FY26 Additional Information

19 August 2026

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Overview

Quay, Waterfront Newstead, Brisbane
(image credit: Rolley Photo Media)

Our competitive advantage

Leading Australian diversified property group ~$24bn of AUM

Leaders in Living

Top tier Investment portfolio

Unique integrated creation expertise

>50 YEARS EXPERIENCE

Unique offering across product types and locations

High-quality sustainable Investment portfolio

Aligned capital partner with ~$18bn of third-party capital under management

Underpinned by balance sheet, culture and capability

Mirvac overview

Net Positive Scope 1 and 2 emissions, **9 years before target**

Awarded world's first **6 Star Green Star** building by the GBCA

+20% pa growth in 3rd party capital under management since FY16

5 star ★★★★★ Gold Star iCIRT rating 4 years in a row

Unrivalled experience **>50 year** residential track record

Investment

$10.6bn passive invested capital[1]

Funds

$18.1bn third-party capital[2]

Development

~$27bn development pipeline[3]

$3.0bn active invested capital[1]

$23.7bn assets under management[4]

OFFICE

- 28 assets[5]
- Portfolio value[6]: ~$5.3bn
- NLA[7]: 689,880 sqm

477 Collins St, MLB

INDUSTRIAL

- 12 assets[5]
- Portfolio value[6]: ~$2.0bn
- NLA[7]: 757,413 sqm

Switchyard, SYD

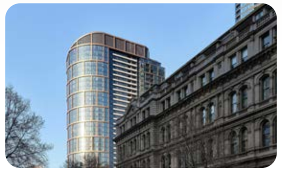
RETAIL

- 9 assets[5]
- Portfolio value[6]: ~$2.2bn
- GLA[7]: 317,290 sqm

Birkenhead Point, SYD

LIVING

- JV & Co-investment equity value[6]: ~$0.8bn
- 7,587 operational and 2,854 pipeline living sector lots, across Build to Rent and Land Lease[8]



LIV Aston, MLB

FUNDS

- $14.3bn Funds under management[9]
- 18 funds, mandates and JV partners

Collins Place, MLB

COMMERCIAL & MIXED USE

- ~$4.7bn active developments[3]
- ~$6bn total pipeline value[3]

Harbourside, SYD[12]

RESIDENTIAL

- 26,438 pipeline lots[10]
- ~$21bn total pipeline value[3]
- $1.5bn pre-sales[11]

Riverlands, SYD

1. Investment (passive) invested capital includes investment properties, co-investment stakes reported on equity basis, assets held for sale, JVA and other financial assets on balance sheet. Development (active) invested capital typically includes inventory, IPUC, JVA less deferred land and unearned income. 2. Includes external funds, developments and assets under management, and excludes Mirvac's investment in those managed assets and vehicles. 3. Represents 100% expected end value / revenue (including GST), including where Mirvac is only providing development management services, subject to various factors outside Mirvac's control. 4. Assets Under Management (AUM) represents the total value of capital where we generate fees by providing property management services (includes Mirvac's share). 5. Includes co-investment properties, but excludes IPUC and properties that are jointly held with MWOF. 6. Includes co-investment equity values, but excludes IPUC and the gross up of lease liability under AASB16. 7. Excludes properties held in co-investments and IPUC. 8. Operational lots include completed build to rent apartments and completed land lease lots. Pipeline lots are subject to various factors outside of Mirvac's control, such as planning outcomes, market conditions and other uncertainties. 9. Funds Under Management (FUM) represents the total value of assets we generate fees by providing Investment Management services, includes Mirvac share. 10. Subject to change depending on various factors outside of Mirvac's control, such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. 11. Represents Mirvac's share of total pre-sales and includes GST. 12. Artist impression, final design may differ.

Mirvac is a leading, diversified Australian property group

Western Australia

$0.2bn
investment portfolio[3]

$1.3bn
total development pipeline[4]

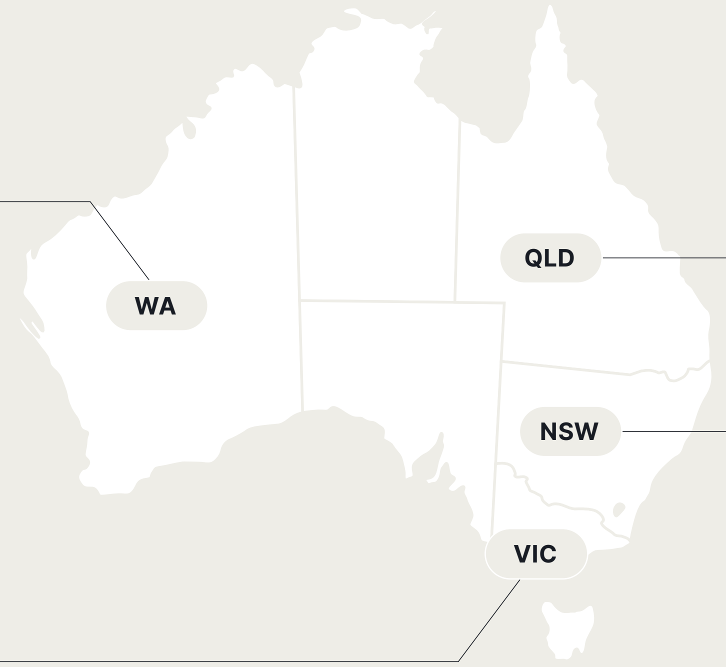
1,871
residential pipeline lots[5]

Queensland

$1.1bn
investment portfolio[3]

$5.6bn
total development pipeline[4]

9,926
residential pipeline lots[5]



Victoria

$1.7bn
investment portfolio[3]

$6.6bn
total development pipeline[4]

8,432
residential pipeline lots[5]

New South Wales

$6.1bn
investment portfolio[3]

$14.1bn
total development pipeline[4]

6,209
residential pipeline lots[5]

Office[1]
~$5.3bn Total value | 28 Assets[2]

Industrial[1]
~$2.0bn Total value | 12 Assets

Retail[1]
~$2.2bn Total value | 9 Assets

Living[1]
~$0.8bn Co-investment equity value | 39 Assets

Residential[4]
~$21bn Pipeline value

CMU Development[4]
~$6bn Pipeline value

Funds[6]
$18.1bn Third party capital

1. Includes co-investment equity value, excludes IPUC and gross up of lease liability under AASB 16. Refer to page 54 for further breakdown. 2. Office asset number excludes IPUC and properties that are jointly held with MWOF. 3. State investment portfolio valuations exclude co-investment equity values. Subject to rounding. 4. Represents 100% expected end value / revenue (including GST) including where Mirvac is only providing Development Management Services, subject to various factors outside Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties 5. Subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, and other uncertainties.
6. Includes external funds, developments and assets under management and excludes Mirvac investment in those managed assets and vehicles.

Deep platform value

>50 year TRACK RECORD

RESIDENTIAL DEVELOPMENT PLATFORM

Pipeline: ~26k lots, ~$21bn end value[1] | ~$1.5bn pre-sales[2] | ~8.5yr average vintage | 18-22% target gross profit margin | High repeat customers

INTEGRATED COMMERCIAL & MIXED USE DEVELOPMENT PLATFORM

~$130m new NOI[3] | 20% average return on cost[4] | ~$6bn development pipeline[1]

Development

$18.1BN[5] THIRD-PARTY CAPITAL MANAGEMENT PLATFORM

Unique alignment model | ~$5.2bn capital raised since FY24[6] | $14.3bn FUM[7], $23.7bn AUM[8] | ~$3.2bn future FUM secured[9]

Funds

MARKET LEADING INVESTMENT PORTFOLIO AND DEVELOPMENT INVENTORY

NTA[10] $2.33

Office | BTR | Land Lease | Industrial | Retail

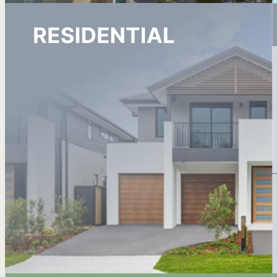
~7.0% pa long term historical return MPT portfolio performance 10 year annual return to December 2025 | 110bps long term out-performance[11] | Net positive carbon scope 1 & 2 | 5.69% average cap rate[12]

Investment

1. Represents 100% expected end value/revenue (including GST), including where Mirvac is only providing development management services, subject to various factors outside Mirvac's control. 2. Represents Mirvac's share of total pre-sales (includes GST). 3. Includes Mirvac's share of NOI from committed developments and assets under stabilisation; excludes income from future land lease community completions. 4. Average return on cost on projects completed between FY17-FY26. 5. Includes external funds, developments and assets under management and excludes Mirvac investment in those managed assets and vehicles. 6. Includes raised and committed from sell down of stakes in 55 Pitt St, Aspect North & South, Highforest, Mulgoa, Cobbitty and Monarch Glen residential projects, SEED Stage 1 & 2 Industrial development, Harbourside and MWOF capital raise. 7. FUM represents the total value of assets we generate fees by providing Investment Management services, includes Mirvac share. 8. AUM represents the total value of capital where we generate fees by providing property management services (includes Mirvac's share). 9. Includes future funds under management from committed developments including 55 Pitt St, Harbourside, SEED Stage 1 & 2, and 577 King St, at 30 June 2026. 10. NTA excludes intangible assets, right-of-use assets, deferred tax assets and deferred tax liabilities, based on ordinary securities including EIS securities. 11. MPT Portfolio performance vs RIA commercial property market return over 10 years to December 2025. 12. Includes co-investments.

Improved earnings growth visibility into FY27+



			FY26	FY27	FY28	FY29+
INVESTMENT	NEW INVESTMENT INCOME[1] FROM COMMITTED DEVELOPMENT COMPLETIONS					
	BTR		LIV Anura & LIV Albert			577 King St
	Industrial		Aspect North & South		SEED Stage 1	SEED Stage 1 & 2
	Office			7 Spencer St	55 Pitt St & Harbourside	
	Land Lease					
FUNDS	FUM GROWTH FROM COMMITTED DEVELOPMENT COMPLETIONS					
	Funds					
CMU DEVELOPMENT	DEVELOPMENT PROFITS & NTA UPLIFT FROM REVALUATIONS					
	55 Pitt St					
	7 Spencer St					
	Aspect Central					
	SEED					
	Harbourside					
	Hunter St East[5]					
RESIDENTIAL	NEW RESIDENTIAL SETTLEMENTS & MARGIN RECOVERY					
	New Masterplanned communities (House and Land)	NSW	Riverlands & Highforest	Everdene Mulgoa	WSU Milperra	
		VIC			Wantirna South	
		WA		Darling Bullsbrook		**Karnup[6]**
		QLD		Kindira Monarch Glen		
	New Apartments	NSW		Highforest	Harbourside	Green Square & **Blackwattle Bay[5]**
		VIC	The Albertine	Trielle, Prince & Parade		The Fabric
		QLD		Isle		O'Connell House & Ascot Green
OTHER GROWTH DRIVERS: Valuations past inflection point | Cost management discipline						

~$130m new NOI[2] (Mirvac NOI share)

~$3.2bn future secured FUM[3]

~$5bn Committed commercial pipeline[4]

~$1.5bn Residential pre-sales[7]

1. Timing indicative representation of stabilised income contribution. 2. Includes Mirvac's share of NOI from committed developments and assets under stabilisation; excludes income from future land lease community completions. 3. Includes future funds under management from committed developments including 55 Pitt St, Harbourside, SEED Stage 1 & 2 and 577 King St, at 30 June 2026. 4. Represents 100% expected end value, including where Mirvac is only providing development management services, subject to various factors outside Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. 5. Projects not yet reflected in the pipeline, contracts exchanged, subject to satisfaction of conditions precedent. 6. Project not yet reflected in pipeline. Contract exchanged post 30 June 2026, still subject to conditions precedent. 7. Represents Mirvac's share of total pre-sales and includes GST.

Sustainability commitment

This Changes Everything

Mirvac's ESG performance is disclosed to and independently rated by a range of third parties

PRI – Principles for Responsible Investment

Confidence Building Measures: 5 stars

Policy, Governance & Strategy: 4 stars

Direct – Real Estate: 4 stars

CER – National Greenhouse and Energy Reporting

Mirvac reports Scope 1 and Scope 2 market based in accordance with the NGERS Act

NABERS / Green Building Council Australia

80% of our investment properties have a third party verified green certification

18 assets with Green Star Building / Design & As Built ratings, 13 × 6 Star & 5 × 5 Star

15 office assets rated 5+ Star NABERS Energy, 5.3 Star portfolio average

Australian Government – Australian Accounting Standards Board

Mirvac prepares its climate-related disclosures in accordance with AASB S2 Climate Related Disclosures, the mandatory Australian climate reporting standard established under the *Corporations Act 2001 (Cth)*

United Nations Global Compact

Voluntary Annual Reporting

Sustainalytics

2025 ESG Top Rated Companies List

Low Risk Rating

MSCI

AAA rating

GRI – Empowering Sustainable Decisions

Mirvac reports in reference to the GRI standards

Our ESG performance

This Changes Everything

ESG FOCUS AREA | TARGET | RECENT ACHIEVEMENTS

ENVIRONMENT

Carbon emissions
Net positive carbon by 2030[1]

Nothing wasted
Zero waste to landfill

Every drop of water
Net positive water

Nature
Net positive carbon by 2030

- Achieved 5.3 Star average NABERS Energy rating across office portfolio
- Achieved 4.2 Star average NABERS Water rating across office portfolio
- 80% of our investment properties have a third party verified green certification
- Published an update on our waste strategy: Planet Positive Waste and materials
- 97% construction waste and 65% operational waste diverted from landfill
- Continued to deliver all-electric developments across our residential and office pipeline
  Four projects completed, LIV Anura, LIV Albert, 7 Spencer St and The Albertine
- 200 George St electrified – our fifth fully electrified office building with a target for an all-electric office portfolio by 2030

SOCIAL

Our People
Active, inclusive care

Connection
Leaving a positive legacy

Inclusion
$100m to the social sector

- $32m in community investment in FY26
- $23m procured from social and First Nations businesses and $115m since FY18
- ~900 employees joining 45+ volunteering activities on National Community Day
- Third Reconciliation Action Plan endorsed by Reconciliation Australia
- Introduced Respectful Development Guidelines and achieved 85% cultural competence training completion for employees
- Six social enterprises supported in FY26 through the Supplier Development Program in partnership with Social Traders
- Three Pinnacle Foundation scholarships provided in 2026 to Property and Construction tertiary students

GOVERNANCE

Procurement
Using our buying power for good

Finance & investment
Greening our finance

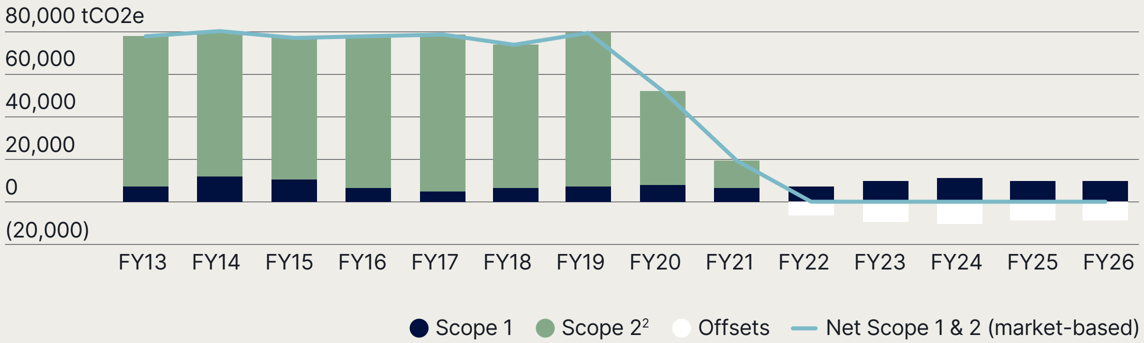
Capability & disclosures
Active, capable governance

- Seventh modern slavery statement completed and will be lodged with the Australian Attorney-General's Department
- Maintained high governance credentials: UN Principles for Responsible Investment: 5 stars Confidence Building Measures, 4 stars Policy Governance & Strategy and 4 stars for Direct – Real estate; Sustainalytics: low risk rating; and MSCI: AAA rating
- 44% of finance issued under sustainable finance instruments
- 5 Gold Star iCIRT rating for fourth year in a row (July 2026)
- 98% internal ESG scorecard performance, a key contributor to employee STI outcomes

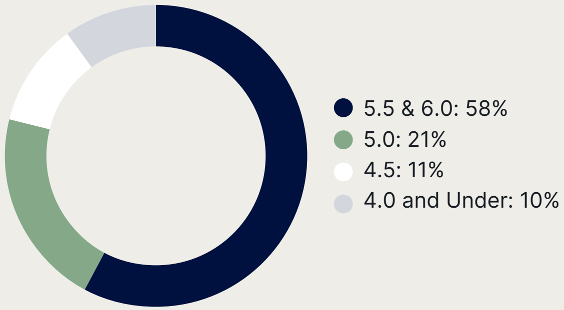
1. Refer to Net Positive Carbon By 2030: Mirvac's Scope 3 Emissions Target and Approach and Mirvac's FY26 Sustainability Report for further information on Mirvac's climate-related targets, including its Scope 3 target, transition pathway, target boundaries, methodologies, performance and associated assumptions, available at www.mirvac.com/sustainability/our-performance.

Our ESG performance

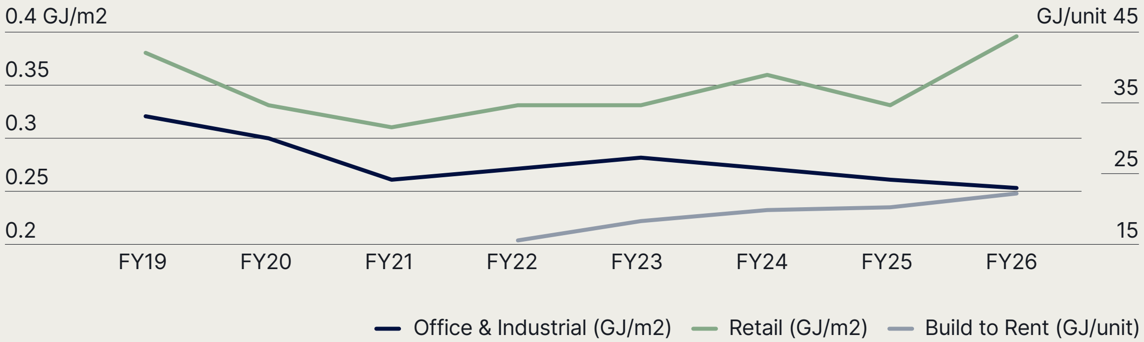
Mirvac net GHG emissions[1]



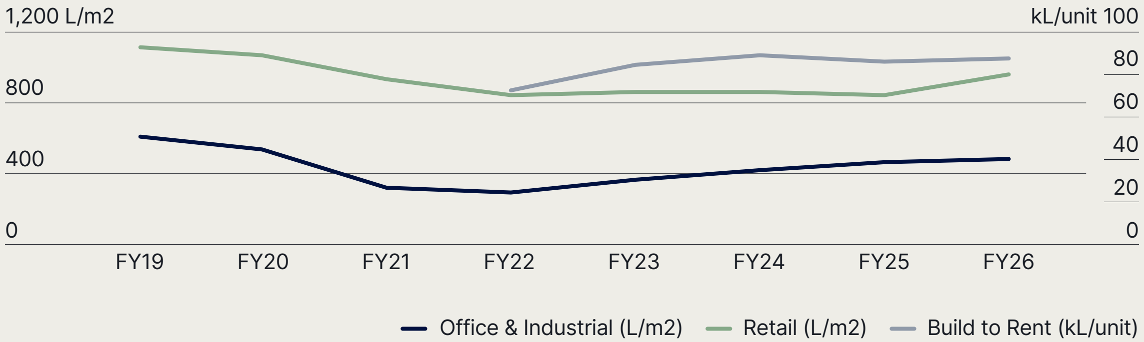
Office portfolio NABERS energy star ratings



Energy intensity[3]



Water intensity[3]



1. The methodology, organisational boundaries and emissions sources included in net Scope 1 and Scope 2 emissions are detailed in the FY26 ESG Analyst Reporting Criteria. 2. Scope 2 emissions are location-based from FY13 to FY18 and market-based from FY19 to FY26. 3. Intensity metrics for MPT portfolio assets held for the full reporting period.

Our decarbonisation journey

This Changes Everything

FY14

EMISSIONS TARGET SET

Net positive in scope 1 and 2 emissions by 2030[1]

FY19

Planet Positive – Our plan to reach net positive carbon released

Reduced carbon intensity by 21%, while portfolio grew by a third

ACHIEVED FROM FY19-FY22

Reduced carbon intensity by 84%

3.9MW commercial onsite solar installed

Reduced carbon emissions by 80%

FY22

Reached net positive carbon in scope 1 and 2 emissions

HOW WE GOT THERE

Maximising energy efficiency

Building all-electric and buying 100% renewable electricity

Investing in a small amount of high-quality, nature-based carbon offsets

FY23

TARGET SET

Net positive in scope 1, 2, and 3 emissions by 2030[1]

Our intended scope 3 approach shared

Commitment to sharing emissions reduction plans

FY25

TARGET REAFFIRMED[1]

Key external factors identified

Increasingly confident in forecasts

An update on our plan published

Ongoing monitoring

FY26

DISCLOSURE AND DELIVERY

Published our first mandatory climate-related financial disclosure

Maintained net positive Scope 1 and 2 emissions

Completed electrification of our fifth office asset

Refined climate risk and opportunity assessment

Validated Science Based Targets initiative (SBTi) ambition (July 2025)

ENVIRONMENT

Planet positive in carbon and water by 2030[1]

OUR KEY LEVERS OF CHANGE

- In-house design and construction capability
- Collaboration
- In-house sustainability expertise
- Our buying power

SCOPE 3[1] APPROACH

Boundaries

- Embodied carbon in materials
- Waste
- Tenant & resident emissions
- Repairs & maintenance

Key actions

- Design optimisation, including modern methods of construction
- Electrification of Investment portfolio & pipeline
- Recycling, diversion of waste and use of lower carbon materials
- Utilising 100% renewable electricity
- Limited use of quality nature based carbon offsets

TARGET[1]

2030

Net positive in carbon emissions

(SCOPE 1, 2 & 3)

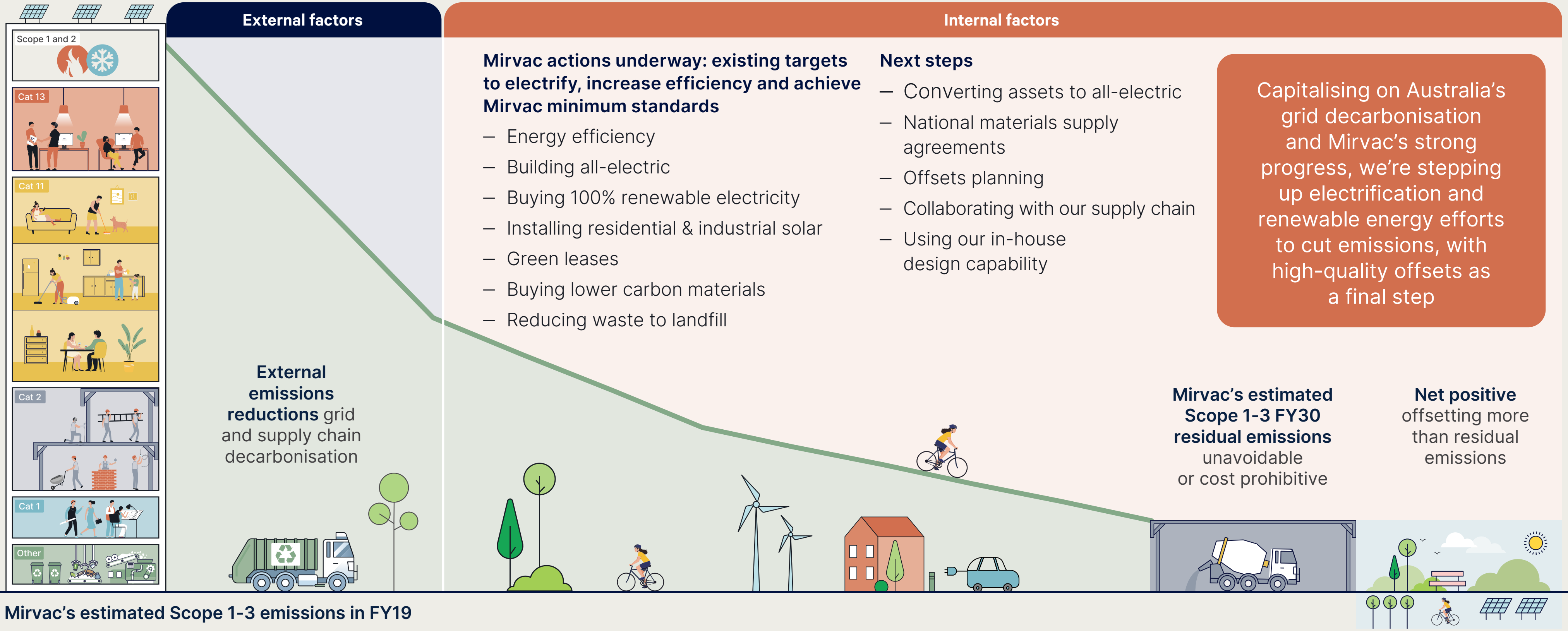
1. Refer to Net Positive Carbon By 2030: Mirvac's Scope 3 Emissions Target and Approach and Mirvac's FY26 Sustainability Report for further information on Mirvac's climate-related targets, including its Scope 3 target, transition pathway, target boundaries, methodologies, performance and associated assumptions, available at www.mirvac.com/sustainability/our-performance.

Our plan to decarbonise by 2030[1]

This Changes Everything

Mirvac remains focused on our goal to decarbonise by 2030.

Progress depends on several external factors, including the decarbonisation of Australia's electricity grid, advancements in low-carbon materials, and the availability and reliability of high-quality carbon offsets. Significant changes in these areas may impact the pace and cost of their efforts.



- **Scope 1 & 2 emissions** (heating and cooling kit, construction machines)
- **Category 1** Goods and services purchased (professional services, architects)
- **Category 2** Capital goods: embodied carbon in materials
- **Category 11** Use of sold products (people using residential homes)
- **Category 13** Use of leased assets (tenants in office buildings)
- **Other** Investments (buildings), waste (rubbish bin)
- **Nature-based offsets**
- **Emissions reductions FY19 - FY30**
- **Residual emissions** Embodied carbon in materials (concrete truck, steel frame)

Note: Future reductions in emissions are representative and illustrate the potential downward movement of total emissions.

1. Refer to Mirvac's FY26 Sustainability Report for further information on climate-related disclosures, target boundaries, methodologies and performance against climate-related targets.

Waste and circularity

This Changes Everything

Construction and demolition waste is Australia's largest waste stream.
Generating 29.2 million tonnes annually - accounting for 39% of national waste[1]

Our approach to waste

- Avoid waste at the source through: design, procurement and construction
- Buy more recycled and recyclable content in key materials
- Improve diversion from landfill across investment and development assets
- Lift data quality to support performance tracking and decision-making
- Work with customers, tenants, suppliers and social enterprises to improve outcomes

Our performance in FY26

- 97% construction waste recycled
- 24% reduction in development waste
- 25% of concrete and steel were sourced from recycled content
- 65% operational waste recycled
- Updated our *Planet Positive Waste & Materials* strategy, realigning our zero waste to landfill target beyond 2030, recognising that achieving this outcome depends on third-party waste recovery and recycling infrastructure that is not yet available for all waste streams

Social enterprise partners

- Reground: waste flow analyses and audits to improve resource recovery across Mirvac buildings in Brisbane, Melbourne and Sydney
- Mates on the Move: Engaged to support our waste goals, they have helped to divert 726 tonnes of waste from landfill since 2017 from Mirvac assets
- Green Yakka: supports detailed waste audits and insights, helping improve data quality and operational decision-making

GREEN YAKKA REGROUND MATES ON THE MOVE

1. www.dcceew.gov.au/environment/protection/waste/publications/national-waste-resource-recovery-reporting/waste-generation-prevention-2024
2. www.mirvac.com/ourperformance

Financial

7 Spencer St, Melbourne

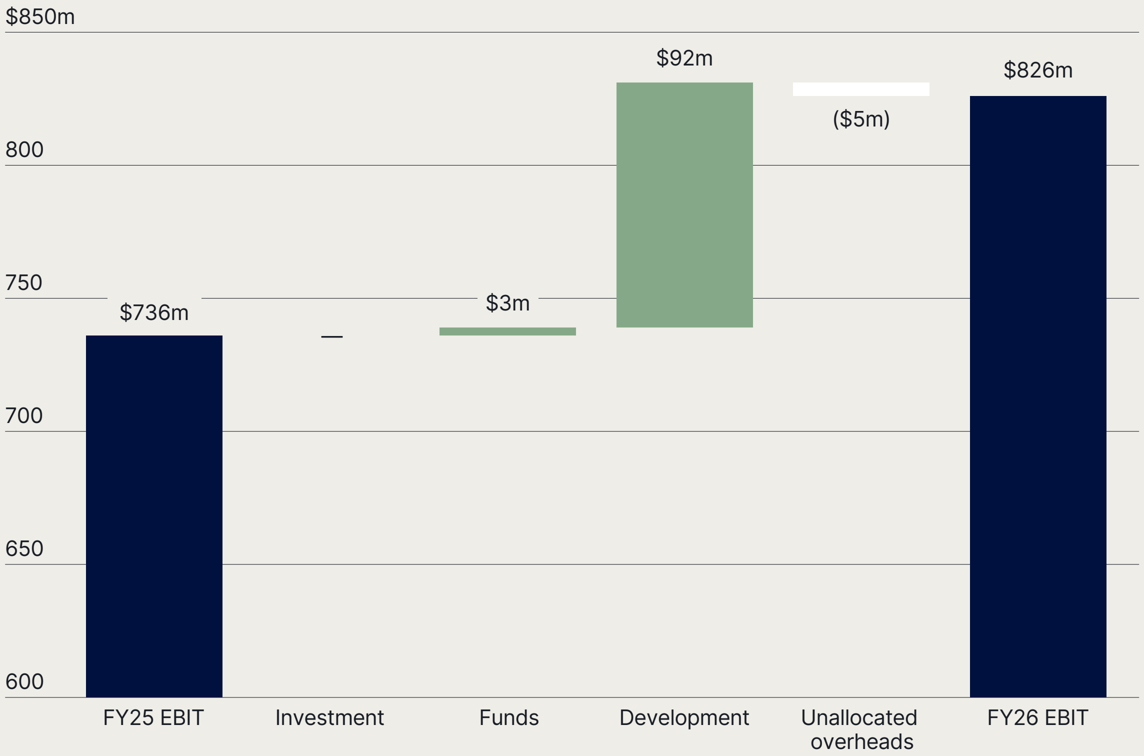
FY26 & FY25 operating to statutory result reconciliation

	FY26 $m	FY25 $m	Variance $m
Investment	**617**	**617**	**—**
— *Office NOI*	*338*	*358*	*(20)*
— *Industrial NOI*	*85*	*75*	*10*
— *Retail NOI*	*135*	*130*	*5*
— *Living*	*59*	*54*	*5*
Management and administration expenses	(15)	(15)	—
Investment EBIT	**602**	**602**	**—**
Funds Management	22	21	*1*
Asset Management	44	47	*(3)*
Management and administration expenses	(30)	(35)	*5*
Funds EBIT	**36**	**33**	***3***
Commercial & Mixed Use	88	46	*42*
Residential	233	179	*54*
Management and administration expenses	(51)	(47)	*(4)*
Development EBIT	**270**	**178**	***92***
Segment EBIT[1]	**908**	**813**	***95***
Unallocated overheads	(82)	(77)	*(5)*
Group EBIT	**826**	**736**	***90***
Net financing costs[2]	(269)	(224)	*(45)*
Operating income tax expense	(49)	(38)	*(11)*
Operating profit after tax	**508**	**474**	***34***
Development revaluation gain/(loss)[3]	29	(180)	*209*
Investment property revaluation gain/(loss)	253	(102)	*355*
Other non-operating items	(113)	(124)	*11*
Statutory profit attributable to stapled securityholders	**677**	**68**	***609***

1. Includes share of EBIT of joint ventures and associates. 2. Includes cost of goods sold interest of $53m (June 2025: $19m), interest revenue of $7m (June 2025: $7m), and the Group's share of JVA net financing costs of $38m (June 2025: $31m), which is included in Share of net profit/(losses) of joint ventures and associates. 3. Relates to the fair value movement on IPUC.

FY26 EBIT movement by segment

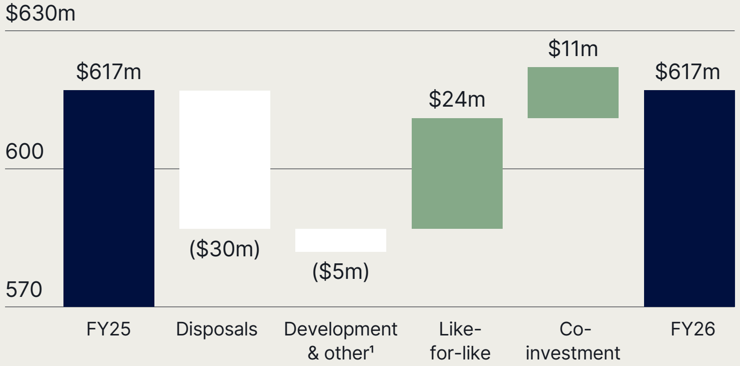
Operating EBIT by segment: FY25 to FY26



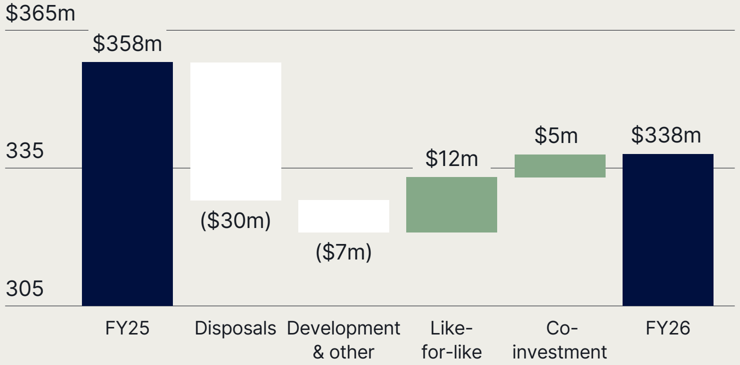
	FY26 $m	FY25 $m
Investment	602	602
Funds	36	33
Development	270	178
Unallocated overheads	(82)	(77)
Group EBIT	**826**	**736**

FY26 Investment income reconciliation by segment

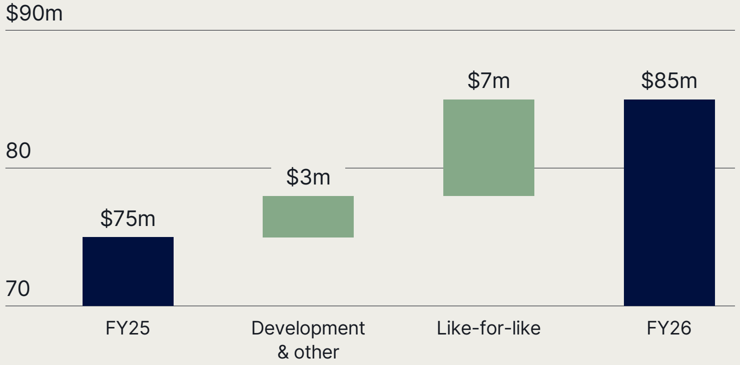
Investment income summary



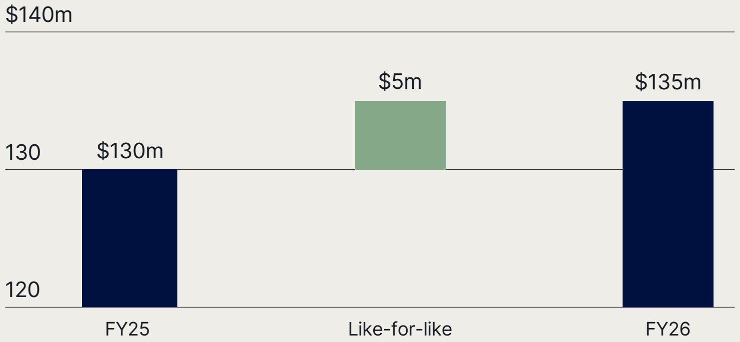
Office income summary



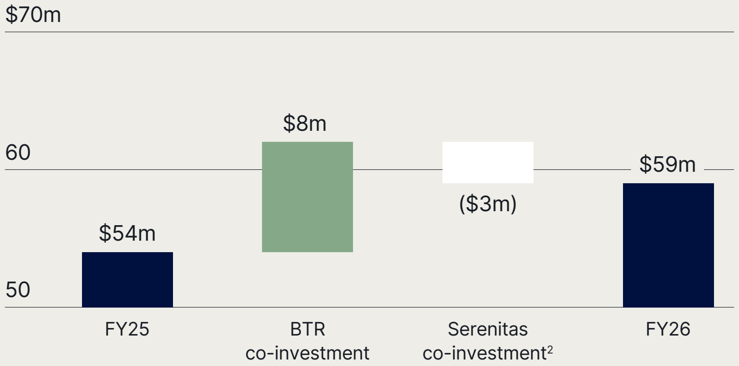
Industrial income summary



Retail income summary



Living income summary



1. Subject to rounding.
2. Reflects impact of ownership moving from 47.5% in prior period to current ownership of 40% and change in treatment of development expenditure. Like-for-like EBIT growth of 36% delivered in FY26.

FFO & AFFO based on PCA guidelines

	FY26 $m	FY25 $m
Operating profit after tax	**508**	**474**
SaaS implementation costs	8	14
Funds From Operations (FFO)	**516**	**488**
Maintenance capex	(48)	(61)
Incentives	(81)	(66)
Adjusted Funds From Operations (AFFO)	**387**	**361**

Finance costs by segment

FY26	Investment $m	Funds $m	Development $m	Unallocated $m	Group $m
Interest expense[1]	(1)	—	(108)	(132)	(241)
Interest expensed through COGS	—	—	(53)	—	(53)
Interest capitalised	—	—	59	—	59
Borrowing costs amortised	—	—	—	(3)	(3)
Total finance costs	**(1)**	**—**	**(102)**	**(135)**	**(238)**
Add: interest revenue	1	—	4	2	7
Net finance costs (balance sheet)	**—**	**—**	**(98)**	**(133)**	**(231)**
Deduct: net finance costs (co-investments and joint ventures and associates)[2]	(37)	—	(1)	—	(38)
Net finance costs (look-through)	**(37)**	**—**	**(99)**	**(133)**	**(269)**

FY25					
Interest expense	(3)	—	(117)	(134)	(254)
Interest expensed through COGS	—	—	(19)	—	(19)
Interest capitalised	2	—	75	—	77
Borrowing costs amortised	—	—	—	(4)	(4)
Total finance costs	**(1)**	**—**	**(61)**	**(138)**	**(200)**
Add: interest revenue	1	—	3	3	7
Net finance costs (balance sheet)	**—**	**—**	**(58)**	**(135)**	**(193)**
Deduct: net finance costs (co-investments and joint ventures and associates)[2]	(31)	—	—	—	(31)
Net finance costs (look-through)	**(31)**	**—**	**(58)**	**(135)**	**(224)**

1. Includes $3m interest on lease liabilities and $18m interest on deferred payables.
2. Represents Mirvac's share of net finance costs in BTR, MWOF and Serenitas.

Progressing towards Invested Capital targets

	Long-term target	FY26 Invested Capital		FY25 Invested Capital	
	%	$bn	%	$bn	%
Investment	**>70%**	**$10.6bn**	**78%**	**$10.3bn**	**75%**
Office	~40%	$5.5bn	51%	$5.6bn	54%
Industrial	~20%	$2.1bn	20%	$1.7bn	17%
Retail	~15%	$2.2bn	21%	$2.3bn	22%
Living	~25%	$0.8bn	8%	$0.7bn	7%
Development	**<30%**	**$3.0bn**	**22%**	**$3.4bn**	**25%**
CMU	~40%	$0.8bn	27%	$1.5bn	44%
Residential	~60%	$2.2bn	73%	$1.9bn	56%

Portfolio management framework

1 Capital allocation

Investment (Passive[1])	>70%
Development (Active[2])	<30%

2 Earnings mix

Investment	>60%
Development	<40%

3 Returns

ROIC	> WACC
Sector Returns	> Hurdles

4 Capital structure

Headline Gearing	20-30%
Credit Rating	Moody's/Fitch A3/A-
Distribution	60-80% (of EPS)

1. Investment invested capital includes investment properties, co-investments stakes reported on equity basis, assets held for sale, JVA and other financial assets on balance sheet.
2. Development invested capital typically includes inventory, IPUC, JVA less deferred land and unearned income.

Return on Invested Capital

	Group $m
Profit for the year attributable to stapled securityholders	**677**
Add back:	
Net finance costs	269
Net gain on foreign exchange movements, derivatives, tax and other	(19)
Total return	**927**
Investment properties[1]	7,789
Inventories	2,006
Indirect investments and other assets	4,375
Less:	
Fund through adjustments (deferred revenue)	(81)
Deferred land payable	(458)
Net tax liability[2]	(17)
FY26 total invested capital	**13,614**
1H26 total invested capital	13,396
FY25 total invested capital	13,707
Average invested capital[3]	**13,572**
FY26 Return on Invested Capital	**6.8%**

1. Includes IPUC and assets held for sale.
2. Includes current tax liability and net deferred tax asset.
3. Average over the three reporting periods.

Capital management metrics & liquidity profile

Capital management metrics

	30 June 2026	30 June 2025
NTA[1]	$2.33	$2.26
Balance sheet gearing[2]	24.1%	27.6%
Look through gearing	27.2%	29.5%
Total interest bearing debt[3]	$3,755m	$4,309m
Average borrowing cost[4]	5.7%	5.4%
Average debt maturity	4.4 yrs	4.2 yrs
Hedged percentage	66%	57%
Average hedge maturity	2.8 yrs	3.3 yrs
Moody's / Fitch credit rating	A3/A-	A3/A-

Liquidity profile

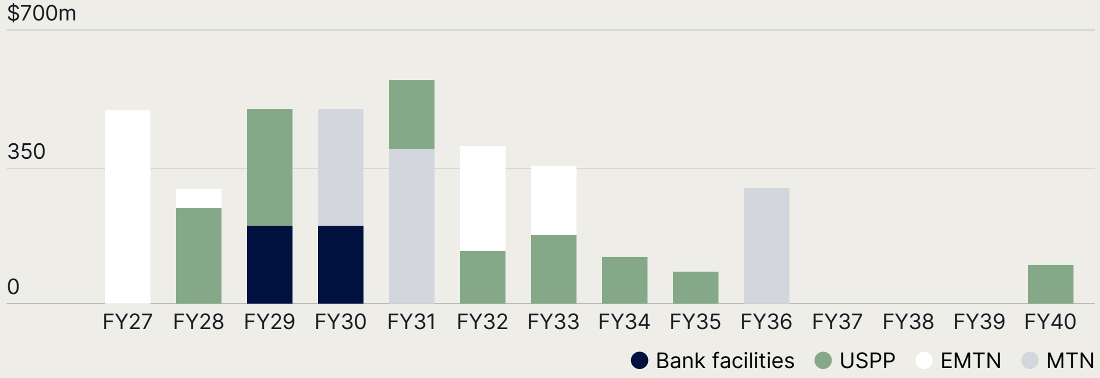
As at 30 June 2026	Facility limit $m	Drawn amount $m	Available liquidity $m
Facilities due within 12 months[5]	501	501	—
Facilities due post 12 months[5]	4,619	3,254	1,365
Total[5]	**5,120**	**3,755**	**1,365**
Cash on hand			238
Total liquidity			**1,603**
Less facilities maturing <12 months[5]			501
Funding headroom			**1,102**

1. NTA per stapled security excludes intangibles, right of use assets, deferred tax assets and deferred tax liabilities, based on ordinary securities including EIS securities.
2. Net debt (at foreign exchange hedged rate) / (total tangible assets – cash).
3. Total interest bearing debt (at foreign exchange hedged rate).
4. WACD (including margins and line fees) represents the rate as at 30 June 2026. WACD over the 12 months to 30 June 2026 was 5.4% (5.6% for the prior corresponding period).
5. Based on hedged rate, not carrying value, subject to rounding.

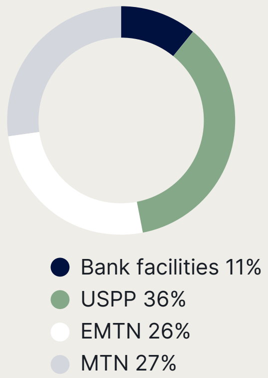
Debt & hedging profile

Issue/source	Maturity date	Total amount $m	Amount drawn $m
EMTN[1]	Mar 27	501	501
Bank facilities	Aug 27	100	—
Bank facilities	Sep 27	425	—
USPP[1]	Sep 27	249	249
Bank facilities	Nov 27	200	—
Bank facilities	Nov 27	100	—
EMTN[1]	Mar 28	50	50
Bank facilities	May 28	100	—
Bank facilities	Sep 28	425	205
USPP[1]	Sep 28	298	298
Bank facilities	Sep 29	425	205
MTN	Sep 29	300	300
USPP[1]	Sep 30	179	179
MTN	Mar 31	400	400
USPP	Sep 31	139	139
EMTN[1]	Dec 31	118	118
EMTN[1]	Mar 32	151	151
USPP[1]	Sep 32	181	181
EMTN[1]	Mar 33	175	175
USPP[1]	Mar 34	120	120
USPP[1]	Sep 34	84	84
MTN	Mar 36	300	300
USPP[1]	Sep 39	100	100
Total		**5,120**	**3,755**

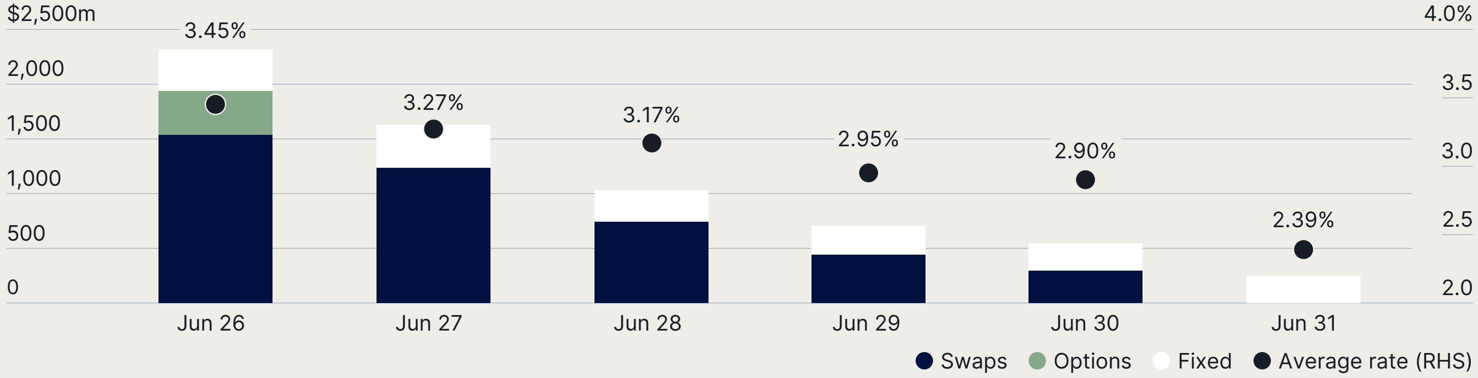
Drawn debt maturities as at 30 June 2026



Debt drawn sources



Hedging & fixed interest profile 30 June 2026[2]



1. Drawn amounts based on hedged rate not carrying value.
2. Includes bank callable swaps.

NTA & securities on issue reconciliation

Net tangible assets	$m
As at 1 July 2025	8,935
Operating profit for the full year	508
Development revaluation gain	29
Investment property revaluation gain	253
Securities issued during the period	1
Other net equity movements and non-operating items through profit and loss	46
Distributions[1]	(376)
As at 30 June 2026	**9,212**

Securities on issue	No. of securities
As at 30 June 2026	3,945,860,217
NTA per stapled security[2]	**$2.33**

Net tangible assets	FY26 $m	FY25 $m
Cash and Cash equivalents	238	236
Investment properties	7,664	8,149
– *Office*	*4,006*	*4,350*
– *Industrial*	*1,438*	*1,432*
– *Retail*	*2,220*	*2,367*
Investments in joint ventures and associates	3,903	3,099
Assets classified as held for sale	125	36
Inventory	2,006	2,372
Other financial assets	715	952
Other assets	133	114
Total tangible assets	**14,784**	**14,958**
Borrowings	3,788	4,464
Other financial liabilities	1,325	1,215
Other liabilities	459	344
Total liabilities	**5,572**	**6,023**
Net tangible assets	**9,212**	**8,935**
Number of securities on issue	3,945,860,217	3,945,860,217
NTA per security[2]	**$2.33**	**$2.26**

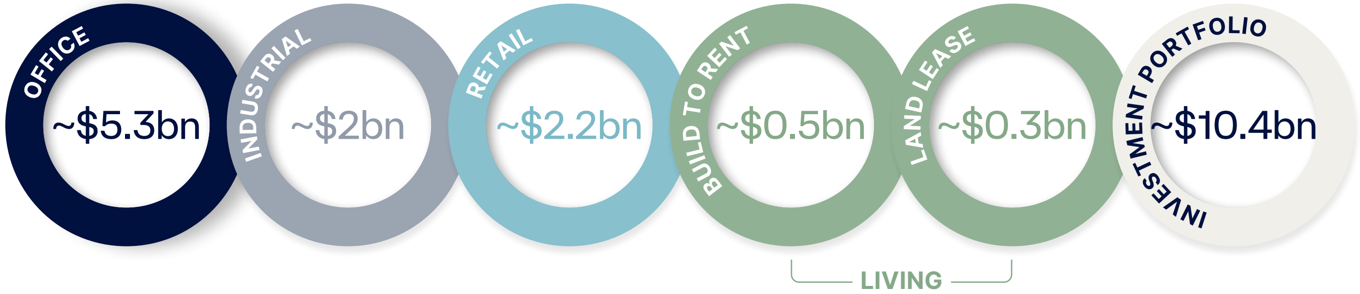
1. FY26 distribution is 9.5cpss with the distribution of 4.8cpss for the 6 months ending 30 June 2026, payable on 31 August 2026.
2. NTA per stapled security excludes intangibles, right of use assets and deferred tax assets, based on ordinary securities including EIS securities.

Investment

Locomotive Workshop, Sydney
(image credit: Simon Whitbread)

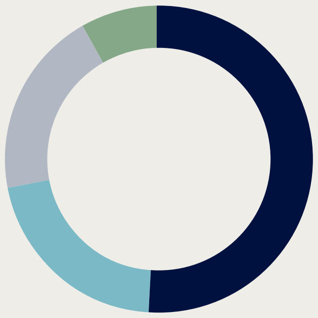
Investment: portfolio overview

Investment portfolio[1]
(including co-investments)



	Office	Industrial	Retail	Build to Rent	Land Lease	Total
Investment property valuations[2]	$4,929m	$2,039m	$2,214m	—	—	**$9,182m**
Co-investments (at equity value)	$402m	—	$10m	$506m	$292m	**$1,210m**
No. of investment property assets[2]	18	12	9	—	—	**39**
No. of co-investment property assets[3]	10	—	—	5	34	**49**
Lettable area[2]	689,880 sqm	757,413 sqm	317,290 sqm	n/a	n/a	**1,764,583 sqm**
Occupancy (by area)	96.2%[4]	99.2%[4]	99.0%[4]	83.8%[5]	100.0%[5]	**98.0%**[4]
WALE (by income)[4]	5.5 yrs	5.9 yrs	3.2 yrs	n/a	n/a	**5.0 yrs**
WACR	6.08%[4]	5.23%[4]	5.65%[4]	4.30%	5.32%	**5.69%**

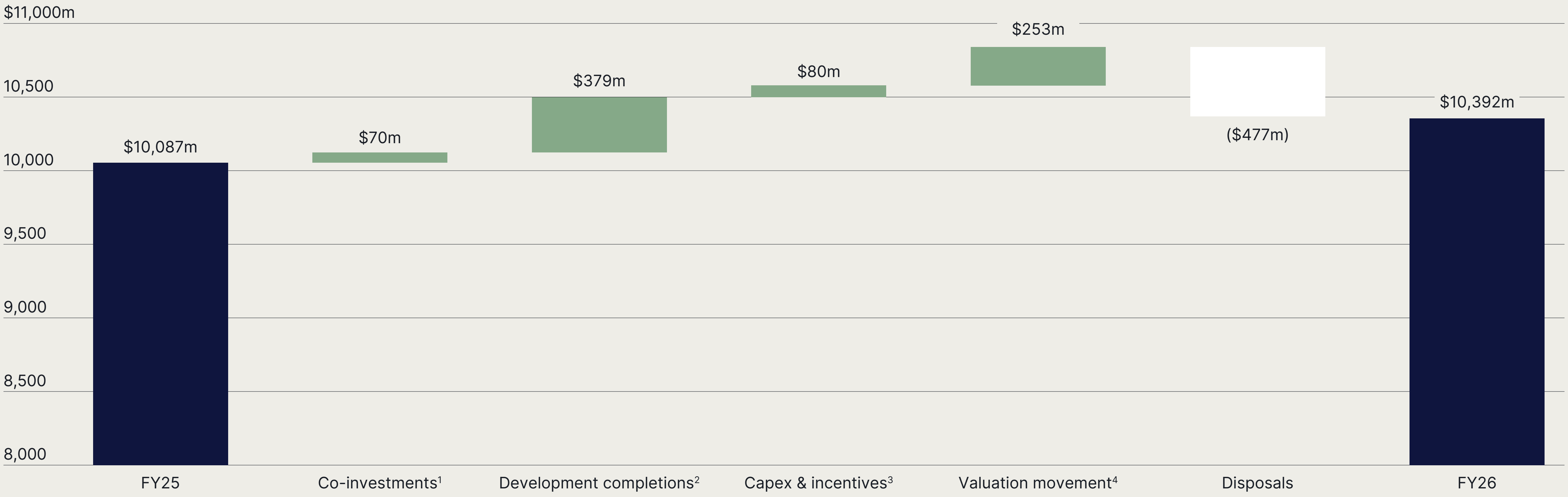
Investment portfolio by sector[1]



1. Includes investment property valuations and co-investments (at equity value), but excludes IPUC. Subject to rounding.
2. Excludes IPUC, and properties held in co-investments. Valuations subject to rounding.
3. Includes properties held in co-investments but excludes properties that are jointly held with Mirvac directly.
4. Stabilised portfolio, excluding IPUC, asset held for sale, and co-investments.
5. BTR and Land Lease occupancy is by lot, excluding lots under development. BTR reflects total portfolio, including properties still stabilising as at 30 June 2026.

Investment: total investment value

Investment portfolio movement



1. Includes net equity contributions and share of profit excluding revaluations for FY26.
2. Practical completions at Aspect North & South, Sydney and 7 Spencer St, Melbourne.
3. Includes straightlining of rental income and amortisation of incentives.
4. Movement includes co-investments, excludes IPUC and development completions.

Investment: key ventures

	Total assets	Number of properties	Occupancy[1]	WACR[2]	Gearing	Mirvac ownership stake	Mirvac ownership value[3]	FY26 EBIT
Office								
MWOF	~$6.6bn	11[4]	93.3%	5.99%	23.5%	8%	$402m	$30m
Industrial								
Mirvac Industrial Venture	~$1.7bn	3	100%	5.06%	—	51%	$835m[5]	$21m
Living								
LIV Mirvac Fund	~$1.8bn	5	83.8%	4.30%	32.9%	44%	$506m	$19m
Serenitas	~$1.5bn	34	100%	5.32%	48.6%	40%	$292m	$40m[6]
Retail								
Mirvac Wholesale Retail Fund (MWRF)	~$0.2bn	1	99.2%	5.50%	—	6%	$10m	—

1. Excludes IPUC/developments. MWOF occupancy by income, BTR and Land Lease occupancy is by lot. BTR reflects total portfolio, including properties still stabilising as at 30 June 2026.
2. Industrial Venture excludes IPUC.
3. Represents the equity value held by Mirvac at its ownership percentage as at 30 June 2026.
4. Includes property jointly held with Mirvac.
5. Includes development assets associated with Aspect North & South, Sydney, and SEED Stage 1 & 2, Sydney.
6. Reflects impact of ownership moving from 47.5% in prior period to current ownership of 40% and change in treatment of development expenditure. Like-for-like EBIT growth of 36% delivered in FY26.

Investment: key acquisitions & disposals

Acquisitions FY26	State	Sector	Acquisition price	Settlement date
—	—	—	—	—
Total			**—**	

Disposals FY26	State	Sector	Sale price[1]	Settlement date
23 Furzer St, Canberra	ACT	Office	$305m	December 2025
80 Bay St, Sydney	NSW	Retail	$10m	June 2026
East Village, Sydney (50%)	NSW	Retail	$162m	June 2026
Total			**$477m**	

The following property was exchanged during the year but will settle at a later date:

	State	Sector	Sale price[1]	Exchange date
380 St Kilda Rd, Melbourne	VIC	Office	$141m	June 2026
Total			**$141m**	

1. Sale price before transaction costs.

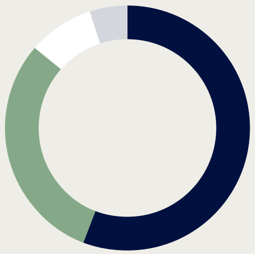
Office

80 Ann St, Brisbane
(image credit: Trevor Mein)

Office: portfolio details[1]

	FY26	FY25
No. of properties[2]	18	18
NLA[2]	689,880 sqm	688,358 sqm
Portfolio valuations[3]	$4,929m	$5,070m
WACR[5]	6.08%	6.11%
Property net operating income (NOI)	$307m	$333m
Like-for-like NOI growth	4.3%	0.7%
Maintenance capex	$26m	$39m
Incentive capex[4]	$33m	$16m
Occupancy (by area)[5]	96.2%	95.1%
NLA leased	50,319 sqm	74,472 sqm
% of portfolio NLA leased	7.3%	10.8%
WALE (by area)[5]	6.1 yrs	6.8 yrs
WALE (by income)[5]	5.5 yrs	6.0 yrs

Office geographic diversity[6]

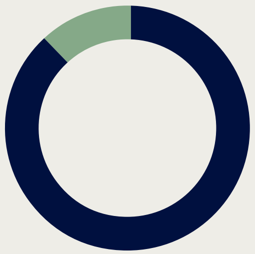


- Sydney 56%
- Melbourne 30%
- Brisbane 9%
- Perth 5%

Office diversity by grade[6]

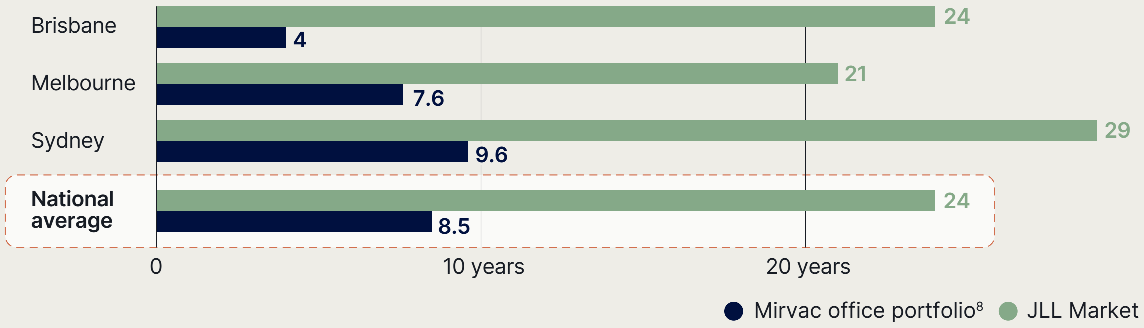
- Premium 59%
- A grade 41%

Office rent review structure[7]



- Fixed 88%
- CPI linked 12%

Office portfolio significantly younger than market average age

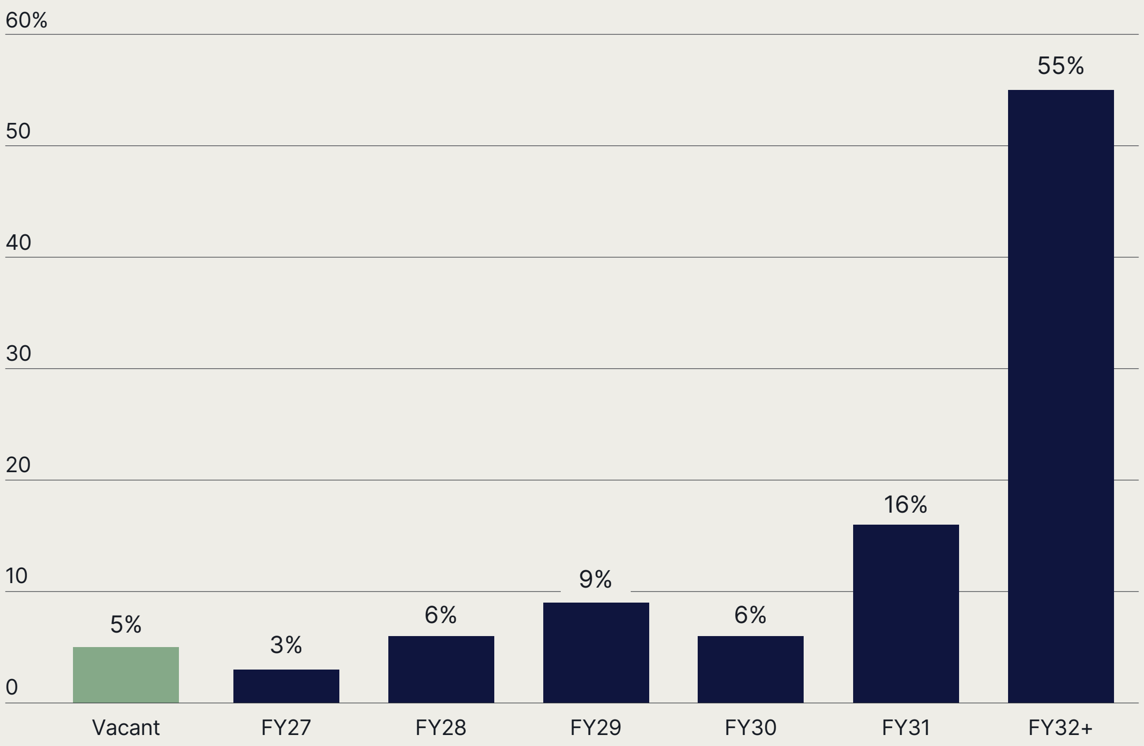


Source: JLL Research, June 2026, Mirvac actuals June 2026

1. Reflects stabilised Office investment portfolio excluding MWOF equity co-investment.
2. Stabilised portfolio excluding IPUC.
3. Excludes co-investments equity values, IPUC and the gross up of lease liability under AASB16. Subject to rounding.
4. Includes cash and fitout incentives.
5. Stabilised portfolio excluding IPUC and asset held for sale.
6. By stabilised portfolio valuations, excluding IPUC, asset held for sale, and co-investment equity values.
7. By income, excludes lease expiries.
8. Age represents since built or last significant refurbishment.

Office: leasing details[1]

Office lease expiry profile: by income[2]



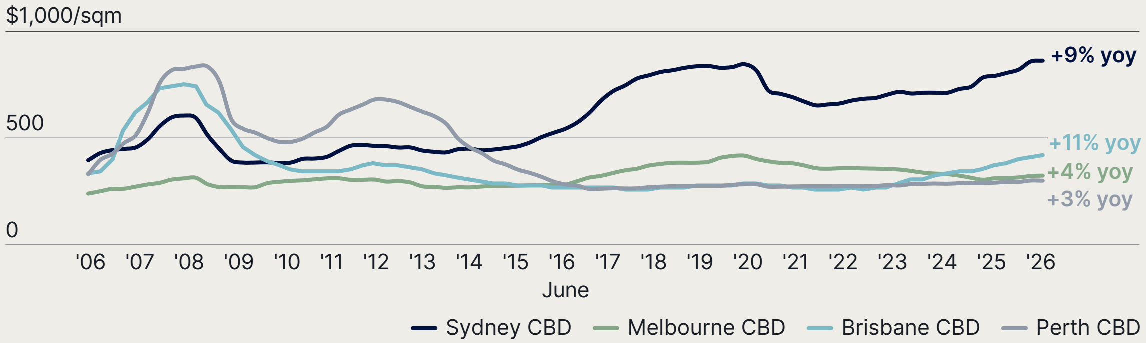
Office top 10 tenants[3]		Percentage[4]	Credit ratings
1	Government	12%	—
2	Westpac	12%	AA-
3	Commonwealth Bank	8%	AA-
4	Google	7%	AA+
5	EY	6%	—
6	Suncorp	4%	A
7	Deloitte	4%	—
8	Work Club	3%	—
9	AGL Energy	3%	BBB
10	Optiver	2%	—
Total		**61%**	

FY26 Leasing activity	Area	Leasing spread	Average incentive	Average WALE[5]
Renewals	31,993 sqm	(0.5%)	29.7%	4.3 yrs
New Leases	18,326 sqm	4.5%	32.3%	6.2 yrs
Total Office	**50,319 sqm**	**(0.1%)**	**30.4%**	**4.8 yrs**
% of Office portfolio NLA leased	**7.3%**			

1. Reflects stabilised Office investment portfolio excluding MWOF equity co-investment.
2. Includes Heads of Agreement (HoA) converted to Agreement for Lease (AFL) in July 2026. Excludes asset held for sale.
3. Excludes Mirvac tenancies.
4. Percentage of gross office portfolio income.
5. By income.

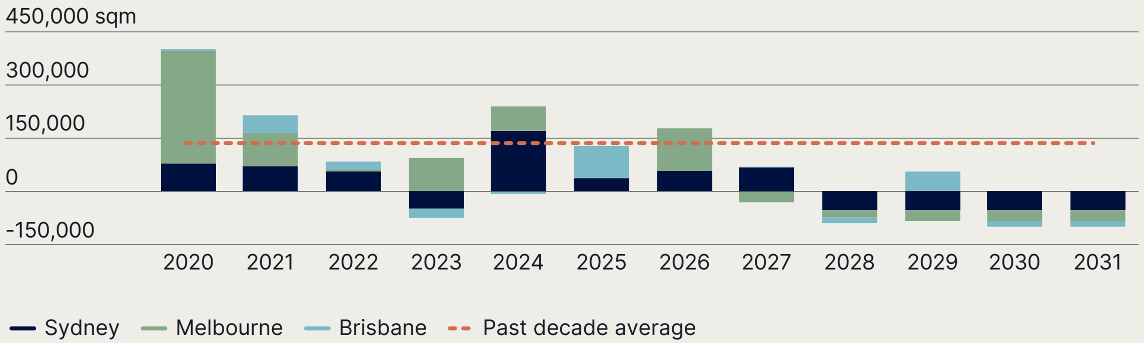
Office: research

Prime CBD net effective rents ($/sqm)



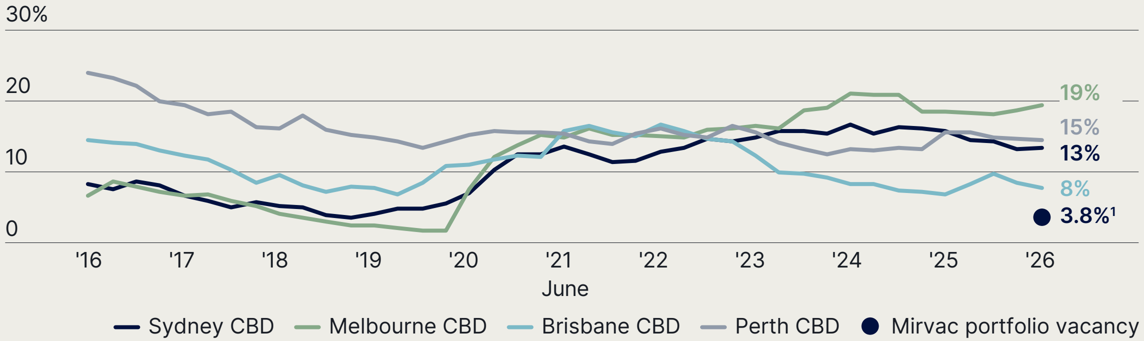
Source: JLL Research, June 2026

Office Net Supply & Outlook



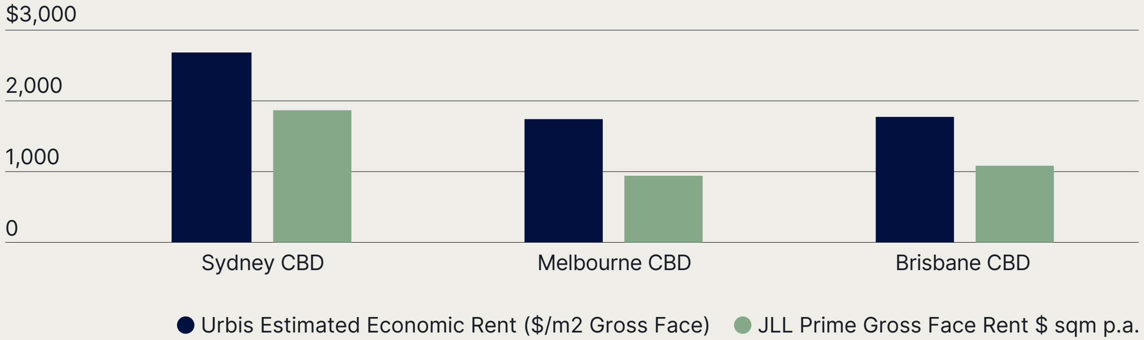
Based on developments under construction and long term average annual withdrawals
Source: JLL Research June 2026, Mirvac Research

Total Prime office vacancy by market



Source: JLL Research, June 2026

Economic rents exceed current market rents

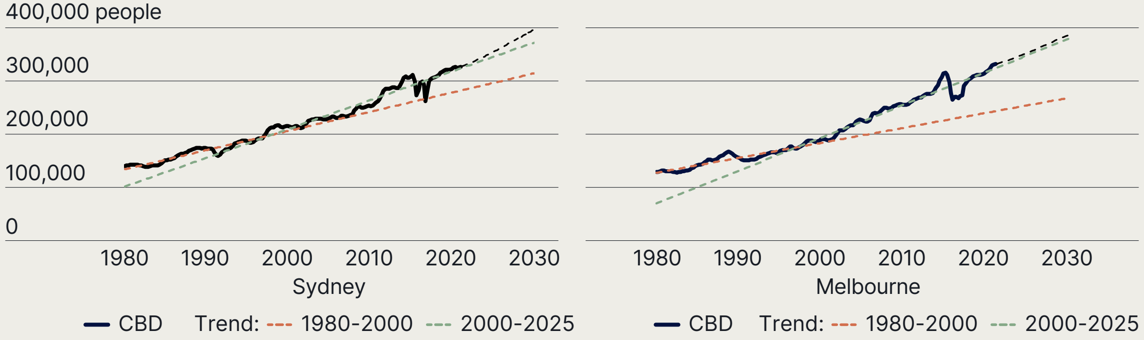


Source: Urbis, December 2025, JLL Research, June 2026

1. By area, stabilised portfolio.

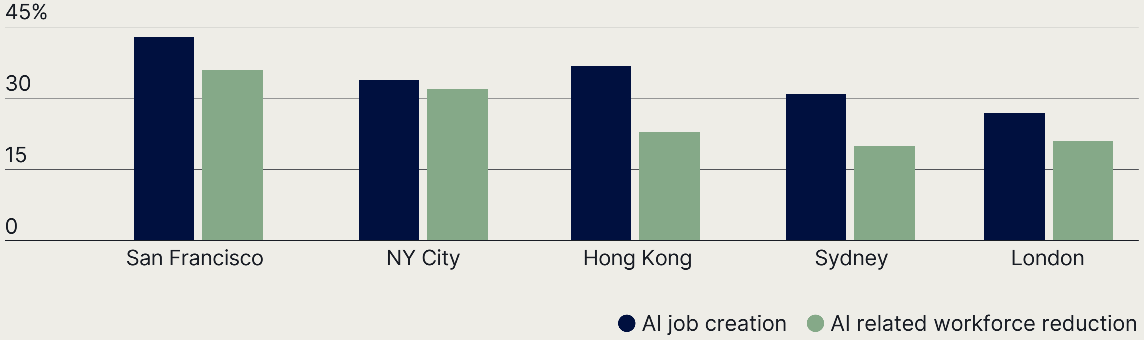
Office: research

White collar employment – Deloitte Access Economics



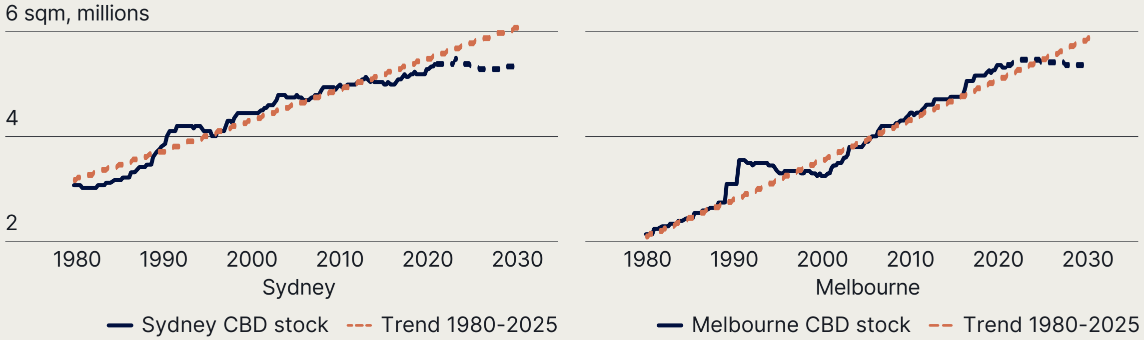
Source: Deloitte Access Economics Employment Forecasts, Mirvac Research June 2026

AI-related reasons provided for increase or decrease in company headcount



Source: Attest, Bloomberg Intelligence, April 2026 n=899

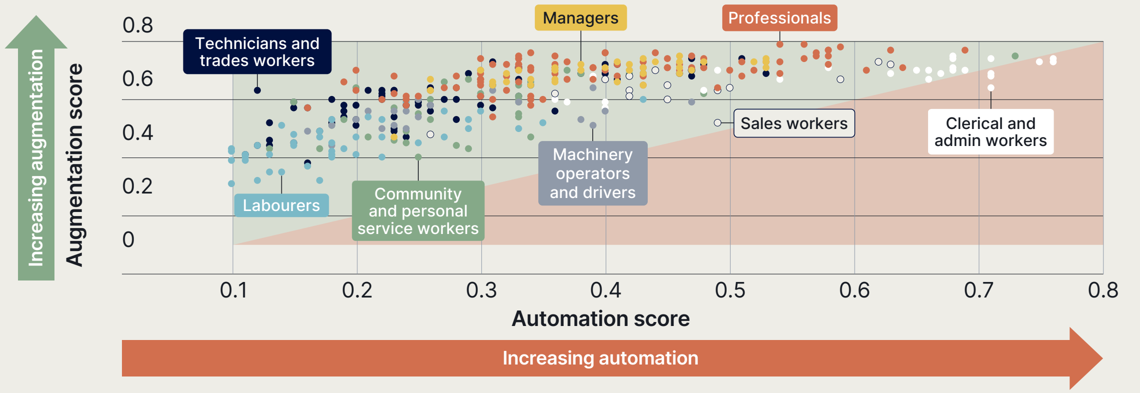
Total Office stock vs. long term trend



Source: JLL Research, Mirvac Research Forecast June 2026

Augmentation benefits outweigh automation for >96% of Australia's population

Jobs and skills Australia augmentation vs. automation



Source: Our Gen AI Transition, Jobs and Skills Australia, Sept 2025

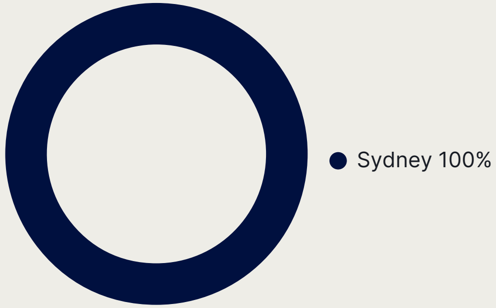
Industrial

Aspect Industrial Estate, Sydney

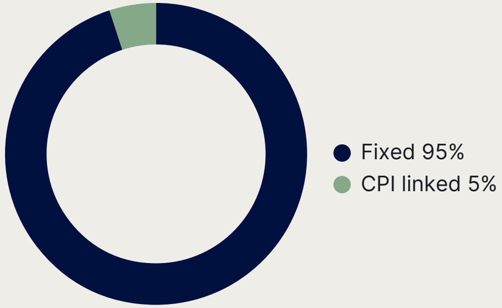
Industrial: portfolio details

	FY26	FY25
No. of properties[1]	12	12
NLA	757,413 sqm	665,948 sqm
Portfolio valuations[1]	$2,039m	$1,704m
WACR	5.23%	5.33%
Property net operating income (NOI)	$85m	$75m
Like-for-like NOI growth	10.7%	1.2%
Maintenance capex	$5m	$2m
Incentive capex[2]	$3m	$3m
Occupancy (by area)[3]	99.2%	99.8%
NLA leased	39,825 sqm	53,332 sqm
% of portfolio NLA leased	5.3%	8.0%
WALE (by area)	6.3 yrs	6.7 yrs
WALE (by income)	5.9 yrs	6.1 yrs

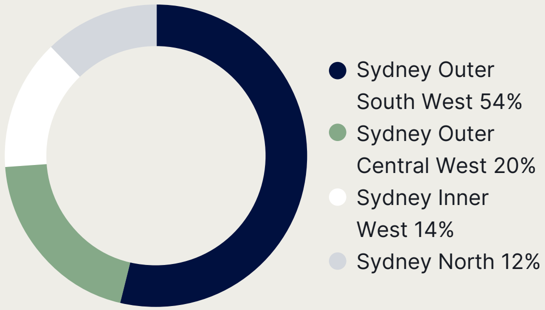
Industrial geographical diversity[4]



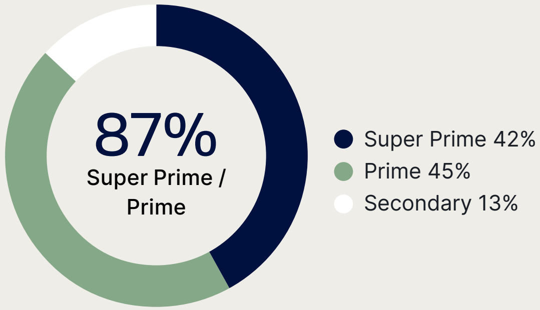
Industrial rent review structure[5]



Industrial diversity by sub market[6]



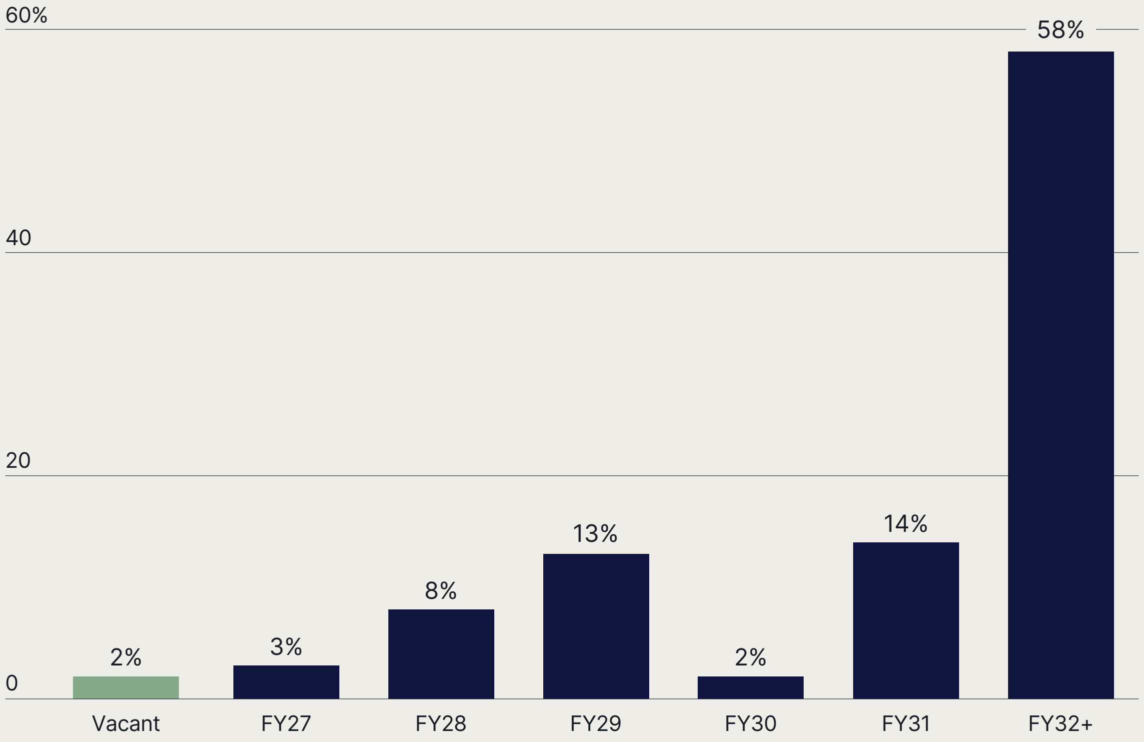
Industrial diversity by grade



1. Excludes IPUC and properties being held for development.
2. Includes cash and fitout incentives.
3. By area, stabilised portfolio.
4. By portfolio valuations, excluding assets held in funds.
5. By income, excludes lease expiries.
6. Sub-market boundaries in line with JLL.

Industrial: leasing details

Industrial lease expiry profile: by income



Industrial top 10 tenants		Percentage[1]	Sector
1	Woolworths Group Limited	11%	Retail Trade
2	Interactive	6%	Information Media & Telecommunications
3	Flexible Logistics	5%	Transport, Postal & Warehousing
4	IVE Group	5%	Manufacturing
5	Thales	5%	Professional, Scientific & Technical Services
6	Ceva Logistics	5%	Transport, Postal & Warehousing
7	Winning Appliances	4%	Retail Trade
8	Legrand	4%	Professional, Scientific & Technical Services
9	De'Longhi	3%	Wholesale Trade
10	B Dynamic Logistics	3%	Transport, Postal & Warehousing
Total		**51%**	

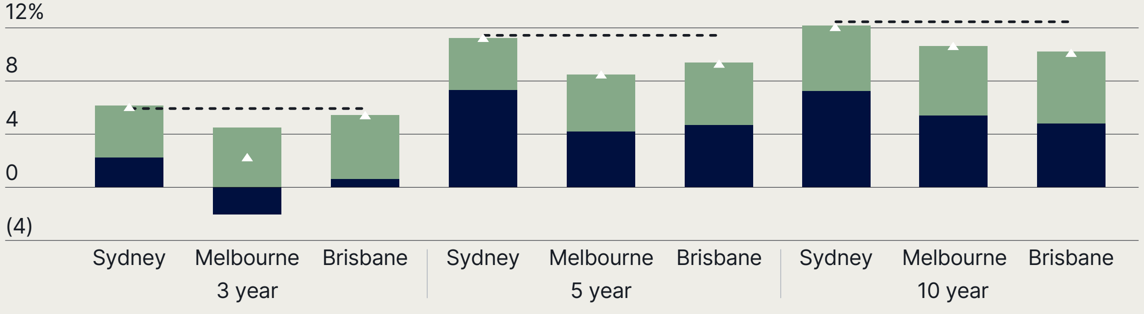
FY26 Leasing activity	Area	Leasing spread	Average incentive	Average WALE[2]
Renewals	32,996 sqm	40.0%	4.9%	4.8 yrs
New Leases	6,829 sqm	7.2%	14.5%	3.4 yrs
Total Industrial	**39,825 sqm**	**33.7%**	**13.9%**	**4.6 yrs**
% of Industrial portfolio NLA leased	**5.3%**			

1. Percentage of gross industrial portfolio income.
2. By income.

Industrial: research

Sydney Industrial delivers outsized total returns

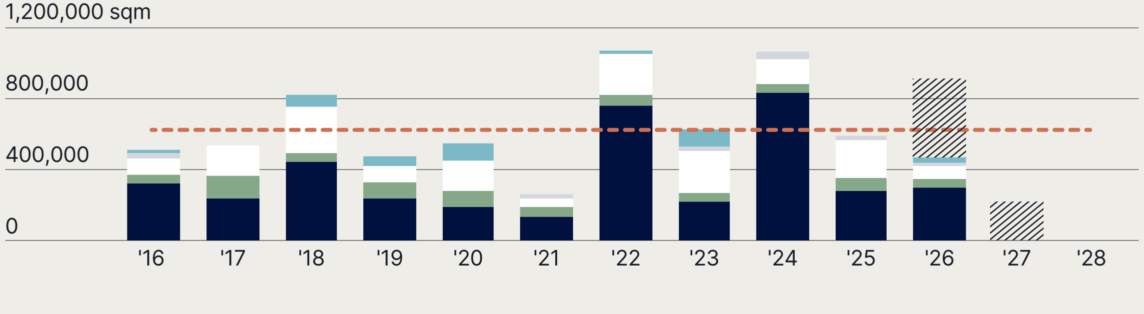
Industrial total returns – by market



Source: Property Council of Australia/MSCI Australia All Property Digest, March 2026

Sydney's Industrial supply outlook set to slow over FY27

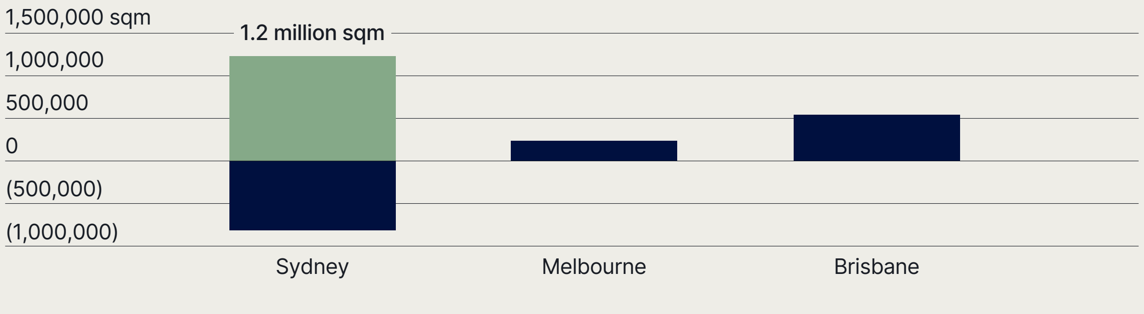
Historical vs future supply | Greater Sydney



Source: JLL Research June 2026

Occupier demand is favouring super prime stock in Sydney's outer-western markets

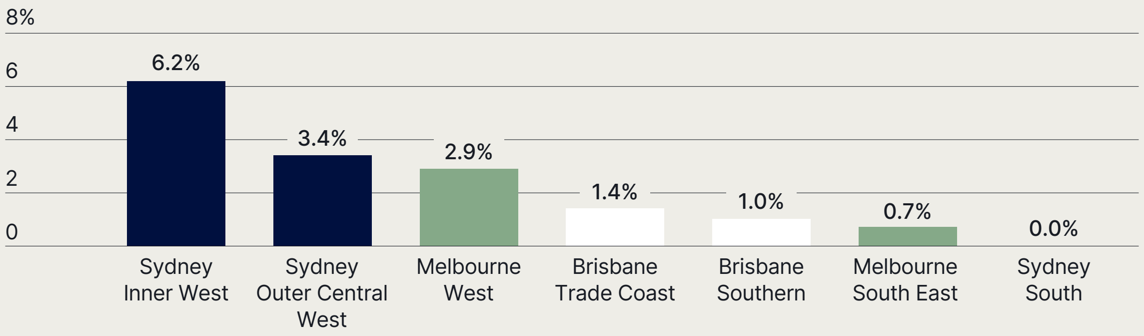
2HFY26 Industrial net absorption



Source: Mirvac Research calculations, JLL Research data, June 2026, 6 month cumulative

Core Sydney markets posted the strongest rent growth over FY26

Annual face rent growth – FY26



Source: JLL Research, Mirvac Research 2026 Q2

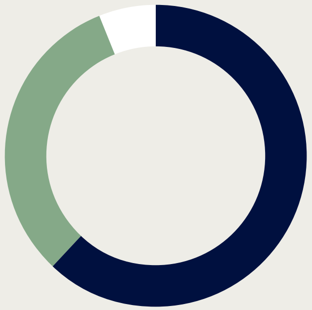
Retail

Broadway Sydney

Retail: portfolio details[1]

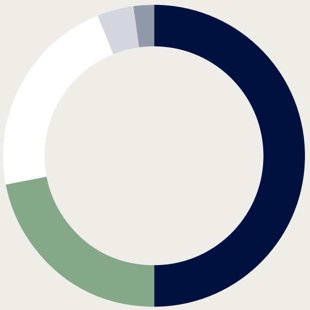
	FY26	FY25
No. of properties[1]	9	9
GLA	317,290 sqm	314,495 sqm
Portfolio valuations[2]	$2,214m	$2,252m
WACR	5.65%	5.74%
Property net operating income (NOI)	$135m	$130m
Like-for-like NOI growth	4.5%	2.0%
Maintenance capex	$16m	$21m
Incentive capex[3]	$6m	$10m
Occupancy (by area)	99.0%	98.8%
GLA leased	55,593 sqm	31,482 sqm
% of portfolio GLA leased	17.5%	9.9%
WALE (by area)	3.9 yrs	4.2 yrs
WALE (by income)	3.2 yrs	3.4 yrs
Specialty occupancy cost (comparable)	14.5%	14.7%
Total comparable MAT	$2,873m	$2,814m
Total comparable MAT productivity[4]	$11,583/sqm	$11,248/sqm
Total comparable MAT growth[4]	3.3%	1.3%
Specialties comparable MAT productivity[4]	$12,433/sqm	$11,531/sqm
Specialties comparable MAT growth[4]	5.1%	3.2%
New leasing spreads	5.5%	7.3%
Renewal leasing spreads	5.8%	1.6%
Total leasing spreads	5.7%	2.8%

Retail geographic diversity[5]



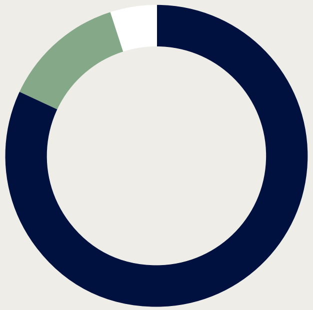
- Sydney 62%
- Brisbane 32%
- Melbourne 6%

Retail diversity by grade[6]



- Regional 50%
- Sub Regional 22%
- Outlet 22%
- Neighbourhood 4%
- CBD Retail 2%

Retail rent review structure[7]

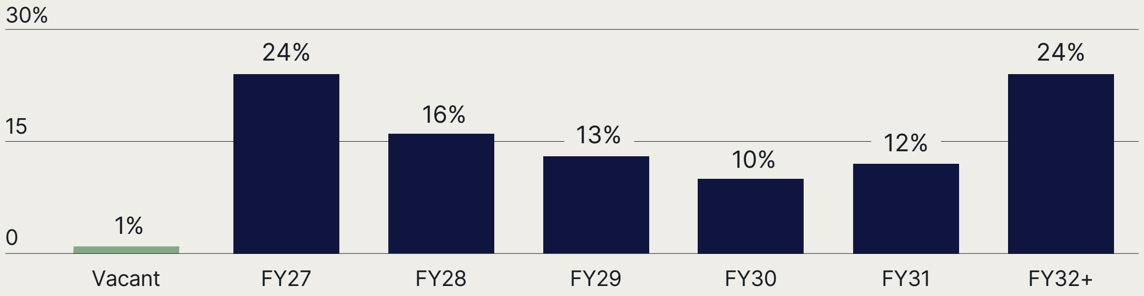


- Fixed 82%
- CPI linked 13%
- Other 5%

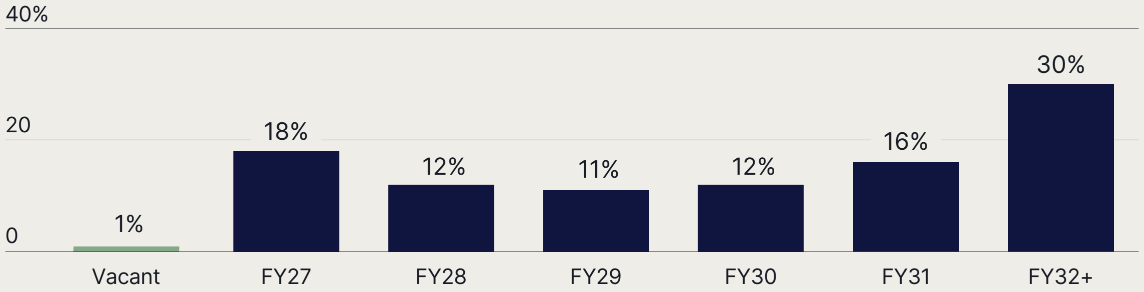
1. Excludes IPUC.
2. Portfolio valuations excludes IPUC and the gross up of lease liability under AASB16.
3. Includes cash and fitout incentives.
4. In line with SCCA guidelines.
5. By portfolio valuations. Brisbane includes Sunshine Coast. Excluding IPUC.
6. By portfolio valuations as per PCA classification. Excluding IPUC.
7. By income, excludes lease expiries.

Retail: leasing details

Retail lease expiry profile: by income



Retail lease expiry profile: by area



	Retail top 10 tenants	Percentage[1]	Credit ratings
1	Coles Group	7%	BBB+ / Baa1
2	Woolworths Group	4%	BBB / Baa2
3	Wesfarmers	4%	A-/A3
4	Event Cinemas	2%	—
5	Aldi Food Stores	2%	—
6	Volkswagen Group Australia	2%	BBB+/Baa1/A-
7	Cotton On Group	1%	—
8	Super Retail Group	1%	—
9	China Ruyi	1%	—
10	Accent Group	1%	—
Total		**25%**	

FY26 Leasing activity	Area	Leasing spread	Average incentive	Number of deals done
Renewals	40,553 sqm	5.8%	0.4%	160
New Leases	15,040 sqm	5.5%	10.2%	89
Total Retail	**55,593 sqm**	**5.7%**	**4.3%**	**249**
% of Retail portfolio NLA leased	**17.5%**			

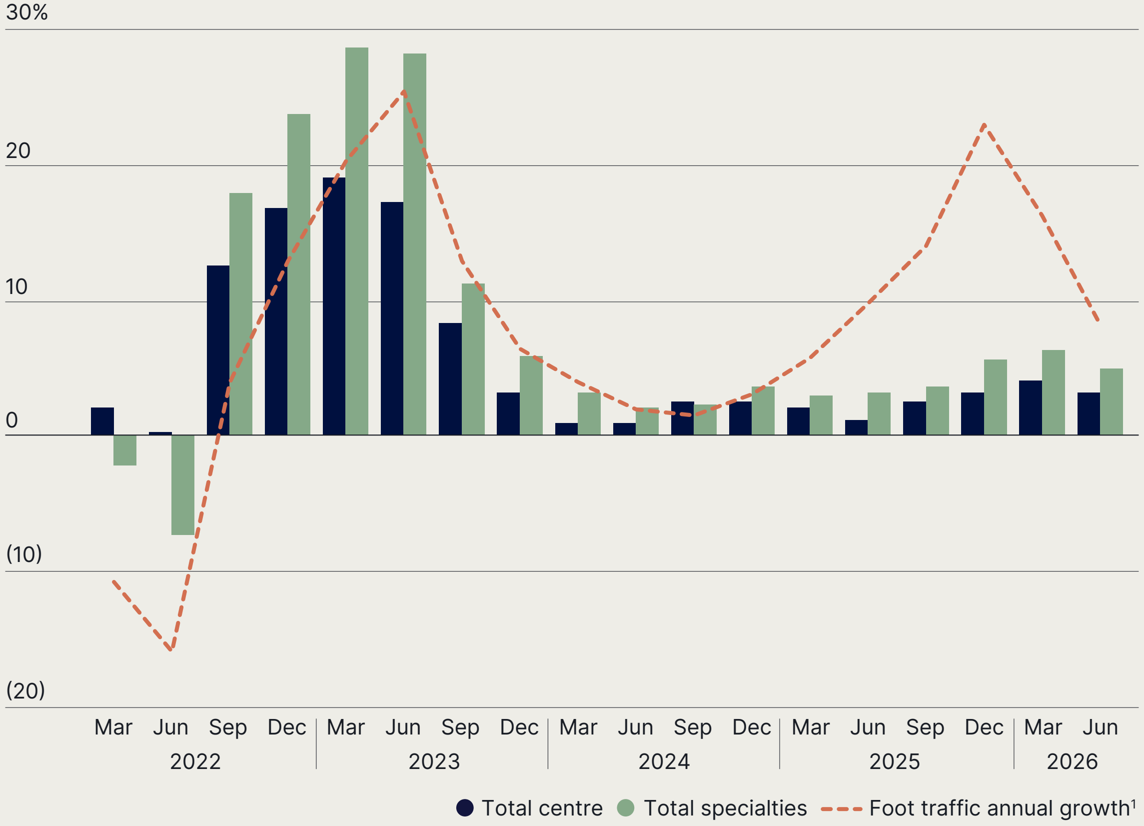
1. Percentage of gross retail portfolio income.

Retail: sales by category

Retail sales by category	FY26 Total MAT	FY26 Comparable MAT growth	FY25 Comparable MAT growth
Supermarkets	$963m	2.9%	(0.8%)
Discount department stores	$212m	(0.3%)	1.3%
Mini-majors	$588m	4.1%	1.4%
Specialties	$943m	5.1%	3.2%
Other retail	$206m	(1.0%)	2.1%
Total	**$2,912m**	**3.3%**	**1.3%**

Specialty sales by category	FY26 Total MAT	FY26 Comparable MAT growth	FY25 Comparable MAT growth
Food retail	$85m	8.3%	2.1%
Food catering	$267m	7.3%	1.9%
Jewellery	$31m	9.4%	12.6%
Mobile phones	$38m	5.2%	1.2%
Homewares	$34m	(5.8%)	0.9%
Retail services	$134m	14.4%	8.8%
Leisure	$24m	7.3%	1.0%
Apparel	$257m	(0.1%)	3.8%
General retail	$73m	1.2%	(1.6%)
Total specialties	**$943m**	**5.1%**	**3.2%**

Comparable MAT sales and foot traffic growth %
(Compared to same prior period)

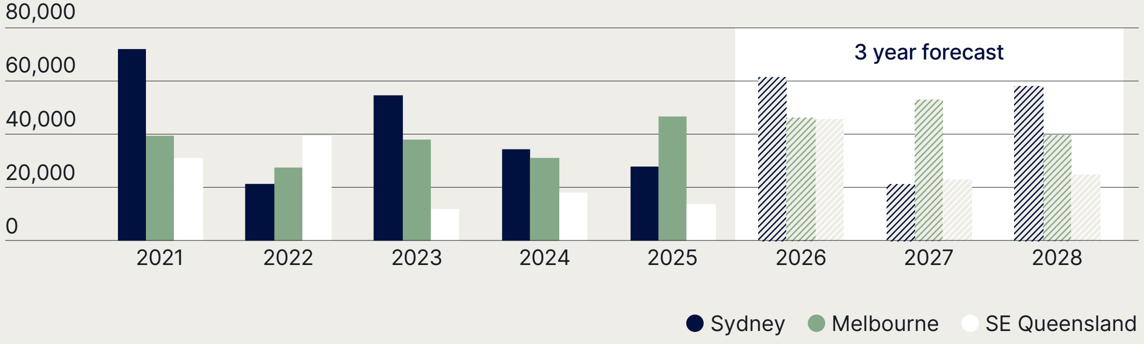


1. New traffic counting systems installed across the portfolio Q1 FY25.

Retail: research

Total completions by capital city

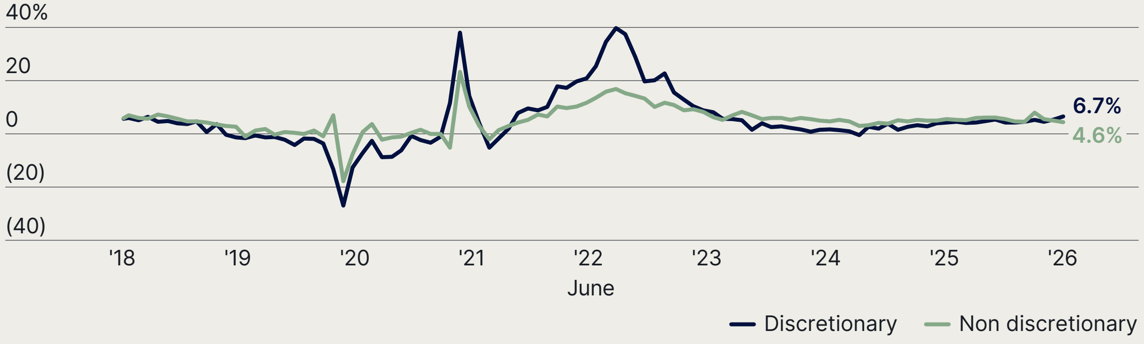
Regional, Sub-regional, Neighbourhood – 3 year forecast



Source: JLL Research, June 2026

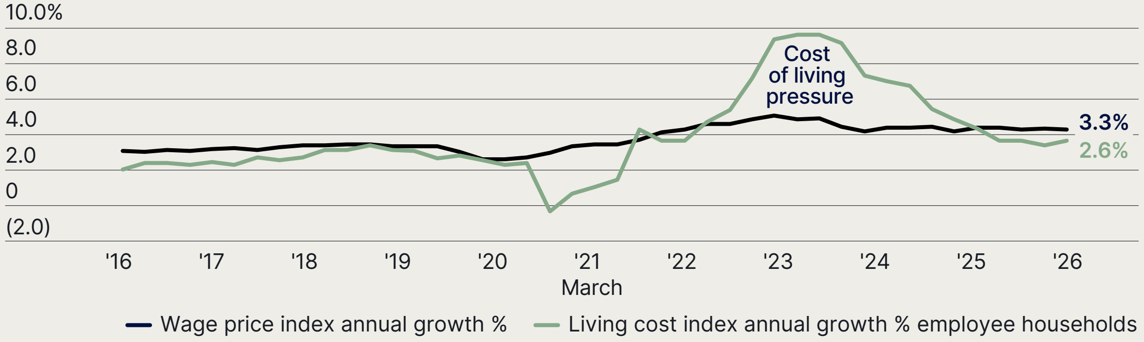
Annual growth in discretionary vs. non discretionary household spending

YoY growth %, seasonally adjusted



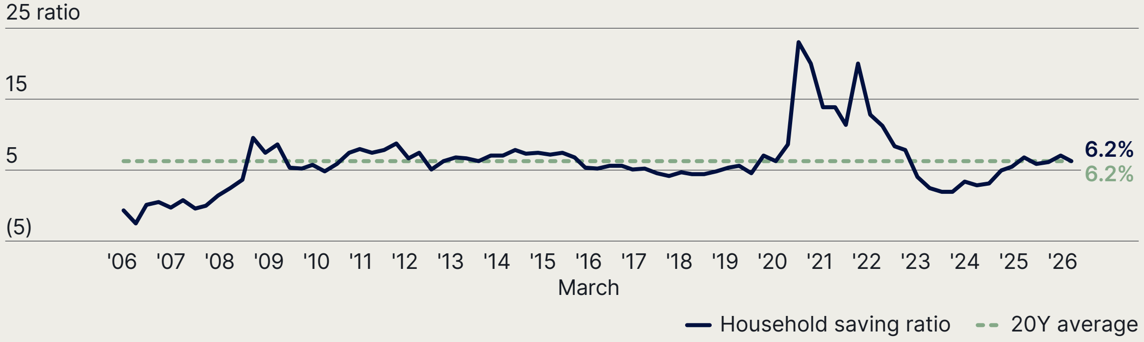
Source: Australian Bureau of Statistics, June 2026

Wages vs living costs



Source: ABS, March 2026

Household savings ratio



Source: ABS, June 2026

Build to Rent

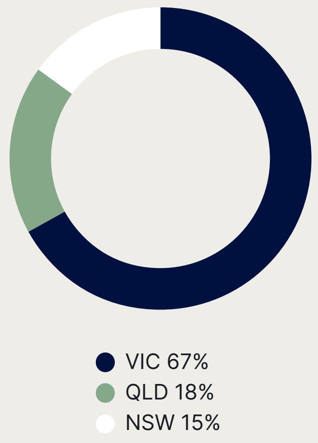
LIV Anura, Brisbane
(Image credit: Scott Burrows)

Build to Rent: portfolio details

	FY26	FY25
No. of completed properties	5	3
No. of completed apartments	2,174	1,280
Co-investment equity value	$506m	$457m
WACR	4.30%	4.30%
Leased	97% [1]	98% [3]
Occupancy	84% [2]	96% [3]

BTR geographic diversity[4]

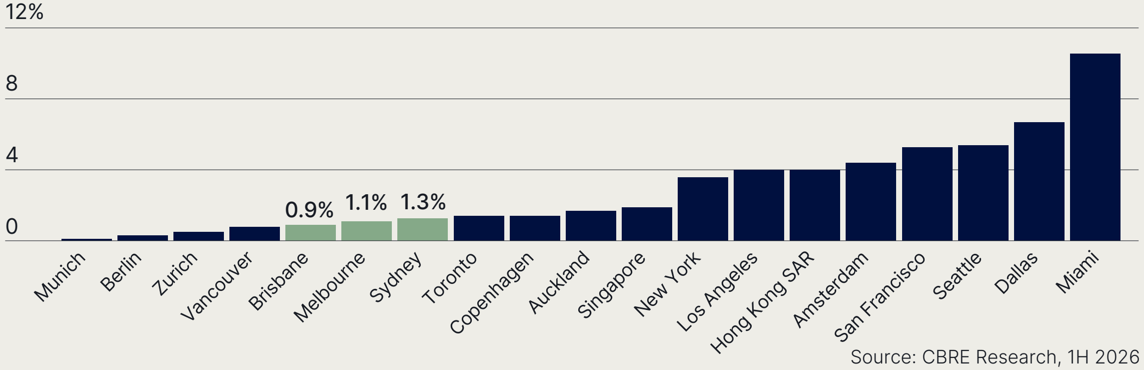
Operational apartments



1. Stabilised portfolio leased by apartment, as at 30 June 2026, subject to rounding.
2. Total portfolio occupancy by apartment, as at 30 June 2026, subject to rounding.
3. Stabilised portfolio by apartment, as at 30 June 2025.
4. Total portfolio, by apartment.

Build to Rent: research

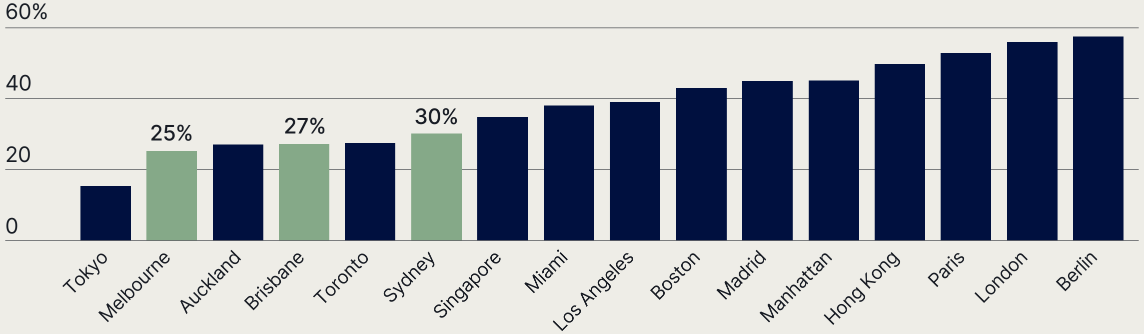
Australian capital city apartment vacancy some of the tightest globally



Source: CBRE Research, 1H 2026

Australia's capital cities comparatively affordable on global scale

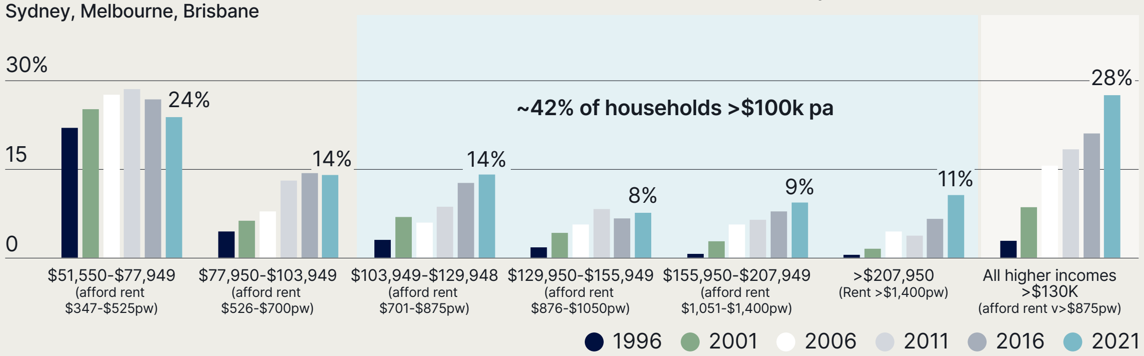
Apartment rent to household income



Source: CBRE Research, 1H 2026

Deep pool of renters with >$100k pa household income

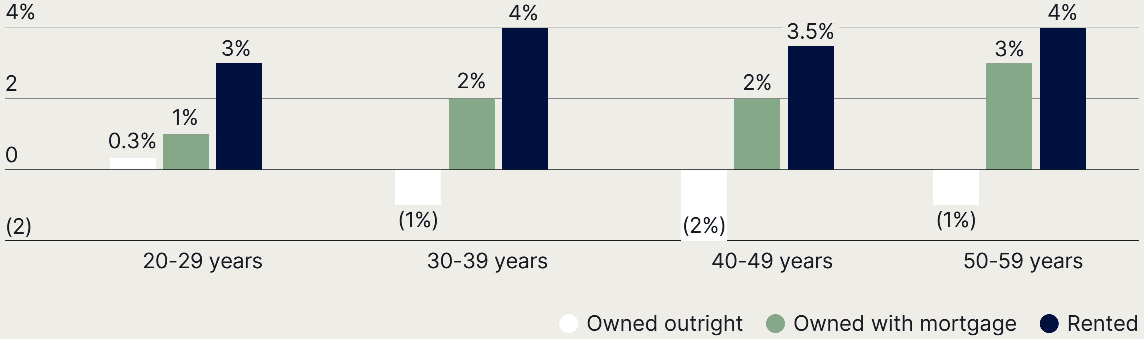
Gross household incomes and minimum rent afforded in 2021 bracketed (assumes affordability at 35% of income)
Sydney, Melbourne, Brisbane



Source: 2021 ABS Census, not adjusted for inflation

Significant growth in renters

Past 15 year compound average growth rate (CAGR)



Source: 2021 ABS Census Sydney, Melbourne, Brisbane

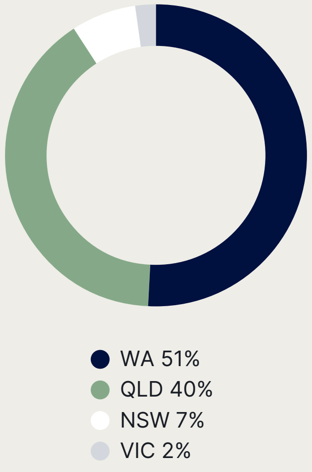
Land Lease

Thyme Lifestyle Resort Canungra, Queensland
(artist impression, final design may differ)

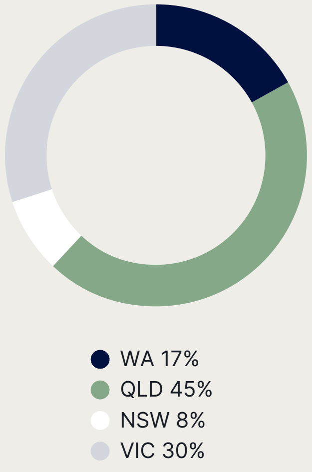
Land Lease: portfolio details

	FY26	FY25
No. of communities	34	31
No. of occupied sites	5,413	4,974
No. of development sites	2,854	2,502
Co-investment equity value	$292m	$246m
WACR	5.32%	5.40%
Occupancy (by lot)	100%	100%
Sales[1]	554	380
Settlements[2]	453	390
Average settlement price[3]	~$627,100	~$554,000

Strong WA & QLD presence
Occupied sites by state



Development sites expand exposure to east coast
Development sites by state



1. Including 11 sales at Development Service Agreement (DSA) projects (these include unconditional and conditional). Sales include refundable expressions of interests (EOIs).
2. New home settlements includes 13 DSA related settlements.
3. 12 month average price to 30 June 2026. Excludes GST and DSA Projects.

Land Lease: pipeline projects

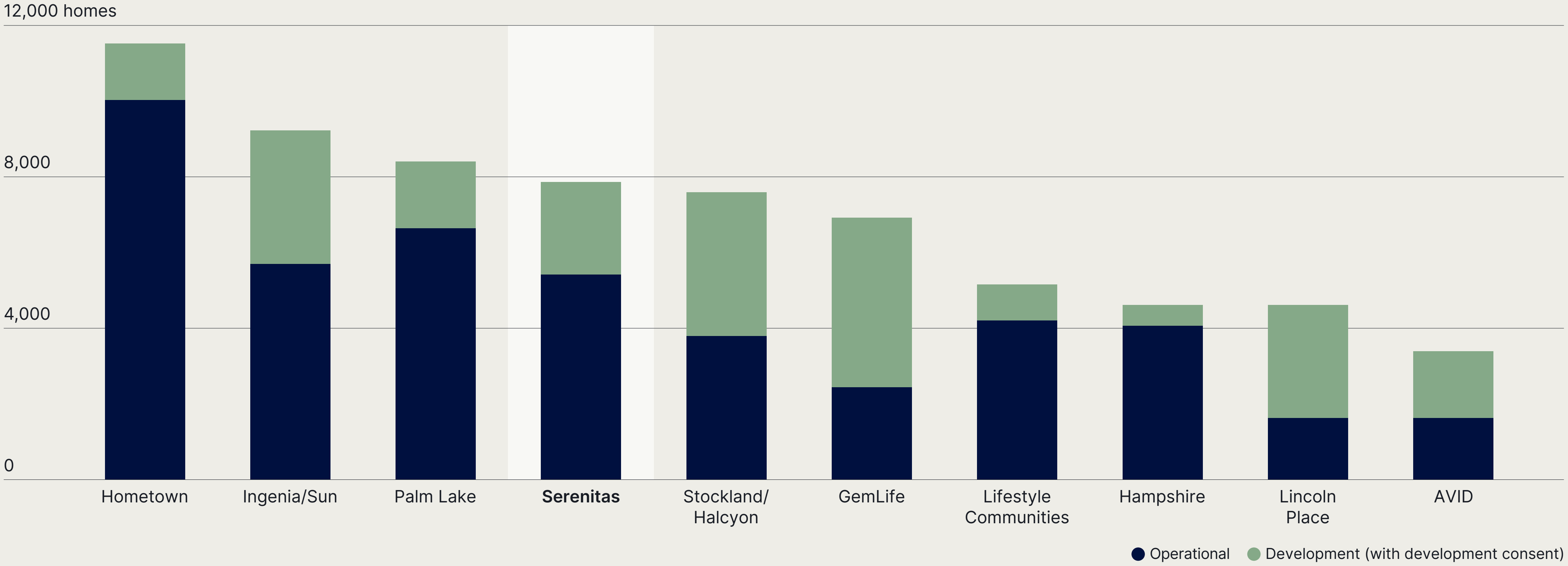
<table>
<tr><th rowspan="2">Major projects</th><th rowspan="2">State</th><th rowspan="2">Community facilities completed</th><th colspan="7">Expected settlement profile (lots)[1]</th></tr>
<tr><th>Pre-FY27</th><th>FY27</th><th>FY28</th><th>FY29</th><th>FY30</th><th>FY31</th><th>Post-FY31</th></tr>
<tr><td>Thyme Lifestyle Resort Hervey Bay</td><td>QLD</td><td>✓</td><td>312</td><td>47</td><td></td><td></td><td></td><td></td><td></td></tr>
<tr><td>Helena Valley Lifestyle Village</td><td>WA</td><td>✓</td><td>314</td><td colspan="2">66</td><td></td><td></td><td></td><td></td></tr>
<tr><td>The Outlook Lifestyle Resort</td><td>WA</td><td>✓</td><td>154</td><td colspan="3">77</td><td></td><td></td><td></td></tr>
<tr><td>Lucas Lifestyle Estate</td><td>VIC</td><td>✓</td><td>123</td><td colspan="3">83</td><td></td><td></td><td></td></tr>
<tr><td>Thyme Lifestyle Resort Bundaberg Springs</td><td>QLD</td><td>✓</td><td>108</td><td colspan="3">95</td><td></td><td></td><td></td></tr>
<tr><td>Tuart Lakes Lifestyle Resort</td><td>WA</td><td>✓</td><td>364</td><td colspan="3">113</td><td></td><td></td><td></td></tr>
<tr><td>Thyme Lifestyle Resort Lakeview Springs</td><td>QLD</td><td>✓</td><td>92</td><td colspan="6">263</td></tr>
<tr><td>Thyme Lifestyle Resort Canungra</td><td>QLD</td><td></td><td>48</td><td colspan="3">119</td><td></td><td></td><td></td></tr>
<tr><td>Thyme Lifestyle Resort Rothwell</td><td>QLD</td><td></td><td>46</td><td colspan="3">144</td><td></td><td></td><td></td></tr>
<tr><td>Thyme Lifestyle Resort Forster</td><td>NSW</td><td></td><td>—</td><td colspan="6">161</td></tr>
<tr><td>Thyme Lifestyle Resort Ocean Grove</td><td>VIC</td><td></td><td>—</td><td colspan="6">205</td></tr>
<tr><td>Thyme Lifestyle Resort Greenbank</td><td>QLD</td><td></td><td>—</td><td colspan="6">220</td></tr>
<tr><td>Thyme Lifestyle Resort Palm Cove</td><td>QLD</td><td></td><td>3</td><td colspan="6">358</td></tr>
<tr><td>Thyme Lifestyle Resort Charlemont</td><td>VIC</td><td></td><td>—</td><td></td><td colspan="5">370</td></tr>
<tr><td>Thyme Lifestyle Resort Sunbury</td><td>VIC</td><td></td><td>—</td><td></td><td></td><td colspan="4">186</td></tr>
<tr><td>Thyme Lifestyle Resort Vasse</td><td>WA</td><td></td><td>—</td><td></td><td></td><td colspan="4">213</td></tr>
</table>

+7 NEW projects

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

Land Lease: Serenitas is one of Australia's leading land lease operators

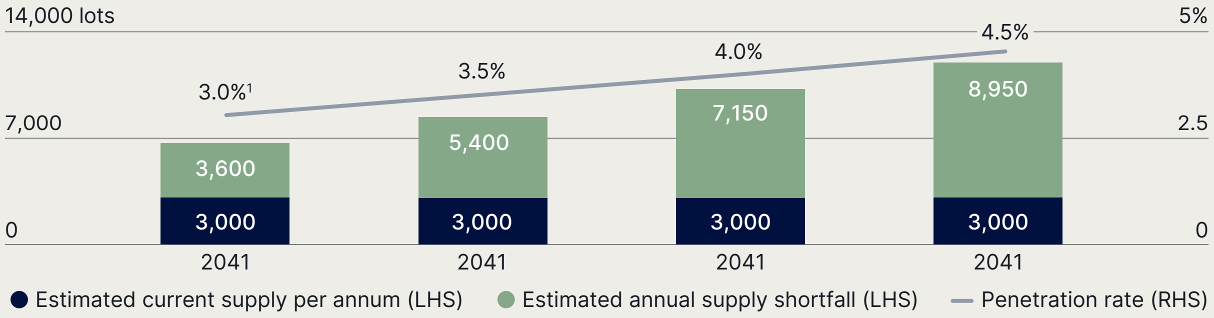
One of the largest operational portfolios in Australia[1]



1. Source: Chadwick Property Valuers, July 2026. Excluding homes in planning without development consent.

Land Lease: research

Annual average land lease home supply required (to 2041)

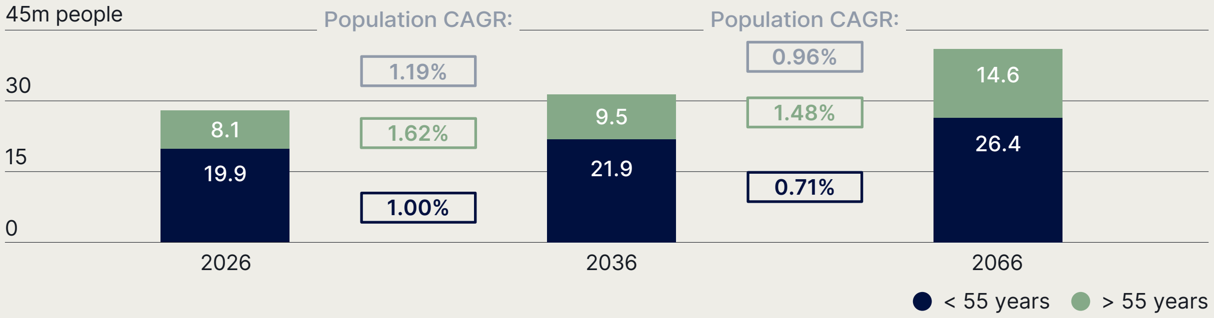


Source: Chadwick Property Valuers, Mirvac estimates, December 2025

1. Estimated current land lease penetration rate, measured as no. persons living in a Land Lease community as a percentage of the 50-84 years population at 2021.

55+ Population growth

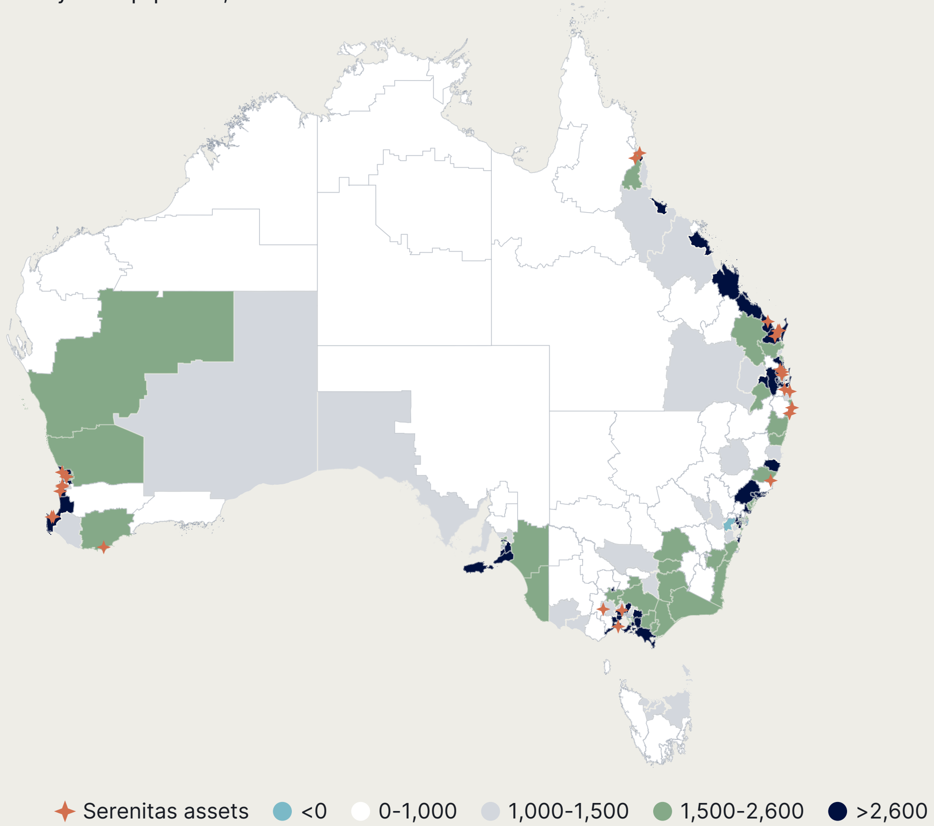
Australia's over 55 year old population is growing faster than remaining population



Source: Centre for Population 2026, Population Statement: National Population Projections, 2024-25 to 2035-36 and 2065-66, the Australian Government, Canberra, January 2026.

Over 55s population growth high around Serenitas locations

Change in over 55 year old population, FY20-FY25



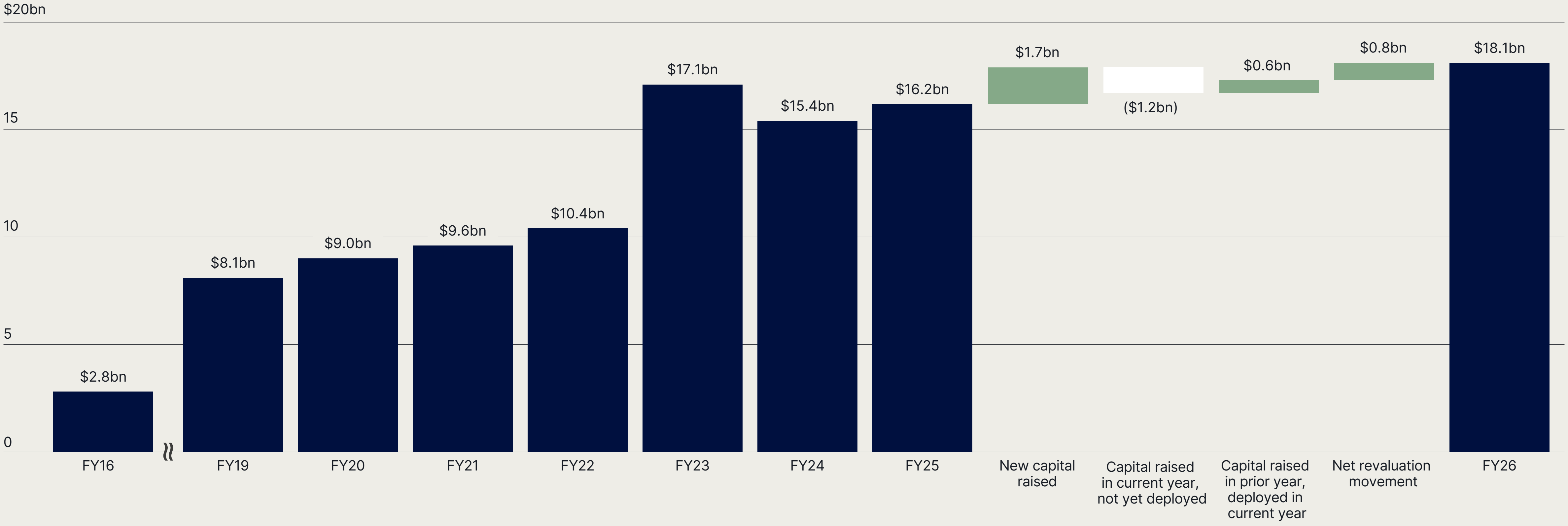
Source: ABS Regional population by age, 2025

Funds

Quay Quarter Tower, Sydney
(image credit: Adam Mork)

Funds: third party capital under management platform growth

Historical growth in third party capital under management[1]

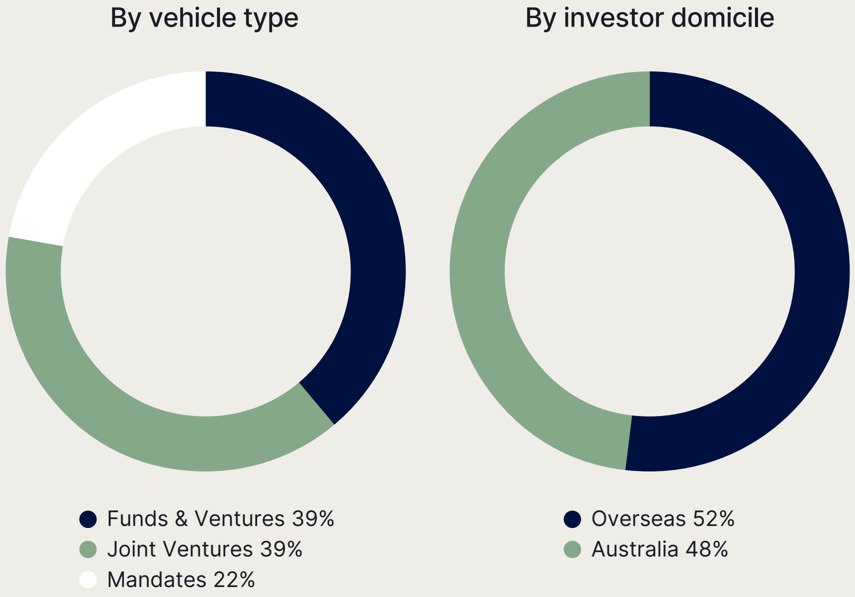


1. Includes external funds, developments and assets under management, and excludes Mirvac's investment in those managed assets and vehicles.

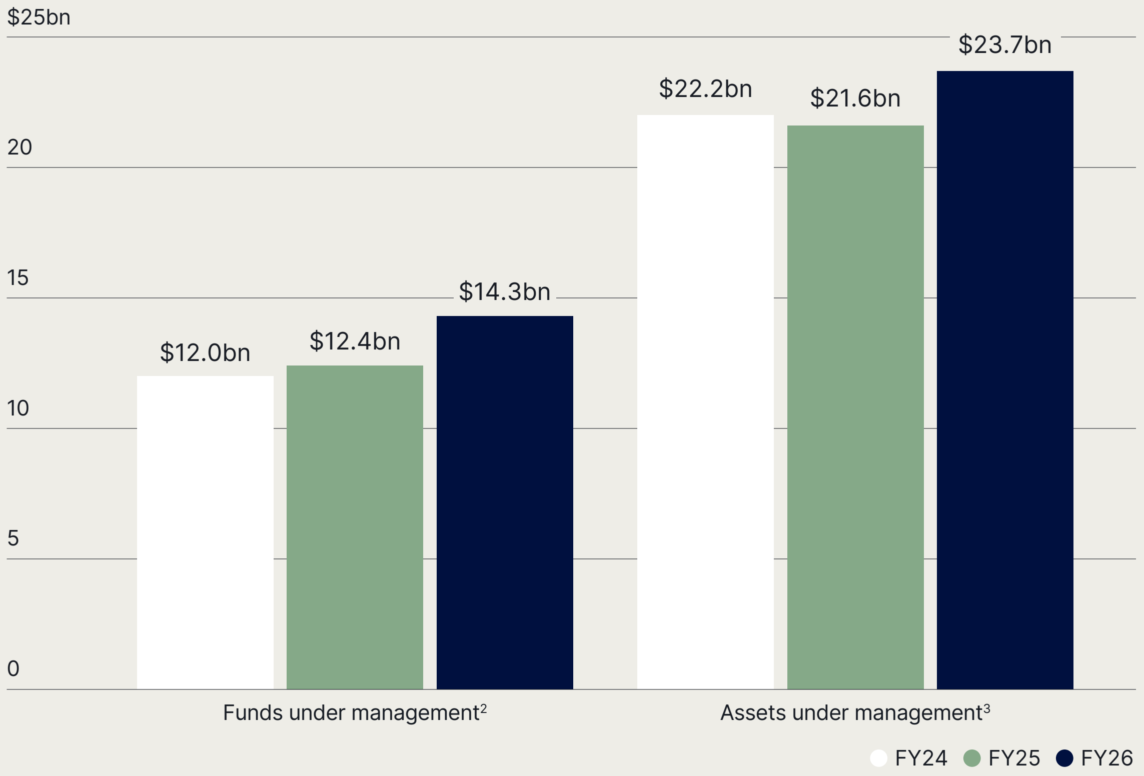
Funds: platform overview

Third party capital under management[1]

$18.1bn



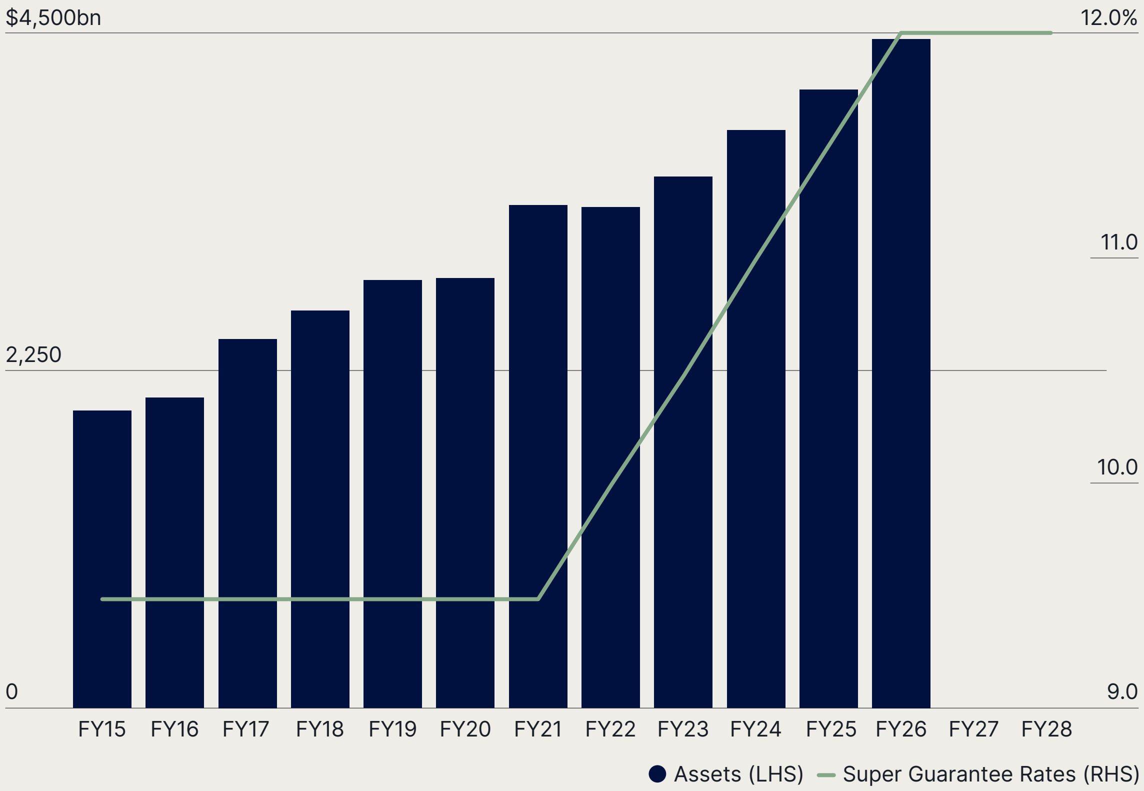
Funds and Assets under management



1. Includes external funds, developments and assets under management, and excludes Mirvac's investment in those managed assets and vehicles.
2. FUM represents the total value of assets we generate fees by providing Investment Management services, includes Mirvac share.
3. AUM represents the total value of capital where we generate fees by providing Property Management services, includes Mirvac share.

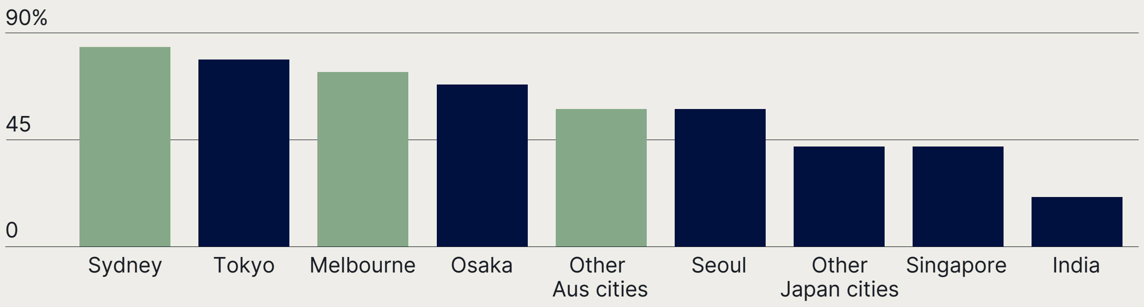
Funds: research

Superannuation assets vs Super Guarantee contribution rate (%)



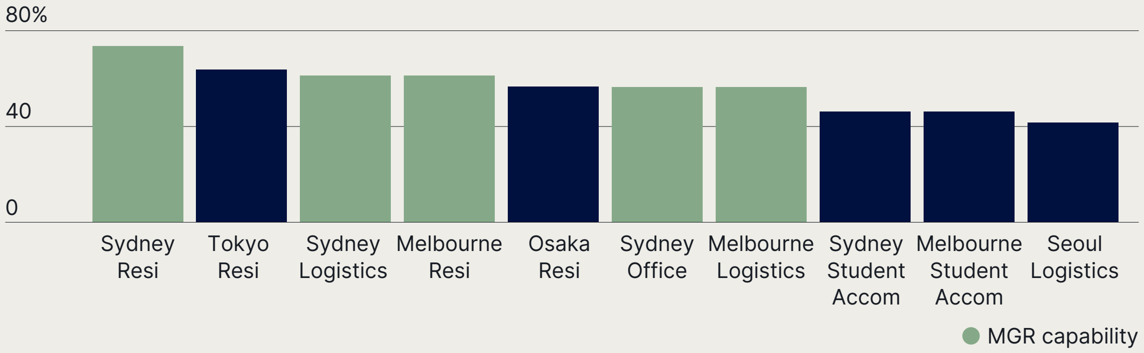
Source: Association of Superannuation Funds of Australia (ASFA) July 2026, ATO Super Guarantee Rates as at 17 April 2026

Investors preferred investment locations for 2026



Source: ANREV Investment Intentions Survey Asia Pacific January 2026

Investors preferred investment city and sectors for 2026



Source: ANREV Investment Intentions Survey Asia Pacific January 2026

Development

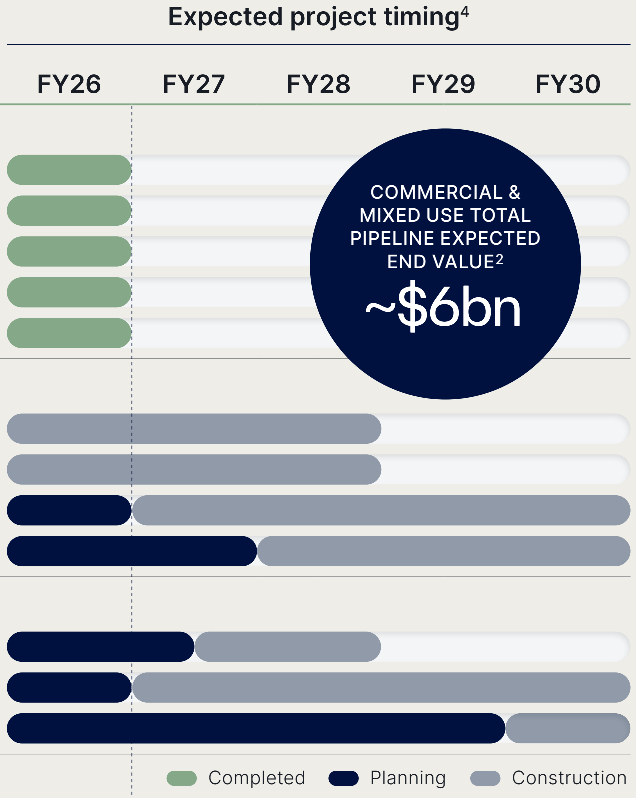
Smiths Lane, Melbourne
(image credit: Dylan James)

Commercial & Mixed Use

55 Pitt Street, Sydney
(artist impression, final design may differ)

Commercial & Mixed Use: recently completed & pipeline projects

	Sector	Area / lots	Mirvac Ownership	Pre-leased[1] %	Estimated value on completion[2]	Estimated yield on cost[3]
Recently completed						
LIV Anura, Brisbane	BTR	396	44%	n/a	n/a	n/a
LIV Albert, Melbourne	BTR	498	44%	n/a	n/a	n/a
Waterloo Metro Quarter, Sydney (Southern Precinct)	Mixed-Use	~1,200 sqm/505	50%	n/a	~$0.2bn	n/a
Aspect Kemps Creek, Sydney (North & South)	Industrial	~213,300 sqm	51%	100%	~$0.8bn[5]	>6%
7 Spencer St, Melbourne	Office	~46,600 sqm	50%	24%	~$0.4bn[5]	~5%
Committed						
55 Pitt St, Sydney	Office	~62,700 sqm	33%	40%	~$2.0bn	>6%
Harbourside, Sydney	Mixed-Use	~35,200 sqm	50%	29%[6]	~$0.7bn	>6%
SEED Badgerys Creek, Sydney (Stage 1)	Industrial	~140,000 sqm	51%	0%	~$0.7bn	>6%
SEED Badgerys Creek, Sydney (Stage 2)	Industrial	~240,000 sqm	51%	0%	~$1.3bn	>6.5%
Uncommitted						
Aspect Kemps Creek, Sydney (Central)	Industrial	~31,000 sqm	100%	n/a	~$0.1bn	n/a
Waterloo Metro Quarter, Sydney (Northern and Central Precinct)	Mixed-Use	~8,400 sqm/814	50%	n/a	~$0.8bn	n/a
90 Collins St, Melbourne	Office	~34,000 sqm	100%	n/a	n/a	n/a



1. % of space pre-leased, including non-binding heads of agreements (HoA). Areas are approximate, subject to rounding.
2. Represents 100% expected end value / revenue (including GST) including where Mirvac is only providing Development Management Services, subject to various factors outside Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
3. Expected yield on cost including land and interest.
4. Project timing subject to change due to various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
5. Represents 100% asset valuation, as at 30 June 2026.
6. Includes HoA and agreements for lease. As of 30 June 2026, Harbourside was 18% pre-leased with further pre-leasing to 29% as of 14 August 2026. Excluding HoA, the commercial component of Harbourside is ~23% pre-leased.

Residential

The Fabric, Melbourne
(image credit: Dylan James)

Residential: unique offering across product types and locations

Optionality across states, product type and locations

Outer ring

MPC

NSW
Cobbitty
Everdene Mulgoa
The Village
Googong

VIC
Woodlea
Olivine
Smiths Lane

QLD
Everleigh
Kindira Monarch Glen

WA
Henley Brook
Darling Bullsbrook

Middle ring

Apartments & MPC

NSW
Riverlands
Highforest
WSU Milperra

VIC
The Fabric
Wantirna South

Inner ring

Apartments

NSW
Green Square
Harbourside

VIC
The Albertine
Prince & Parade
Yarra's Edge

QLD
Ascot Green
Waterfront

WA
The Peninsula

Residential development

~$2.2bn
capital employed

~$21bn
expected revenue[1]

~$1.5bn
pre-sales[2]

1. Pipeline value represents 100% expected revenue (including GST), subject to various factors outside Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
2. Represents Mirvac's share of total pre-sales contract value and includes GST. Subject to rounding.

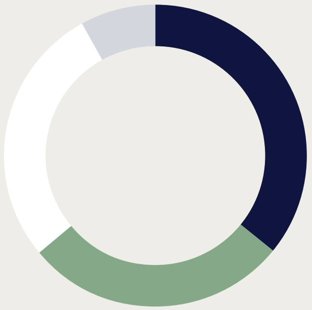
Residential: pipeline positioning

26,438 pipeline lots | ~$21bn pipeline value[1]

Share of expected future revenue by product[2]

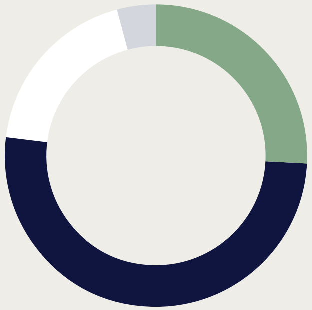
- Masterplanned communities 55%
- Apartments 45%

Share of expected future revenue by geography[2]



- NSW 36%
- QLD 28%
- VIC 28%
- WA 8%

Pipeline lots by structure

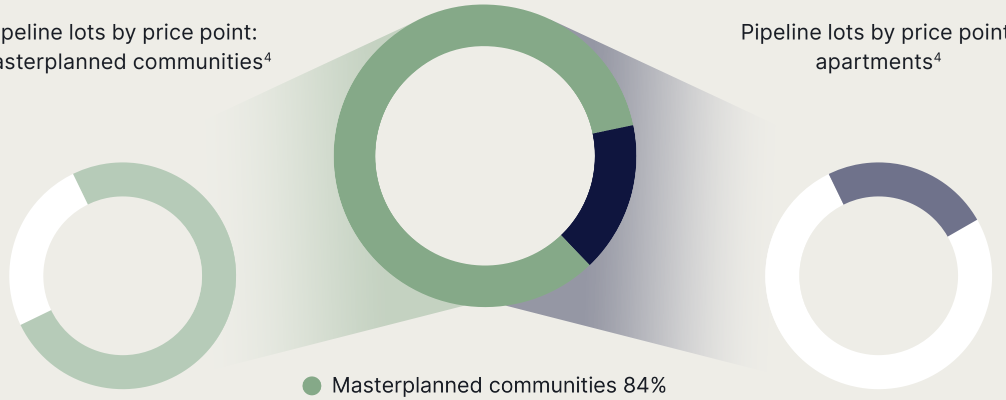


- 100% Mirvac balance sheet[3] 26%
- PDA / DMA 51%
- JVA 19%
- JO 4%

Pipeline lots by product

Pipeline lots by price point: masterplanned communities[4]

Pipeline lots by price point: apartments[4]



- <$500k 75%
- >$500k 25%

- Masterplanned communities 84%
- Apartments 16%

- <$1.2m 24%
- >$1.2m 76%

1. Pipeline value represents 100% expected revenue (including GST), subject to various factors outside Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.
2. Mirvac share of forecast revenue, subject to various factors outside of Mirvac's control including planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Includes GST.
3. Includes projects on capital efficient deferred terms.
4. Price point includes GST.

Residential: masterplanned communities pipeline (key projects)

<table>
<tr><th rowspan="2">Major projects</th><th rowspan="2">State</th><th rowspan="2">Stage</th><th rowspan="2">Ownership</th><th rowspan="2">Type</th><th rowspan="2">Total project value (incl. GST)[1]</th><th colspan="7">Expected settlement profile (lots)[2]</th></tr>
<tr><th>Pre-FY27</th><th>FY27</th><th>FY28</th><th>FY29</th><th>FY30</th><th>FY31</th><th>Post-FY31</th></tr>
<tr><td>The Village</td><td>NSW</td><td>Multiple stages</td><td>PDA</td><td>House & Land</td><td>$256m</td><td>281</td><td colspan="2">98</td><td></td><td></td><td></td><td>—</td></tr>
<tr><td>The Fabric</td><td>VIC</td><td>Multiple stages</td><td>100%</td><td>House</td><td>$248m</td><td>160</td><td colspan="3">80</td><td></td><td></td><td>—</td></tr>
<tr><td>Highforest</td><td>NSW</td><td>Multiple stages</td><td>JVA</td><td>House</td><td>$442m</td><td>41</td><td colspan="3">124</td><td></td><td></td><td>—</td></tr>
<tr><td>Cobbitty</td><td>NSW</td><td>Multiple stages</td><td>100% & JVA</td><td>House & Land</td><td>$706m</td><td>380</td><td colspan="3">565</td><td></td><td></td><td>—</td></tr>
<tr><td>Riverlands</td><td>NSW</td><td>Multiple stages</td><td>100%</td><td>House</td><td>$462m</td><td>98</td><td colspan="3">214</td><td></td><td></td><td>—</td></tr>
<tr><td>Henley Brook</td><td>WA</td><td>Multiple stages</td><td>100%</td><td>Land</td><td>$317m</td><td>621</td><td colspan="2">285</td><td></td><td></td><td></td><td>—</td></tr>
<tr><td>Smiths Lane</td><td>VIC</td><td>Multiple stages</td><td>100% & JO</td><td>House & Land</td><td>$1,345m</td><td>2,058</td><td colspan="3">1,152</td><td></td><td></td><td>—</td></tr>
<tr><td>Googong</td><td>NSW</td><td>Multiple stages</td><td>JVA</td><td>House & Land</td><td>$2,163m</td><td>3,289</td><td colspan="5">962</td><td>821</td></tr>
<tr><td>Woodlea</td><td>VIC</td><td>Multiple stages</td><td>JVA</td><td>House & Land</td><td>$2,048m</td><td>5,543</td><td colspan="4">960</td><td></td><td>1</td></tr>
<tr><td>Everleigh</td><td>QLD</td><td>Multiple stages</td><td>100%</td><td>Land</td><td>$1,294m</td><td>1,611</td><td colspan="5">1,388</td><td>297</td></tr>
<tr><td>Olivine</td><td>VIC</td><td>Multiple stages</td><td>100% & DMA</td><td>House & Land</td><td>$1,870m</td><td>1,514</td><td colspan="5">1,393</td><td>1,783</td></tr>
<tr><td>Darling Bullsbrook</td><td>WA</td><td>Multiple stages</td><td>100%</td><td>Land</td><td>$454m</td><td>—</td><td colspan="5">686</td><td>527</td></tr>
<tr><td>Kindira Monarch Glen</td><td>QLD</td><td>Multiple stages</td><td>JVA & PDA</td><td>Land</td><td>$3,432m</td><td>—</td><td colspan="5">1,339</td><td>6,000</td></tr>
<tr><td>Everdene Mulgoa</td><td>NSW</td><td>Multiple stages</td><td>100% & JVA</td><td>House & Land</td><td>$1,233m</td><td>—</td><td colspan="5">1,195</td><td>4</td></tr>
<tr><td>WSU Milperra</td><td>NSW</td><td>Multiple stages</td><td>PDA</td><td>House</td><td>$556m</td><td>—</td><td></td><td colspan="4">385</td><td>—</td></tr>
<tr><td>Wantirna South</td><td>VIC</td><td>Multiple stages</td><td>PDA</td><td>House & Land</td><td>$1,553m</td><td>—</td><td></td><td colspan="4">482</td><td>1,366</td></tr>
</table>

Masterplanned communities project pipeline analysis

~78%

% OF TOTAL FY27 EXPECTED LOTS TO SETTLE FROM MASTERPLANNED COMMUNITIES

+5

ADDITIONAL COMMUNITIES SETTLING FROM FY27+

Note: PDAs are development service contracts and there is no land ownership to Mirvac.

1. Approximate and indicative only and subject to change. Project value includes past revenues and expected future revenues, at 100% expected end value, and will depend on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Subject to rounding.
2. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Residential: apartments pipeline (key projects)

Major projects	State	Stage	Pre-sold[1] %	Ownership	Total pipeline value (incl. GST)[2]	Expected settlement profile (lots)[3] Pre-FY27	FY27	FY28	FY29	FY30	FY31	Post-FY31
The Albertine	VIC	All stages	58%	100%	$211m	53	45					—
Waterfront	QLD	Isle	92%	100%	$251m	—	124					—
Highforest	NSW	All stages	59%	JVA	$400m	—	249					—
Prince & Parade	VIC	All stages	51%	100%	$303m	—	169					—
Yarra's Edge	VIC	Trielle	71%	100%	$413m	—	188					—
Harbourside	NSW	All stages	84%	JVA	$1,626m	—		260				—
Ascot Green	QLD	Future stages	Not released	PDA	$726m	—				260		392
Yarra's Edge	VIC	Future stages	Not released	100%	$610m	—				100		303
The Fabric	VIC	Future stages	Not released	100%	$323m	—				84		293
Green Square	NSW	Future stages	Not released	100%	$1,607m	—				522		548
The Peninsula	WA	Future stages	Not released	100%	$711m	—				253		120
Waterfront	QLD	Future stages	Not released	100%	$384m	—					63	63

Apartments project pipeline analysis

+5

APARTMENTS COMMENCING SETTLEMENTS 65% PRE-SOLD[1]

~22%

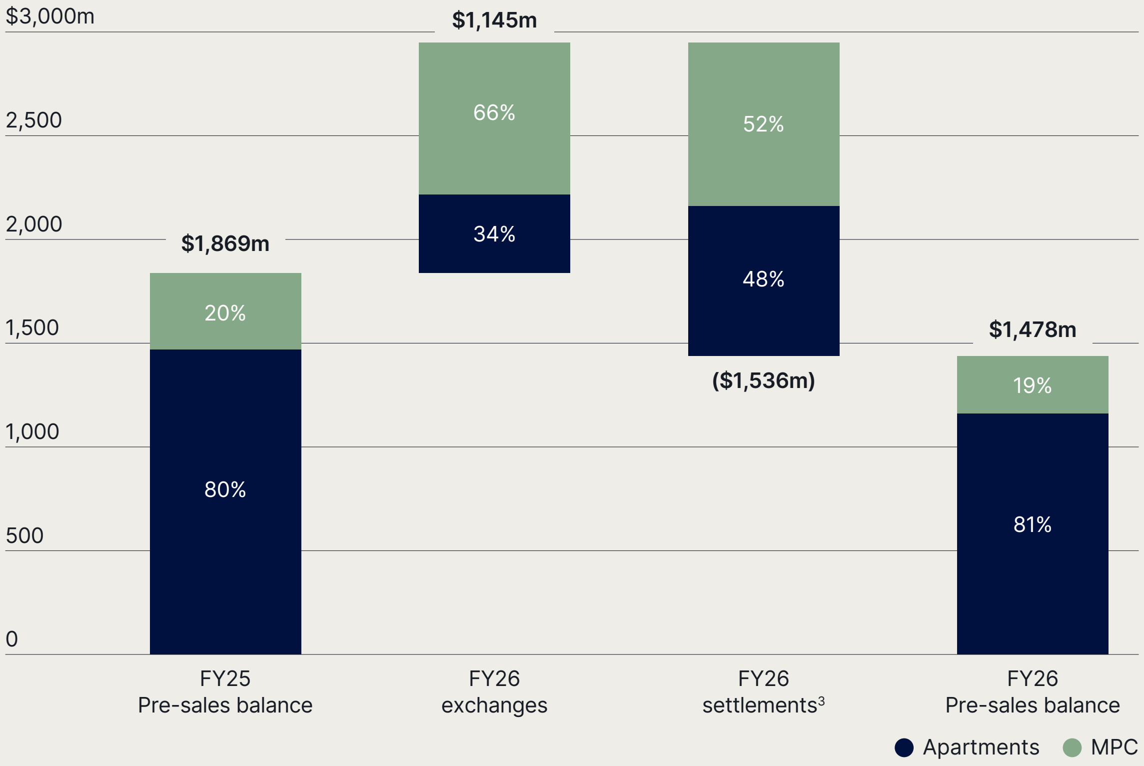
% OF TOTAL FY27 EXPECTED LOTS TO SETTLE FROM APARTMENTS

Note: PDAs are development service contracts and there is no land ownership to Mirvac.

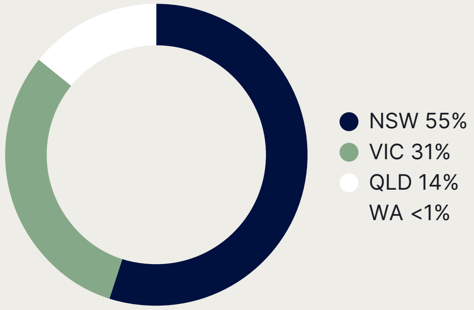
1. Pre-sales based on released lots. Excludes deposits. Subject to rounding.
2. Approximate and indicative only and subject to change. Project value includes past revenues and expected future revenues, at 100% expected end value, and will depend on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. Subject to rounding.
3. Settlement timing and lot numbers subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Residential: pre-sales detail

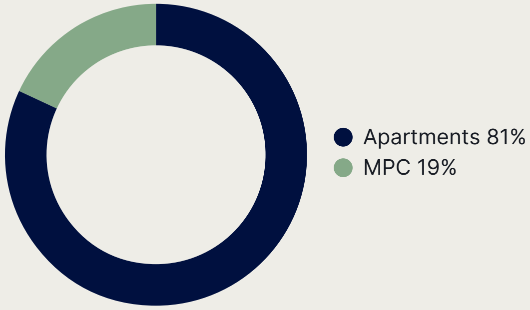
Reconciliation of movement in exchanged pre-sales contracts to FY26[1]



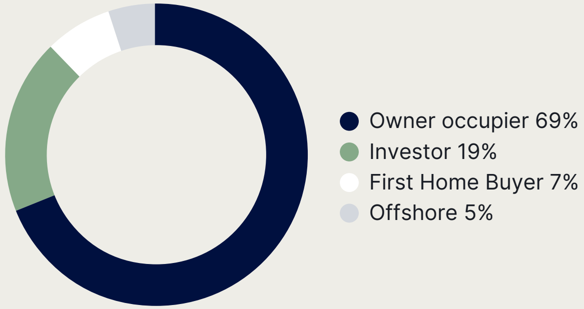
Pre-sales by geography[1]



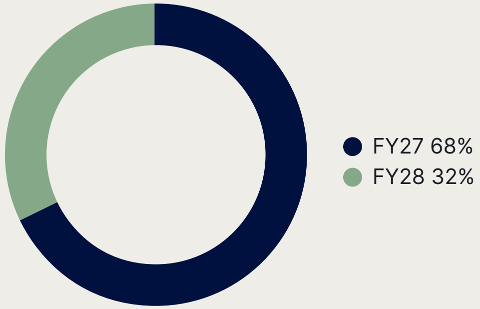
Pre-sales by type[1]



Pre-sales by buyer profile[1, 2]



Pre-sales expected roll-off[1]



1. Represents Mirvac's share of total pre-sales contract value and includes GST. Subject to rounding.
2. Buyer profile information approximate only and based on customer surveys.
3. Includes adjustments to prior pre-sales balance as a result of changes in Mirvac's ownership share.

Residential: FY26 acquisitions & additional pipeline projects

Project	State	Ownership	No. of lots[1]	Product type	Estimated settlement commencement[1]
Acquisitions / agreements					
Cobbitty	NSW	50%	64	Land	FY28
Additional pipeline projects					
Total acquisitions and additional pipeline projects			**64**		

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

Residential: FY27 expected major releases

Project	State	Type	Approximate lots[1]
Everleigh	QLD	Masterplanned communities – land	290
Kindira Monarch Glen	QLD	Masterplanned communities – land	285
Woodlea	VIC	Masterplanned communities – land & house	275
Green Square	NSW	Apartments	226
Smiths Lane	VIC	Masterplanned communities – land & house	225
Darling Bullsbrook	WA	Masterplanned communities – land	215
Henley Brook	WA	Masterplanned communities – land	165
Cobbitty	NSW	Masterplanned communities – land & house	160
Olivine	VIC	Masterplanned communities – land & house	150
Googong	NSW	Masterplanned communities – land & house	150
Everdene Mulgoa	NSW	Masterplanned communities – land & house	100
Wantirna South	VIC	Masterplanned communities – land & house	80
Riverlands	NSW	Masterplanned communities – house	75
Ascot Green (O'Connell House)	QLD	Apartments	47
Total major releases			**~2,400**

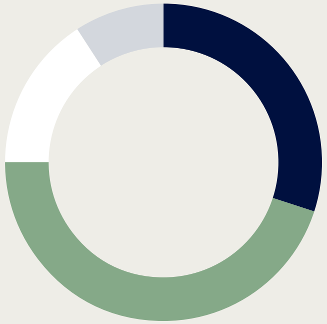
1. Subject to change depending on various factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties.

Residential: FY26 settlements | 2,130 lot settlements

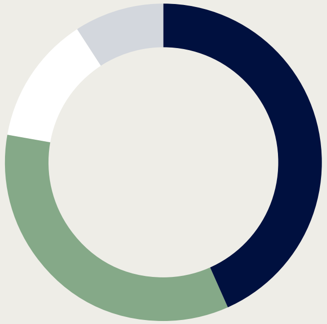
	Apartments		Masterplanned communities		Total	
	Lots	%	Lots	%	Lots	%
NSW	115	5%	524	25%	**639**	**30%**
QLD	34	2%	301	14%	**335**	**16%**
VIC	53	2%	903	42%	**956**	**45%**
WA	—	—	200	9%	**200**	**9%**
Total	**202**	**9%**	**1,928**	**91%**	**2,130**	**100%**

FY26 lot settlements

By product type
- Apartments 9%
- Masterplanned communities 91%
  - Land 76%
  - House 15%



By geography
- NSW 30%
- VIC 45%
- QLD 16%
- WA 9%



By structure
- 100% balance sheet 43%
- JVA 34%
- JO 14%
- PDA 9%

Note: PDAs are development service contracts and there is no land ownership to Mirvac.

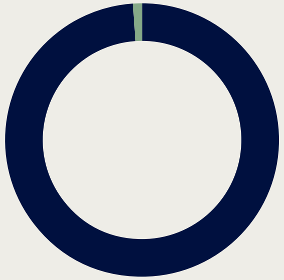
Residential: FY26 settlements detail

FY26 Major settlements	Product type	Ownership	Lots
Woodlea, VIC	Masterplanned communities	JVA	363
Smiths Lane, VIC	Masterplanned communities	100% & JO	362
Everleigh, QLD	Masterplanned communities	100%	301
Henley Brook, WA	Masterplanned communities	100%	199
Cobbitty, NSW	Masterplanned communities	JVA	194
Olivine, VIC	Masterplanned communities	100% & DMA	166
Googong, NSW	Masterplanned communities	JVA	134
NINE, NSW	Apartments	100%	111
Riverlands, NSW	Masterplanned communities	100%	96
The Albertine, VIC	Apartments	100%	53
Subtotal			**1,979**
Other projects			151
Total			**2,130**

FY26 settlement buyer profile

- Upgraders/empty nesters 40%
- Investors 31%
- First home buyers 29%

FY26 settlement buyer profile by geography



- Domestic 99%
- Offshore 1%

FY26 settlements average sales price[1]

Apartments	House	Land
~$1.8m	~$1.1m	~$452k

Note: PDAs are development service contracts and there is no land ownership to Mirvac.

1. Inclusive of GST.

Residential: EBIT reconciliation and gross development margin

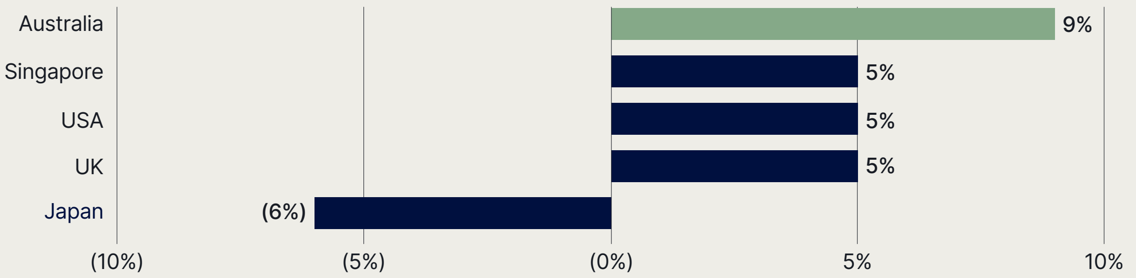
Residential EBIT reconciliation		**FY26 $m**	**FY25 $m**
Total revenue	A	1,516	1,360
Total cost of development and construction	B	(1,212)	(1,122)
Residential Gross Margin	**C = A + B**	**304**	**238**
Residential Gross Margin (%)	*D = C / A*	*20.1%*	*17.5%*
Residential Gross Margin (%) excluding impaired lots settled in FY26		**23.9%**	**14.9%[2]**
Other expenses[1]	E	(71)	(59)
Total costs	**F = B + E**	**(1,283)**	**(1,181)**
Residential EBIT	**G = F + A**	**233**	**179**
Residential EBIT Margin (%)	*H = G / A*	*15.4%*	*13.2%*
Residential EBIT Margin (%) excluding impaired lots settled in FY26		**18.3%**	

1. Includes Sales and Marketing, Employee and Other expense.
2. 14.9% FY25 Gross margin reported included impact of future revenue from impaired projects expected to settle in FY26. 17.5% Gross Margin on settlements achieved in FY25.

Residential: research

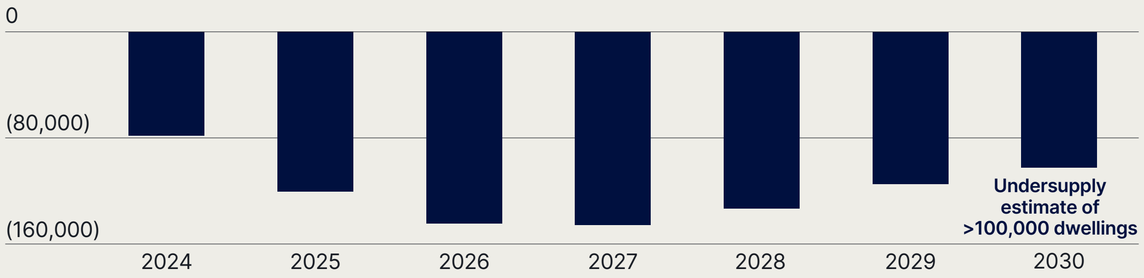
Australia's population is forecast to achieve outsized growth

Cumulative population growth outlook (2023-2033)



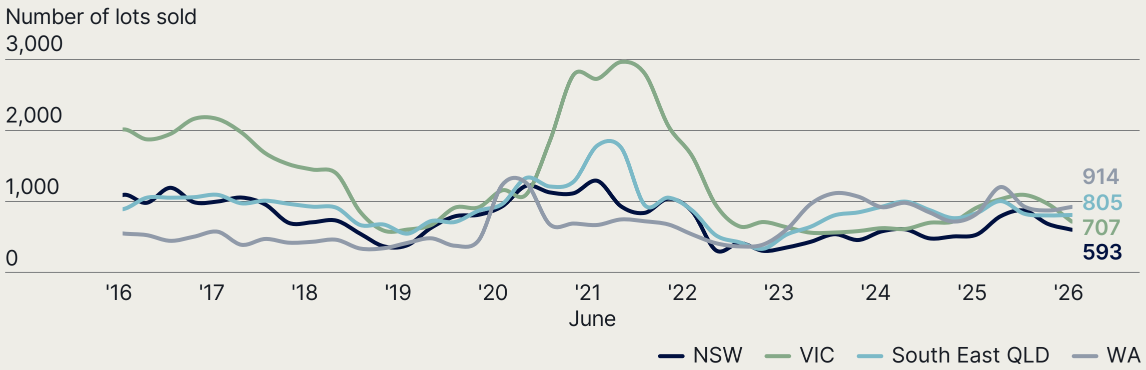
Source: UN Population Division, World Population Prospects 2024

Estimated cumulative housing undersupply since 2024



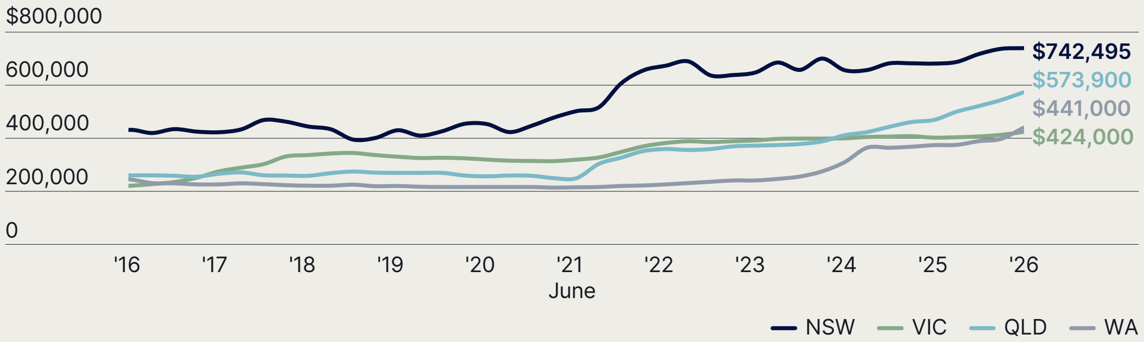
Source: ABS Building Activity 2026, National Housing Supply and Affordability Council 2026
Note: Data is for estimates of supply for conditions in early 2026, before global disruptions to commodity prices and supply chains

Net land sales per month



Source: Research4, June 2026

Median land lot price



Source: Research4 – National Land Survey, June 2026

Calendar

Kindira, Brisbane
(artist impression, final design may differ)

FY26 Calendar

Event	Location	Date[1]
Private roadshow	Sydney	20-21, 25-27 August 2026
Private roadshow	Melbourne	24 August 2026
Macquarie Australia & New Zealand Corporate Day	Singapore/Hong Kong	1 September – 4 September 2026
Jarden Australia Corporate Day	Auckland, New Zealand	10 September 2026
Citi Australia & New Zealand Investment Conference	Sydney	20 October 2026
1Q27 Operational update	—	22 October 2026
UBS Australasia Conference 2026	Sydney	10 November 2026
2026 Annual General Meeting	—	17 November 2026
UBS Global Real Estate Conference & Europe NDR	UK & Netherlands	30 November – 4 December 2026

1. All dates are indicative and subject to change.

Glossary

Term	Meaning
A-REIT	Australian Real Estate Investment Trust
AFFO	Adjusted Funds from Operations
AUM	Assets under management
BPS	Basis Points
BTR	Build to Rent
CBD	Central Business District
COGS	Cost of Goods Sold
CPSS	Cents Per Stapled Security
DA	Development Application – Application from the relevant planning authority to construct, add, amend or change the structure of a property
DPS	Distribution Per Stapled Security
DMA	Development Management Agreement
EBIT	Earnings before interest and tax
EIS	Employee Incentive Scheme
EMTN	Euro Medium Term Note
EPS	Earnings Per Stapled Security
FFO	Funds from Operations
FHB	First Home Buyer
FIRB	Foreign Investment Review Board
FUM	Funds under management
FY	Financial Year
GLA	Gross Lettable Area
ICR	Interest Cover Ratio
IPUC	Investment properties under construction
IRR	Internal Rate of Return
JO	Joint Operation – A joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement.
JVA	Joint Ventures and Associates
LFL	Like-for-like

Term	Meaning
LTIFR	Lost Time Injury Frequency Rate
MAT	Moving Annual Turnover
MGR	Mirvac Group ASX code
MPT	Mirvac Property Trust
MTN	Medium Term Note
NABERS	National Australian Built Environment Rating system – The National Australian Built Environment Rating System is a multiple index performance-based rating tool that measures an existing building's overall environmental performance during operation. In calculating Mirvac's NABERS office portfolio average, several properties that meet the following criteria have been excluded: i. Future development – If the asset is held for future (within 4 years) redevelopment ii. Operational control – If operational control of the asset is not exercised by MPT (i.e. tenant operates the building or controls capital expenditure). iii. Less than 75% office space – If the asset comprises less than 75% of NABERS rateable office space by area. iv. Buildings with less than 2,000 sqm office space
NLA	Net Lettable Area
NOI	Net Operating Income
NPAT	Net Profit After Tax
NTA	Net Tangible Assets
Operating Profit	Operating profit reflects the core earnings of the Group, representing statutory profit adjusted for specific non-cash items and other significant items.
PCA	Property Council of Australia
PDA	Project Delivery Agreement. Provision of development services by Mirvac to the local land owner
ROIC	Return on Invested Capital
SBTi	Science Based Targets initiative
SQM	Square metre
USPP	US Private Placement
WACR	Weighted Average Capitalisation Rate
WALE	Weighted Average Lease Expiry

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The information contained in this presentation is current as at 30 June 2026, unless otherwise noted.

Thank You

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REPORTING SUITE

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