



Announcement Summary

Name of entity

MIRVAC GROUP

Announcement type

New announcement

Date of this announcement

19/8/2026

ASX Security code and description of the class of +securities the subject of the buy-back

MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

The type of buy-back is:

On market buy-back

Refer to next page for full details of the announcement



Part 1 - Entity and announcement details

1.1 Name of entity

MIRVAC GROUP

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type

other

Registration number

Mirvac Limited ABN 92 003 280 699 Mirvac Funds Limited
in its capacity as responsible entity of Mirvac Property Trust
ARSN 086 780 645

1.3 ASX issuer code

MGR

1.4 The announcement is

New announcement

1.5 Date of this announcement

19/8/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES



Part 2 - Type of buy-back

2.1 The type of buy-back is:

On market buy-back



Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

3,945,860,217

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

No

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Morgan Stanley Australia Securities Limited

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

No



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

3/9/2026

3C.3 Proposed buy-back end date

2/9/2027

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

Pursuant to ASIC Corporations (ASX-listed Schemes On-market Buy-backs) Instrument 2016/1159: (a) Mirvac Funds Limited (MFL), responsible entity of Mirvac Property Trust, does not hold any interests in MGR securities; (b) MFL associates hold 6,296,122 MGR securities and 14,357,567 unvested Performance Rights; and (c) MGR securities bought-back will be funded by a mix of cash and existing debt facilities. MGR intends to buy back up to A\$200 million of MGR stapled securities.