Appendix 4D – Half Year Report

For the half year ended 31 December 2016 (Previous corresponding period 31 December 2015)



## **MIRVAC GROUP**

Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust (ARSN 086 780 645) and its controlled entities).

## **Results for Announcement to the Market**

				2016 \$m	2015 \$m
Total revenue and other income	up	17%	to	1,364	1,168
Profit for the half year attributable to stapled security holders	up	7%	to	508	473
Operating profit after tax	up	39%	to	230	165

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution payable on 28 February 2017	31 December 2016	4.9 cents	-
Interim distribution paid on 29 February 2016	31 December 2015	4.7 cents	-

## **Additional Information**

Ratios	2016	2015
Profit before income tax / Total revenue and other income	37.2%	39.9%
Profit for the half year attributable to stapled security holders / Total equity	6.8%	6.9%
Earnings per stapled security (EPS)	2016	2015
Basic EPS	13.7 cents	12.8 cents
Diluted EPS <sup>1</sup>	13.7 cents	12.8 cents

<sup>1</sup> Diluted EPS includes dilutive potential ordinary securities from security-based payments.

Net tangible asset (NTA) backing per ordinary security	2016	2015
Excluding EIS securities	\$2.01	\$1.83
Including EIS securities	\$2.01	\$1.83