

Reimagine Urban Life

FY19 Property Compendium

8 August 2019

Investment Overview



275 Kent Street, Sydney

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

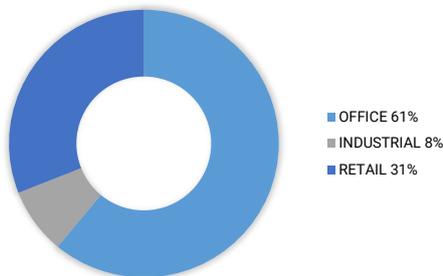
Property Portfolio

as at 30 June 2019

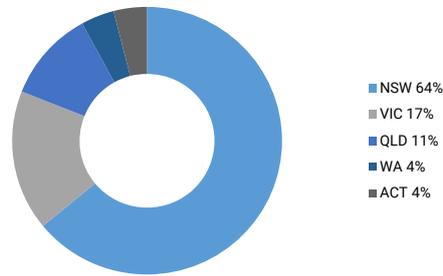
TYPE OF PROPERTY	NO. OF PROPERTIES ¹	BOOK VALUE ²	GLA/NLA (sqm)	WALE (by income)	OCCUPANCY (by area)	CAP RATE
OFFICE	31	\$6,655m	657,140 sqm	6.4 yrs	98.2%	5.43%
INDUSTRIAL	10	\$877m	469,315 sqm	7.7 yrs	99.7%	5.72%
RETAIL	17	\$3,441m	437,899 sqm	4.1 yrs	99.2%	5.41%
SUBTOTAL	58	\$11,101m³	1,564,354 sqm	5.7 yrs	99.0%	5.45%
OTHER INVESTMENTS	n/a	\$259m	n/a	n/a	n/a	n/a
TOTAL PORTFOLIO	58	\$11,360m³	1,564,354 sqm	5.7 yrs	99.0%	5.45%

Property Portfolio Diversification

Sector Diversification⁴

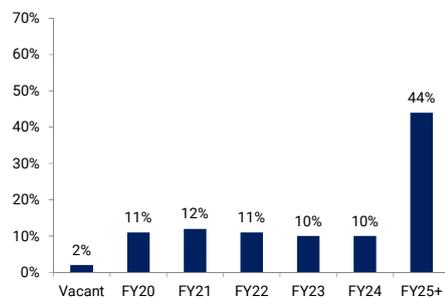


Geographic Diversification⁴

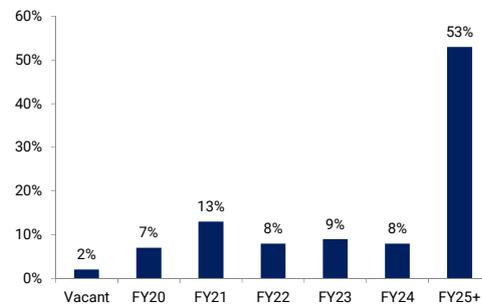


Lease Expiry Profile⁵

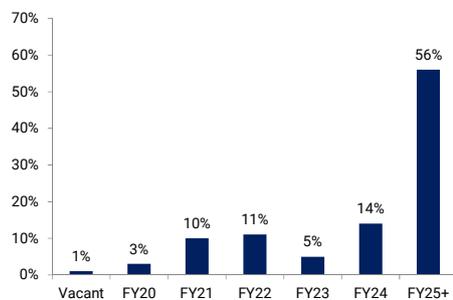
Total Portfolio



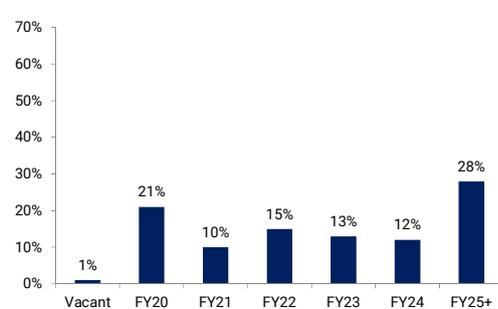
Office Portfolio



Industrial Portfolio



Retail Portfolio



1. Portfolio number includes investment properties under construction (IPUC), but excludes properties being held for development.
 2. Portfolio value includes investment properties under construction (IPUC), and properties being held for development. Subject to rounding.
 3. Includes \$128m of residential IPUC, relating to Building 3 and 5 at Pavilions, held by Australian Build to Rent Club.
 4. By book value, including IPUC and properties being held for development, but excluding other investments.
 5. By income, excludes other investments. IPUC and properties being held for development.



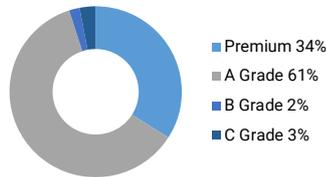
Office

South Eveleigh (Axle), Sydney

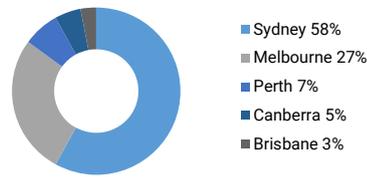
Comprising 61% of Mirvac's property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 6.4 years.

Office

Grade Diversification¹



Geographic Diversification²



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE ³	GROSS OFFICE RENT	VALUATION AT 30 JUNE 19 ⁴	NABERS RATING	
1	101-103 MILLER STREET	NORTH SYDNEY, NSW	37,473 SQM	5.0%	\$979/SQM	\$296.3m	5.0 Star
2	40 MILLER STREET	NORTH SYDNEY, NSW	12,615 SQM	2.4%	\$888/SQM	\$146.7m	5.0 Star
3	10-20 BOND STREET	SYDNEY, NSW	38,282 SQM	5.4%	\$1,091/SQM	\$325.1m	5.5 Star
4	200 GEORGE STREET	SYDNEY, NSW	38,983 SQM	8.2%	\$1,354/SQM	\$495.6m	5.5 Star
5	275 KENT STREET	SYDNEY, NSW	75,868 SQM	12.5%	\$1,236/SQM	\$757.4m	5.0 Star
6	60 MARGARET STREET	SYDNEY, NSW	40,875 SQM	5.6%	\$992/SQM	\$340.2m	4.0 Star
7	37 PITT STREET	SYDNEY, NSW	12,138 SQM	1.7%	\$681/SQM	\$100.0m	3.5 Star
8	51 PITT STREET	SYDNEY, NSW	4,986 SQM	0.7%	\$718/SQM	\$40.0m	2.5 Star
9	6-8 UNDERWOOD STREET	SYDNEY, NSW	3,251 SQM	0.3%	\$536/SQM	\$21.0m	3.0 Star
10	QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	398 SQM	0.6%		\$38.6m	
11	75 GEORGE STREET	PARRAMATTA, NSW	9,568 SQM	1.4%	\$596/SQM	\$87.6m	2.0 Star
12	1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.8%	\$802/SQM	\$290.9m	6.0 Star
13	65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	3.0%	\$770/SQM	\$183.0m	6.0 Star
14	699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.7%	\$700/SQM	\$103.5m	5.0 Star
15	90 COLLINS STREET	MELBOURNE, VIC	21,308 SQM	4.3%	\$730/SQM	\$259.8m	4.0 Star
16	367 COLLINS STREET	MELBOURNE, VIC	37,863 SQM	6.4%	\$690/SQM	\$389.0m	4.0 Star
17	664 COLLINS STREET	MELBOURNE, VIC	26,476 SQM	2.4%	\$644/SQM	\$143.6m	
18	383 LA TROBE STREET	MELBOURNE, VIC	10,211 SQM	2.0%	\$651/SQM	\$123.6m	2.5 Star
19	380 ST KILDA ROAD	MELBOURNE, VIC	24,554 SQM	2.9%	\$521/SQM	\$176.0m	5.0 Star
20	RIVERSIDE QUAY	SOUTHBANK, VIC	31,817 SQM	5.2%	\$643/SQM	\$311.6m	4.5 Star
21	2 RIVERSIDE QUAY	SOUTHBANK, VIC	21,132 SQM	2.3%	\$667/SQM	\$140.0m	
22	23 FURZER STREET	PHILLIP, ACT	46,167 SQM	5.0%	\$527/SQM	\$303.5m	6.0 Star
23	340 ADELAIDE STREET	BRISBANE, QLD	12,742 SQM	1.2%	\$586/SQM	\$72.0m	4.5 Star
24	189 GREY STREET	SOUTHBANK, QLD	12,729 SQM	1.4%	\$564/SQM	\$86.8m	4.0 Star
25	ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	29,043 SQM	4.0%	\$912/SQM	\$239.0m	4.0 Star
OFFICE INVESTMENT PROPERTIES TOTAL			605,910 SQM	92.3% ⁵		\$5,585.7m ⁵	
26	SOUTH EVELEIGH (BUILDINGS 1-3)	SOUTH EVELEIGH, NSW				\$275.2m	
27	LOCOMOTIVE WORKSHOPS	SOUTH EVELEIGH, NSW				\$83.4m	
28	80 ANN STREET	BRISBANE, QLD				\$72.4m	
29	477 COLLINS STREET	MELBOURNE, VIC				\$177.1m	
OFFICE INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL						\$608.1m	
OFFICE INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL			605,910 SQM			\$6,193.7m ⁵	
30	8 CHIFLEY SQUARE	SYDNEY, NSW	19,349 SQM	4.0%	\$1,589/SQM	\$239.5m	5.0 Star
31	DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	PERTH, WA	31,881 SQM	3.7%	\$884/SQM	\$221.8m	5.0 Star
INVESTMENTS IN JOINT VENTURES TOTAL			51,230 SQM	7.7%		\$461.3m	
OFFICE TOTAL			657,140 SQM	100% ⁵		\$6,655.1m ⁵	
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)						6.4 YEARS	
OCCUPANCY % (BY AREA)						98.2%	

1. By book value, excluding IPUC and properties being held for development.

2. By book value, including IPUC and properties being held for development.

3. Excludes office properties under development.

4. Book values represent Mirvac's ownership.

5. This total value includes 55 Coonara Avenue West Pennant Hills, valued at \$76.5m, and 53 Walker Street & 97 Pacific Highway, North Sydney, valued at \$25.9m, which are being held for development, and various other of \$12.5m. These assets are excluded from all other metrics. Subject to rounding.

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% Mirvac, 50% Nuveen
NLA	37,473 SQM
CAR SPACES	184
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$296.3m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$979/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth of Australia	10,324	Nov-26
Genworth Financial Mortgage Insurance	5,898	Jul-23

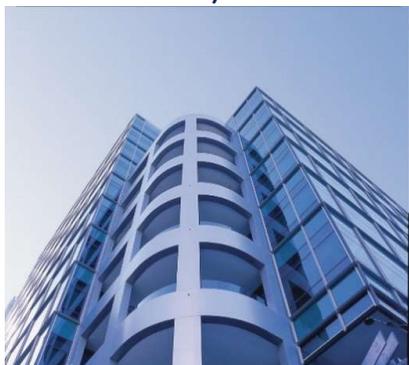
Lease Expiry Profile % Income

VACANCY	2.6%
FY20	0.9%
FY21	0.2%
FY22	17.6%
FY23	1.4%
FY24	22.4%
FY25+	54.9%
WALE	5.7 YEARS

1. Book value represents Mirvac'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%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$146.7m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$888/SQM

Major Tenants	NLA SQM	Lease Expiry
UGL Limited	7,703	Nov-20
InvoCare Australia Pty Ltd	1,658	May-21

Lease Expiry Profile % Income

VACANCY	0.6%
FY20	0.0%
FY21	75.9%
FY22	4.7%
FY23	9.1%
FY24	9.7%
FY25+	0.0%
WALE	1.9 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. An A-grade office building with premium grade services, this efficient commercial office tower 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 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,282 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$325.1m ¹
VALUER	Cushman & Wakefield
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,091/SQM

Major Tenants	NLA SQM	Lease Expiry
The Trust Company	3,444	Apr-21
Johnson Winter & Slattery Lawyers	2,772	Jun-21

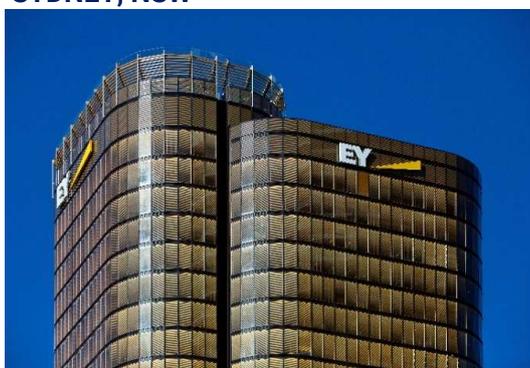
Lease Expiry Profile % Income

VACANCY	11.6%
FY20	0.8%
FY21	28.2%
FY22	11.3%
FY23	7.7%
FY24	30.0%
FY25+	10.4%
WALE	3.1 YEARS

1. Book value represents Mirvac'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 Morehen Thorp. The distinctive appearance of a closed cavity façade with timber blinds is 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. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% AMP
NLA	38,983 SQM
CAR SPACES	65
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$495.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,354/SQM

Major Tenants ²	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

Lease Expiry Profile % Income

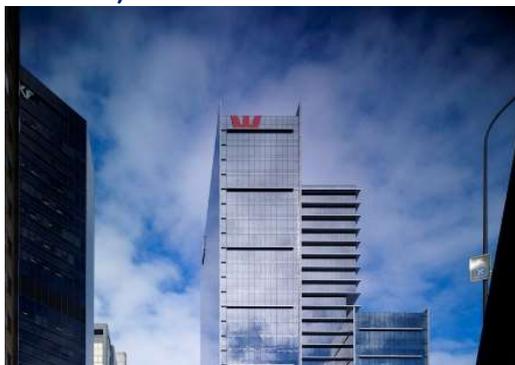
VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	7.5%
FY24	1.2%
FY25+	91.3%
WALE	7.3 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.

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 6 Star Green Star Performance rating, and a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	75,868 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	31-Dec-17
VALUATION AT 30 JUNE 19	\$757.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$1,236/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac (L1-L23)	58,462	Oct-30
Westpac (L24-L32)	16,131	Jul-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.5%
FY21	0.2%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	99.3%
WALE	9.2 YEARS

1. Book value represents Mirvac'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. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,875 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$340.2m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$992/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	9,712	May-27
Xenith IP Services	3,432	Dec-28

Lease Expiry Profile % Income

VACANCY	1.8%
FY20	6.7%
FY21	15.7%
FY22	5.9%
FY23	10.7%
FY24	8.3%
FY25+	50.9%
WALE	5.4 YEARS

1. Book value represents Mirvac'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 Sydney. It lies within a few minutes' walk of Circular Quay, Martin Place, the Australian Securities Exchange, Wynyard station and more. The building underwent substantial upgrades in 1994, which included a new façade and lobby, upgraded lifts and air conditioning and refurbished floors.

Summary Information

GRADE	C
NABERS RATING	3.5 Star
OWNERSHIP	100%
NLA	12,138 SQM
CAR SPACES	93
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$100.0m
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$681/SQM

Major Tenants	NLA SQM	Lease Expiry
Auscred	2,996	Aug-20
Rackspace Hosting Australia	1,078	Sep-20

Lease Expiry Profile % Income

VACANCY	9.2%
FY20	29.2%
FY21	48.9%
FY22	4.0%
FY23	8.5%
FY24	0.0%
FY25+	0.2%
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 Sydney. 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%
NLA	4,986 SQM
CAR SPACES	22
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$40.0m
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$718/SQM

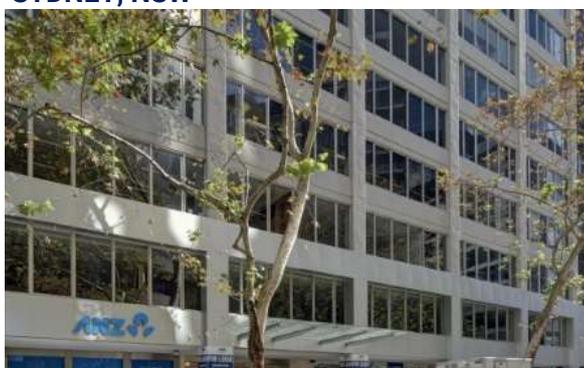
Major Tenants	NLA SQM	Lease Expiry
Mainstream BPO Pty Ltd	1,103	Sep-20
Interlinked	518	Dec-20

Lease Expiry Profile % Income

VACANCY	1.4%
FY20	31.3%
FY21	57.5%
FY22	0.0%
FY23	9.8%
FY24	0.0%
FY25+	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 350 square metres. The property is located on the southern side of Underwood Street between Pitt and Dalley Streets, and lies within 200 metres of Circular Quay, George Street and Wynyard Station.

Summary Information

GRADE	C
NABERS RATING	3.0 Star
OWNERSHIP	100%
NLA	3,251 SQM
CAR SPACES	-
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$21.0m
VALUER	CBRE
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$536/SQM

Major Tenants	NLA SQM	Lease Expiry
Form Corp Data Pty Limited	346	Jul-20
Preacta Recruitment	345	Sep-20

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	34.0%
FY21	55.0%
FY22	11.0%
FY23	0.0%
FY24	0.0%
FY25+	0.0%
WALE	1.3 YEARS

Investment Property Office

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



Located under Quay West Suites in The Rocks area of Sydney, 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%
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$38.6m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.75%

Major Tenants	NLA SQM	Lease Expiry
S&S (NSW)	268	Feb-23
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	7.3%
FY24	0.0%
FY25+	92.7%
WALE	5.2 YEARS

Investment Property Office

**75 GEORGE STREET
PARRAMATTA, NSW**



75 George Street is an A-grade twin tower comprising of six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and train station. The building has achieved a 3.5 star NABERS Water rating.

Summary Information

GRADE	A
NABERS RATING	2.0 Star
OWNERSHIP	100%
NLA	9,568 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	n/a
VALUATION AT 30 JUNE 19	\$87.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$596/SQM

Major Tenants	NLA SQM	Lease Expiry
St George Bank	6,485	Apr-23
HCF	1,888	Apr-23

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	5.8%
FY21	7.8%
FY22	1.8%
FY23	84.2%
FY24	0.0%
FY25+	0.4%
WALE	3.5 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 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	160
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-17
VALUATION AT 30 JUNE 19	\$290.9m
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$802/SQM

Major Tenants	NLA SQM	Lease Expiry
Google ¹	22,197	Jun-27

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.2%
FY23	0.0%
FY24	0.0%
FY25+	99.8%
WALE	8.0 YEARS

1. Direct lease is to Fairfax, with Google subleasing until 2020.

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 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating and a 4 star NABERS water rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	110
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$183.0m
VALUER	Colliers
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$770/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec-25
Aust Communications & Media Authority	3,289	Feb-21

Lease Expiry Profile % Income

VACANCY	0.7%
FY20	3.7%
FY21	22.3%
FY22	4.9%
FY23	0.0%
FY24	0.0%
FY25+	68.4%
WALE	4.8 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 a 5 Star NABERS Energy rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$103.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$700/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-25
Secure Parking	-	Dec-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	3.2%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	96.8%
WALE	5.8 YEARS

1. Book value represents Mirvac'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. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,308 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$259.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$730/SQM

Major Tenants	NLA SQM	Lease Expiry
Whitbread Associates	1,461	Dec-24
FBR Management Services	1,408	Mar-23

Lease Expiry Profile % Income

VACANCY	1.0%
FY20	21.5%
FY21	17.1%
FY22	15.1%
FY23	23.0%
FY24	7.5%
FY25+	14.8%
WALE	2.7 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 district 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. The building has achieved a 4 Star NABERS rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	37,863 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$389.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$690/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet	11,048	Jun-23
Optus Administration	9,202	Jul-23

Lease Expiry Profile % Income

VACANCY	1.2%
FY20	3.3%
FY21	3.9%
FY22	5.5%
FY23	35.8%
FY24	31.6%
FY25+	18.7%
WALE	4.1 YEARS

Investment Property Office

664 COLLINS STREET MELBOURNE, VIC



Developed by Mirvac and completed in 2018, 664 Collins Street provides approximately 26,000 square metres of office space across nine levels, with expansive floor plates of over 3,100 square metres. In its unique urban location above Southern Cross Station, 664 Collins Street provides its tenants with uninterrupted city views on all sides, as well as pedestrian access to the station, major tram routes, and both Collins and Bourke streets through a unique elevated open-air public walkway. The building is equipped with smart technology that collects real-time data to improve operational efficiency, as well as pioneering sustainability features. A 6 Star Green Star Design and 5 Star NABERS Energy rating are being targeted. The building also boasts best in class end-of-trip facilities exclusive to its tenants, along with on-site car parking.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,476 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$143.6m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$644/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
ExxonMobil	7,360	Apr-28

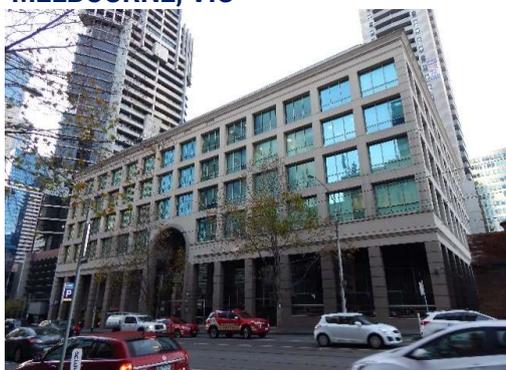
Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	3.8%
FY24	0.0%
FY25+	96.2%
WALE	9.0 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

**383 LA TROBE STREET
MELBOURNE, VIC**



Located within Melbourne CBD's legal precinct and close to Flagstaff train station and other public transport services, 383 La Trobe Street is a seven-level B-grade office asset with future redevelopment potential. The office component covers approximately 10,200 square metres and is 100 per cent leased to the Australian Federal Police.

Summary Information

GRADE	B
NABERS RATING	2.5 Star
OWNERSHIP	100%
NLA	10,211 SQM
CAR SPACES	544
ACQUISITION DATE	Sep-18
LAST EXTERNAL VALUATION DATE	n/a
VALUATION AT 30 JUNE 19	\$123.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$651/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Federal Police	10,211	Dec-21
Secure Parking	-	Dec-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	100.0%
FY23	0.0%
FY24	0.0%
FY25+	0.0%
WALE	2.5 YEARS

Investment Property Office

**380 ST KILDA ROAD
MELBOURNE, VIC**



This 15-level, A-grade office building comprises six podium levels of up to 2,800 square metres each, with tower floors of 1,200 square metres 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. The building has achieved a 5 Star NABERS Energy rating and a 4.5 star NABERS Water rating.

Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	24,554 SQM
CAR SPACES	481
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$176.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$521/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	6,856	Nov-20
WPP AUNZ	3,813	Jun-22

Lease Expiry Profile % Income

VACANCY	1.3%
FY20	15.0%
FY21	43.7%
FY22	20.5%
FY23	14.1%
FY24	0.0%
FY25+	5.4%
WALE	2.2 YEARS

Investment Property Office

RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, 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. The buildings have achieved a NABERS rating of 4.5 stars.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,817 SQM
CAR SPACES	105
ACQUISITION DATE	April 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31-Dec-17
VALUATION AT 30 JUNE 19	\$311.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.88%
DISCOUNT RATE	7.13%
GROSS OFFICE RENT	\$643/SQM

Major Tenants	NLA SQM	Lease Expiry
Walker Group	4,661	Dec-22
Japara Holdings	1,566	Apr-24

Lease Expiry Profile % Income

VACANCY	1.8%
FY20	14.1%
FY21	4.3%
FY22	10.6%
FY23	26.6%
FY24	14.6%
FY25+	28.0%
WALE	4.2 YEARS

Investment Property Office

2 RIVERSIDE QUAY SOUTHBANK, VIC



Developed by Mirvac and completed in 2016, 2 Riverside Quay is located along the waterfront of Southbank, directly across from Melbourne's CBD. The office development was built above an existing eight-level car park structure and comprises 12 levels of office with ground floor retail and a roof top terrace. Leading sustainability initiatives were implemented within the building, including high-performance air conditioning, rainwater capture and recycling, and the use of high-performance glazing and façade systems to reduce solar loads.

Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	21,132 SQM
CAR SPACES	567
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$140.0m ¹
VALUER	JLL
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$667/SQM

Major Tenants	NLA SQM	Lease Expiry
PwC	19,130	Jan-29
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.6%
FY23	1.4%
FY24	0.0%
FY25+	98.0%
WALE	9.3 YEARS

1. Book value represents Mirvac's ownership.

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 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 6 star NABERS Water rating and a 6 Star GREEN star performance rating.

Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$303.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$527/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health	45,967	Feb-35
Blue Fez	200	Feb-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.4%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	99.6%
WALE	15.5 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 are column-free and enjoy four sides of natural light, with balconies featured on selected floors.

Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,742 SQM
CAR SPACES	100
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$72.0m
VALUER	JLL
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$586/SQM

Major Tenants	NLA SQM	Lease Expiry
Cerebral Palsy League of Queensland	1,329	Aug-23
Wilson Parking	-	Jan-29

Lease Expiry Profile % Income

VACANCY	20.2%
FY20	20.3%
FY21	14.2%
FY22	7.8%
FY23	1.2%
FY24	18.7%
FY25+	17.6%
WALE	2.5 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 1,600 square metres each, with excellent natural light and spectacular river and city views. It has achieved a 4 Star NABERS energy rating.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	12,729 SQM
CAR SPACES	142
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$86.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$564/SQM

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

Lease Expiry Profile % Income

VACANCY	0.4%
FY20	47.0%
FY21	45.1%
FY22	0.0%
FY23	0.0%
FY24	4.6%
FY25+	2.9%
WALE	1.4 YEARS

Investment Property Office

ALLENDALE SQUARE, 77 ST GEORGES TERRACE PERTH, WA



Allendale Square is an iconic 31 level, A-Grade office tower, prominently located in the heart of Perth's CBD. The office tower sits above a brand new retail arcade known as Underground at Allendale Square. Underground provides food, beverage and retail services to the office customers at Allendale Square as well as to the visitors from the surrounding precinct. The retail arcade acts as an important pedestrian link to the central Perth shopping malls as well as providing access to public transport networks such as Elizabeth Quay train station and bus port. Allendale Square benefits from its close proximity to the State's Elizabeth Quay development which provides Swan River waterfront amenity such as restaurants, hotels, marina and food and beverage retail. The office tower enjoys column free floor plates and magnificent views of Swan River from the upper levels. Mirvac has progressively upgraded the property since acquisition in 2013 providing our customers with a quality workplace and desirable amenity.

Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	29,043 SQM
CAR SPACES	82
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$239.0m
VALUER	Savills
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$912/SQM

Major Tenants	NLA SQM	Lease Expiry
WA Bar Chambers	6,037	Jan-31
ANZ Banking Group	5,564	Sep-20

Lease Expiry Profile % Income

VACANCY	2.8%
FY20	15.8%
FY21	25.1%
FY22	7.0%
FY23	0.5%
FY24	12.8%
FY25+	36.0%
WALE	5.9 YEARS

Investment Property Under Construction

Office

SOUTH EVELEIGH (BUILDINGS 1-3)

SOUTH EVELEIGH, 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 one-third interest each in the development of three new office buildings within South Eveleigh, via a fund through arrangement. Mirvac has secured the Commonwealth Bank as the major tenant for the office space. Settlement of the site acquisition occurred in April 2016, with practical completion of Building 1 and Building 3 achieved in FY19, and FY20 targeted for Building 2.

Project Update:

Building 1 (Axle): Achieved practical completion in late March 2019. CBA is approaching full occupation of the building. All retail areas are now open and trading.

Building 2: Structural steel works are now complete. Atrium skylights have been installed with the remaining roof sheeting being installed. Fit-out is progressing on all the typical office floors.

Building 3 (Yerrabingin House): Achieved practical completion in late March 2019. The rooftop farm is now in full operation.

Public Domain: Work is progressing well with all of Stage 1 now complete. Work is now underway on Stage 2 which includes Locomotive Street and Village Square.

Summary Information

VALUATION AT 30 JUNE 19	\$275.2m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$1,018m ²
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY20
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER

1. Book value represents Mirvac's ownership.

2. Represents 100% value based on cap rate sold-down.

Investment Property Under Construction

Office

LOCOMOTIVE WORKSHOPS SOUTH EVELEIGH, NSW



The adaptive re-use and redevelopment of the 1880's-built heritage listed Locomotive Workshop will comprise a combination of bespoke retail, modern infill office with innovative heritage design and interpretation. The redevelopment will comprise approximately 8,000 square metres of retail NLA and 22,000 square metres of modern infill office NLA, of which approximately 60% of the retail NLA has been pre-committed and over 96% pre-committed¹ by commercial tenants.

The Locomotive Workshop is of high heritage significance and as such it is intended to preserve and celebrate the building fabric, its collections and blacksmith activity to create an industry leading example of adaptive re-use and heritage interpretation. Practical completion for the whole project is forecasted as second half of FY21.

Project Update

Construction has commenced with demolition and initial civil works underway. A HOA (non-binding) for an additional 7,000 square metres of office space has been executed, which once finalised will take the building to 96% pre-leased.

Summary Information

VALUATION AT 30 JUNE 2019	\$83.4m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$395m
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY21
OWNERSHIP	100% Mirvac

1. Includes non-binding Heads of Agreements (HOA).

Investment Property Under Construction

Office

80 ANN STREET BRISBANE, QLD



80 Ann Street is a 35 level, 60,000 square metre premium office building in Brisbane's CBD with frontages to both Turbot and Ann Street. Over 66% of the building has been pre-committed to Suncorp which will bring over 4,000 staff members together under the one roof for the first time in many years.

The building's design provides a number of breathable spaces throughout to take advantage of the local climate and also pays homage to the old Brisbane Produce Exchange which was located on the site until the mid-1900s. This is reflected in the heritage façade fronting Turbot Street and the marketplace experience being created on the ground plane which extends through to the main lobby on Level 1. Designed by leading Architects, Woods Bagot, the building is targeting WELL Gold Shell and Core and 6 Star Green Star as built ratings. The remaining 18,000 square metres of office space is made up of flexible floorplates of up to 2,100 square metres and will feature a co-working operator and business lounge.

Project Update:

Demolition is now complete and civil works are underway by Mainland Civil. Mirvac is due to take over as principle contractor to commence the new building works in first quarter of FY20. Suncorp AFL obligations and milestones continue to be met. Practical completion is due on the second half of FY22. An additional 3 floors (~4,700 square metres) are currently under HOA (non-binding) which, if executed will take the building to 74% pre-leased.

Summary Information

VALUATION AT 30 JUNE 19	\$72.4m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$829m ²
ACQUISITION DATE	Jul-18
TARGET COMPLETION	FY22
OWNERSHIP	50% Mirvac, 50% M&G Real Estate

1. Book value represents Mirvac ownership.

2. Represents 100% value based on cap rate sold-down.

Investment Property Under Construction

Office

477 COLLINS STREET
MELBOUNRE, VICTORIA



477 Collins Street is being redeveloped into a 56,000 square metre, 40-storey, premium office tower offering innovative, contemporary and engaging work spaces. The development will incorporate the unique 1880s façade of the Olderfleet buildings, which will undergo an extensive refurbishment and modernisation of the interiors to create boutique office and retail space. In July 2017, Mirvac entered into an agreement with Suntec REIT for the sale of a 50 per cent interest in the development.

Project Update:

Concrete structural works are on track to achieve completion (topping out) by first quarter of FY20, reaching Practical Completion second half of FY20. Façade has been installed up to level 31, and internal services and finishes are progressing well with works up to level 30. Office space is now 92% pre-committed with two additional HOA's (non-binding) signed which, if executed will take the building to 94% pre-leased.

Summary Information

VALUATION AT 30 JUNE 19	\$177.1m ¹
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$851m ²
ACQUISITION DATE	Nov-13
TARGET COMPLETION	FY20
OWNERSHIP	50% Mirvac, 50% SUNTEC REIT

1. Book value represents Mirvac ownership.

2. Represents 100% value based on cap rate sold-down.

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 has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,349 SQM
CAR SPACES	28
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$239.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,589/SQM

Major Tenants	NLA SQM	Lease Expiry
Corrs	8,080	Sep-25
Quantum Group	7,940	Sep-21

Lease Expiry Profile % Income

VACANCY	0.2%
FY20	2.5%
FY21	0.0%
FY22	28.2%
FY23	0.0%
FY24	17.3%
FY25+	51.8%
WALE	4.6 YEARS

1. Book value represents Mirvac's ownership.

Investment Property Office

DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET PERTH, WA



Developed by Mirvac and completed in late-2015, the David Malcolm Justice Centre (previously 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, column-free floor plates and views of the Swan River above Level 4. The office tower received a 5 Star Green Star Design rating, a 6 Star Green Star Performance rating and has achieved a 5 Star NABERS Energy rating.

Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	31,881 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$221.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$884/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,588	Nov-40

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	1.6%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	98.4%
WALE	21.7 YEARS

1. Book value represents Mirvac's ownership.

Industrial

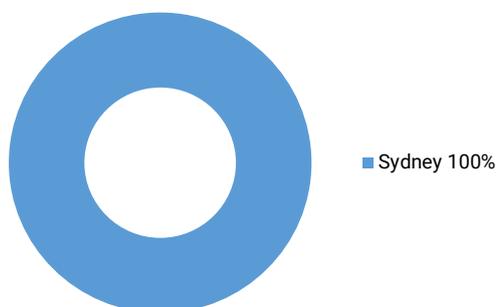


Calibre Estate, Sydney

Comprising 8% of Mirvac's property portfolio, the industrial portfolio is 99.7% occupied with a weighted average lease expiry of 7.7 years.

Industrial

Geographic Diversification¹



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE		VALUATION AT 30 JUNE 2019 ²
			NLA	VALUE	
1 CALIBRE ESTATE (BUILDINGS 1-5), 60 WALGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM		14.8%	\$129.8m
2 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM		19.6%	\$171.5m
3 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM		2.6%	\$23.2m
4 36 GOW STREET	PADSTOW, NSW	20,389 SQM		3.9%	\$34.6m
5 NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,774 SQM		16.1%	\$141.3m
6 274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM		5.9%	\$51.8m
7 34-39 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM		3.5%	\$30.9m
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM		5.1%	\$44.9m
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM		2.7%	\$23.5m
10 39 HERBERT STREET	ST LEONARDS, NSW	36,289 SQM		21.4%	\$187.6m
INDUSTRIAL INVESTMENT PROPERTIES TOTAL		469,315 SQM		100%³	\$877.5m³
INDUSTRIAL TOTAL		469,315 SQM			\$877.5m³
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					7.7 YEARS
OCCUPANCY % (BY AREA)					99.7%

1. By book value excluding assets held in funds.

2. Book values represent Mirvac's ownership.

3. This total value includes 271 Lane Cove Road, North Ryde, valued at \$38.4m, which is being held for development. This asset is excluded from all other metrics. Subject to rounding.

Investment Property

Industrial

CALIBRE ESTATE (BUILDINGS 1-5), 60 WALGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the north western corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	561
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$129.8m ¹
VALUER	CBRE
CAPITALISATION RATE	5.02%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond Pty Ltd	31,221	Jun-28
ACFS Port Logistics Pty Ltd	21,718	Jan-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	18.8%
FY22	0.0%
FY23	20.1%
FY24	21.3%
FY25+	39.8%
WALE	5.3 YEARS

1. Book value represents Mirvac'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% leased to Woolworths Limited.

Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$171.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.22%
DISCOUNT RATE	7.00%

Major Tenants	NLA SQM	Lease Expiry
Woolworths Group Ltd	139,607	Feb-37

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	15.8 YEARS

1. Book value represents Mirvac's ownership.

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%
NLA	6,249 SQM
CAR SPACES	81
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-17
VALUATION AT 30 JUNE 19	\$23.2m
VALUER	Directors Valuation
CAPITALISATION RATE	6.10%
DISCOUNT RATE	7.00%

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

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	100.0%
FY25+	0.0%
WALE	4.8 YEARS

Investment Property

Industrial

36 GOW STREET

PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high-quality offices and located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$34.6m
VALUER	Savills
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
WSI Warehouse Holdings Pty Ltd	20,389	Feb-28

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	8.7 YEARS

Investment Property

Industrial

NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five freestanding buildings and is located on the western alignment of Lyn Parade within an established industrial precinct of Prestons approximately 40 kilometres south west of Sydney CBD.

Summary Information

OWNERSHIP	100%
NLA	75,774 SQM
CAR SPACES	673
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$141.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.42%
DISCOUNT RATE	7.21%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia Pty Ltd	23,356	Oct-28
De'Longhi Australia Pty Ltd	17,250	Feb-24

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	29.5%
FY23	0.0%
FY24	20.6%
FY25+	49.9%
WALE	6.4 YEARS

Investment Property Industrial

274 VICTORIA ROAD

RYDALMERE, NSW



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, and lies in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	350
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$51.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia Ltd	22,734	Nov-32

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	13.4 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%
NLA	22,062 SQM
CAR SPACES	181
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$30.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Jul-24
Unistrut Australia Pty Ltd	3,697	Sep-19

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	18.5%
FY21	32.5%
FY22	0.0%
FY23	16.1%
FY24	0.0%
FY25+	32.9%
WALE	2.8 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%
NLA	22,545 SQM
CAR SPACES	207
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$44.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%

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

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	0.0%
FY22	54.5%
FY23	0.0%
FY24	20.2%
FY25+	25.3%
WALE	3.9 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%
NLA	13,390 SQM
CAR SPACES	53
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$23.5m
VALUER	JLL
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Snack Brands Industries Pty Ltd	13,390	Jan-21

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	0.0%
FY21	100.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	0.0%
WALE	1.6 YEARS

Investment Property

Industrial

39 HERBERT STREET

ST LEONARDS, NSW



39 Herbert Street is a high-quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD and in proximity to 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%
NLA	36,289 SQM
CAR SPACES	569
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$187.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.38%

Major Tenants	NLA SQM	Lease Expiry
Interactive Pty Ltd	12,174	Nov-30
Westcon Group Pty Limited	4,731	Feb-25

Lease Expiry Profile % Income

VACANCY	3.5%
FY20	10.8%
FY21	13.7%
FY22	4.9%
FY23	8.0%
FY24	10.8%
FY25+	48.3%
WALE	6.3 YEARS

Retail

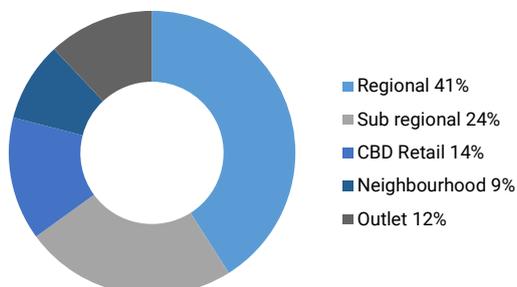


Tramsheds Farmers markets, Sydney

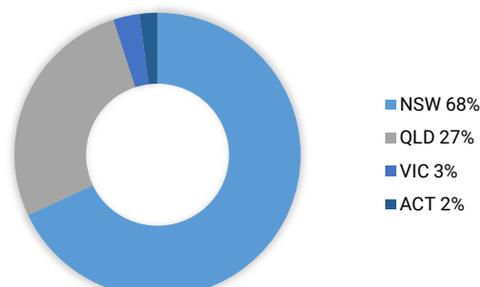
Comprising 31% of Mirvac's property portfolio, the retail portfolio is 99.2% occupied with 68% of the portfolio located in metropolitan Sydney.

Retail

Grade Diversification¹



Geographic Diversification¹



PROPERTY	LOCATION	GLA	% OF RETAIL PORTFOLIO BOOK VALUE	CENTRE MAT ²	VALUATION AT 30 JUNE 19 ³
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,126 SQM	12.4%	\$297.2m	\$427.8m
2 BROADWAY SYDNEY	GLEBE, NSW	52,793 SQM	13.9%	\$629.2m	\$474.4m
3 CHERRYBROOK VILLAGE	CHERRYBROOK, NSW	9,697 SQM	2.8%	\$115.0m	\$97.0m
4 EAST VILLAGE	ZETLAND, NSW	32,856 SQM	9.5%	\$173.8m	\$326.0m
5 GREENWOOD PLAZA	NORTH SYDNEY, NSW	9,008 SQM	3.4%	\$85.3m	\$118.5m
6 HARBOURSIDE	SYDNEY, NSW	20,566 SQM	7.6%	\$166.3m	\$262.0m
7 METCENTRE	SYDNEY, NSW	6,496 SQM	2.4%	\$83.0m	\$82.2m
8 RHODES WATERSIDE	RHODES, NSW	33,382 SQM	6.0%	\$230.1m	\$207.5m
9 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	13,974 SQM	3.1%	n/a	\$108.0m
10 ST MARYS VILLAGE	ST MARYS, NSW	16,041 SQM	1.5%	\$93.4m	\$50.0m
11 STANHOPE VILLAGE	STANHOPE GARDENS, NSW	18,071 SQM	4.3%	\$180.3m	\$147.0m
12 TRAMSHEDS SYDNEY	HAROLD PARK, NSW	5,952 SQM	1.2%	\$45.4m	\$42.0m
13 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,404 SQM	6.1%	\$331.2m	\$208.5m
14 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	69,529 SQM	12.7%	\$424.9m	\$439.8m
15 TOOMBUL	NUNDAH, QLD	41,547 SQM	8.5%	\$243.4m	\$292.0m
16 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,768 SQM	2.6%	\$153.1m	\$90.0m
17 COOLEMAN COURT	WESTON, ACT	10,689 SQM	2.0%	\$129.0m	\$68.0m
RETAIL INVESTMENT PROPERTIES TOTAL		437,899 SQM	100.0%		\$3,440.7m
RETAIL TOTAL		437,899 SQM			\$3,440.7m
WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)					4.1 YEARS
OCCUPANCY % (BY AREA)					99.2%

1. By book value.

2. 12 months to 30 June 2019, in accordance with SCCA guidelines.

3. Book values represent Mirvac's ownership.

Investment Property

Retail

BIRKENHEAD POINT BRAND OUTLET

DRUMMOYNE, NSW



Birkenhead Point Brand Outlet 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. The centre offer has been rejuvenated through extensive remixing and refurbishment in recent years, the latest phase being a premium apparel laneway featuring Armani, Bally, Coach, Harrolds, Michael Kors and Peter's of Kensington. The centre also incorporates 3,500 square metres of commercial office suites and a marina comprising ~200 berths.

Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,126 SQM
CAR SPACES	1,351
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$427.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.25% ²
DISCOUNT RATE	7.25% ²
CENTRE MAT	\$297.2m
SPECIALTY OCCUPANCY COSTS	11.3%
SPECIALTY SALES	\$10,752/SQM

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Spotlight	1,796	Sep-20
ALDI	1,448	Nov-25
Peter's of Kensington	1,132	Jul-22

Lease Expiry Profile % Income

VACANCY	0.6%
FY20	26.8%
FY21	14.0%
FY22	17.4%
FY23	24.4%
FY24	9.5%
FY25+	7.3%
WALE	2.5 YEARS

1. Includes Marina and nearby property 64 Roseby St, Drummoyne.

2. Relates to retail component only.

Investment Property

Retail

BROADWAY SYDNEY

GLEBE, NSW



This dominant centre is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by Coles, Kmart, Target, Hoyts, ALDI, Apple, H&M, Sephora and features approximately 140 specialty stores. Broadway Sydney was ranked "Number 1" in Australia, six years in a row (2013-2018), in Shopping Centre News Big Guns Awards for annual turnover per square metre.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,793 SQM
CAR SPACES	1,665
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$474.4m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	4.50% ²
DISCOUNT RATE	6.50% ²
CENTRE MAT	\$629.2m
SPECIALTY OCCUPANCY COSTS	16.9%
SPECIALTY SALES	\$13,643/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-23
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-24
H&M	2,475	Aug-31

Lease Expiry Profile % Income

VACANCY	0.7%
FY20	29.6%
FY21	9.2%
FY22	11.7%
FY23	14.7%
FY24	9.6%
FY25+	24.5%
WALE	3.3 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe; 80 Bay Street, Ultimo and 1-3 Smail Street, Ultimo.

2. Relates to retail component only.

Investment Property

Retail

CHERRYBROOK VILLAGE

CHERRYBROOK, NSW



Located in north-west Sydney, Cherrybrook Village was constructed in 1989 and was extensively refurbished and expanded in 2004. Significant remixing and car park works were undertaken in 2018 to improve customer convenience and amenity. This single level neighbourhood centre is anchored by a Woolworths supermarket, in addition to 55 specialty tenancies, including a strong fresh food precinct.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	9,697 SQM
CAR SPACES	441
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$97.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
CENTRE MAT	\$115.0m
SPECIALTY OCCUPANCY COSTS	16.4%
SPECIALTY SALES	\$10,097/SQM

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,832	Mar-25
Martelli's Fruit Market	682	Aug-22

Lease Expiry Profile % Income

VACANCY	2.5%
FY20	22.8%
FY21	7.6%
FY22	13.3%
FY23	13.4%
FY24	12.6%
FY25+	27.8%
WALE	3.4 YEARS

Investment Property

Retail

EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre that opened in October 2014, located three kilometres south of the Sydney CBD in the rapidly densifying urban renewal area of Zetland. The centre is strongly anchored by Coles, an Audi Service Centre and Virgin Active Health Club with over 50 specialty stores. The centre ranked "Number 1" in Australia in Shopping Centre News Little Guns Awards for annual turnover per square metre in 2016, 2017 and 2018, and is set to benefit from strong forecast population growth in its catchment.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	32,856 SQM
CAR SPACES	671
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$326.0m
VALUER	Colliers International
CAPITALISATION RATE	5.25%
DISCOUNT RATE	7.00%
CENTRE MAT	\$173.8m
SPECIALTY OCCUPANCY COSTS	13.0%
SPECIALTY SALES	\$12,184/SQM

Major Tenants	GLA SQM	Lease Expiry
Audi	13,172	Oct-34
Virgin Active	4,835	Nov-34
Coles	4,015	Oct-34
East Pheonix	1,280	Dec-26
Montessori Academy	1,173	Dec-26

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	15.5%
FY21	7.2%
FY22	14.6%
FY23	4.5%
FY24	2.0%
FY25+	56.2%
WALE	6.6 YEARS

Investment Property

Retail

GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, 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

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Nuveen
GLA	9,008 SQM
CAR SPACES	347
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$118.5m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.50%
CENTRE MAT	\$85.3m
SPECIALTY OCCUPANCY COSTS	23.4%
SPECIALTY SALES	\$11,225/SQM

Major Tenants	GLA SQM	Lease Expiry
Greenwood Hotel	856	Jan-26
IGA Romeo's	864	Dec-30

Lease Expiry Profile % Income

VACANCY	1.6%
FY20	14.1%
FY21	13.1%
FY22	4.9%
FY23	29.5%
FY24	17.6%
FY25+	19.2%
WALE	3.7 YEARS

1. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

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 multi-billion dollar urban regeneration of Darling Harbour which includes major residential, commercial, hotel and convention centre developments in addition to upgraded public spaces.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	100%
GLA	20,566 SQM
CAR SPACES	-
ACQUISITION DATE	Jan-14
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$262.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$166.3m
SPECIALTY OCCUPANCY COSTS	18.8%
SPECIALTY SALES	\$10,247/SQM

Major Tenants	GLA SQM	Lease Expiry
Kingpin	3,381	Sep-22
Hard Rock Café	1,365	Oct-21
Cyren	1,138	Sep-27

Lease Expiry Profile % Income

VACANCY	2.7%
FY20	17.5%
FY21	5.6%
FY22	25.5%
FY23	11.3%
FY24	14.8%
FY25+	22.6%
WALE	3.4 YEARS

Investment Property

Retail

METCENTRE

SYDNEY, NSW



MetCentre is located at the base of 60 Margaret Street in Sydney and adjoins Wynyard train station. It has excellent exposure to George Street, well positioned to benefit from the light rail project, and currently draws approximately 12 million visitations per annum. The centre is anchored by a Woolworths supermarket and comprises approximately 75 specialty stores, including a significant food offering.

Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Blackstone
GLA	6,496 SQM
CAR SPACES	-
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$82.2m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$83.0m
SPECIALTY OCCUPANCY COSTS	25.3%
SPECIALTY SALES	\$11,575/SQM

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

Lease Expiry Profile % Income

VACANCY	2.8%
FY20	25.7%
FY21	22.9%
FY22	9.1%
FY23	6.2%
FY24	11.7%
FY25+	21.6%
WALE	3.1 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Retail

RHODES WATERSIDE

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the significant Rhodes residential and office precinct. Major retailers include Coles, ALDI, Target, Bing Lee and Reading Cinemas in addition to over 120 specialty stores. The centre features a strong dining offering and has seen significant growth through population growth, remixing and customer-focussed initiatives.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	33,382 SQM
CAR SPACES	2,416
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$207.5m ¹
VALUER	CBRE
CAPITALISATION RATE	5.25%
DISCOUNT RATE	7.00%
CENTRE MAT	\$230.1m
SPECIALTY OCCUPANCY COSTS	17.6%
SPECIALTY SALES	\$9,232/SQM

Major Tenants	GLA SQM	Lease Expiry
Target	3,795	Nov-24
Coles	3,497	Dec-19
Reading Cinemas	2,841	Dec-29
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	25.7%
FY21	8.9%
FY22	12.7%
FY23	18.8%
FY24	14.3%
FY25+	19.6%
WALE	3.4 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Retail

SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



A newly developed neighbourhood centre as part of a broader mixed-use project incorporating approximately 750 residential apartments and a significant public park. The centre is located in Kirrawee, 25 kilometres south of Sydney, and is serviced by nearby public transport and the Princes Highway. The centre is anchored by Coles and ALDI, with other key uses including dining, fresh food, services and child care, with approximately 30 specialty stores.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	13,974 SQM
CAR SPACES	463
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	n/a
VALUATION AT 30 JUNE 19	\$108.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.50%
CENTRE MAT	n/a
SPECIALTY OCCUPANCY COSTS	n/a
SPECIALTY SALES	n/a

Major Tenants	GLA SQM	Lease Expiry
Coles	4,502	Nov-38
ALDI	1,518	Nov-28

Lease Expiry Profile % Income¹

VACANCY	n/a
FY20	22.6%
FY21	0.0%
FY22	1.0%
FY23	0.0%
FY24	9.4%
FY25+	67.0%
WALE	9.4 YEARS

1. Includes income guarantee.

Investment Property

Retail

ST MARYS VILLAGE

ST MARYS, NSW



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

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	16,041 SQM
CAR SPACES	551
ACQUISITION DATE	Jan-03
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$50.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%
CENTRE MAT	\$93.4m
SPECIALTY OCCUPANCY COSTS	15.0%
SPECIALTY SALES	\$7,723/SQM

Major Tenants

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

Lease Expiry Profile % Income

VACANCY	2.3%
FY20	31.7%
FY21	8.1%
FY22	27.8%
FY23	5.3%
FY24	3.0%
FY25+	21.8%
WALE	2.7 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. Stanhope Village was expanded in 2015 and is anchored by Coles, Kmart and ALDI with approximately 75 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,071 SQM
CAR SPACES	746
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$147.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$180.3m
SPECIALTY OCCUPANCY COSTS	12.5%
SPECIALTY SALES	\$9,694/SQM

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

Lease Expiry Profile % Income

VACANCY	0.5%
FY20	24.4%
FY21	7.6%
FY22	23.6%
FY23	2.1%
FY24	11.4%
FY25+	30.4%
WALE	3.8 YEARS

Investment Property

Retail

TRAMSHEDS SYDNEY

HAROLD PARK, NSW



Tramsheds Sydney is an iconic restoration and reimagining of the historic former tram depot at Harold Park in Sydney's inner-west. Supported by an affluent urban catchment, including residents of the 1,300 new dwellings within Mirvac's Harold Park residential development, Tramsheds Sydney offers an eclectic mix of reputable Sydney eateries, in addition to a local supermarket and services in a bespoke heritage setting.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	5,952 SQM
CAR SPACES	141
ACQUISITION DATE	Oct-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$42.0m
VALUER	JLL
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$45.4m
SPECIALTY OCCUPANCY COSTS	10.4%
SPECIALTY SALES	\$9,448/SQM

Major Tenants

	GLA SQM	Lease Expiry
Supamart	2,440	Sep-31
The Butcher and Farmer	536	Sep-26

Lease Expiry Profile % Income

VACANCY	0.0%
FY20	10.1%
FY21	0.0%
FY22	27.3%
FY23	0.0%
FY24	16.8%
FY25+	45.8%
WALE	5.9 YEARS

Investment Property

Retail

KAWANA SHOPPINGWORLD

BUDDINA, QLD



Located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast, Kawana Shoppingworld is a dominant convenience and lifestyle centre. The centre incorporates Woolworths, Coles, ALDI, Big W, six mini-majors and approximately 150 specialty stores. The centre successfully launched Event Cinemas and an expanded dining precinct in late 2018, introducing the first Gold Class theatres on the Sunshine Coast in response to significant customer demand.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,404 SQM
CAR SPACES	2,088
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$208.5m ¹
VALUER	JLL
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.25%
CENTRE MAT	\$331.2m
SPECIALTY OCCUPANCY COSTS	15.8%
SPECIALTY SALES	\$8,847/SQM

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-21
Event Cinemas	5,865	Nov-33
Woolworths	3,648	Nov-29
Coles	3,351	Oct-27
ALDI	1,753	Jul-24

Lease Expiry Profile % Income

VACANCY	0.6%
FY20	22.3%
FY21	30.2%
FY22	9.6%
FY23	6.3%
FY24	8.2%
FY25+	22.8%
WALE	3.7 YEARS

1. Book value represents Mirvac's ownership.

Investment Property

Retail

ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Located in Brisbane's rapidly growing south-western corridor, Orion was developed by Mirvac in March 2007 and underwent a major expansion that was 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 11 pad sites, with significant sundry land holdings for future expansion.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	69,529 SQM
CAR SPACES	3,053
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 30 JUNE 19	\$439.8m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	7.50%
CENTRE MAT	\$424.9m
SPECIALTY OCCUPANCY COSTS	12.3%
SPECIALTY SALES	\$8,296/SQM

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

Lease Expiry Profile % Income

VACANCY	1.2%
FY20	11.9%
FY21	10.6%
FY22	14.4%
FY23	11.9%
FY24	12.6%
FY25+	37.4%
WALE	4.8 YEARS

1. Includes sundry vacant land.

Investment Property

Retail

TOOMBUL

NUNDAH, QLD



Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's 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 42,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas, Bunnings Warehouse and approximately 130 specialty stores. Since Mirvac's acquisition in 2016 the centre has been progressively remixed and upgraded, with the latest development of an alfresco dining and entertainment precinct commencing in late 2018.

Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	41,547 SQM
CAR SPACES	1,870
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 30 JUNE 19	\$292.0m ¹
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
CENTRE MAT	\$243.4m
SPECIALTY OCCUPANCY COSTS	14.8%
SPECIALTY SALES	\$8,590/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
Bunnings	3,033	Jul-21
BCC Cinemas	2,664	Apr-27

Lease Expiry Profile % Income

VACANCY	1.9%
FY20	20.9%
FY21	10.1%
FY22	10.5%
FY23	12.7%
FY24	12.5%
FY25+	31.4%
WALE	4.3 YEARS

1. Includes sundry vacant land.

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. Moonee Ponds is currently undergoing strong population growth and densification in the immediate catchment, with the centre well positioned to benefit. The centre was expanded in 2009 and comprises Kmart, Coles and an ALDI Supermarket as well as over 60 specialty stores.

Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,768 SQM
CAR SPACES	898
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$90.0m
VALUER	CBRE
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$153.1m
SPECIALTY OCCUPANCY COSTS	12.5%
SPECIALTY SALES	\$7,964/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-22
ALDI	1,221	May-23

Lease Expiry Profile % Income

VACANCY	1.7%
FY20	15.7%
FY21	7.2%
FY22	23.5%
FY23	13.3%
FY24	27.0%
FY25+	11.6%
WALE	3.3 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 approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Cooleman Court and is expected to positively impact the centre.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,689 SQM
CAR SPACES	505
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 30 JUNE 19	\$68.0m
VALUER	Urbis
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
CENTRE MAT	\$129.0m
SPECIALTY OCCUPANCY COSTS	14.2%
SPECIALTY SALES	\$7,210/SQM

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,102	Jun-31
ALDI	1,548	Jan-24

Lease Expiry Profile % Income

VACANCY	2.0%
FY20	17.2%
FY21	4.6%
FY22	10.0%
FY23	10.6%
FY24	19.9%
FY25+	35.7%
WALE	5.6 YEARS

Other investments



Travelodge, Tucker Box Hotel Group

Other Investments

JV & Funds Under Management

Tucker Box Hotel Group

FOCUS	FUM (\$M)	NO. OF INVESTORS
Wholesale	591	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. The portfolio comprises 11 hotels and 1,980 rooms all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Far East Hotels.

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.

MILP Trust

FOCUS	FUM (\$M)	NO. OF INVESTORS
Industrial	238	2

MILP Trust is owned by Mirvac (10%) and Prime Property Fund Asia Limited Partnership (90%). MILP will focus on core and value add industrial opportunities. Mirvac will provide trust administration, property management, and development management services. The Trust's industrial assets comprise four properties in VIC and NSW, with a 50% interest in the Fund's flagship asset Calibre Estate in Eastern Creek, NSW

Residential overview



Tullamore, Melbourne

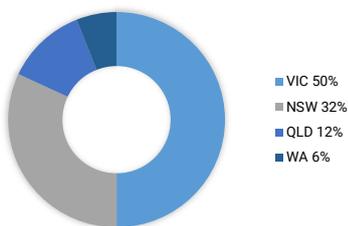
Mirvac is one of the leading residential brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market.

Residential Development

Overview

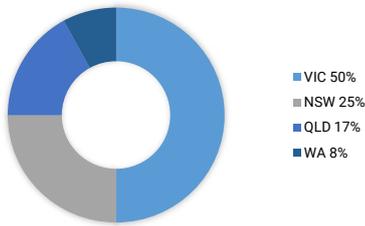
Expected Revenue

\$13.9 billion



Pipeline Lots

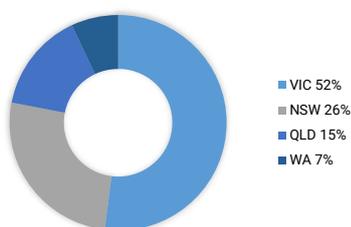
27,992 lots



Residential Expected Revenue

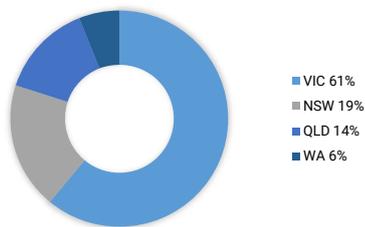
Mirvac Share Expected Revenue

\$11.0 billion



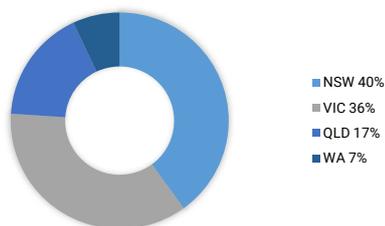
Masterplanned Communities

\$7.0 billion



Apartments

\$4.0 billion



JV & Funds Under Management

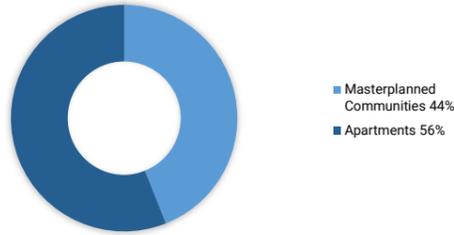
FOCUS	FUM (\$M)	NO. OF INVESTORS
Australian Build to Rent Club ¹	110	2
Mirvac Ping An Waterloo Development Trust	23	2
Mirvac SLS Development Trust	437	2

¹The fund is consolidated and the co-investor's ownership is recognised as a non-controlling interest.

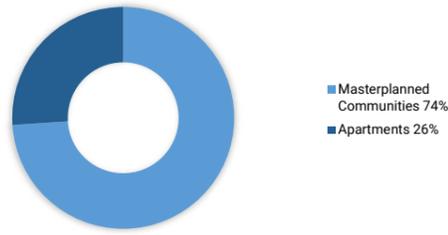
Residential Development

NEW SOUTH WALES

Mirvac Share Expected Revenue
\$2.8 billion



Pipeline Lots
6,998 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
The Avenue		Schofields	\$276.3m	492	480	474	474	FY14	FY23	\$295,000	\$819,900		MPC - Mix of land & housing	100% Mirvac
Precinct 1	Jul 12		\$111.5m	260	250	250	250	FY14	FY23	\$295,000	\$731,533	100%		
Precinct 2	Jan 13		\$14.6m	35	35	35	35	FY15	FY17	\$312,900	\$669,900	100%		
Precinct 3	Jul 14		\$69.3m	98	98	98	98	FY16	FY17	\$374,900	\$529,900	100%		
Precinct 4	Sep 16		\$80.9m	99	97	91	91	FY18	FY20	\$419,900	\$819,900	86%		
Brighton Lakes	Dec 10	Moorebank	\$256.7m	306	306	306	306	FY16	FY19	\$530,000	\$1,246,400	100%	MPC - Housing	PDA with New Brighton Golf Club
Crest	Sep 14	Gledswood Hills	\$259.0m	579	381	361	358	FY17	FY22	\$324,000	\$690,000	63%	MPC - Mix of land & housing	100% Mirvac
Googong	Dec 11	Googong	\$1,883.2m	5,754	2,082	1,962	1,906	FY14	FY33	\$112,000	\$785,000		MPC - Mix of land & housing	JV with PEET Limited
Neighbourhood 1A (Stages 1-7)			\$323.5m	1,310	1,257	1,257	1,254	FY14	FY21	\$112,000	\$785,000	90%		
Neighbourhood 1B			\$189.6m	615	597	575	573	FY16	FY21	\$208,000	\$470,000	96%		
Neighbourhood 2 (Stages 1-3)			\$68.0m	228	228	130	79	FY19	FY23	\$260,000	\$425,000	51%		
Future Stages			\$1,302.1m	3,601	0	0	0	FY22	FY33	\$140,000	\$783,273	0%		
Green Square	Mar 12	Zetland	\$1,477.0m	1,128	476	472	472	FY17	FY26	\$498,000	\$2,700,000		Apartments with mixed use	PDA with Landcom
Ebworth			\$171.8m	174	174	174	174	FY17	FY17	\$498,000	\$1,280,000	100%		
No.8 Ebworth, Ovo & Ovo Portman Place			\$330.9m	302	302	298	298	FY18	FY20	\$560,000	\$2,080,000	100%		
Future Stages			\$974.3m	652	0	0	0	FY24	FY26	\$700,000	\$2,700,000	0%		
Harold Park	Dec 10	Glebe	\$1,335.1m	1,302	1,302	1,302	1,302	FY15	FY19	\$499,000	\$6,000,000	100%	Apartments (and terraces)	100% Mirvac
Marrick & Co.	Oct 15	Marrickville	\$228.5m	216	216	154	0	FY20	FY22	\$615,000	\$1,950,000	87%	Apartments	100% Mirvac
Pavilions	Nov 14	Sydney Olympic Park	\$357.4m	359	359	257	0	FY20	FY23	\$575,000	\$1,980,000	52%	Apartments	PDA with Sydney Olympic Park Authority
St Leonards Square	Jun 15	St Leonards	\$811.9m	561 ³	559	552	0	FY20	FY21	\$635,000	\$5,485,000		Apartments with mixed use	JV with Ping An Real Estate
The William			\$355.2m	241	239	236	0	FY20	FY20	\$635,000	\$2,725,000	66%		
The Jackson			\$456.7m	320	320	316	0	FY20	FY21	\$640,000	\$5,485,000	66%		
The Finery	Jun 14	Waterloo	\$268.0m	239	239	219	213	FY18	FY20	\$620,000	\$1,980,000	100%	Apartments and terraces with mixed use	JV with Ping An Real Estate

Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	SETTLEMENT DATE ¹ FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
Marsden Park North	Nov 14	Marsden Park	\$286.7m	541	FY21	FY24	MPC - Mix of land & housing	PDA with MAC 1 MP Pty Ltd
Moorebank	Dec 14	Moorebank	\$164.4m	179	FY21	FY22	MPC - Medium density housing	PDA with Benedict Industries
Menangle	Jan 17	Menangle	\$143.5m	373	FY21	FY24	MPC - Land	PDA with SouWest Developments Pty Ltd

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

3. Includes 34 retail/commercial strata lots.

Residential Development New South Wales

THE AVENUE, ALEX AVENUE SCHOFIELDS, NSW



This land and housing project is located in the North West Growth corridor of Sydney approximately 45 kilometres from the Sydney CBD. The masterplanned community will ultimately deliver 492 residential lots and includes a 1.2 hectare public park. Precincts 1, 2 and 3 are complete including the public park. Precinct 4 consists of 99 lots. Construction of the ready homes has been completed and settlements commenced in June 2019.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	\$276.3m
TOTAL LOTS	492
PROJECT PERIOD	FY14-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

New South Wales

BRIGHTON LAKES, BRICKMAKERS DRIVE MOOREBANK, NSW



Brighton Lakes is a 306 lot residential masterplanned community located in Sydney's south west. It was delivered as a joint development with Brighton Lakes Recreation and Golf Club. All lots have now settled. Brighton Lakes won the Excellence in Greenfields Development and Excellence in Sustainability and Environmental Technology at the 2018 UDIA NSW Awards for Excellence and the Best Residential Development at the 2019 UDIA National Awards For Excellence.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-10
LOCATION	Moorebank
PROJECT VALUE (INCL. GST)	\$256.7m
TOTAL LOTS	306
PROJECT PERIOD	FY16-FY19
OWNERSHIP STRUCTURE	PDA with New Brighton Golf Club

Residential Development New South Wales

CREST, RABY ROAD GLEDSWOOD HILLS, NSW



Crest at Gledswood Hills is a residential masterplanned subdivision located in Sydney's south west within the Camden LGA. The project consists of 579 land lots to be integrated with approximately 41 hectares of recreational open space. Settlements continue to track in line with expectations. "My Ideal House" at Crest was the 2019 Winner of the Australian Institute of Architects Award for Sustainable Architecture.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-14
LOCATION	Gledswood Hills
PROJECT VALUE (INCL. GST)	\$259.0m
TOTAL LOTS	579
PROJECT PERIOD	FY17-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

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 kilometres south east of Parliament House, and eight kilometres south of Queanbeyan. The project is being developed on a 780 hectare site over 20 to 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.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	\$1,883.2m
TOTAL LOTS	5,754
PROJECT PERIOD	FY14-FY33
OWNERSHIP STRUCTURE	JV with PEET Limited

Residential Development New South Wales

GREEN SQUARE, BOTANY ROAD ZETLAND, NSW



Green Square, a joint development between Mirvac and Landcom, is a mixed-use development located approximately 3.5 kilometres from Sydney's CBD, approximately four kilometres from Sydney airport and is conveniently located in close proximity to Green Square train station. The Green Square region is one of the largest urban renewal projects in Australia, and when complete, Mirvac and Landcom will have delivered over 1,000 apartments, along with office space, retail space and a substantial public domain within the Green Square Town Centre. Mirvac's first apartment tower at Green Square, Ebsworth, was launched in November 2014 and was 100 per cent pre-sold. All apartments in Ebsworth have now settled with the Woolworths Supermarket open for trading. 298 apartments have been sold at Site 5 which comprises three buildings: Ovo, 8 Ebsworth and Ovo at Portman Place. Development approval for Site 7/17 and Site 18, which comprises three buildings totalling 297 apartments, was received in June 2019. The Development Application for Site 15 which comprises approximately 325 apartments across four buildings is under assessment by the City of Sydney Council.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST)	\$1,477.0m
TOTAL LOTS	1,128
PROJECT PERIOD	FY17-FY26
OWNERSHIP STRUCTURE	PDA with Landcom

Residential Development New South Wales

HAROLD PARK, ROSS STREET GLEBE, NSW



Harold Park is located in the inner-city of Sydney, approximately 2.5 kilometres from Sydney's CBD and lies within close proximity to the light rail, major bus routes, Sydney Harbour and two of Sydney's largest universities. The project includes approximately 1,300 terrace homes and apartments, as well as the adaptive re-use of the former Rozelle Tram Depot into the vibrant Tramsheds retail complex. The site also includes 3.8 hectares of public open space dedicated to council. The final stage, Vance, which incorporates 232 lots reached practical completion in April 2018. All lots have settled. Harold Park was the 2019 Winner of the Australian Institute of Architects National Lloyd Rees Award for Urban Design. Harold Park also won the 2019 AIA's Lord Mayor's Prize and the 2019 Greater Sydney Commission's Planning Award.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-10
LOCATION	Glebe
PROJECT VALUE (INCL. GST)	\$1,335.1m
TOTAL LOTS	1,302
PROJECT PERIOD	FY15-FY19
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

New South Wales

MARRICK & CO., MARRICKVILLE ROAD MARRICKVILLE, NSW



Located in Sydney's inner west, seven kilometres south west of Sydney's CBD, Marrick & Co is the first One Planet Living certified development in NSW. As part of this development Mirvac has delivered a new Library and Community Hub to Inner West Council which the Council hopes to open to the public in late 2019. Marrick & Co has a strong focus on community engagement for the future residents of the 216 new dwellings including the provision of extensive open spaces including a new childrens' play area, parks, exercise areas and welcoming roof decks. Four per cent of the apartments will be dedicated to key worker housing. Significant elements of the site's rich history have been retained, including the heritage conversion of the main ward building as the new library, and the former nurses' quarters as luxury, whole floor, boutique dwellings. The residential buildings are progressively reaching practical completion in a staged manner with settlements expected to commence from July 2019.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-15
LOCATION	Marrickville
PROJECT VALUE (INCL. GST)	\$228.5m
TOTAL LOTS	216
PROJECT PERIOD	FY20-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development New South Wales

PAVILIONS, FIGTREE DRIVE SYDNEY OLYMPIC PARK, NSW



Located within the Sydney Olympic Park precinct, the site is 16 kilometres west of the Sydney CBD and nine kilometres from the Parramatta CBD. Development approval for the delivery of four residential buildings was granted in September 2017. Indigo and Amber will be Mirvac's first purpose build-to-rent assets in Australia. The project, which will have a staged completion, has a strong focus on amenity and private open space for its residents, with a private landscape podium situated over four levels of basement car parking, a gym, a community herb and kitchen garden, and a communal room for all residents, provided. In addition, 1,500 square metres of retail space will be handed back to the Sydney Olympic Park Authority which will own and lease to a commercial operator.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-14
LOCATION	Sydney Olympic Park
PROJECT VALUE (INCL. GST)	\$357.4m
TOTAL LOTS	359 ¹
PROJECT PERIOD	FY20-FY23
OWNERSHIP STRUCTURE	PDA with Sydney Olympic Park Authority

1. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build-to-Rent lots.

Residential Development

New South Wales

ST LEONARDS SQUARE, PACIFIC HIGHWAY

ST LEONARDS SQUARE, NSW



Located in the heart of Sydney's Lower North Shore, St Leonards Square is just a few hundred metres from St Leonards Train Station and diagonally opposite the future Crows Nest Metro Station. The project will deliver 527 luxury residential apartments across two striking towers, The William and The Jackson. Only 4.5 kilometres from the Sydney CBD, the project will offer iconic views of Sydney CBD and Sydney Harbour and amenities across two levels. The project will also provide 32 commercial strata office suites, a Virgin Active gym and a vibrant ground floor retail precinct for residents and the wider community. Construction commenced in October 2017 and settlements are expected to commence from the first half of FY20.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST)	\$811.9m
TOTAL LOTS	561 ¹
PROJECT PERIOD	FY20-FY21
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

1. Includes 34 retail/commercial strata lots.

Residential Development New South Wales

THE FINERY, LACHLAN STREET WATERLOO, NSW



The Finery offers a refined living experience for the emerging Lachlan Precinct in Waterloo, just 3.5 kilometres from Sydney's CBD. Comprised of six low rise buildings, the project delivers 223 residential apartments and terrace homes. The development also incorporates 1,200 square metres of ground floor retail, generous green areas and a residents' private entertaining rooftop terrace with plunge pool. Public domain and infrastructure works were also completed to improve the wider precinct and enhance amenity for residents. Construction is now complete with nearly all apartments settled.

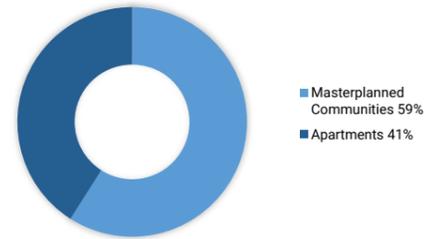
Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-14
LOCATION	Waterloo
PROJECT VALUE (INCL. GST)	\$268.0m
TOTAL LOTS	239 ¹
PROJECT PERIOD	FY18-FY20
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

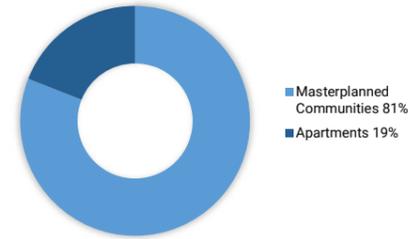
1. Includes 16 retail lots.

Residential Development QUEENSLAND

Mirvac Share Expected Revenue
\$1.7 billion



Pipeline Lots
4,908 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
Arana Hills	Aug 17	Arana Hills	\$47.2m	80	0	0	0	FY21	FY22	\$389,000	\$645,000	0%	MPC - Land, Medium Density Housing	100% Mirvac
Ascot Green	Sep 15	Ascot	\$835.8m	967	174	96	72	FY18	FY31	\$460,000	\$3,200,000		Apartments	PDA with Brisbane Racing Club
Ascot House			\$86.7m	90	90	75	72	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$76.2m	84	84	21	0	FY22	FY23	\$460,000	\$3,200,000	0%		
Future Stages			\$672.9m	793	0	0	0	FY22	FY31	\$460,000	\$3,200,000	0%		
Everleigh	Feb 16	Greenbank	\$765.8m	3,451	183	93	43	FY19	FY34	\$120,000	\$300,000		MPC - Land lots	100% Mirvac
Precinct 1			\$77.3m	361	183	93	43	FY19	FY22	\$120,000	\$300,000	51%		
Precinct 2			\$46.4m	206	0	0	0	FY21	FY22	\$170,000	\$300,000	0%		
Future Stages			\$642.1m	2,884	0	0	0	FY22	FY34	\$170,000	\$300,000	0%		
Everton Park	Mar 17	Everton Park	\$76.1m	124	0	0	0	FY20	FY22	\$395,000	\$630,000	0%	MPC - Land, Medium Density Housing	100% Mirvac
Gainsborough Greens	Oct 06	Pimpama	\$503.9m	1,973	1,695	1,602	1,598	FY11	FY23	\$143,000	\$510,500		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$228.9m	902	902	902	902	FY11	FY18	\$143,000	\$410,000	100%		
Precinct 1 - Forest Green			\$74.9m	261	242	240	239	FY16	FY20	\$190,000	\$425,000	100%		
Precinct 6.1 - Green Park			\$31.8m	134	131	131	131	FY12	FY21	\$188,000	\$510,500	100%		
Precinct 7.2 - Green Park			\$62.1m	228	228	222	221	FY18	FY20	\$236,000	\$357,000	100%		
Precinct 7.3 - Green Park			\$51.2m	194	87	2	0	FY20	FY21	\$235,000	\$290,000	70%		
Precinct 3			\$55.0m	254	105	105	105	FY18	FY23	\$195,000	\$400,000	30%		
Hope Street		South Brisbane	\$218.6m	354	354	342	337	FY17	FY21	\$409,000	\$1,675,000		Apartments	100% Mirvac
Art House	Jul 14		\$115.6m	187	187	185	184	FY17	FY20	\$409,000	\$1,545,000	100%		
Lucid	Jul 15		\$103.0m	167	167	157	153	FY19	FY21	\$410,000	\$1,675,000	100%		
Hydeberry	Jan 17	Rochedale	\$62.4m	133	133	125	124	FY19	FY20	\$395,000	\$630,000	100%	MPC - Land lots	100% Mirvac

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

ARANA HILLS, PLUCKS ROAD ARANA HILLS, QLD



Located in Arana Hills, 11 kilometres north west of the Brisbane CBD, this is a proposed residential development consisting of 77 town homes and 3 land lots, as well as a resident's recreation area.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-17
LOCATION	Arana Hills
PROJECT VALUE (INCL. GST)	\$47.2m
TOTAL LOTS	80
PROJECT PERIOD	FY21-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

ASCOT GREEN, LANCASTER ROAD ASCOT, QLD



Ascot Green is a joint residential development project with Brisbane Racing Club located in the blue chip suburb of Ascot in Brisbane. On completion the project is intended to deliver more than 950 apartments situated along the iconic Eagle Farm Racecourse. The first stage will be delivered via two towers, Ascot House and Tulloch House. Settlement of apartments in Ascot House commenced in June 2018 and sales are ongoing.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST)	\$835.8m
TOTAL LOTS	967
PROJECT PERIOD	FY18-FY31
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

Residential Development Queensland

EVERLEIGH, TEVIOT ROAD GREENBANK, QLD



Everleigh is a 481 hectare masterplanned community located 30 kilometres south of the Brisbane CBD. It is anticipated to yield over 3,400 residential land lots, in addition to regional parks, a state primary school site and a neighbourhood (retail) centre. The first two stages are now complete and the first display village will open in October 2019.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Greenbank
PROJECT VALUE (INCL. GST)	\$765.8m
TOTAL LOTS	3,451
PROJECT PERIOD	FY19-FY34
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

EVERTON PARK, ASHMORE STREET EVERTON PARK, QLD



Located in Everton Park, 7 kilometres north of the Brisbane CBD, this is a proposed residential development consisting of 80 town homes and 44 house and land lots.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-17
LOCATION	Everton Park
PROJECT VALUE (INCL. GST)	\$76.1m
TOTAL LOTS	124
PROJECT PERIOD	FY20-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

GAINSBOROUGH GREENS, SWAN ROAD PIMPAMA, QLD



Gainsborough Greens is a large-scale masterplanned community located at Pimpama in the northern Gold Coast area, 50 kilometres south of the Brisbane CBD. The project consists of approximately 1,900 lots, along with recreational and retail facilities. The project encompasses the existing Gainsborough Greens Golf Course which was sold to a third party and is now subject to a body corporate structure. Lots were first released in 2010 and to date 1,695 lots have been released with 95 per cent of released lots sold.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	\$503.9m
TOTAL LOTS	1,973
PROJECT PERIOD	FY11-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

HOPE STREET, HOPE STREET SOUTH BRISBANE QLD



The site, located in South Brisbane, a short walk from the Southbank parklands and arts precinct and across the river from the Brisbane CBD, is made up of two apartment towers and ground floor retail. Construction of the first tower, Art House completed in June 2017, and construction of the second tower, Lucid, completed in July 2018. Settlements continue, with limited apartments remaining.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-14 & Jul-15
LOCATION	South Brisbane
PROJECT VALUE (INCL. GST)	\$218.6m
TOTAL LOTS	354
PROJECT PERIOD	FY17-FY21
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Queensland

HYDEBERRY, GARDNER ROAD ROCHEDALE, QLD



Located in Rochedale 14 kilometres south east of the Brisbane CBD, Hydeberry is a land-only development comprising of approximately 133 lots constructed over two stages. All subdivision works are completed with over 90 per cent of lots settled by 30 June 2019.

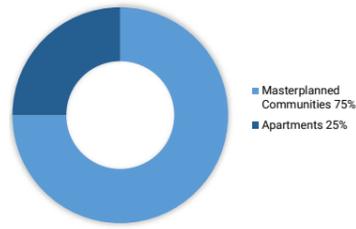
Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Rochedale
PROJECT VALUE (INCL. GST)	\$62.4m
TOTAL LOTS	133
PROJECT PERIOD	FY19-FY20
OWNERSHIP STRUCTURE	100% Mirvac

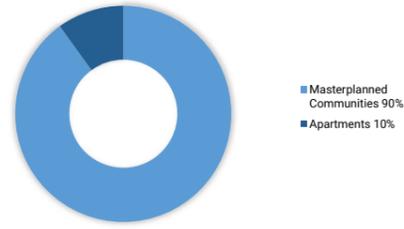
Residential Development

VICTORIA

Mirvac Share Expected Revenue
\$5.7 billion



Pipeline Lots
13,937 lots



In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
Jack Road	Oct 14	Cheltenham	\$142.0m	183	182	182	182	FY16	FY20	\$510,000	\$1,290,000	100%	MPC - Housing	100% Mirvac
Olivine	Jun 12	Donnybrook	\$1,330.0m	4,234	559	510	226	FY18	FY34	\$170,000	\$400,000		MPC - Land lots	Combination of balance sheet and PDA with Boral
Stage 1 - 5, 9			\$134.6m	460	460	411	127	FY19	FY20	\$170,000	\$400,000	40%		
Non-residential			\$19.4m	99	99	99	99	FY18	FY19	n/a	n/a	100%		
Future Stages			\$1,176.0m	3,675	0	0	0	FY20	FY34	\$230,000	\$347,000	0%		
Smith's Lane	Nov 11	Clyde North	\$844.0m	2,298	119	119	84	FY19	FY30	\$155,000	\$410,000	10%	MPC - Land lots	100% Mirvac
The Eastbourne	Dec 12	East Melbourne	\$459.8m	258	258	258	64	FY19	FY20	\$500,000	\$14,000,000	95%	Apartments	PDA with Freemasons
Tullamore	Jul 15	Doncaster	\$856.1m	886	724	595	497	FY16	FY23	\$380,000	\$2,300,000		MPC - Mix of land, housing & medium density housing	100% Mirvac
Stage 1			\$107.7m	133	133	133	133	FY16	FY18	\$540,000	\$1,350,000	100%		
Stage 2			\$125.8m	122	114	114	114	FY17	FY22	\$625,000	\$2,250,000	85%		
Stage 3			\$112.0m	100	100	93	93	FY17	FY20	\$700,000	\$2,300,000	100%		
Stage 4			\$107.3m	93	93	86	53	FY18	FY20	\$710,000	\$1,800,000	60%		
Stage 5			\$27.6m	22	0	0	0	FY20	FY21	\$995,000	\$1,350,000	0%		
Stage 6			\$138.8m	109	47	33	16	FY19	FY22	\$985,000	\$1,410,000	20%		
Apartments Building A			\$93.2m	134	134	120	87	FY19	FY21	\$380,000	\$1,480,000	100%		
Apartments Building B			\$79.1m	102	102	15	0	FY21	FY22	\$395,000	\$1,835,000	0%		
Non-residential			\$10.0m	2	1	1	1	FY19	FY22	n/a	n/a	100%		
Future Stages			\$54.6m	69	0	0	0	FY23	FY23	\$410,000	\$1,500,000	0%		
Waverley Park	Dec 01	Mulgrave	\$778.6m	1,319	1,236	1,218	1,206	FY04	FY23	\$225,000	\$1,450,000		MPC - Housing	100% Mirvac
Completed Stages			\$623.4m	1,143	1,143	1,143	1,143	FY04	FY14	\$225,000	\$1,075,000	100%		
Stage 5 Display			\$4.9m	4	3	3	3	FY18	FY22	\$881,000	\$1,355,000	100%		
Stage 13			\$51.2m	55	55	49	48	FY19	FY22	\$650,000	\$1,405,000	95%		
Stage 14			\$35.7m	42	35	23	12	FY19	FY21	\$530,000	\$1,400,000	10%		
Stage 15			\$36.8m	43	0	0	0	FY22	FY22	\$650,000	\$1,400,000	0%		
Stage 16			\$26.6m	32	0	0	0	FY21	FY23	\$500,000	\$1,400,000	5%		
Woodlea	Nov 06	Rockbank	\$1,898.3m	6,629	3,181	3,148	2,635	FY16	FY36	\$135,500	\$1,088,888		MPC - Land lots	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$379.6m	1,901	1,901	1,901	1,901	FY16	FY18	\$135,500	\$1,088,888	100%		
Stage 1			\$10.5m	52	50	50	50	FY16	FY20	\$160,000	\$420,000	100%		
Stages 20, 26, 29 -41			\$365.7m	1,361	1,230	1,197	684	FY18	FY23	\$182,500	\$569,888	Various		
Future Stages			\$1,142.5m	3,315	0	0	0	FY21	FY36	\$180,000	\$400,000	0%		
Yarra's Edge		Docklands	\$1,510.8m	1,557	1,128	953	757	FY05	FY26	\$120,000	\$6,000,000		Apartments (and townhouses)	100% Mirvac
Completed Stages	Apr 11		\$460.3m	418	418	418	418	FY13	FY17	\$500,000	\$6,000,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	116	FY05	FY26	\$120,000	\$285,000	100%		
Forge - Tower 10	Nov 15		\$197.6m	228	228	210	206	FY17	FY21	\$490,000	\$1,550,000	100%		
Voyager - Tower 11	Oct 16		\$300.6m	315	315	192	0	FY22	FY25	\$490,000	\$2,494,500	10%		
Wharf's Entrance Terraces 2	Dec 15		\$56.5m	18	18	17	17	FY18	FY20	\$1,600,000	\$4,650,000	100%		
Wharf's Entrance Terraces 3	-		\$57.5m	18	6	0	0	FY22	FY23	\$2,080,000	\$4,650,000	0%		
Park Precinct - Retail Stage	-		\$5.6m	1	0	0	0	FY21	FY21	n/a	n/a	0%		
Future Stages	-		\$414.6m	410	0	0	0	FY24	FY26	\$490,000	\$4,650,000	0%		

Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	SETTLEMENT DATE ¹ FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
Wantirna South	Jun 19	Wantirna South	\$1,340.0m	1,717	FY25	FY35	MPC - Mix of land, housing & medium density housing	PDA with Boral
The Fabric (previously Altona North)	-	Altona North	\$386.0m	507	FY21	FY26	MPC - Mix of Housing and apartments	100% Mirvac

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

JACK ROAD, JACK ROAD CHELTENHAM, VIC



Jack Road is a 4.2 hectare site located in the Bayside suburb of Cheltenham, approximately 20 kilometres south of Melbourne's CBD. The development comprises 183 dwellings, consisting of boutique style apartments and two, three and four-bedroom homes. The project offers a unique opportunity to live in a masterplanned community within close proximity to Port Philip Bay and established amenity renowned within the Bayside municipality. The project is fully sold out and all lots have settled. Mirvac's bold 18 month research project, the House With No Bills, which aims to transform housing in Australia, is currently underway and is the last lot remaining, yet to be released.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-14
LOCATION	Cheltenham
PROJECT VALUE (INCL. GST)	\$142.0m
TOTAL LOTS	183
PROJECT PERIOD	FY16-FY20
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

OLIVINE, DONNYBROOK ROAD DONNYBROOK, VIC



Olivine is located approximately 30 kilometres north of Melbourne's CBD in Donnybrook. The masterplanned community will encompass over 465 hectares and is expected to deliver some 4,000 lots over approximately 20 years. Olivine will become home to approximately 11,000 residents and will include a new local town centre, education facilities, health, sports and community infrastructure. Over 400 contracts across Stages 1-5 and 9 have been exchanged, with settlements commencing in June 2019 for Stages 1-3. Hume Anglican Grammar was opened in February 2019, with the first stage of the school welcoming 150 enrolled students. Stages 4 and 5 (172 lots and a childcare superlot) are under construction with Stage 9 to commence shortly along with construction of the Olivine Place community hub and Gumnut Park.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST)	\$1,330.0m
TOTAL LOTS	4,234
PROJECT PERIOD	FY18-FY34
OWNERSHIP STRUCTURE	Combination of balance sheet and PDA with Boral

Residential Development Victoria

SMITH'S LANE, SMITH'S LANE CLYDE NORTH, VIC



Smith's Lane is a 200 hectare site located approximately 55 kilometres south east of the Melbourne CBD in Clyde North in the City of Casey growth area. The masterplanned community is expected to deliver over 2,200 lots over ten years and be home to over 6,000 residents. It will include a new local town centre, a government primary school, an active open space precinct with sporting ovals, six local parks, community facility and walking and cycle trails along Cardinia Creek and the waterway and wetlands. Clyde Grammar school has settled and is working towards opening for Term 1 in 2022.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-11
LOCATION	Clyde North
PROJECT VALUE (INCL. GST)	\$844.0m
TOTAL LOTS	2,298
PROJECT PERIOD	FY19-FY30
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Victoria

THE EASTBOURNE, ALBERT STREET 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 Eastbourne features apartments across two buildings and is serviced by a four-level basement car park. This unique building will be a distinct addition to East Melbourne and seeks to raise the bar in luxury residential apartment living. Settlements have commenced on the north tower, with the majority of these lots settling in FY19. Albert Street apartments are nearing completion with settlements anticipated to commence from August 2019.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-12
LOCATION	East Melbourne
PROJECT VALUE (INCL. GST)	\$459.8m
TOTAL LOTS	258
PROJECT PERIOD	FY19-FY20
OWNERSHIP STRUCTURE	PDA with Freemasons

Residential Development Victoria

TULLAMORE, DONCASTER ROAD DONCASTER, VIC



Tullamore is a 47 hectare infill development, comprising vacant land, integrated housing and residential apartments. 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 to leading retail, education and transport hubs. Since launching in May 2015, over 590 residential contracts in total have been exchanged, with significant price growth achieved across all releases.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST)	\$856.1m
TOTAL LOTS	886
PROJECT PERIOD	FY16-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development 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 Melbourne's 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 and sporting facilities. Settlements of lots of the first of 4 remaining stages of the project are now underway.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	\$778.6m
TOTAL LOTS	1,319
PROJECT PERIOD	FY04-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development 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 20,000 residents upon completion. Since launching in March 2015, in excess of 3,000 contracts have been exchanged across 41 stages. Approximately 3,600 residents are now residing at Woodlea, with 4 parks, medical centre, pharmacy, childcare (170 places), smart learning hub, cafe, adventure park and a 10 hectare sporting precinct now complete. Bacchus Marsh Grammar primary school, the fifth largest primary school in Victoria opened in February 2019. The State Government also announced construction of a government primary school for opening in 2021. Council will open the \$7m community facility in 2020 which will provide an additional 180 childcare/kindergarten places. Coles have committed as the anchor tenant for the Local Town Centre which is on track for a late 2020 opening. The Rockbank V-Line Train Station upgrade is nearing completion and will open with significant upgrades by end 2019.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Rockbank
PROJECT VALUE (INCL. GST)	\$1,898.3m
TOTAL LOTS	6,629
PROJECT PERIOD	FY16-FY36
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

Residential Development Victoria

YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14 hectare site located on the north facing bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion, the precinct will include around 2,300 dwellings, with a component of retail, commercial space and a marina. The most recent building, Forge, is nearly sold out. The next apartment building, Voyager, recently commenced construction with settlements anticipated to commence in FY22.

Summary Information - In Progress

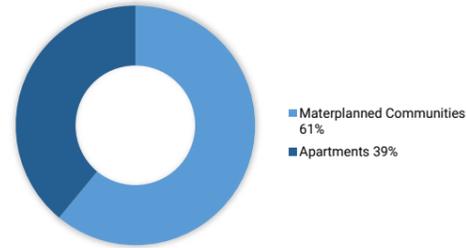
ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	\$1,510.8m
TOTAL LOTS	1,557 ¹
PROJECT PERIOD	FY05-FY26
OWNERSHIP STRUCTURE	100% Mirvac

1. Includes Wharf's Entrance, Marina Berths and Park Precinct.

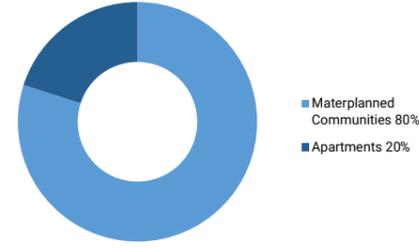
Residential Development

WESTERN AUSTRALIA

Mirvac Share Expected Revenue
\$0.7 billion



Pipeline Lots
2,149 lots



In Progress

PROPERTY	ACQUISITION/AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASING			SETTLEMENT DATE ¹		CURRENT PRICE RANGE		CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
					RELEASED	EXCHANGED	SETTLED	FROM	TO	FROM	TO			
ONE71 Baldivis	Dec 13	Baldivis	\$79.7m	437	188	145	145	FY16	FY24	\$131,000	\$258,000		MPC - Land lots	100% Mirvac
Stage 1			\$14.0m	70	70	68	68	FY16	FY19	\$186,000	\$258,000	100%		
Stage 2			\$11.3m	56	56	50	50	FY16	FY19	\$179,000	\$186,000	100%		
Stage 1B			\$6.9m	34	34	21	21	FY17	FY20	\$159,000	\$235,000	100%		
Stage 3			\$9.4m	52	28	6	6	FY19	FY21	\$159,000	\$199,000	50%		
Future stages (4-6)			\$38.1m	225	0	0	0	FY21	FY24	\$131,000	\$240,000	0%		
Beachside Leighton	Aug 06	North Fremantle	\$352.9m	287	286	232	177	FY11	FY22	\$420,000	\$8,950,000		Apartments with mixed use	100% Mirvac
Completed Stages			\$170.0m	69	69	69	69	FY11	FY16	\$840,000	\$8,950,000	100%		
Prima & Meridian			\$113.9m	113	113	108	108	FY18	FY20	\$955,000	\$1,625,000	100%		
Compass			\$67.9m	104	104	55	0	FY21	FY22	\$420,000	\$1,145,000	4%		
Hotel Site			\$1.1m	1	0	0	0	FY20	FY20	\$1,100,000	\$1,100,000	0%		
Claremont	Jan 15	Claremont	\$174.9m	233	233	130	126	FY19	FY24	\$429,000	\$1,495,000		Apartments	100% Mirvac
Grandstand			\$103.3m	142	142	86	84	FY19	FY24	\$429,000	\$1,165,000	100%		
Reserve			\$71.6m	91	91	44	42	FY19	FY24	\$495,000	\$1,495,000	100%		
Henley Brook	Nov 18	Henley Brook	\$143.1m	562	0	0	0	FY21	FY25	\$180,000	\$319,000	0%	MPC - Land lots	100% Mirvac
Iluma Private Estate	Dec 14	Bennett Springs	\$166.3m	620	205	148	148	FY18	FY23	\$135,000	\$345,000		MPC - Land lots	100% Mirvac
Stage 1			\$21.9m	84	83	71	71	FY18	FY22	\$135,000	\$335,000	100%		
Stage 2			\$19.0m	69	69	62	62	FY18	FY20	\$219,000	\$329,000	100%		
Stage 3			\$8.4m	30	0	0	0	FY20	FY22	\$250,000	\$329,000	30%		
Stage 4			\$11.4m	46	39	15	15	FY19	FY20	\$199,000	\$302,000	100%		
Stage 5			\$13.6m	49	14	0	0	FY19	FY21	\$195,000	\$345,000	10%		
Future stages (6-10)			\$92.0m	342	0	0	0	FY21	FY23	\$225,000	\$329,000	0%		
Madox	Feb 16	Piara Waters	\$121.0m	408	149	112	110	FY18	FY23	\$165,000	\$386,000		MPC - Land lots	100% Mirvac
Stage 1			\$14.9m	46	46	45	45	FY18	FY19	\$212,000	\$352,000	100%		
Stage 2			\$22.2m	78	78	56	56	FY18	FY20	\$165,000	\$332,000	100%		
Stage 3			\$27.2m	90	25	11	9	FY19	FY23	\$236,000	\$369,000	50%		
Future stages (4-6)			\$56.7m	194	0	0	0	FY20	FY23	\$204,000	\$386,000	0%		
Osprey Waters	Dec 13	Mandurah	\$85.7m	458	383	354	354	FY14	FY21	\$109,000	\$500,000		MPC - Land lots	100% Mirvac
Completed Stages			\$47.2m	262	262	262	262	FY14	FY19	\$109,000	\$239,000	100%		
Stage 9			\$13.2m	67	67	44	44	FY17	FY20	\$147,000	\$222,000	100%		
Stage 6			\$9.8m	54	54	48	48	FY17	FY19	\$155,000	\$212,000	100%		
Stages 7 & 8			\$15.5m	75	0	0	0	FY20	FY21	\$174,000	\$500,000	0%		
The Peninsula	Feb 03	Burswood	\$686.1m	637	443	433	433	FY07	FY23	\$385,000	\$13,395,000		Apartments, Medium Density & Land Lots	100% Mirvac
Completed Stages			\$476.9m	419	419	419	419	FY07	FY17	\$385,000	\$13,395,000	100%		
Lot 16			\$7.0m	7	7	4	4	FY18	FY21	\$700,000	\$1,790,000	100%		
Lot 3			\$8.0m	17	17	10	10	FY18	FY20	\$475,000	\$550,000	100%		
Future Stages			\$194.2m	194	0	0	0	FY21	FY23	\$445,000	\$11,990,000	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

Western Australia

BEACHSIDE LEIGHTON, 1 FREEMAN LOOP NORTH FREMANTLE, WA



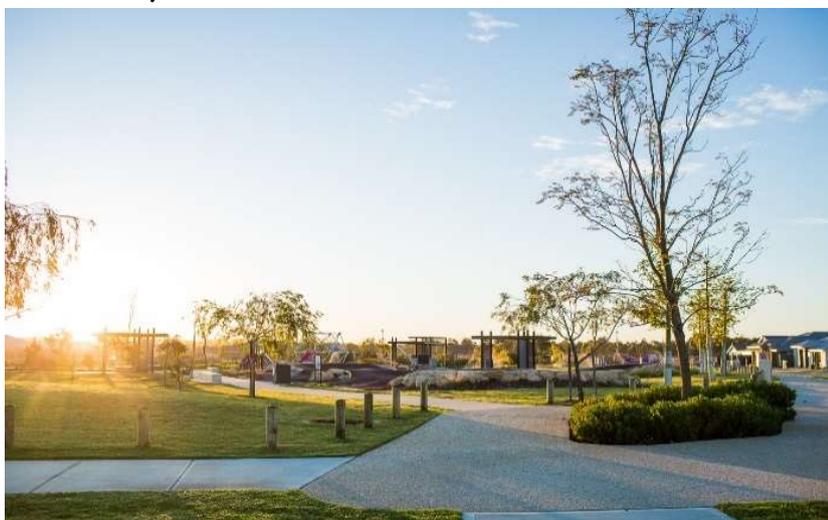
Beachside Leighton is a mixed-use development, approximately 20 kilometres south west of the Perth CBD in a coastal location, comprising apartments, terraces, retail and a future development site. The first stage, Leighton Beach, comprising 68 apartments and 1 retail unit, is complete and settled. The second stages, comprising 109 apartments and 4 retail units spans two buildings, Meridian and Prima, which were both completed in December 2017 and are 96 per cent sold and settled. Construction of the final stage, Compass (104 apartments), commenced in May 2019 and is approximately 53 per cent pre-sold.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-06
LOCATION	North Fremantle
PROJECT VALUE (INCL. GST)	\$352.9m
TOTAL LOTS	287
PROJECT PERIOD	FY11-FY22
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Western Australia

ONE71 BALDIVIS, BALDIVIS ROAD BALDIVIS, WA



One71 Baldivis is a masterplanned community development of approximately 30 hectares, located in Perth's south west corridor, 40 minutes from Perth's CBD. There have been 188 lots released and 145 lots have settled. The next stage of the project will encompass development of a school site, Baldivis North Primary School, expected to be open in 2020.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST)	\$79.7m
TOTAL LOTS	437
PROJECT PERIOD	FY16-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

CLAREMONT, CORNER GRAYLANDS ROAD & KYLE WAY CLAREMONT, WA



Acquired in 2015 as part of LandCorp's (WA State Government) redevelopment of the Claremont North East Precinct, and located 9 kilometres south west of the Perth CBD, Claremont by Mirvac comprises 233 unique apartments across two stages (Grandstand and Reserve) set around the periphery of the iconic Claremont Oval. Both buildings were completed in late 2018 with settlements ongoing.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-15
LOCATION	Claremont
PROJECT VALUE (INCL. GST)	\$174.9m
TOTAL LOTS	233
PROJECT PERIOD	FY19-FY24
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Western Australia

HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is located 22 kilometres north east of the Perth CBD in Perth's fastest growing corridor and within the municipality of the City of Swan. The 33.5 hectare site will comprise over 550 land lots.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST)	\$143.1m
TOTAL LOTS	562
PROJECT PERIOD	FY21-FY25
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

ILUMA PRIVATE ESTATE, MARSHALL ROAD BENNETT SPRINGS, WA



Iluma Private Estate is a masterplanned community located within the City of Swan's urban growth corridor, approximately 15 kilometres north east of Perth's CBD. The 44 hectare site will offer over 600 residential dwellings linked by a series of central linear public open spaces. There has been 205 titled lots released to market, with 148 lots under contract or settled.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST)	\$166.3m
TOTAL LOTS	620
PROJECT PERIOD	FY18-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Western Australia

MADOX, NICHOLSON ROAD PIARA WATERS



Madox is located 22 kilometres south east of the Perth CBD in the City of Armadale and is intended to deliver 408 lots. The district open space and playgrounds within the first 3 stages are now completed.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST)	\$121.0m
TOTAL LOTS	408
PROJECT PERIOD	FY18-FY23
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development

Western Australia

OSPREY WATERS, BRIDGEWATER BOULEVARD MANDURAH, WA



Osprey Waters is a 458 lot masterplanned community located 50 minutes south of the Perth CBD. The site contains 15 hectares of quality landscaped public open space, 2.2 hectares of spectacular foreshore reserve, retained natural bushland, boardwalks, walking trails, playgrounds and other community spaces. Osprey Waters will ultimately consist of 458 lots with 383 (84 per cent) lots released to date, 92 per cent have settled or exchanged.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$85.7m
TOTAL LOTS	458
PROJECT PERIOD	FY14-FY21
OWNERSHIP STRUCTURE	100% Mirvac

Residential Development Western Australia

THE PENINSULA, THE CIRCUS BURSWOOD, WA



This 17 hectare site is located within the town of Victoria Park on the Burswood Peninsula, approximately five kilometres east of Perth's CBD. The development is adjacent to the Crown Casino and entertainment complex and the new Perth Stadium. Planning for the next release of the remaining stages is currently in progress.

Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	\$686.1m
TOTAL LOTS	637
PROJECT PERIOD	FY07-FY23
OWNERSHIP STRUCTURE	100% Mirvac

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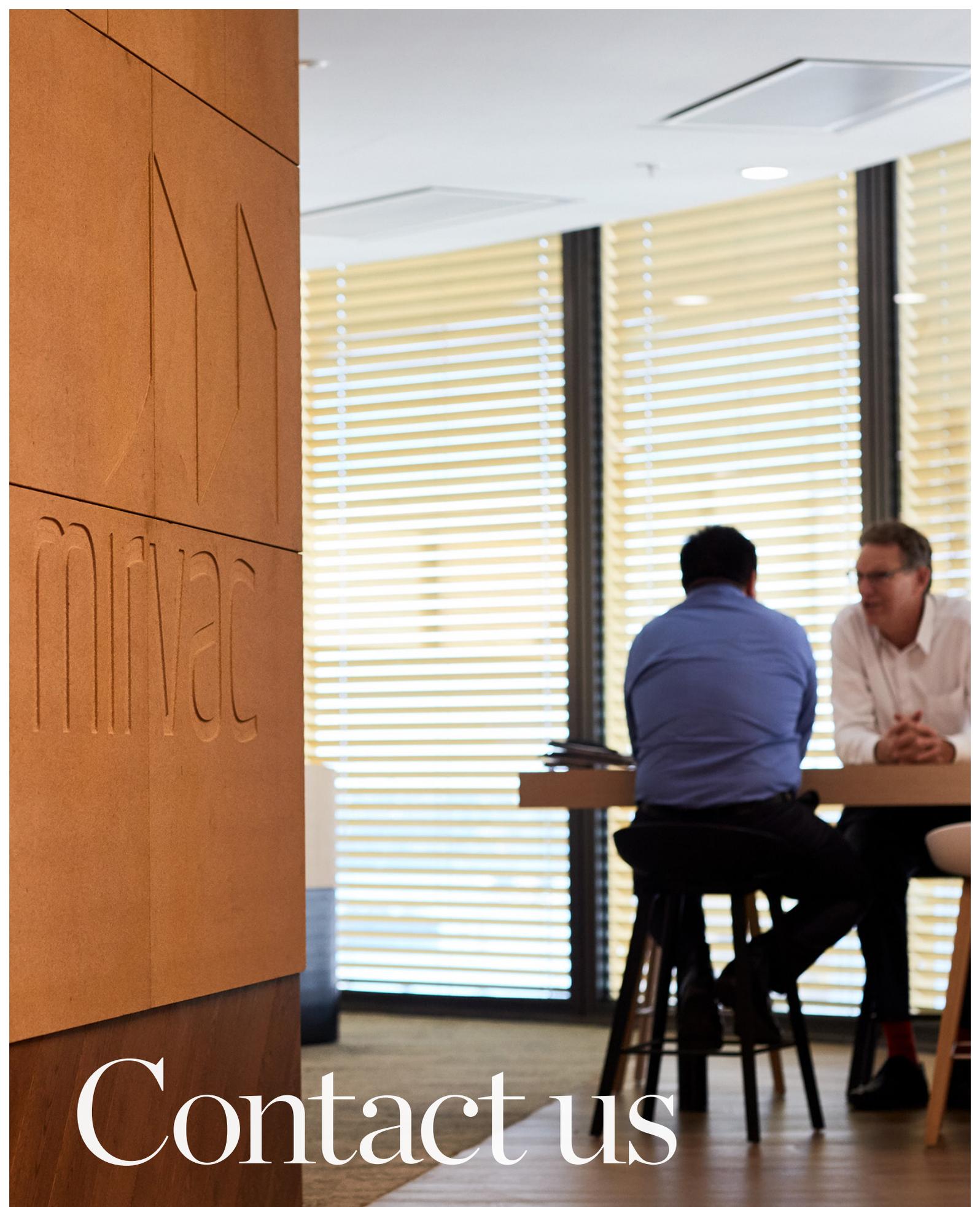
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The information contained in this Property Compendium is dated 30 June 2019, unless otherwise stated.



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