

Form 603
Corporation Law
Section 671B

Notice of initial substantial holder

To: Mirvac Industrial Trust

ACN:

1. Details of Substantial holder

Name: Evergreen Capital Partners Pty Ltd

ACN: 139 750 673

The holder became a substantial holder on: 27 September 2012

2. Details of Voting Power and relevant interests

The total number of votes attached to all the voting shares in the company that the holder had a relevant interest in on the date the holder became a substantial holder as follows:

Class of Securities	Number of Securities	Persons Vote	Voting Power
Ordinary	21,790,511	21,790,511	6.0%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest	Class and number of securities
See Annexure 1		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Number of securities	Person's votes
See Annexure 1					

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that they holder became a substantial holder is as follows:

Date of change	Person whose relevant interest changed	Nature of change	Consideration in relation to change	Class and number of securities affected	Person's votes affected
See Annexure 1					

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
Not applicable	

7. Addresses

The addresses of persons named in this form are:

Name	Address
Evergreen Capital Partners Pty Ltd	Level 39, 55 Collins Street, Melbourne, VIC 3000
Treasury Group Limited	Level 14, 39 Martin Place, Sydney, NSW 2000

Name: Tim Harmon

Capacity: Director

Signature: 

Date: 27 September 2012

ANNEXURE 1 TO FORM 603 - NOTICE OF INITIAL SUBSTANTIAL HOLDER

COMPANY NAME: MIRVAC INDUSTRIAL TRUST

3. Details of relevant interests

Holder of Relevant Interest	Nature of Relevant Interest	Class and Number of Securities
Evergreen Capital Partners Pty Ltd	Power to (or control) exercise vote and/or dispose of the securities as discretionary investment managers or advisers of superannuation funds, pooled superannuation trusts, managed investment schemes and investment management agreements	21,790,511 Fully Paid Ordinary Shares

4. Details of present registered holders

Holder of Relevant Interest	Registered holder of securities	Person entitled to be registered as holder	Nature of relevant interest	Class and number of securities	Person's votes
Evergreen Capital Partners Pty Ltd on behalf of its clients				21,790,511	21,790,511
Treasury Group Limited (TRG) and each of its subsidiaries holds over 20% of the voting power in its investment managers pursuant to Section 608(3)(a)				as above	as above

5. Consideration

Holder of Relevant Interest	Date of acquisition	Consideration	Class and number of securities
Evergreen Capital Partners Pty Ltd	20/9/12 - 27/9/12	2,571,059	21,790,511
Treasury Group Limited (TRG) and each of its subsidiaries holds over 20% of the voting power in its investment managers pursuant to Section 608(3)(a)	as above	as above	as above

This is annexure 1 of 1 pages referred to in form 603 Notice of Initial Substantial Holder



TIM HANNO

27/09/2012

DATE

DIRECTOR

CAPACITY