ASX Release

mirvac

17 November 2026

MIRVAC GROUP 2026 ANNUAL GENERAL AND GENERAL MEETINGS

Attached are the addresses from the Chair and the CEO together with the presentation to be delivered at the Mirvac Group Annual General and General Meetings (the AGM) which will be held today at **10.00am** (**AEDT**).

Securityholders can watch the AGM live at http://meetings.lumiconnect.com/300-036-076-878

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About Mirvac
Founded in 1972, Mirvac is an Australian Securities Exchange (ASX) listed company. We own and manage assets across office, retail, industrial and the living sectors in our investment portfolio, with approximately $24 billion of assets under management. Our development activities span commercial and mixed-use and residential, with a development pipeline of approximately $27 billion and a focus on delivering high quality, innovative and sustainable real estate for our customers, while driving long-term value for our securityholders.

CHAIR'S ADDRESS

Good morning, ladies and gentlemen, and welcome to the Annual General Meeting of Mirvac Limited and the General Meeting of the Mirvac Property Trust, which I refer to today as "the Meetings".

My name is Rob Sindel and I am the Chair of Mirvac.

I'd like to welcome those who have joined us here in our Sydney office and to those joining us online.

In the unlikely event of an emergency, an alarm will sound. If this should happen, please follow the directions of our employees.

May I also ask that everyone in the room please switch their mobile phones to silent.

I have been informed that there is a quorum and therefore declare the Meetings open.

I would like to acknowledge the Traditional Custodians of the land from which we are presenting to you today.

I pay my respects to their Elders past and present, and to all Aboriginal and Torres Strait Islander people.

Here with me in Sydney this morning, to my immediate left, are:

- Mirvac's Group CEO & Managing Director, Campbell Hanan
- Non-executive directors, Jane Hewitt, Damien Frawley and Rosemary Hartnett.

To my right are:

- Mirvac's Company Secretary, Michelle Favelle
- And non-executive directors, James Cain, Janelle Hopkins and Peter Nash.

Members of our Executive Leadership Team are also here today and will be available after the Meeting to speak to securityholders.

Ewan Barron, our lead external audit partner from PwC, is here and available to answer any specific questions on the audit.

Before we move to the formal matters, which relate to the resolutions outlined in the Notice of Meetings, Campbell and I will address the Meetings.

We will provide you with an update on Mirvac's performance in FY26, the progress we've made this year, and the outlook for FY27.

Turning now to our results.

Mirvac set out a strategy three years ago to reshape our investment portfolio, improve development returns, and expand our funds management offering across a broader suite of asset classes and product types.

Our results in FY26 demonstrated the benefit of this strategy.

Despite ongoing challenges in the operating environment, our integrated and diversified platform underpinned our resilience, and we delivered strong performance across all segments.

The quality of our investment portfolio improved, development returns recovered, and our major funds vehicles have been recapitalised and positioned for growth.

Importantly, the repositioning of Mirvac translated into stronger financial results.

We delivered an operating profit of $508 million, which was up 7 per cent on the prior year.

This was driven by a higher contribution from our commercial and mixed-use business, along with around $2 billion in capital partnering initiatives.

This included the 50 per cent sell-down of Harbourside and the 49 per cent sell-down of Stage 2, SEED at Badgerys Creek, both in Sydney.

Our statutory profit also improved significantly to $677 million, driven by positive investment and development valuations.

While higher interest rates and tax changes have softened residential demand, our pre-sales balance, low default rate and an increase in project activations provide good visibility of earnings as we move further into FY27. Campbell will talk more to this shortly.

Turning to capital allocation. Our disciplined and active capital management have been central to the repositioning of Mirvac.

We have an ongoing focus on maintaining a strong balance sheet, while allocating capital to opportunities that offer the most attractive returns for securityholders.

In FY26, asset sales, capital partnering and debt refinancing further strengthened our capital position, demonstrated by headline gearing reducing to 24.1 per cent, available liquidity increasing to $1.6 billion, and favourable credit ratings of A3 and A- from Moody’s Investor Services and Fitch Ratings, respectively.

Given our strong capital position, and reflecting our confidence in the value embedded in Mirvac, we commenced an on-market buy-back of up to $200 million.

We believe the buy-back offers compelling, accretive value for securityholders.

We have made strong progress on this, with 83 per cent of the program completed to date.

Moving on to Board renewal. One of the Board’s primary objectives is to maintain a mix of skills, experience and perspectives that support Mirvac's strategy and our ability to create long-term value.

In March this year, Christine Bartlett announced her resignation from the Board, having served as a valued member for the past 11 years, including as Chair of the Human Resources Committee for the past five years.

The Board and I thank Christine for her passion, dedication and commitment to Mirvac during her tenure.

Consistent with our Board renewal process, Janelle Hopkins was appointed as Non-Executive Director in June this year and has recently joined our Audit, Risk and Compliance Committee.

Janelle has over 25 years of experience in senior finance and leadership roles, including as Chief Financial Officer at REA Group.

Her deep financial expertise and understanding of property markets complement the existing skills on the Board and support Mirvac’s continued focus on long-term value creation.

Janelle stands for election today, while James Cain and Damien Frawley stand for re-election.

During FY26, the Human Resources Committee oversaw a review of the remuneration framework to assess its ongoing effectiveness in supporting the Group's strategy, performance and long-term value creation goals.

As a result of this review, the Board introduced an operating EPS performance hurdle to the long-term performance plan to complement the relative TSR and return on equity performance hurdles.

This new hurdle has been designed to provide an absolute metric that sits within management's control, while providing a direct link between vesting outcomes and sustainable earnings growth.

Operating EPS growth will be measured over the performance period by aggregating operating earnings per security delivered over the three-year performance period.

Full vesting will occur at an equivalent compound EPS growth of 7 per cent per annum, and 25 per cent will vest at an equivalent compound growth of 4 per cent per annum.

The vesting schedule has been set with the intention to motivate executives through the cycle, with realistic hurdles at the lower end and higher rewards for outperformance at the upper end.

Relative TSR remains an important hurdle, representing 40 per cent of the total long-term incentive, while relative return on equity and the new EPS performance hurdle represent 30 per cent each.

Moving now to climate and technology.

With mandatory climate-related financial disclosures coming into effect this year, the Board continued to evolve its oversight of Mirvac's decarbonisation strategy, including how climate-related matters are governed, assessed and managed across the Group.

We continue to make good progress on our target to be net positive carbon in Scope 1, 2 and 3 by 2030, with a strong focus on electrification across our investment assets and residential projects.

Achieving strong sustainability outcomes are complementary to our financial performance - they help us attract capital, customers and talent, while supporting long-term value creation for our stakeholders.

We are also cognisant of the significant digital transformation underway, and the need to balance the benefits that artificial intelligence presents with responsible stewardship.

We see artificial intelligence as a tool that can improve productivity across our workforce, and we are encouraging its responsible adoption to deliver better outcomes for our people and customers, and enhance the way we build and manage our assets.

Strong governance and the responsible adoption of artificial intelligence will support our ability to create and curate high-quality real estate over the long term.

While market conditions remain challenging, with subdued consumer sentiment and an uncertain economic outlook, Campbell and the executive leadership team have positioned Mirvac to navigate current market conditions.

Today, we have a higher quality investment portfolio, a strong balance sheet, and clear opportunities for sustainable growth and value creation.

Our strong capital management and corporate governance framework also ensure we can navigate complexities in the operating environment, while delivering future growth.

We recognise that housing affordability remains a significant challenge in Australia, and we welcome the focus governments at all levels are placing on housing supply, including important state planning reforms and investment in enabling infrastructure.

However, planning reform alone will not deliver homes. Taxes and charges continue to increase, which ultimately impacts affordability.

Projects must also be feasible and able to attract capital, and we must address skilled-labour shortages and productivity to ensure new homes can be delivered efficiently.

Recent federal tax policy changes also sit uneasily alongside the Commonwealth's ambition to materially increase housing supply and its reliance on private investment to help deliver that ambition.

Our message is simple: tax, planning and infrastructure policy must pull in the same direction, creating the confidence and conditions to turn approvals into the delivery of more homes.

To close, I would like to thank my Board colleagues, our executive leadership team and everyone at Mirvac for their contribution to the business over the past 12 months.

I would also like to thank our securityholders, for your ongoing support.

Thank you, and I will now hand over to Campbell to address the meetings.

GROUP CEO & MANAGING DIRECTOR'S ADDRESS

Thank you, Rob, and welcome to all of you who have joined us here at 200 George Street in Sydney or online.

I would also like to acknowledge the Gadigal people of the Eora nation and pay my respects to Elders past and present.

As Rob mentioned, FY26 was a strong year of execution, as we continued to reset the business and lay the foundations for the next phase of growth.

As well as delivering an increase in operating and statutory profit, we improved the quality and growth outlook of our investment portfolio and delivered sector-leading operating metrics.

We improved residential margins and successfully restocked our development pipeline for the future.

We recapitalised and expanded our major funds vehicles, with over $3 billion of new funds under management secured.

And importantly, we strengthened our balance sheet, which provides us with the capacity to deploy capital selectively into the right opportunities.

Conditions have become more challenging in FY27, particularly for our residential and land lease businesses.

Consistent with our outlook in August, the impact of interest rate rises and changes to tax settings have weighed on buyer sentiment, with sales and enquiries slowing in New South Wales and Victoria, and more recently in Queensland.

Despite this, we have retained our guidance of between 2,800 and 3,100 residential lot settlements, reflecting growth of between 30 per cent and 45 per cent.

This is underpinned by $1.4 billion of secured pre-sales, a ramp up in the activation of our development pipeline, and our diverse product offering and reputation for quality, which is winning market share.

Overall, we remain confident in the medium-to-long term outlook for living, supported by a continued undersupply of housing and a growing population. We are well positioned to benefit when buyer sentiment improves and have the balance sheet to take advantage of opportunities in a more challenging market.

In our investment portfolio, the benefits of our repositioning are evident, with strong metrics maintained across all asset classes.

Occupancy remained high, reflecting our focus on owning and managing the best assets in the best locations. Our non-core asset sales program required to fund our committed development pipeline is largely complete.

Recently completed developments across build to rent and industrial are also improving the quality of the portfolio and contributing new income to the Group. As newer assets stabilise, our focus shifts from replacing income lost through asset sales to growing income from our reshaped portfolio.

The next wave of completions will build on this progress. We expect to add approximately $3 billion of projects to the investment portfolio in the coming years, with Harbourside and 55 Pitt Street in Sydney due to complete over FY27 and FY28. Both projects are progressing well, having topped out during the first half of FY27.

Construction is also underway at our $2 billion industrial precinct, SEED, at Badgerys Creek, with strong tenant enquiry received to date.

Our funds business is going from strength to strength, with third-party capital under management increasing to $18 billion and all major platforms recapitalised for growth.

Having raised the equivalent of approximately $680 million since April last year, our Mirvac Wholesale Office Fund has now deployed capital into two new Premium-grade assets in Sydney and Melbourne, with a further capital raise launched this month.

Within our LIV Mirvac Fund, we launched a capital raise during the quarter, with strong engagement to date. We are making good progress to grow this fund, with opportunities secured in Melbourne and Sydney. Together, these projects will add around 800 lots to our build to rent portfolio.

We have grown the Mirvac Industrial Venture with Australian Retirement Trust to over $3 billion following the sell-down of Stage 2 at SEED into the Fund this year.

And our recently launched Mirvac Retail Venture is actively engaged in on-market opportunities to grow the fund.

Notwithstanding the current challenges, we remain confident in Mirvac's growth outlook, supported by three clear drivers:

First, our repositioned investment portfolio is expected to deliver around $130 million in new, recurring rent as recently completed developments stabilise

With asset sales largely complete, we also expect FY27 to be the first year of net operating income growth in the investment portfolio since FY23. As the largest contributor to our income, we remain focused on maximising the value this part of the business delivers for our securityholders.

Second, we have significantly restocked our development pipeline, with projects secured at Blackwattle Bay in Sydney, where we expect to deliver approximately 800 apartments in partnership with the NSW Government, Karnup in Perth, where we expect to deliver approximately 1,500 new homes in partnership with the WA Government, and the Hunter Street East commercial tower in Sydney, where we expect to deliver approximately 70,000 square metres of Premium office space into a supply-constrained environment.

These projects are expected to contribute to earnings and returns from FY28, as we activate new projects across residential and commercial and mixed-use.

And then finally, our expanded funds platform provides a capital-light pathway to execute our development pipeline and grow recurring asset and funds management earnings.

The delivery of future growth will depend on the stabilisation of completed assets, activating new projects and deploying funds into growth opportunities.

Having a strong organisational culture underpins our ability to deliver long-term value to our securityholders, and we remain committed to building a workplace where our people are engaged and aligned to our strategy.

We achieved an engagement score this year of 84 per cent, which is up 3 points on 2025 and 6 points above the Australian Top Quartile benchmark.

This score reflects the ongoing work we do to create a workplace that celebrates belonging, diversity and inclusion, learning and development and gender equity.

Other key highlights this year included being recognised as a Gold Tier employer in the 2026 Australian Workplace Equality Index, receiving the Australian HR Institute Award for Best Learning & Development Strategy for our Mirvac Masters program, and maintaining a top 25 ranking in Equileap's Global Report on Gender Equality.

The strength of our culture is reflected not only in these outcomes, but in the quality of leaders we continue to develop within the business.

I was pleased to announce the appointment of Kit Georgeos as CEO, Funds Management, following Scott Mosely's resignation in June this year.

Kit was previously Fund Manager of our Mirvac Wholesale Office Fund and has more than 20 years' experience across funds management, capital markets and real estate investment. She is highly regarded by investors and the broader funds management industry.

Her appointment reflects the depth of talent and capability we have within Mirvac and demonstrates the strength of our leadership pipeline. I am confident that under Kit's leadership we will continue to build on the strong momentum and investor partnerships established over recent years.

This year, we launched the first integrated brand campaign in Mirvac's 54-year history, which celebrates our role in shaping Australian places and communities as a leading asset creator and curator.

At the beginning of the Meetings we played a version of the new ad, which highlights the way our people leverage their imagination to drive our success - from the places and communities we design and develop, to the way we operate and manage them into the future.

We had a great response to the campaign, which has broadened brand awareness, increased familiarity and brand preference, and contributed to an increase in market share for many of our larger projects.

Looking ahead, our best-in-class investment portfolio, growing funds platform, development capability, and strong living sector focus will continue to deliver value for securityholders into the future.

Our immediate priorities are to navigate the softer residential market, maintain leasing momentum across our soon-to-complete office development projects, and take advantage of opportunities to add to our development pipeline.

Beyond FY27, new project activations and growth in recurring rental income will build on the contribution from completed assets. Our focus is on converting these opportunities into earnings and improved returns, while remaining responsive to market conditions.

We have reaffirmed FY27 guidance provided in August of operating earnings between 13.2 to 13.4 cents per stapled security and distribution of 9.9 cents per stapled security.

Importantly, we have a highly engaged and talented team of people who support our vision.

I would like to thank the team for their hard work, passion and commitment over the year, and for their contribution to our performance.

I would also like to thank our Board for their support and guidance, and our leaders for their role in Mirvac's success.

And I would like to thank you, our securityholders, for your continued support.

Thank you, and I'll now hand back to Rob.



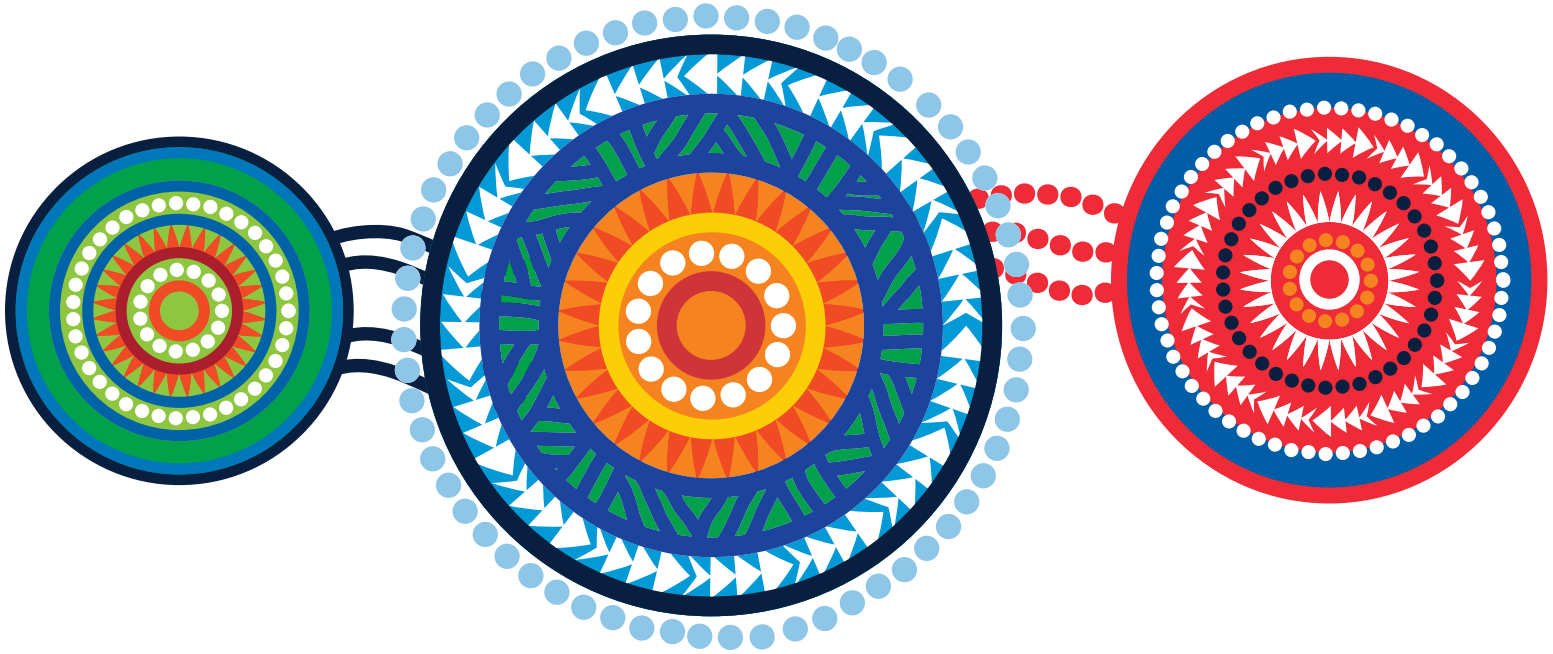
2026 AGM

Annual General & General Meetings

17 November 2026

Acknowledgement of Country

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia, and we offer our respect to their Elders past and present.



'Reimagining Country', created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji) of We are 27 Creative.

Chair's address



Aspect Industrial Estate, Sydney

Rob Sindel

Independent Non-Executive Chair

FY26 financial results

FY26 Group EBIT
$826m
FY25: $736m
↑ +12%

FY26 Operating Profit
$508m
FY25: $474m
↑ +7%

FY26 EPS
12.9c
FY25: 12.0c
↑ +7%

FY26 Statutory Profit
$677m
FY25: $68m
↑ >100%

$1.5bn
of residential pre-sales on hand[4]

FY26 DPS
9.5c
FY25: 9.0c
↑ +6%

NTA[1]
$2.33
FY25: $2.26
↑ +3%

Headline Gearing[2]
24.1%
FY25: 27.6%
↓ -3.5%

Operating cash flow
$875m

Maintained high occupancy of
98%
in our investment portfolio[3]

1. NTA per stapled security excludes intangibles, right-of-use assets and deferred tax assets, based on ordinary securities, including EIS securities.
2. Net debt (at foreign exchange hedged rate) / (total tangible assets – cash). Look-through gearing was 27.2%.
3. Excludes build to rent and land lease.
4. Represents Mirvac's share of total pre-sales and includes GST.

Capital allocation

CAPACITY

We have **created capacity**

- **Gearing reduced** to 24.1%[1] (27.6% FY25)
- Completed:
  - ~$2bn of capital partnering
  - ~$500m of asset disposals
  - ~$150m of development site disposals
- **Refinanced** ~$2bn of debt on favourable terms
- **Restocking:** on capital efficient terms

FLEXIBILITY

We have **multiple sources of future funding** available

- **Gearing:** capacity within 20-30% range; $1.6bn of available liquidity
- **Asset disposals:** sold 380 St Kilda Rd
- **Residential settlements:** $1.5bn pre-sales[2]
- **Capital partnering:** with strategically aligned partners
- **Retained earnings:** payout policy 60-80% operating EPS

DISCIPLINE

Allows us to **deploy with discipline** towards areas where we see the most value

- Buy-back facility up to $200m initiated
- Selective development starts
- Further development restocking and investment initiatives on accretive terms

1. Net debt (at foreign exchange hedged rate) / (total tangible assets – cash). Look-through gearing for FY26 was 27.2%.
2. Represents Mirvac's share of total pre-sales and includes GST.

Board renewal and re-elections



Janelle Hopkins

Independent
Non-Executive Director



Damien Frawley

Independent
Non-Executive Director



James Cain

Independent
Non-Executive Director

Heritage Lanes, 80 Ann Street, Brisbane

Long-term performance plan



Adapting for the future


South Eveleigh, Sydney

Closing remarks



Aspect Industrial Estate, Sydney

Group CEO & Managing Director's address



Campbell Hanan
Group CEO & Managing Director

Strong execution of strategy

Improved investment portfolio quality

~$3bn non-core asset disposals[1]

~$2bn development completions[1]

Premium high-growth investment portfolio

> Living & Logistics EBIT +67% since FY24
> Office exposure to ~50% (from 66% in FY23)

Lifted development returns

> Completed and settled all impaired residential projects
> Residential gross margins returned to target range
> Major project costs and delivery timelines currently in line or ahead of targets
> Significant portfolio restocking, ~15,000 lots[2] secured and progressing planning

Expanded funds offering

Recapitalised Unlisted funds for growth:

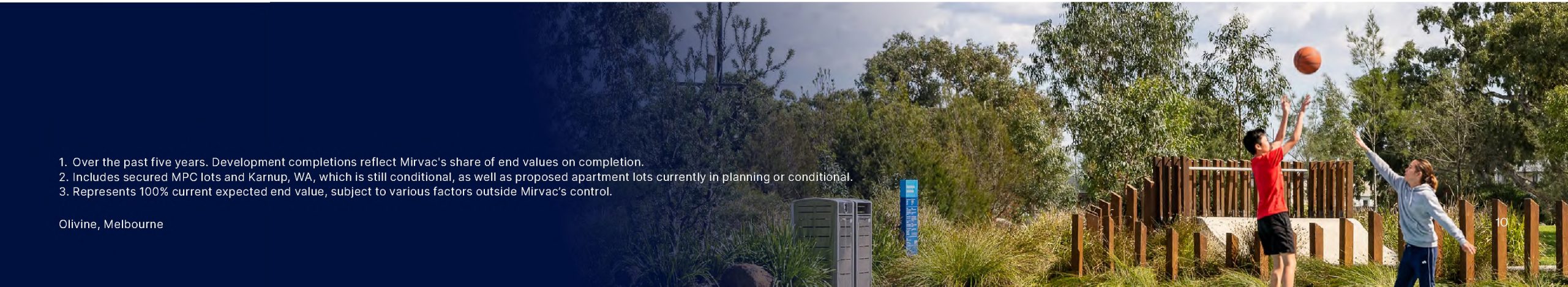
> OFFICE **MWOF:** ~$630m equivalent equity raising, no redemption queue
> BTR **LIV Mirvac Fund:** new capital partner, portfolio expanded to ~$2bn[3]
> INDUSTRIAL **MIV:** secured partner for ~$2bn[3] Badgerys development
> RETAIL New partnership established

Created balance sheet flexibility

> Introduced capital partners to fund development pipeline
> Utilised capital efficient structures for restocking
> Completed non-core disposals
> Exited developments with below hurdle returns

1. Over the past five years. Development completions reflect Mirvac's share of end values on completion.
2. Includes secured MPC lots and Karnup, WA, which is still conditional, as well as proposed apartment lots currently in planning or conditional.
3. Represents 100% current expected end value, subject to various factors outside Mirvac's control.

Olivine, Melbourne



Subdued housing market supported by long-term outlook



Smiths Lane, Melbourne

Solid investment portfolio metrics maintained



275 Kent Street, Sydney

Recapitalised funds platform positioned for growth



LIV Anura, Brisbane

Drivers of future growth

Investment

~$130m new NOI[1]
over the next ~3 years

7 new
Land Lease projects supporting EBIT growth

5.3%
FY26 LFL NOI growth[2]



New NOI & organic LFL growth

Artist impression, final design may differ

Development



Commercial & Mixed Use

~$27bn
Development pipeline[3]

5 new
activated MPC projects over FY26/27

~$1.5bn
Residential pre-sales[4]

Residential



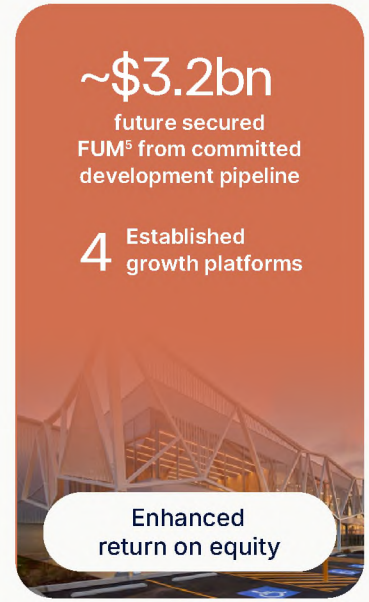
Restocked pipeline to deliver next wave of value creation for FY28+

Artist impression, final design may differ

Funds

~$3.2bn
future secured FUM[5] from committed development pipeline

4 Established growth platforms



Enhanced return on equity

Underpinned by strong balance sheet position, improving asset valuations and active capital & cost management initiatives

1. Includes Mirvac's share of NOI from committed developments and assets under stabilisation; excludes income from future land lease community completions. 2. Stabilised portfolio, excluding co-investments. 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. Represents Mirvac's share of total pre-sales and includes GST. 5. Includes future funds under management from committed developments including 55 Pitt, Harbourside, SEED Stage 1 & 2, and 577 King St, at 30 June 2026.

People and culture




mirvac
building the imagine nation

Outlook



Important notice

Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and Mirvac Property Trust (ARSN 086 780 645). This presentation ("Presentation") has been prepared by Mirvac Limited and Mirvac Funds Limited (ABN 70 002 561 640, AFSL number 233121) as the responsible entity of Mirvac Property Trust (collectively "Mirvac" or "the Group"). Mirvac Limited is the issuer of Mirvac Limited ordinary shares and Mirvac Funds Limited is the issuer of Mirvac Property Trust ordinary units, which are stapled together as Mirvac Group stapled securities. All dollar values are in Australian dollars (A$).

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This Presentation contains certain "forward looking" statements. The words "expected", "forecast", "estimates", and other similar expressions are intended to identify forward looking statements. This Presentation includes forward looking statements, opinions and estimates which are based on assumptions and contingencies which can change without notice due to factors outside of Mirvac's control such as planning outcomes, market conditions, construction cost escalation, supply chain risks, weather and other uncertainties. The Presentation also includes statements about market and industry trends which are based on interpretations of current market conditions which can also change without notice again due to factors outside of Mirvac's control. Forward-looking statements including projections, indications or guidance on future earnings or financial position and estimates are provided as a general guide only and should not be relied upon as an indication or guarantee of future performance. There can be no assurance that actual outcomes will not differ materially from these statements. To the full extent permitted by law, Mirvac Group and its directors, officers, employees, advisers, agents and intermediaries disclaim any obligation or undertaking to release any updates or revisions to the information to reflect any change in expectations or assumptions. Past performance information given in this Presentation is given for illustrative purposes only and should not be relied upon as (and is not) an indication of future performance. Where necessary, comparative information has been reclassified to achieve consistency in disclosure with current year amounts and other disclosures. Where the term operating environment is used, it is intended to cover impacts on both Mirvac, and the broader market operating conditions and macro economic conditions.

This Presentation also includes certain non-IFRS measures including operating profit after tax. Operating profit after tax is profit before specific non-cash items and significant items. It is used internally by management to assess the performance of its business and has been extracted or derived from Mirvac's financial statements ended 30 June 2026, which has been subject to audit by its external auditors.

This Presentation is not an offer or an invitation to acquire Mirvac stapled securities or any other financial products and is not a prospectus, product disclosure statement or other offering document under Australian law or any other law. It is for information purposes only.

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



Thank You

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REPORTING SUITE



MGR FY26 Annual Report



MPT FY26 Annual Report



FY26 Property Compendium



FY26 Additional Information



FY26 Fact Sheet



FY26 Analyst Toolkit

mirvac.com