Road and Glenfield Road and sits within the Campbelltown City Council Glenfield Road Area DCP. The project is being developed over three stages: Panorama, Vista and Parkside.

## Summary Information - In Progress

ACQUISITION DATE	Jun-01 & Sep-12
LOCATION	Glenfield
PROJECT VALUE (INCL. GST)	\$290.5m
TOTAL LOTS	751
PROJECT PERIOD	FY06 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

Stage 1 & 2 is completed. Stage 3 is now all sold with 130 settlements achieved to date. The project is forecast to be completed in November 2016.

Residential Development Residential

# New South Wales

**ST LEONARDS SQUARE, PACIFIC HIGHWAY**
**ST LEONARDS, NSW**


The St Leonards Square site was acquired in June 2015 and occupies a convenient location on the Pacific Highway, just a few hundred metres from St Leonards train station. St Leonards Square is located approximately 4.5kms from Sydney

---

**Summary Information - In Progress**

ACQUISITION DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST)	\$753.0m
TOTAL LOTS	526
PROJECT PERIOD	FY15 - FY21
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

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**Project Update**

Mixed use precinct that received development approval in May 2016. Tower 1 (216 Lots) was largely sold out in March 2016 with Tower 2 (310 Lots) launched in July 2016. Construction is due to commence in the last quarter of 2016.

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Residential Development Residential

# New South Wales

THE FINERY, LACHLAN ST

WATERLOO NSW



The Finery will offer a refined living experience for the emerging Lachlan Precinct in Waterloo, just 3.5km from the Sydney CBD. The project consists of 227 apartments, with 1,200 square metres of retail space and associated public domain and infrastructure works.

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#### Summary Information - In Progress

ACQUISITION DATE	Jun-14
LOCATION	Waterloo
PROJECT VALUE (INCL. GST)	\$245.7m
TOTAL LOTS	227
PROJECT PERIOD	FY16 - FY19
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

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#### Project Update

The project consists of 227 apartments, with 1,200 square metres of retail space and associated public domain and infrastructure works, located just 3.5km from the Sydney CBD. Stage 1 (118 lots) launched in April 16 with 89% now presold. The Stage 2 (109 lots) sales campaign will commence late July 16. Construction commenced onsite early April 16 and is forecast for completion in FY18.

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## Residential Development Queensland

PROPERTY	LOCATION
ASCOT GREEN, LANCASTER RD	ASCOT, QLD
ASTON GROVE, DARIEN STREET	BRIDGEMAN DOWNS, QLD
GAINSBOROUGH GREENS	PIMPAMA, QLD
GREYSTONE TERRACES, RUSSELL STREET	EVERTON PARK, QLD
HOPE STREET (FORMERLY ART HOUSE), HOPE ST	SOUTH BRISBANE, QLD
MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD	TOWNSVILLE, QLD
WATERFRONT, PIER PRECINCT, NEWSTEAD TERRACE	NEWSTEAD, QLD
WATERFRONT, PARK PRECINCT, UNISON & SKYRING TERRACES, CUNNINGHAM STREET	NEWSTEAD, QLD

## Residential Development Queensland

### MIRVAC SHARE EXPECTED REVENUE \$2.1 BILLION



### LOTS UNDER CONTROL 6,604



### IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Ascot Green		Ascot	\$991.9m	1,172	91	39	0	FY18	FY27	\$460,000	\$3,200,000		Apartments	PDA with Brisbane Racing Club
Stage 1	Sep 15		\$85.5m	91	91	39	0	FY18	FY19	\$460,000	\$3,200,000	0%		
Future Stages	Sep 15		\$906.4m	1,081	0	0	0	FY18	FY27	\$460,000	\$3,200,000	0%		
Aston Grove	Aug 14	Bridgeman Downs	\$47.9m	125	125	115	110	FY16	FY17	\$340,000	\$500,000	100%	MPC - Land lots	100% Mirvac Limited
Gainsborough Greens		Pimpama	\$458.6m	1,896	1,010	827	747	FY11	FY22	\$143,000	\$6,500,000		MPC - Mix of land & housing	100% Mirvac Limited
Completed Stages	Oct 06		\$83.9m	431	430	431	431	FY11	FY16	\$143,000	\$6,500,000	100%		
Precinct 1b - Forest Green	Oct 06		\$64.8m	242	89	69	66	FY16	FY19	\$200,000	\$340,000	50%		
Precinct 5.1 - Green Park	Oct 06		\$41.7m	139	139	98	32	FY15	FY17	\$195,000	\$330,000	100%		
Precinct 5.2 - 5.4 - Green Park	Oct 06		\$55.4m	229	117	0	0	FY17	FY19	\$187,000	\$330,000	40%		
Precinct 6.1 - Green Park	Oct 06		\$31.3m	134	131	131	131	FY12	FY16	\$188,000	\$350,000	100%		
Precinct 7.1 - Green Park	Oct 06		\$24.9m	103	103	98	87	FY16	FY17	\$215,000	\$351,000	100%		
Future Stages	Oct 06		\$156.5m	618	1	0	0	FY19	FY22	\$195,000	\$3,000,000	19%		
Greystone Terraces	Oct 14	Everton Park	\$31.5m	56	56	56	24	FY16	FY17	\$475,000	\$645,000	100%	MPC - Medium density housing	100% Mirvac Limited

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 Queensland

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE' FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Hope St (formerly Art House)		South Brisbane	\$217.9m	354	354	347	0	FY17	FY19	\$409,000	\$1,675,000		Apartments	100% Mirvac Limited
Art House	Jul 14		\$115.0m	187	187	187	0	FY17	FY18	\$409,000	\$1,545,000	36%		
Lucid	Jul 15		\$102.9m	167	167	160	0	FY19	FY19	\$410,000	\$1,675,000	1%		
Mariner's Peninsula		Townsville	\$21.8m	19	19	19	17	FY09	FY17	\$547,000	\$2,625,000		MPC - Land, Housing	100% Mirvac Limited
Completed Stages	Jun 06		\$10.1m	4	4	4	4	FY09	FY10	\$2,330,000	\$2,625,000	100%		
The Point - Land	Jun 06		\$11.8m	15	15	15	13	FY12	FY17	\$547,000	\$1,165,000	100%		
Waterfront MWRDP, Pier Precinct	Jun 08	Newstead	\$321.3m	99	99	92	92	FY11	FY17	\$1,850,000	\$14,250,000	100%	Apartments	100% MWRDP (Mircvac Limited 20% equity interest)
Waterfront, Park Precinct		Newstead	\$532.3m	675	392	350	102	FY12	FY21	\$415,000	\$1,895,000		Apartments	100% Mirvac Limited
Completed Stages	Apr 08		\$91.8m	102	102	102	102	FY12	FY14	\$450,000	\$1,485,000	100%		
Unison Stage 1	Apr 08		\$108.9m	144	144	129	0	FY17	FY17	\$415,000	\$1,895,000	93%		
Unison Stage 2	Apr 08		\$104.3m	146	146	119	0	FY17	FY17	\$415,000	\$1,895,000	56%		
Evelyn Stage 1	Apr 08		\$171.3m	220	0	0	0	FY21	FY21	\$450,000	\$1,690,000	0%		
Evelyn Stage 2	Apr 08		\$55.8m	63	0	0	0	FY21	FY21	\$450,000	\$1,690,000	0%		

### PROPOSED

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	SETTLEMENT DATE' FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
Greenbank	Feb 16	Greenbank	\$622.0m	3,300	FY19	FY34	MPC - Land lots	100% Mirvac Limited

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 Residential

# Queensland

ASCOT GREEN, LANCASTER RD

ASCOT, QLD



Located in the blue chip suburb of Ascot, Ascot Green is a 10 year masterplan project which on completion will comprise in excess of 1,000 apartments along the iconic Eagle Farm Racecourse. The project is a PDA with the Brisbane Racing Club and Stage 1 comprises of 219 apartments across two towers, 9 and 12 storeys respectively.

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### Summary Information - In Progress

ACQUISITION DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST)	\$991.9m
TOTAL LOTS	1,172
PROJECT PERIOD	FY18 - FY27
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

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### Project Update

Development Approval was received for Stage 1 in mid- 2016. The first stage was launched to the market in mid-2016. Construction commencement is anticipated late 2016.

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Residential Development Residential

# Queensland

**ASTON GROVE, DARIEN STREET**  
**BRIDGEMAN DOWNS, QLD**



Located in the northern Brisbane suburb of Bridgeman Downs, Aston Grove is a land-only development comprising 125 lots constructed over two stages.

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#### Summary Information - In Progress

ACQUISITION DATE	Aug-14
LOCATION	Bridgeman Downs
PROJECT VALUE (INCL. GST)	\$47.9m
TOTAL LOTS	125
PROJECT PERIOD	FY16 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

All lots in Stage 1 have settled. Construction of Stage 2 is now complete and settlements commenced in May 2016.

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Residential Development Residential

# Queensland

## GAINSBOROUGH GREENS

PIMPAMA, QLD



Gainsborough Greens is a large-scale Masterplanned community located at Pimpama in the northern Gold Coast area and 50 kilometres south of the Brisbane CBD. The project consists of approximately 1,800 lots, along with recreational and retail facilities. The project incorporates the existing Gainsborough Greens Golf Course and part of the site is subject to a body corporate structure.

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### Summary Information - In Progress

ACQUISITION DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	\$458.6m
TOTAL LOTS	1,896
PROJECT PERIOD	FY11 - FY22
OWNERSHIP STRUCTURE	100% Mirvac Limited

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### Project Update

All major project approvals are in place and sales commenced on the project in early 2010. To date, over 800 lots have been sold. Releases are ongoing.

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Residential Development Residential

# Queensland

GREYSTONE TERRACES, RUSSELL STREET

EVERTON PARK, QLD



Located in Everton Park, 8 kilometres north of the Brisbane CBD, Greystone is a boutique development of 56 townhouses and a resident

### Summary Information - In Progress

ACQUISITION DATE	Oct-14
LOCATION	Everton Park
PROJECT VALUE (INCL. GST)	\$31.5m
TOTAL LOTS	56
PROJECT PERIOD	FY16 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

### Project Update

Stage 1 complete with all lots settled. Stage 2 construction is nearing completion with settlements expected to commence in July 2016. All lots in Stage 2 are under contract.

## Residential Development Residential

**Queensland****HOPE STREET (FORMERLY ART HOUSE), HOPE ST  
SOUTH BRISBANE, QLD**

The site is located in South Brisbane, a short walk from the Southbank parklands and arts precinct and across the river from the Brisbane CBD. The site was acquired in mid-2014 with planning approval for two apartment towers and ground floor retail.

**Summary Information - In Progress**

ACQUISITION DATE	Jul-14 - Jul-15
LOCATION	South Brisbane
PROJECT VALUE (INCL. GST)	\$217.9m
TOTAL LOTS	354
PROJECT PERIOD	FY17 - FY19
OWNERSHIP STRUCTURE	100% Mirvac Limited

**Project Update**

Art House was released to market in mid-2014 and is now sold out. Construction commenced in mid-2015 with completion in FY17. Lucid was launched in October 2015 and pre-sales are ongoing with 7 apartments remaining. Early works commenced in late April 2016 with completion in first half of FY19.

Residential Development Residential

# Queensland

MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD  
TOWNSVILLE, QLD



The site is located on "The Strand" in Townsville, North Queensland and enjoys 270 degree views across the adjacent marina and Cleveland Bay. The development comprises beachfront houses and land.

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#### Summary Information - In Progress

ACQUISITION DATE	Jun-06
LOCATION	Townsville
PROJECT VALUE (INCL. GST)	\$21.8m
TOTAL LOTS	19
PROJECT PERIOD	FY06 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Construction of the final stage was completed in mid-2009. The final two land lots are contracted to settle in late 2016.

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## Residential Development Residential

**Queensland****WATERFRONT, PIER PRECINCT, NEWSTEAD TERRACE  
NEWSTEAD, QLD**

The 'Pier' Precinct is part of the Waterfront 10.5 hectare development located in the inner city suburb of Newstead. Pier comprises luxury three and four bedroom and penthouse apartments across two buildings. This development is part of the Mirvac Wholesale Residential Development Partnership (MWRDP).

**Summary Information - In Progress**

ACQUISITION DATE	Jun-08
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	\$321.3m
TOTAL LOTS	99
PROJECT PERIOD	FY11 - FY17
OWNERSHIP STRUCTURE	100% MWRDP (Mircvac Limited 20% equity interest)

**Project Update**

Construction was completed in early 2011 and six apartments remain available.

Residential Development Residential

# Queensland

**WATERFRONT, PARK PRECINCT, UNISON & SKYRING TERRACES, CUNNINGHAM STREET  
NEWSTEAD, QLD**



Waterfront is a premium residential, retail and parkland development, located on a prime 10.5 hectare north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2 kilometres from the Brisbane CBD and 8 kilometres from Brisbane airport.

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#### Summary Information - In Progress

ACQUISITION DATE	Apr-08
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	\$532.3m
TOTAL LOTS	675
PROJECT PERIOD	FY12 - FY21
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Unison is currently under construction with completion (stages 1 & 2) forecast in FY17. Approximately 40 apartments remain available.

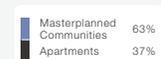
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## Residential Development Victoria

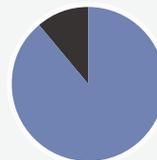
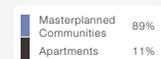
PROPERTY	LOCATION
ENCLAVE, NEWSOM STREET	ASCOT VALE, VIC
HARCREST MWRDP, CNR OF HARCREST BLVD & APPLIEDALE WAY	WANTIRNA SOUTH, VIC
JACK ROAD , JACK ROAD	CHELtenham, VIC
THE EASTBOURNE, ALBERT ST	EAST MELBOURNE, VIC
TULLAMORE, DONCASTER ROAD	DONCASTER, VIC
WAVERLEY PARK, GOODISON COURT	MULGRAVE, VIC
WOODLEA, LEAKES ROAD	ROCKBANK, VIC
YARRA'S EDGE, LORIMER STREET	DOCKLANDS, VIC

## Residential Development Victoria

### MIRVAC SHARE EXPECTED REVENUE \$3.7 BILLION



### LOTS UNDER CONTROL 13,065



### IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
<b>Enclave</b>		<b>Ascot Vale</b>	<b>\$164.3m</b>	<b>246</b>	<b>246</b>	<b>246</b>	<b>183</b>	<b>FY14</b>	<b>FY17</b>	<b>\$445,000</b>	<b>\$975,000</b>		<b>MPC - Mix of land &amp; housing</b>	<b>50% Mirvac Limited 50% Gresham Partners</b>
Completed Stages	Mar 13		\$101.4m	163	163	163	163	FY14	FY16	\$445,000	\$894,000	100%		
Stage 5	Mar 13		\$49.1m	61	61	61	0	FY17	FY17	\$610,000	\$975,000	40%		
Stage 5	Mar 13		\$13.8m	22	22	22	20	FY16	FY17	\$520,000	\$785,000	100%		
<b>Harcrest MWRDP</b>		<b>Wantirna South</b>	<b>\$449.1m</b>	<b>900</b>	<b>899</b>	<b>898</b>	<b>645</b>	<b>FY11</b>	<b>FY17</b>	<b>\$310,000</b>	<b>\$1,376,000</b>		<b>MPC - Mix of land &amp; housing</b>	<b>100% MWRDP (Mircac Limited 20% equity interest)</b>
Completed Stages	Feb 08		\$131.3m	286	286	286	286	FY12	FY16	\$310,000	\$615,000	100%		
Stage 1	Feb 08		\$53.9m	104	104	104	103	FY11	FY17	\$325,000	\$1,376,000	100%		
Stage 5	Feb 08		\$49.8m	100	100	100	96	FY15	FY17	\$310,000	\$810,000	100%		
Stage 6	Feb 08		\$50.2m	100	100	100	73	FY16	FY17	\$345,000	\$730,000	80%		
Stage 7	Feb 08		\$40.6m	81	81	81	49	FY16	FY17	\$365,000	\$690,000	70%		
Stage 9	Feb 08		\$66.2m	119	119	119	0	FY17	FY17	\$420,000	\$740,000	10%		
Stage 10	Feb 08		\$57.0m	110	109	108	38	FY16	FY17	\$335,000	\$725,000	60%		
<b>Jack Road</b>	<b>Oct 14</b>	<b>Cheltenham</b>	<b>\$139.4m</b>	<b>183</b>	<b>152</b>	<b>152</b>	<b>54</b>	<b>FY16</b>	<b>FY18</b>	<b>\$510,000</b>	<b>\$1,290,000</b>	<b>40%</b>	<b>MPC - Housing</b>	<b>100% Mirvac Limited</b>
<b>The Eastbourne</b>	<b>Dec 12</b>	<b>East Melbourne</b>	<b>\$424.6m</b>	<b>258</b>	<b>258</b>	<b>142</b>	<b>0</b>	<b>FY20</b>	<b>FY20</b>	<b>\$500,000</b>	<b>\$10,700,000</b>	<b>0%</b>	<b>Apartments</b>	<b>PDA with Freemasons</b>
<b>Tullamore (formerly Eastern Golf Club)</b>		<b>Doncaster</b>	<b>\$687.6m</b>	<b>763</b>	<b>334</b>	<b>333</b>	<b>56</b>	<b>FY16</b>	<b>FY20</b>	<b>\$475,000</b>	<b>\$3,690,000</b>		<b>MPC - Mix of land, housing &amp; medium density housing</b>	<b>100% Mirvac Limited</b>
Stage 1	Jul 15		\$107.3m	133	133	133	56	FY16	FY18	\$540,000	\$1,350,000	50%		
Stage 2	Jul 15		\$118.5m	122	110	110	0	FY17	FY18	\$625,000	\$1,880,000	30%		
Stage 3	Jul 15		\$107.6m	100	91	90	0	FY17	FY19	\$615,000	\$1,400,000	20%		
Future Stages	Jul 15		\$354.2m	408	0	0	0	FY18	FY20	\$475,000	\$3,690,000	0%		
<b>Waverley Park</b>		<b>Mulgrave</b>	<b>\$749.8m</b>	<b>1,317</b>	<b>1,143</b>	<b>1,143</b>	<b>1,143</b>	<b>FY04</b>	<b>FY21</b>	<b>\$225,000</b>	<b>\$1,075,000</b>		<b>MPC - Housing</b>	<b>100% Mirvac Limited</b>
Completed Stages	Dec 01		\$468.6m	895	895	895	895	FY04	FY14	\$225,000	\$1,075,000	100%		
Stage 5	Dec 01		\$81.8m	118	114	114	114	FY10	FY19	\$475,000	\$1,050,000	100%		

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

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Stage 6	Dec 01		\$41.2m	55	25	25	25	FY11	FY21	\$495,000	\$935,000	50%		
Stage 7	Dec 01		\$51.6m	93	54	54	54	FY08	FY20	\$407,000	\$935,000	60%		
Stage 9	Dec 01		\$106.6m	156	55	55	55	FY14	FY20	\$515,000	\$940,000	35%		
<b>Woodlea</b>		<b>Woodlea</b>	<b>\$1,426.3m</b>	<b>6,291</b>	<b>1,208</b>	<b>1,178</b>	<b>415</b>	<b>FY16</b>	<b>FY33</b>	<b>\$149,000</b>	<b>\$313,300</b>		<b>MPC - Land lots</b>	<b>50% Mirvac Limited 50% Jayaland Corporation</b>
Completed Stages	Nov 06		\$31.4m	165	165	165	165	FY16	FY16	\$149,000	\$253,000	100%		
Stage 1	Nov 06		\$10.2m	54	50	50	41	FY16	FY20	\$180,000	\$220,000	100%		
Stage 4	Nov 06		\$11.9m	63	63	63	62	FY16	FY17	\$155,000	\$245,000	100%		
Stage 5	Nov 06		\$10.4m	58	57	57	55	FY16	FY17	\$152,000	\$233,000	100%		
Stage 6	Nov 06		\$19.1m	97	97	97	92	FY16	FY17	\$161,000	\$277,000	100%		
Stage 7	Nov 06		\$9.2m	46	46	46	0	FY17	FY17	\$169,000	\$245,000	100%		
Stage 8	Nov 06		\$10.6m	53	53	53	0	FY17	FY17	\$160,000	\$229,000	100%		
Stage 9	Nov 06		\$9.8m	49	49	49	0	FY17	FY17	\$160,000	\$229,000	96%		
Stage 10	Nov 06		\$12.6m	60	60	60	0	FY17	FY17	\$167,000	\$274,000	93%		
Stage 11	Nov 06		\$14.9m	72	72	72	0	FY17	FY17	\$169,000	\$262,000	59%		
Stage 12	Nov 06		\$8.2m	36	36	36	0	FY17	FY17	\$189,000	\$297,000	37%		
Stage 13	Nov 06		\$10.7m	51	51	51	0	FY17	FY17	\$192,000	\$243,000	21%		
Stage 14	Nov 06		\$10.7m	44	44	42	0	FY17	FY17	\$197,100	\$313,300	2%		
Stage 15	Nov 06		\$11.6m	54	54	49	0	FY17	FY17	\$177,400	\$246,900	18%		
Stage 16	Nov 06		\$20.1m	88	88	86	0	FY17	FY17	\$189,700	\$287,100	0%		
Stage 17	Nov 06		\$19.5m	89	89	88	0	FY18	FY18	\$176,600	\$255,600	0%		
Stage 18	Nov 06		\$16.2m	74	60	60	0	FY18	FY18	\$180,300	\$291,100	0%		
Stage 19	Nov 06		\$16.0m	74	74	54	0	FY18	FY18	\$187,800	\$275,700	0%		
Balance of Project	Nov 06		\$1,173.5m	5,064	0	0	0	FY18	FY33	\$160,000	\$300,000	0%		
<b>Yarra's Edge</b>	<b>Apr 11</b>	<b>Docklands</b>	<b>\$1,507.1m</b>	<b>1,599</b>	<b>1,120</b>	<b>830</b>	<b>512</b>	<b>FY05</b>	<b>FY22</b>	<b>\$120,000</b>	<b>\$7,000,000</b>		<b>Apartments (and townhouses)</b>	<b>100% Mirvac Limited</b>
Completed Stages	Apr 11		\$191.9m	201	201	201	201	FY13	FY15	\$500,000	\$2,400,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	114	FY05	FY22	\$120,000	\$225,000	100%		
Array - Tower 6	Jul 13		\$218.8m	199	199	197	197	FY15	FY17	\$500,000	\$7,000,000	100%		
Wharfs Entrance - Tower 10 (Forge)	Nov 15		\$197.9m	228	228	171	0	FY17	FY18	\$490,000	\$1,550,000	55%		
Wharfs Entrance - Tower 11	Oct 16		\$301.4m	314	314	117	0	FY20	FY20	\$490,000	\$1,500,000	0%		
Wharfs Entrance - Townhouse Stage 1	Nov 15		\$50.7m	18	18	18	0	FY17	FY17	\$1,850,000	\$4,100,000	90%		
Wharfs Entrance - Townhouse Stage 2	Dec 15		\$51.9m	18	11	10	0	FY18	FY18	\$1,600,000	\$4,000,000	0%		
Future Stages			\$476.3m	472	0	0	0	FY19	FY21	\$490,000	\$6,000,000	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

### PROPOSED

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	SETTLEMENT DATE <sup>1</sup>		DESCRIPTION	OWNERSHIP STRUCTURE
					FROM	TO		
Donnybrook Road	Jun 12	Donnybrook	\$459.5m	2,296	FY18	FY32	MPC - Land lots	Combination of balance sheet and PDA
Smith's Lane	Nov 11	Clyde North	\$514.2m	2,220	FY18	FY28	MPC - Land lots	100% Mirvac Limited

1. SETTLEMENT DATE MAY VARY AS CIRCUMSTANCES CHANGE.

Residential Development Residential

# Victoria

**ENCLAVE, NEWSOM STREET**
**ASCOT VALE, VIC**


Enclave is a 10 hectare infill development, comprising vacant land and terrace housing. Located 7 kilometres from Melbourne's CBD and adjacent to the Maribyrnong River, the project offers a rare combination of inner-city living as well as direct access to parkland, sporting clubs and river trails, including a wetland centre-piece and expansive views of the CBD.

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**Summary Information - In Progress**


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ACQUISITION DATE	Mar-13
LOCATION	Ascot Vale
PROJECT VALUE (INCL. GST)	\$164.3m
TOTAL LOTS	246
PROJECT PERIOD	FY11 - FY17
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% Gresham Partners

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**Project Update**


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The project is sold out with over 70 per cent of the site settled. The wetlands and park were opened in 2015 and civil construction is now complete.

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## Residential Development Residential

# Victoria

**HARCREST MWRDP, CNR OF HARCREST BLVD & APPLEDALE WAY****WANTIRNA SOUTH, VIC**

Harcrest is a 56 hectare infill development, comprising vacant land and integrated housing. Nestled amongst well-established suburbs, Harcrest offers buyers a unique opportunity to buy or build a brand new home at the foothills of the Dandenong Ranges on what used to be the Austral Bricks Quarry.

**Summary Information - In Progress**

ACQUISITION DATE	Feb-08
LOCATION	Wantirna South
PROJECT VALUE (INCL. GST)	\$449.1m
TOTAL LOTS	900
PROJECT PERIOD	FY11 - FY17
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

**Project Update**

The project has only one lot remaining available for sale. Nine of 10 land stages are now complete with the final land stage to commence construction later this year, for settlement and completion in FY17. The final 3 stages of Mirvac built form have commenced construction with housing starts to continue through to late 2016. All homes are forecast for completion within FY17.

Residential Development Residential

# Victoria

JACK ROAD , JACK ROAD

CHELTENHAM, VIC



Jack Rd is a 4.2 hectare site located in the Bayside suburb of Cheltenham, approximately 20 kilometres south of the Melbourne CBD. The development comprises approximately 184 dwellings, consisting of boutique style apartments and two, three and four bedroom townhouses. The project offers a unique opportunity to live in a Masterplanned community within close proximity to the beach and established amenity.

## Summary Information - In Progress

ACQUISITION DATE	Oct-14
LOCATION	Cheltenham
PROJECT VALUE (INCL. GST)	\$139.4m
TOTAL LOTS	183
PROJECT PERIOD	FY16 - FY18
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

The project settled 54 lots to 30 June. Over 80 per cent of the project is now pre-sold with Stage 2 construction to commence imminently.

Residential Development Residential

# Victoria

**THE EASTBOURNE, ALBERT ST**
**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 building features 258 apartments across 14 levels at its highest point, along Victoria Parade. It is serviced by a 4 level basement car park and contains 3 levels of commercial space within the Victoria Parade building which will be owned and occupied by Freemasons Victoria. This unique building will be a distinct addition to East Melbourne and seeks to raise the bar in residential apartment living.

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**Summary Information - In Progress**


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ACQUISITION DATE	Dec-12
LOCATION	East Melbourne
PROJECT VALUE (INCL. GST)	\$424.6m
TOTAL LOTS	258
PROJECT PERIOD	FY16 - FY20
OWNERSHIP STRUCTURE	PDA with Freemasons

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**Project Update**


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The Eastbourne was launched to the market in May 2016, with 142 of 258 apartments sold to date. Construction is due to commence early 2017.

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Residential Development Residential

# Victoria

TULLAMORE, DONCASTER ROAD

DONCASTER, VIC



Tullamore is a 42 hectare infill development, comprising of vacant land and integrated housing. 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 of leading retail, education and transport hubs.

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#### Summary Information - In Progress

ACQUISITION DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST)	\$687.6m
TOTAL LOTS	763
PROJECT PERIOD	FY16 - FY20
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Since launching in May 2015 over 330 contracts have been exchanged at a total value of approximately \$300 million, with significant price growth achieved across the three releases completed to date. Demand remains strong. Civil construction on Stage 1 has completed, with vacant land settlements received in FY16.

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## Residential Development Residential

**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 the Melbourne 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.

**Summary Information - In Progress**

ACQUISITION DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	\$749.8m
TOTAL LOTS	1,317
PROJECT PERIOD	FY04 - FY21
OWNERSHIP STRUCTURE	100% Mirvac Limited

**Project Update**

Stages 1-5, 8 and 10-12, comprising close to 1,150 lots have been completed and settled. An amendment to the planning permit is being sought for development of the balance of the project (a portion of Stages 6, 7 and 9, totalling approximately 170 lots).

## Residential Development Residential

# 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 6,000 lots, four schools, community and childcare facilities, a local Town Centre, a Major Town Centre and 30 hectares of sporting facilities linked by 200 hectares of open space. The project is being developed in joint venture with Victorian Investments & Properties and is expected to house approximately 20,000 residents upon completion.

**Summary Information - In Progress**

ACQUISITION DATE	Nov-06
LOCATION	Rockbank
PROJECT VALUE (INCL. GST)	\$1,426.3m
TOTAL LOTS	6,291
PROJECT PERIOD	FY16 - FY33
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% Jayaland Corporation

**Project Update**

Since launching in March 2015 approximately 1,170 contracts have been exchanged at Woodlea across twenty stages. This equates to an average sales rate of 77 lots per month and approximately \$230m of sales revenue. Settlements commenced in October 2015 with 415 lots settled as at 30 June 2016. Demand remains strong with an average of 250 new leads being generated per week and sales momentum is expected to continue into FY17.

## Residential Development Residential

**Victoria****YARRA'S EDGE, LORIMER STREET**

DOCKLANDS, VIC



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

**Summary Information - In Progress**

ACQUISITION DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	\$1,507.1m
TOTAL LOTS	1,599
PROJECT PERIOD	FY05 - FY22
OWNERSHIP STRUCTURE	100% Mirvac Limited

**Project Update**

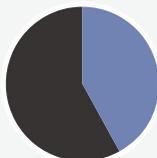
The 'Park Precinct' comprises 604 apartments across Yarra Point, Array and Tower 9. Yarra Point is now fully sold and settled. Array has now settled 197/199 apartments with the two penthouses currently available. Tower 9 re-design is underway and scheduled for lodgement in July. The 'Wharf's Entrance' precinct comprises 723 apartments across Towers 10, 11 and 12; 80 MidRise apartments; and 36 townhouses. The first release of Forge (Tower 10) and Stage 1 of the townhouses occurred in late 2014, with construction having commenced in early 2015. Completion is anticipated in FY17. Part of the Stage 2 townhouses and Voyager (Tower 11) were released in late 2015, with construction forecast to commence in late 2016.

## Residential Development Western Australia

PROPERTY	LOCATION
BALDIVIS, BALDIVIS RD	BALDIVIS, WA
BEACHSIDE LEIGHTON, 1 FREEMAN LOOP	NORTH FREMANTLE, WA
CLAREMONT, CNR GRAYLANDS RD & SHENTON RD	CLAREMONT, WA
HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE	JANE BROOK, WA
MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT	MANDURAH, WA
MANDURAH SYNDICATES, MWRDP	MANDURAH, WA
OSPREY WATERS, BRIDGEWATER BLVD	MANDURAH, WA
THE PENINSULA, THE CIRCUS	BURSWOOD, WA

## Residential Development Western Australia

### MIRVAC SHARE EXPECTED REVENUE \$0.8 BILLION



### LOTS UNDER CONTROL 2,628



### IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
<b>Baldivis</b>		<b>Baldivis</b>	<b>\$85.7m</b>	<b>421</b>	<b>95</b>	<b>39</b>	<b>38</b>	<b>FY16</b>	<b>FY20</b>	<b>\$176,000</b>	<b>\$268,000</b>		<b>MPC - Land lots</b>	<b>100% Mirvac Limited</b>
Stage 1	Dec 13		\$14.2m	70	61	22	22	FY16	FY17	\$184,000	\$268,000	100%		
Stage 2	Dec 13		\$11.5m	56	34	17	16	FY16	FY17	\$186,000	\$252,000	100%		
Future Stages	Dec 13		\$60.0m	295	0	0	0	FY17	FY20	\$176,000	\$247,000	0%		
<b>Beachside Leighton</b>		<b>Leighton</b>	<b>\$353.3m</b>	<b>288</b>	<b>182</b>	<b>129</b>	<b>69</b>	<b>FY11</b>	<b>FY20</b>	<b>\$490,000</b>	<b>\$8,950,000</b>		<b>Apartments with mixed use</b>	<b>100% Mirvac Limited</b>
Completed Stages	Aug 06		\$170.0m	69	69	69	69	FY11	FY16	\$840,000	\$8,950,000	100%		
Meridian, Prima & Future Stages	Aug 06		\$183.3m	219	113	60	0	FY18	FY20	\$490,000	\$1,860,000	7%		
<b>Claremont</b>		<b>Claremont</b>	<b>\$176.0m</b>	<b>234</b>	<b>162</b>	<b>85</b>	<b>0</b>	<b>FY19</b>	<b>FY20</b>	<b>\$450,000</b>	<b>\$1,495,000</b>		<b>Apartments</b>	<b>100% Mirvac Limited</b>
Grandstand	Jan 15		\$104.5m	142	142	69	0	FY19	FY20	\$450,000	\$1,165,000	0%		
Reserve	Jan 15		\$71.5m	92	20	16	0	FY19	FY20	\$460,000	\$1,495,000	0%		
<b>Highland Reserve At Jane Brook</b>	<b>Jul 06</b>	<b>Jane Brook</b>	<b>\$65.1m</b>	<b>234</b>	<b>234</b>	<b>234</b>	<b>234</b>	<b>FY11</b>	<b>FY16</b>	<b>\$100,000</b>	<b>\$700,000</b>	<b>100%</b>	<b>MPC - Land lots</b>	<b>100% Mirvac Limited</b>
<b>Mandurah Syndicates - Meadow Springs</b>		<b>Mandurah</b>	<b>\$124.7m</b>	<b>648</b>	<b>648</b>	<b>641</b>	<b>641</b>	<b>FY07</b>	<b>FY17</b>	<b>\$127,917</b>	<b>\$3,080,131</b>		<b>MPC - Land lots</b>	<b>100% Mirvac Development Fund - Meadow Springs</b>
Completed Stages	Jun 06		\$89.3m	451	451	451	451	FY07	FY15	\$127,917	\$3,080,131	100%		
Stage 21	Jun 06		\$18.8m	102	102	96	96	FY12	FY17	\$129,000	\$335,000	100%		
Stage 23	Jun 06		\$16.6m	95	95	94	94	FY14	FY17	\$139,000	\$225,000	100%		
<b>Mandurah Syndicates MWRDP</b>		<b>Mandurah</b>	<b>\$146.1m</b>	<b>683</b>	<b>653</b>	<b>617</b>	<b>617</b>	<b>FY09</b>	<b>FY17</b>	<b>\$118,000</b>	<b>\$2,310,000</b>		<b>MPC - Land with mixed use</b>	<b>100% MWRDP (Mircvac Limited 20% equity interest)</b>

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

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
Meadow Springs MWRDP Syndicate	Jun 07		\$89.1m	479	449	413	413	FY09	FY17	\$120,000	\$239,500	100%		
Seascapes Town Centre MWRDP Syndicate	Jun 08		\$57.0m	204	204	204	204	FY09	FY16	\$118,000	\$2,310,000	100%		
<b>Osprey Waters</b>		<b>Mandurah</b>	<b>\$85.3m</b>	<b>464</b>	<b>242</b>	<b>207</b>	<b>206</b>	<b>FY14</b>	<b>FY19</b>	<b>\$122,000</b>	<b>\$239,000</b>		<b>MPC - Land lots</b>	<b>100% Mirvac Limited</b>
Completed Stages	Dec 13		\$3.5m	21	21	21	21	FY14	FY15	\$139,000	\$215,000	100%		
Stage 2	Dec 13		\$11.6m	68	68	64	64	FY15	FY17	\$122,000	\$239,000	100%		
Stage 2a	Dec 13		\$5.7m	32	29	27	27	FY14	FY17	\$132,000	\$220,000	100%		
Stage 3	Dec 13		\$12.0m	63	62	58	57	FY16	FY17	\$130,000	\$239,000	100%		
Stage 3a	Dec 13		\$5.1m	28	28	25	25	FY16	FY17	\$122,000	\$207,000	100%		
Stage 5	Dec 13		\$8.8m	50	34	12	12	FY16	FY17	\$150,000	\$218,000	100%		
Future stages	Dec 13		\$38.7m	202	0	0	0	FY16	FY19	\$143,000	\$238,000	0%		
<b>The Peninsula</b>		<b>Burswood</b>	<b>\$666.7m</b>	<b>587</b>	<b>410</b>	<b>406</b>	<b>406</b>	<b>FY07</b>	<b>FY21</b>	<b>\$385,000</b>	<b>\$13,395,000</b>		<b>Apartments</b>	<b>50% Mirvac Limited 50% AustralianSuper Fund</b>
Completed Stages	Feb 03		\$322.9m	277	277	277	277	FY07	FY17	\$385,000	\$13,395,000	100%		
Tower 4	Feb 03		\$149.9m	133	133	129	129	FY10	FY16	\$550,000	\$4,200,000	100%		
Future Stages	Feb 03		\$193.9m	177	0	0	0	FY16	FY21	\$480,000	\$480,000	0%		

### PROPOSED

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	SETTLEMENT DATE <sup>1</sup> FROM	SETTLEMENT DATE <sup>1</sup> TO	DESCRIPTION	OWNERSHIP STRUCTURE
Kennedy Bay	Oct 06	Port Kennedy	\$126.2m	390	FY18	FY22	MPC - Land lots	PDA with WABGR
Piara Waters	Feb 16	Piara Waters	\$131.6m	436	FY18	FY21	MPC - Land lots	100% Mirvac Limited
West Swan	Dec 14	West Swan	\$131.7m	454	FY17	FY20	MPC - Land lots	100% Mirvac Limited

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 Residential

# Western Australia

BALDIVIS, BALDIVIS RD

BALDIVIS WA



One71 Baldivis is a Masterplan Community development located in Perth's southwest corridor, 20 minutes from the CBD. The site is approximately 30 hectares and will deliver over 400 land lots. The Baldivis region contains established surrounds, providing substantial existing amenity.

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#### Summary Information - In Progress

ACQUISITION DATE	Dec 13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST)	\$85.7m
TOTAL LOTS	421
PROJECT PERIOD	FY16 - FY20
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Stages 1 and 2 were released to market in FY16, with settlements commencing in May 2016. Construction of the central park is currently underway, establishing a focal point for the local community, with other initiatives such as 'green streets' to be delivered across the site.

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Residential Development Residential

# Western Australia

**BEACHSIDE LEIGHTON, 1 FREEMAN LOOP  
NORTH FREMANTLE, WA**



The site occupies a coastal location approximately 20 kilometres south-west of the Perth CBD, and is a mixed-use development, comprising apartments, terraces, retail and a future hotel.

## Summary Information - In Progress

ACQUISITION DATE	Aug-06
LOCATION	Leighton
PROJECT VALUE (INCL. GST)	\$353.3m
TOTAL LOTS	288
PROJECT PERIOD	FY11 - FY20
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

Stage 1 (68 lots) is complete and settled. Construction has commenced on Stage 2 (113 lots) spanning two buildings, Meridian and Prima, with over 50% of the project sold. Concept designs for the final stage release are being prepared.

Residential Development Residential

# Western Australia

CLAREMONT, CNR GRAYLANDS RD &amp; SHENTON RD

CLAREMONT, WA



The site was acquired in 2015, as part of LandCorp's (WA State Government) redevelopment of the former Claremont Football Club facilities and adjacent land. The site is approximately 10 kilometres south-west of the Perth CBD.

## Summary Information - In Progress

ACQUISITION DATE	Jan-15
LOCATION	Claremont
PROJECT VALUE (INCL. GST)	\$176.0m
TOTAL LOTS	234
PROJECT PERIOD	FY19 - FY20
OWNERSHIP STRUCTURE	100% Mirvac Limited

## Project Update

The project comprises 234 apartments set directly adjacent to the Claremont oval's open space. The 'Grandstand' (Stage 1, 142 lots) was released in March 2015 and the 'Reserve' (Stage 2, 92 lots) was launched in May 2016. Presales for both stages are ongoing.

Residential Development Residential

# Western Australia

## HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE

### JANE BROOK, WA



Highland Reserve at Jane Brook is located 20 kilometres north-east of the Perth CBD and offers a mix of standard residential and rural lifestyle lots. The project adjoins the John Forrest National Park and is set in a bushland landscape, enjoying uninterrupted views over the Perth metropolitan area.

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#### Summary Information - In Progress

ACQUISITION DATE	Jul-06
LOCATION	Jane Brook
PROJECT VALUE (INCL. GST)	\$65.1m
TOTAL LOTS	234
PROJECT PERIOD	FY11 - FY16
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

The project is now 100 per cent sold with final settlements achieved in FY16.

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Residential Development Residential

# Western Australia

MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT

MANDURAH, WA



The Mandurah Syndicates Mirvac Funds Management comprises the Masterplanned communities of Meadow Springs and Seascapes. The communities are all located within the Mandurah metropolitan area, with Meadow Springs offering a golf course lifestyle and Seascapes offering coastal living.

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#### Summary Information - In Progress

ACQUISITION DATE	Jun-06
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$124.7m
TOTAL LOTS	648
PROJECT PERIOD	FY07 - FY17
OWNERSHIP STRUCTURE	100% Mirvac Development Fund

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#### Project Update

The Seascapes precinct is 100 per cent sold. Construction of the Meadow Springs precinct is now complete with the final lots due to settle in FY17.

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Residential Development Residential

# Western Australia

**MANDURAH SYNDICATES, MWRDP**
**MANDURAH, WA**


The Mandurah Syndicates MWRDP comprises the Masterplanned communities of Meadow Springs and The Village at Seascapes. Mirvac Limited has a 20 per cent interest in the MWRDP. The communities are all located within the Mandurah metropolitan area, with Meadow Springs offering a golf course lifestyle and The Village at Seascapes offering coastal living.

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**Summary Information - In Progress**


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ACQUISITION DATE	Jun-07 - Jun-08
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$146.1m
TOTAL LOTS	683
PROJECT PERIOD	FY09 - FY17
OWNERSHIP STRUCTURE	100% MWRDP (Mircac Limited 20% equity interest)

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**Project Update**


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The Seascapes precinct is 100 per cent sold and construction of the Meadow Springs Syndicate is complete. The final Meadow Springs settlements are expected in FY17.

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Residential Development Residential

# Western Australia

**OSPREY WATERS, BRIDGEWATER BLVD**

**MANDURAH, WA**



Osprey Waters is a Masterplanned community located 45 minutes from Perth. The site will contain 15 hectares of high-quality landscaped public open space, 2.2 hectares of spectacular foreshore reserve, retained natural bushland, boardwalks, walking trails, playgrounds and other community spaces.

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#### Summary Information - In Progress

ACQUISITION DATE	Dec-13
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$85.3m
TOTAL LOTS	464
PROJECT PERIOD	FY14 - FY19
OWNERSHIP STRUCTURE	100% Mirvac Limited

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#### Project Update

Stages 1 to 5 of a total nine stages have been released to date. Construction of Stages 1-5 comprising of 262 lots is now complete, with 89 per cent of these lots now sold. Construction is underway for Stage 9A with expected completion in 1H17. The total foreshore reserve landscaping construction will be complete in Early FY17. The Osprey Waters Sales office was successfully launched in October 2015.

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Residential Development Residential

# Western Australia

**THE PENINSULA, THE CIRCUS**
**BURSWOOD, WA**


The 17 hectare site is located within the town of Victoria Park, approximately 5 kilometers east of the Perth CBD and adjacent to the Burswood Casino and entertainment complex.

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**Summary Information - In Progress**

ACQUISITION DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	\$666.7m
TOTAL LOTS	587
PROJECT PERIOD	FY07 - FY21
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% AustralianSuper Fund

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**Project Update**

Construction of the current released stages, which comprise a total 410 lots, is complete with only four lots left available. Planning for the remaining stages are still being undertaken.

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The information contained in this Property Compendium is dated 30 June 2016, unless otherwise stated.

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