



NOTICE TO: CUSTODIANS/NOMINEE AGENTS AND OTHER MANAGED INVESTMENT TRUSTS (“MIT”)

Mirvac Property Trust

Notice from Managed Investment Trusts re ‘fund payment’

Mirvac Funds Limited, the responsible entity of the Mirvac Property Trust, considers that the trust is a managed investment trust (“MIT”) in relation to its income year ending 30 June 2011, and gives the following notice to you as recipient of a payment of 2.0000 cents per unit for the December 2010 quarterly distribution made on 28 January 2011:

- a) The fund payment, being the part of the payment from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that schedule, is 1.413182 cents per unit and relates to the income year ending 30 June 2011;
- b) The proportion of the fund payment relating to the grossed up amount of discounted capital gains on Taxable Australian Property (TAP) is NIL cents per unit.

Mirvac Funds Limited also provides the following information in relation to the total distribution of 2.0000 cents per unit.

Australian-sourced interest:	0.332206
Unfranked Australian dividends:	0.000000
Other foreign Income:	0.000000
Tax deferred:	0.254612

The above information has been included in the notice solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents.

The tax components summarised above are **ESTIMATES** only. The final taxation components for the current year distributions will be shown on the Annual Taxation Statement, which will be issued by the end of August 2011.

The payment made for the quarter ended 31 December 2010 represents a distribution from Mirvac Property Trust ONLY.

PLEASE NOTE: this information is provided to assist Custodians/ Nominees and other MIT’s and, in general, not Australian resident individual investors.