MIRVAC GROUP

Appendix 4E

For the year ended 30 June 2026

(Previous corresponding period 30 June 2025)

Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust (ARSN 086 780 645) and its controlled entities)

Results for announcement to the market

				2026 $m	2025 $m
Total revenue and other income	up	13%	to	3,075	2,730
Profit for the year attributable to stapled securityholders	up	896%	to	677	68
Operating profit after tax	up	7%	to	508	474

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution paid on 26 February 2026	31 December 2025	4.7 cents	-
Final distribution payable on 31 August 2026	30 June 2026	4.8 cents	-
Total distribution for the year		9.5 cents	-

Additional Information

Ratios	2026	2025
Profit before income tax / Total revenue and other income	23.8%	1.1%
Profit for the year attributable to stapled security holders / Total equity	7.2%	0.8%

Earnings per stapled security (EPS)	2026	2025
Basic EPS	17.2	1.7 cents
Diluted EPS[1]	17.2	1.7 cents

Net tangible asset (NTA) backing per ordinary security[2]	2026	2025
Excluding EIS securities	$2.34	$2.26
Including EIS securities	$2.33	$2.26

Results commentary

This document should be read in conjunction with the 2026 Mirvac Group Annual Report, media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates, details of entities over which control has been gained or lost during the year and accounting standards used by its foreign entity, refer to the notes of the consolidated financial statements contained in the Annual Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been audited by PricewaterhouseCoopers.

[1] Diluted EPS includes dilutive potential ordinary securities from security-based payments.

[2] NTA excludes intangible assets, right-of-use assets, deferred tax assets and deferred tax liabilities.