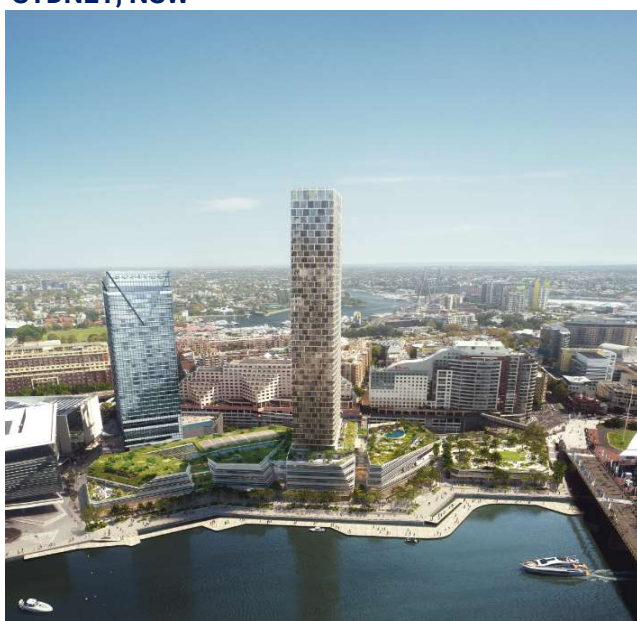


Investment Property Under Construction

Mixed Use

HARBOURSIDE SYDNEY, NSW



The Harbourside redevelopment is located within Sydney's Darling Harbour precinct. The new Harbourside will reimagine the Darling Harbour waterfront for the 21st century, reconnect the people and places of Pyrmont, and create a network of new public spaces that seamlessly bring together residents, workers, tourists, and locals as part of a world class mixed-use precinct.

The redevelopment will deliver a total gross floor area (GFA) of 87,000 square metres, including 45,000 square metres of commercial / retail space, and 42,000 square metres of residential space, yielding 265 luxury apartments within a 42-storey residential tower.

Construction has commenced and it is due for staged completion from 2026/2027. This new destination will see a new era in placemaking and mixed-use, delivering exciting new retail, a campus-style commercial space and residential, all integrated with an abundance of accessible green public domains.

Harbourside is an example of the private sector working in partnership with the NSW Government to develop a project that can be beneficial for all people across NSW. This redevelopment demonstrates Mirvac's capability to partner with Government and unlock large scale complex mixed-use projects.

Summary Information

VALUATION AT 31 DECEMBER 2023 ¹	\$162m
EXPECTED DEVELOPMENT VALUE ON COMPLETION ²	~\$2.2bn
TOTAL RESIDENTIAL LOTS ³	265
NLA	~27,000 sqm office & ~7,000 sqm retail
ACQUISITION DATE	Jan-14
TARGET COMPLETION	FY27+
OWNERSHIP	100% Mirvac

Note: Image is an artist impression only, final design may differ.

1. Reflects IPUC value, including gross up of AASB 16 lease liabilities, subject to rounding. A portion of IPUC was transferred to inventories during the half year.

2. Represents 100% expected end value, subject to various factors outside of Mirvac's control such as planning, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

3. Indicative only and subject to change. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.