

Announcement Summary

Entity name

MIRVAC GROUP

Date of this announcement

Monday September 28, 2026

The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
New class - code to be confirmed	Non-Executive Director Fee Sacrifice Rights	53,525	23/09/2026

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) give notice of the issue, conversion or payment up of the following unquoted +securities.

1.2 Registered number type

other

Registration number

Mirvac Limited ABN 92 003 280 699 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

28/9/2026

Part 2 - Issue details

2.1 The +securities the subject of this notification are:

+Securities issued under an +employee incentive scheme that are subject to a restriction on transfer and are not being quoted on ASX until the restriction ends

2.2a This notification is given in relation to an issue of +securities in a class which is not quoted on ASX and which:

does not have an existing ASX security code ("new class")

Part 3C - number and type of +securities the subject of this notification (new class)

New +securities issued under an +employee incentive scheme

ASX +security code

New class - code to be confirmed

+Security description

Non-Executive Director Fee Sacrifice Rights

+Security type

Other

ISIN code

Date the +securities the subject of this notification were issued

23/9/2026

Will all the +securities issued in this class rank equally in all respects from their issue date?

Yes

Were any of the +securities issued to +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates being issued +securities.

Name of KMP

Rosemary Hartnett

Name of registered holder

Rosemary Hartnett

Number of +securities

53,525

Please provide a URL link for a document lodged with ASX setting out the material terms of the +securities being issued.

A summary of the terms of the plan accompanied a previous Appendix 3G lodged with the ASX on 16 September 2020
https://cdn-api.markitdigital.com/apiman-gateway/ASX/asx-research/1.0/file/2924-02281527-2A1250245?access_token=83ff96335c2d45a094df02a206a39ff4

Please provide a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

N/A - Scheme is not an employee incentive scheme

Any other information the entity wishes to provide about the +securities the subject of this notification

Securities in this class have previously been issued under ASX code MGRAL, MGRAP, MGRAQ, MGRAA, MGRAR and MGRAB. A new class has been created as prior to this issue as there were no securities currently on issue in these classes.

Issue details

Number of +securities

53,525

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
MGR : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	3,945,860,217

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
MGRAK : LTP PERFORMANCE RIGHTS	18,177,009
MGRAN : STI PERFORMANCE RIGHTS	1,831,796
New class - code to be confirmed : Non-Executive Director Fee Sacrifice Rights	53,525

Part 5 - Other Listing Rule requirements

5.1 Were the +securities issued under an exception in Listing Rule 7.2 and therefore the issue did not need any security holder approval under Listing Rule 7.1?

No

5.2 Has the entity obtained, or is it obtaining, +security holder approval for the issue under listing rule 7.1?

No

5.2b Are any of the +securities being issued without +security holder approval using the entity's 15% placement capacity under listing rule 7.1?

No

5.2c Are any of the +securities being issued without +security holder approval using the entity's additional 10% placement capacity under listing rule 7.1A (if applicable)?

No