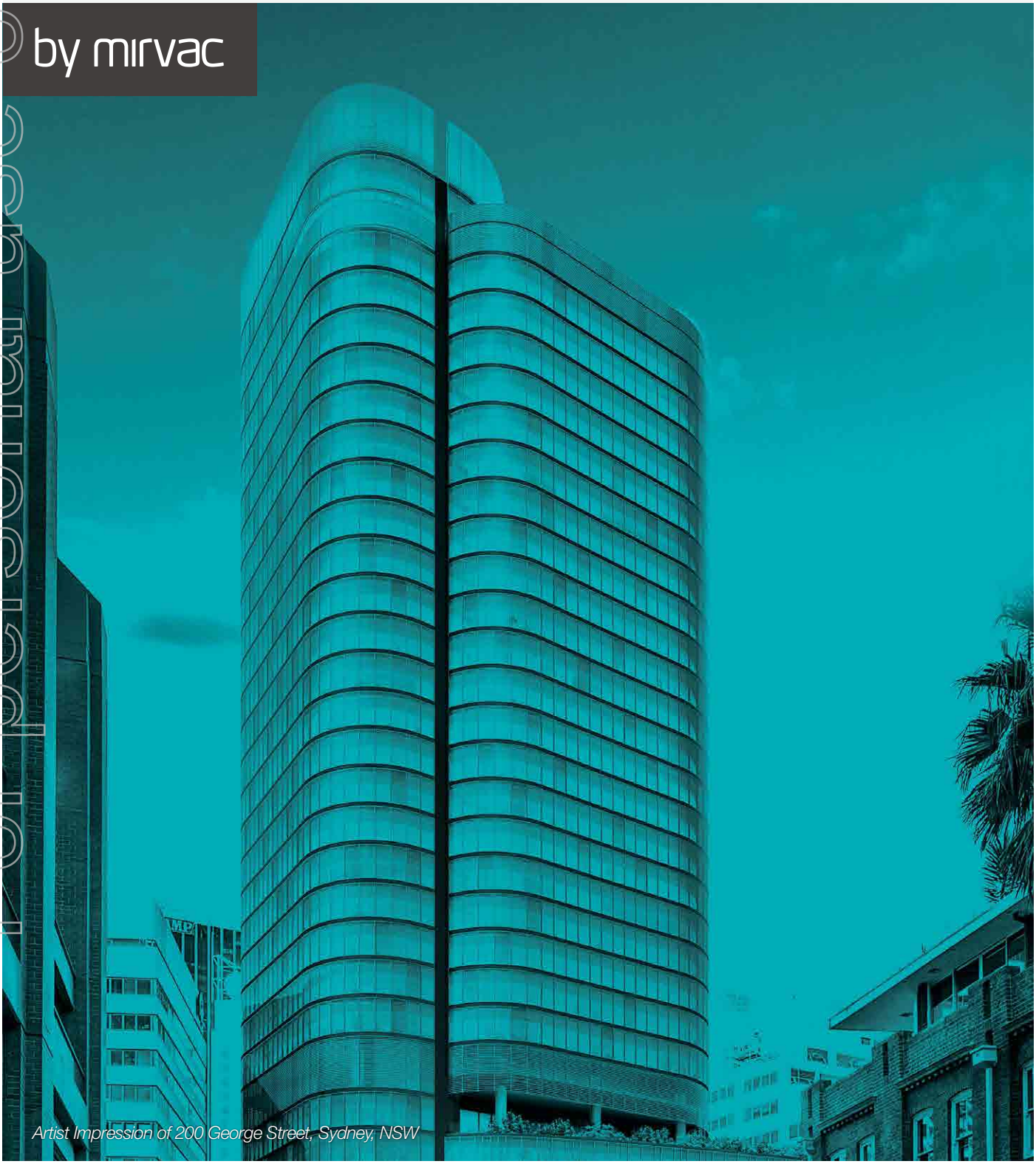
Welcome to the Mirvac **Property Compendium**

by mirvac



Artist Impression of 200 George Street, Sydney, NSW

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Investment

by mirvac

$6,776,629,448

ACROSS 68 INVESTMENT GRADE ASSETS IN DIRECT REAL ESTATE INVESTMENTS

Artist Impression of Treasury Building, Perth, WA

Mirvac's Investment Division manages a diverse portfolio of assets across the office, retail and industrial sectors, leased to quality tenants including leading Australian and international companies.

Mirvac's integrated business approach includes using the specialised in-house asset management team, Mirvac Asset Management, that is responsible for all leasing and property management across the entire portfolio.

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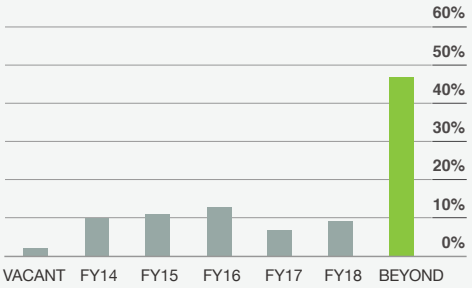
Mirvac Property Trust

Overview

MIRVAC PROPERTY TRUST PORTFOLIO EXPIRY PROFILE[1]

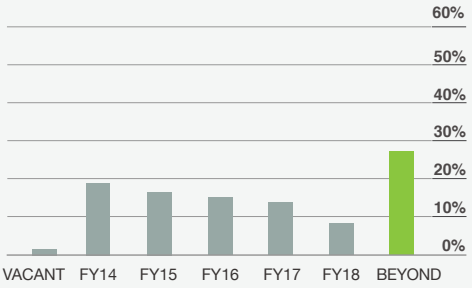
TOTAL PORTFOLIO

1,433,098 sqm
WALE 5.1 YEARS



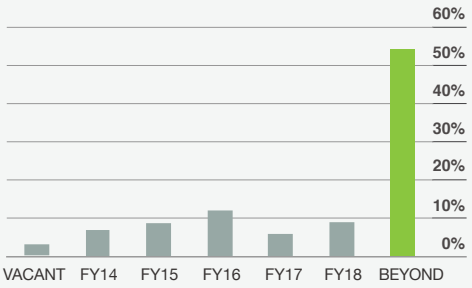
RETAIL PORTFOLIO

390,651 sqm
WALE 3.9 YEARS



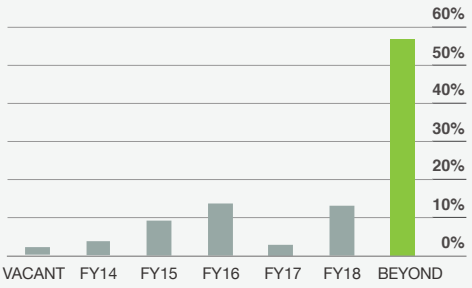
OFFICE PORTFOLIO

695,076 sqm
WALE 5.2 YEARS



INDUSTRIAL PORTFOLIO

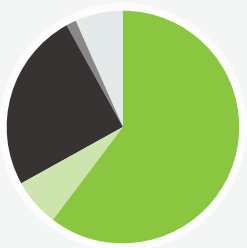
346,972 sqm
WALE 8.8 YEARS



MIRVAC PROPERTY TRUST PORTFOLIO DIVERSIFICATION

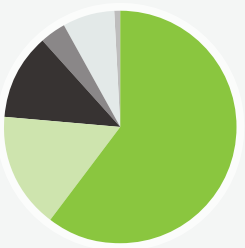
SECTOR DIVERSIFICATION[2]

OFFICE	60.4%
INDUSTRIAL	6.7%
RETAIL	25.0%
OTHER[3]	1.5%
LPT/UNLISTED FUNDS	6.4%



GEOGRAPHIC DIVERSIFICATION[4]

NSW	60.5%
VIC	16.0%
QLD	12.0%
WA	3.6%
ACT	7.3%
USA	0.6%



1. BY INCOME, EXCLUDING ASSETS UNDER DEVELOPMENT, BASED ON MPT'S OWNERSHIP.
2. BY BOOK VALUE AS AT 30 JUNE 2013, INCLUDING ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.
3. OTHER INCLUDES CARPARKS AND A HOTEL.
4. BY BOOK VALUE AS AT 30 JUNE 2013. EXCLUDING ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.

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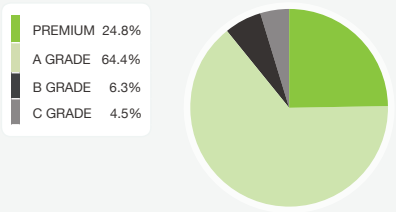
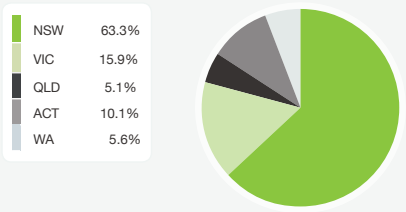
Office

Office

GRADE DIVERSIFICATION[1]



GEOGRAPHIC DIVERSIFICATION[1]



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE[1]	GROSS OFFICE RENT	VALUATION AT 30 JUNE 2013	NABERS RATING
101-103 MILLER STREET	NORTH SYDNEY, NSW	37,472 SQM	4.5%	$759/SQM	$186.2m²	5.0 Star
40 MILLER STREET	NORTH SYDNEY, NSW	12,665 SQM	2.6%	$727/SQM	$105.5m	4.5 Star
60 MARGARET STREET	SYDNEY, NSW	41,240 SQM	4.5%	$764/SQM	$183.0m²	3.5 Star
10-20 BOND STREET	SYDNEY, NSW	37,164 SQM	4.4%	$814/SQM	$181.8m²	-
1 CASTLEREAGH STREET	SYDNEY, NSW	11,659 SQM	1.7%	$706/SQM	$71.0m	3.5 Star
275 KENT STREET	SYDNEY, NSW	77,125 SQM	20.2%	$837/SQM	$830.0m	4.5 Star
210 GEORGE STREET	SYDNEY NSW	4,621 SQM	0.6%	$563/SQM	$26.0m	2.0 Star
220 GEORGE STREET	SYDNEY NSW	9,731 SQM	1.4%	$548/SQM	$57.0m	3.0 Star
37 PITT STREET	SYDNEY NSW	12,261 SQM	1.6%	$630/SQM	$67.0m	2.0 Star
51 PITT STREET	SYDNEY NSW	5,046 SQM	0.6%	$603/SQM	$24.0m	-
6-8 UNDERWOOD STREET	SYDNEY NSW	3,069 SQM	0.2%	$501/SQM	$9.0m	2.5 Star
1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.4%	$588/SQM	$178.2m	5.5 Sta
BAY CENTRE, PIRRAMA ROAD	PYRMONT, NSW	15,972 SQM	2.7%	$606/SQM	$109.2m	5.0 Star
3 RIDER BOULEVARD	RHODES, NSW	17,000 SQM	2.1%	$412/SQM	$84.3m	5.0 Star
5 RIDER BOULEVARD	RHODES, NSW	25,080 SQM	3.1%	$411/SQM	$126.9m	5.0 Star
1 WOOLWORTHS WAY	BELLA VISTA, NSW	44,828 SQM	6.0%	$525/SQM	$248.0m	-
55 COONARA AVENUE	WEST PENNANT HILLS, NSW	34,080 SQM	2.5%	$322/SQM	$100.5m	-
60 MARCUS CLARKE STREET	CANBERRA, ACT	12,129 SQM	1.2%	$458/SQM	$48.5m	3.0 Star
AVIATION HOUSE, 16 FURZER STREET	PHILLIP, ACT	14,812 SQM	1.7%	$418/SQM	$68.6m	4.5 Star
SIRIUS BUILDING, 23 FURZER STREET	PHILLIP, ACT	46,167 SQM	5.9%	$435/SQM	$246.0m	5.5 Star
54 MARCUS CLARKE STREET	CANBERRA, ACT	5,187 SQM	0.4%	$413/SQM	$14.7m	-
38 SYDNEY AVENUE	FORREST, ACT	9,099 SQM	0.9%	$425/SQM	$35.5m	4.5 Star

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Office

Office

PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE[1]	GROSS OFFICE RENT	VALUATION AT 30 JUNE 2013	NABERS RATING
189 GREY STREET	SOUTHBANK, QLD	12,728 SQM	1.9%	$455/SQM	$78.6m	4.0 Star
JOHN OXLEY CENTRE, 339 CORONATION DRIVE	MILTON, QLD	13,171 SQM	1.4%	$437/SQM	$56.1m	5.0 Star
340 ADELAIDE STREET	BRISBANE, QLD	13,231 SQM	1.5%	$594/SQM	$60.0m	5.0 Star
33 CORPORATE DRIVE	CANNON HILL, QLD	4,218 SQM	0.4%	$362/SQM	$15.2m	3.5 Star
90 COLLINS STREET	MELBOURNE VIC	21,255 SQM	4.2%	$596/SQM	$170.0m	1.0 Star
RIVERSIDE QUAY	SOUTHBANK, VIC	31,315 SQM	4.2%	$481/SQM	$172.0m	4.0 Star
ROYAL DOMAIN CENTRE, 380 ST KILDA ROAD	MELBOURNE, VIC	24,580 SQM	2.9%	$419/SQM	$118.0m	4.0 Star
COMO CENTRE, CNR TOORAK ROAD AND CHAPEL STREET	SOUTH YARRA, VIC	25,668 SQM	2.2%	$431/SQM	$90.7m	-
191-197 SALMON STREET	PORT MELBOURNE, VIC	21,763 SQM	2.5%	$402/SQM	$101.6m	3.5 Star
ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	28,543 SQM	5.6%	$852/SQM	$231.0m	1.0 Star
TOTAL		**695,076 SQM**	**100.0%**		**$4,094.1m[1]**	
WEIGHTED AVERAGE LEASE EXPIRY BY AREA					**5.2 YEARS[3]**	
OCCUPANCY % AREA					**96.8%[4]**	

1. BY BOOK VALUE AS AT 30 JUNE 2013, EXCLUDING ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.
2. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.
3. BY INCOME, EXCLUDING ASSETS UNDER DEVELOPMENT, BASED ON MPT'S OWNERSHIP.
4. BY AREA, EXCLUDING ASSETS UNDER DEVELOPMENT, BASED ON 100% OF BUILDING NLA.

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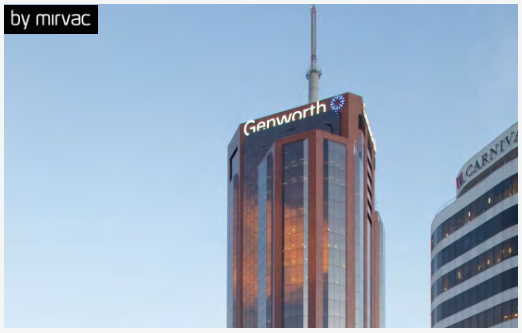
101-103 MILLER STREET

NORTH SYDNEY, NSW



This landmark Premium grade office tower and major retail centre are located in the heart of the North Sydney CBD with a direct link to North Sydney Railway Station. The complex was built in 1992 and underwent major refurbishment in 2008. The building was the first existing Premium grade tower to achieve a 5 star Green Star rating and 5 star NABERS rating.

Summary Information	
GRADE	PREMIUM
NABERS Rating	5.0 Star
OWNERSHIP	50% MPT, 50% EUREKA
NLA	37,472 SQM
CAR SPACES	231
ACQUISITION DATE	Jun 94
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$186.2m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$759/SQM

Major Tenants	NLA SQM	Lease Expiry
State Property Authority	15,614	Jul 16
Commonwealth of Australia	7,492	Jul 18

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	6.8%
FY15	0.8%
FY16	3.6%
FY17	36.6%
FY18	13.9%
BEYOND	38.3%
WALE	3.9 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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40 MILLER STREET

NORTH SYDNEY, NSW

Developed by Mirvac in 2000, the building is located adjacent to North Sydney Railway Station and enjoys commanding views of the harbour from all 11 commercial levels. Outdoor balconies provide an additional amenity for tenants. This building has achieved a 4.5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	12,665 SQM
CAR SPACES	110
ACQUISITION DATE	Mar 98
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$105.5m
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$727/SQM

Major Tenants	NLA SQM	Lease Expiry
United Group Limited	11,915	Nov 15
Accor Australia & NZ Hospitality	317	Jul 13

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	1.9%
FY15	1.0%
FY16	95.2%
FY17	1.1%
FY18	0.8%
BEYOND	0.0%
WALE	2.3 YEARS

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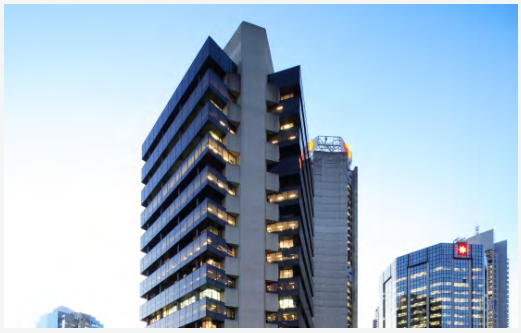
60 MARGARET STREET

SYDNEY, NSW



This A-Grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accomodation and three levels of retailing with direct access to Wynyard Railway Station and Bus Terminal. Developed in 1980, the complex has been progressively refurbished and is the head office of Mirvac.

Summary Information	
GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	50% MPT, 50% MTAA
NLA	41,240 SQM
CAR SPACES	155
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$183.0m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$764/SQM

Major Tenants	NLA SQM	Lease Expiry
Suncorp Corporation	5,289	Sep 17
Reuters Australia	4,170	Feb 15

Lease Expiry Profile % Income	
VACANCY	5.2%
FY14	8.0%
FY15	14.7%
FY16	26.2%
FY17	0.0%
FY18	31.6%
BEYOND	14.3%
WALE	3.2 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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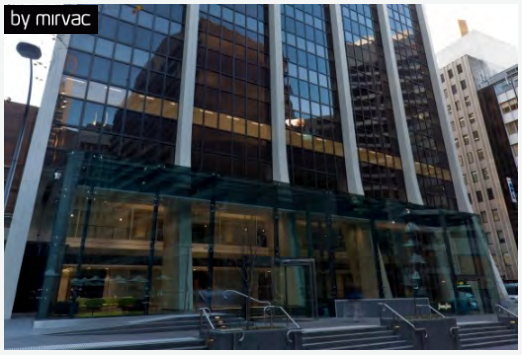
10-20 BOND STREET

SYDNEY, NSW



This landmark building has recently undergone a full refurbishment and offers an entirely new, architecturally designed lobby, premium grade services and strong sustainability credentials including the use of chilled beam, T5 lighting and tri-generation. A 4 star Green Star rating has been achieved and a 5 star NABERS Energy rating is being targeted.

Summary Information	
GRADE	A
NABERS Rating	-
OWNERSHIP	50% MPT, 50% INVESTA
NLA	37,164 SQM
CAR SPACES	172
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$181.8m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	6.88%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$814/SQM

Major Tenants	NLA SQM	Lease Expiry
Origin Energy	4,661	Nov 14
The Trust Company	3,444	Apr 21

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	19.1%
FY16	6.6%
FY17	15.8%
FY18	14.0%
BEYOND	44.5%
WALE	4.8 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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1 CASTLEREAGH STREET

SYDNEY, NSW

Located in the centre of Sydney's financial core, the building offers modern office accomodation with 550 sqm floor plates and direct natural light on three sides. The 21 level building was fully refurbished in 1991, with further partial refurbishment completed in 2007.

Summary Information	
GRADE	B
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	11,659 SQM
CAR SPACES	50
ACQUISITION DATE	Dec 98
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$71.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.63%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$706/SQM

Major Tenants	NLA SQM	Lease Expiry
Magellan Asset Management Pty Limited	823	Mar 17
Mac Thorpe Services	627	Jan 15

Lease Expiry Profile % Income	
VACANCY	8.7%
FY14	19.6%
FY15	19.4%
FY16	20.5%
FY17	27.5%
FY18	2.2%
BEYOND	2.1%
WALE	3.0 YEARS

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275 KENT STREET

SYDNEY, NSW

Completed in 2006, 275 Kent Street (Westpac Place) has a total NLA of over 77,000 sqm. The winner of numerous property industry awards, it is one of the largest office buildings in Australia and is located in the rapidly improving western corridor of the Sydney CBD. Westpac Place provides Premium grade office accomodation and is the head office of Westpac Banking Corporation. The building has a 4.5 star NABERS Energy rating.

Summary Information	
GRADE	PREMIUM
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	77,125 SQM
CAR SPACES	214
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$830.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$837/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	75,547	Oct 18
Settlement Bar (Flyover)	398	Oct 16

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.4%
FY15	0.1%
FY16	0.1%
FY17	3.0%
FY18	0.4%
BEYOND	96.0%
WALE	5.3 YEARS

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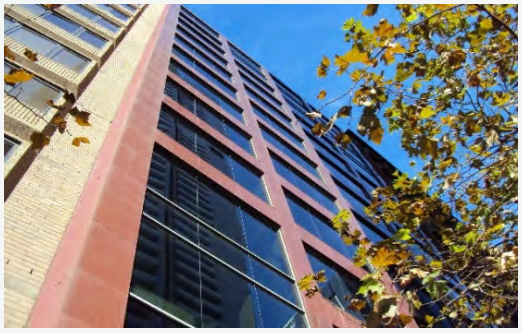
210 GEORGE STREET

SYDNEY, NSW



Constructed in 1990, the property comprises a 15 level C grade office building with ground floor retail and 6 car parking spaces. Located in the APDG[1] precinct of Sydney CBD, the property enjoys CBD skyline views and harbour glimpses along George Street.

Summary Information	
GRADE	C
NABERS Rating	2.0 Star
OWNERSHIP	100% MPT
NLA	4,621 SQM
CAR SPACES	6
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$26.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$563/SQM

Major Tenants	NLA SQM	Lease Expiry
JUA Underwriting	635	Jan 14
Announcer Group	556	Dec 14

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	67.7%
FY15	18.4%
FY16	13.8%
FY17	0.0%
FY18	0.1%
BEYOND	0.0%
WALE	0.9 YEARS

1. ALFRED, PITT, DALLEY, GEORGE STREETS PRECINCT.

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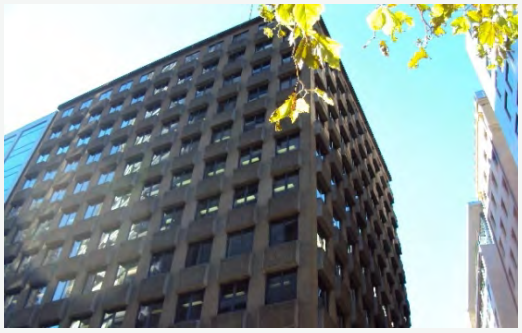
220 GEORGE STREET

SYDNEY, NSW



Constructed in 1972, this 13 level C Grade office building is located in the APDG[1] precinct of Sydney CBD, and benefits from 125 basement parking spaces.

Summary Information	
GRADE	C
NABERS Rating	3.0 Star
OWNERSHIP	100% MPT
NLA	9,731 SQM
CAR SPACES	125
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$57.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$548/SQM

Major Tenants	NLA SQM	Lease Expiry
Industrial and Commercial Bank of China	1,796	Mar 18
Gruden	752	Apr 15

Lease Expiry Profile % Income	
VACANCY	26.8%
FY14	9.8%
FY15	22.7%
FY16	13.5%
FY17	4.8%
FY18	22.4%
BEYOND	0.0%
WALE	2.0 YEARS

1. ALFRED, PITT, DALLEY, GEORGE STREETS PRECINCT.

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37 PITT STREET

SYDNEY, NSW

Constructed in c. 1969 and internally upgraded in 1994, this C grade office building is located in the APDG[1] precinct of Sydney CBD and comprises 11 upper office floors and 93 basement parking spaces.

Summary Information	
GRADE	C
NABERS Rating	2.0 Star
OWNERSHIP	100% MPT
NLA	12,261 SQM
CAR SPACES	93
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$67.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$630/SQM

Major Tenants	NLA SQM	Lease Expiry
Living Social	1,382	Dec 14
Government Property NSW	1,113	Jan 17

Lease Expiry Profile % Income	
VACANCY	15.7%
FY14	28.7%
FY15	26.6%
FY16	17.0%
FY17	9.1%
FY18	2.9%
BEYOND	0.0%
WALE	1.5 YEARS

1. ALFRED, PITT, DALLEY, GEORGE STREETS PRECINCT.

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51 PITT STREET

SYDNEY, NSW

Constructed in c. 1959 with additional levels added in 1970, this 11 level C Grade office tower includes ground floor retail and 13 basement parking spaces. The property is located in the APDG[1] precinct of Sydney CBD.

Summary Information	
GRADE	C
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	5,046 SQM
CAR SPACES	13
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$24.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$603/SQM

Major Tenants	NLA SQM	Lease Expiry
MP Travel Pty Limited	619	Sep 17
Thoughtworx Australia	515	Jan 18

Lease Expiry Profile % Income	
VACANCY	25.6%
FY14	0.0%
FY15	39.7%
FY16	3.4%
FY17	0.0%
FY18	31.3%
BEYOND	0.0%
WALE	2.1 YEARS

1. ALFRED, PITT, DALLEY, GEORGE STREETS PRECINCT.

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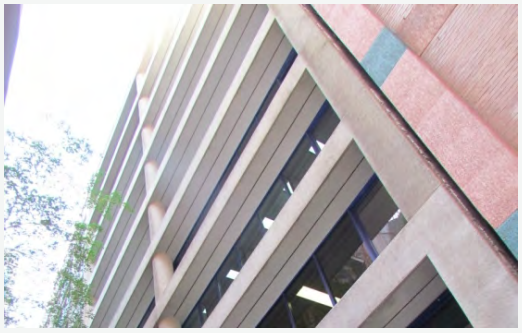
6-8 UNDERWOOD STREET

SYDNEY, NSW



This C grade property is located in the APDG[1] precinct and offers nine levels of office accommodation with ground floor retail.

Summary Information	
GRADE	C
NABERS Rating	2.5 Star
OWNERSHIP	100% MPT
NLA	3,069 SQM
CAR SPACES	-
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$9.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$501/SQM

Major Tenants	NLA SQM	Lease Expiry
Nearmap	347	Oct 13
Bluecentral	346	Aug 13

Lease Expiry Profile % Income	
VACANCY	12.6%
FY14	35.0%
FY15	20.1%
FY16	21.4%
FY17	10.6%
FY18	0.3%
BEYOND	0.0%
WALE	1.3 YEARS

1. ALFRED, PITT, DALLEY, GEORGE STREETS PRECINCT.

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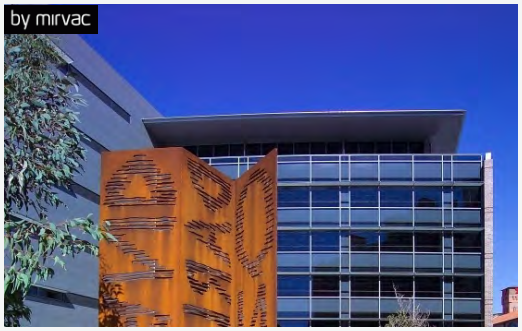
1 DARLING ISLAND

PYRMONT, NSW



Developed by Mirvac in 2006, this A grade office campus comprises six office floors, with two basement parking levels. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of greater than 4,400 sqm each and has achieved a 5.5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	100% MPT
NLA	22,197 SQM
CAR SPACES	160
ACQUISITION DATE	Apr 04
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$178.2m
VALUER	Directors Valuation
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$588/SQM

Major Tenants	NLA SQM	Lease Expiry
John Fairfax Holdings	22,197	Jun 27
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	14.0 YEARS

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BAY CENTRE, PIRRAMA ROAD

PYRMONT, NSW

Developed by Mirvac in 2002, the building comprises five office levels and is located adjacent to Darling Harbour and The Star Casino. The building has large floor plates in excess of 3,000 sqm each, with harbour and city views from all levels. The building has recently achieved a 5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	15,972 SQM
CAR SPACES	118
ACQUISITION DATE	Jun 01
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$109.2m
VALUER	Directors Valuation
CAPITALISATION RATE	7.65%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$606/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,243	Dec 19
Aust Communications & Media Authority	3,289	Feb 21

Lease Expiry Profile % Income	
VACANCY	4.7%
FY14	14.0%
FY15	3.8%
FY16	0.0%
FY17	0.0%
FY18	21.4%
BEYOND	56.1%
WALE	5.0 YEARS

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3 RIDER BOULEVARD

RHODES, NSW

Located within Rhodes Waterside development, 3 Rider Boulevard is a modern, seven level office building, with three retail shops on the ground floor. Completed in late 2005, the building features large, flexible floor plates and has achieved a 5 star NABERS Energy rating, combined with 5 Rider Boulevard.

Summary Information	
GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	17,000 SQM
CAR SPACES	303
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$84.3m
VALUER	M3 Property
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$412/SQM

Major Tenants	NLA SQM	Lease Expiry
AAP	3,894	Sep 20
Sita Australia Pty Ltd	3,032	Mar 19

Lease Expiry Profile % Income	
VACANCY	13.3%
FY14	10.8%
FY15	3.4%
FY16	23.1%
FY17	1.8%
FY18	3.6%
BEYOND	44.0%
WALE	3.8 YEARS

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5 RIDER BOULEVARD

RHODES, NSW

Developed by Mirvac in 2008, 5 Rider Boulevard is located within Rhodes Waterside development. The property comprises a modern 14 level commercial office building including four levels of basement parking. The building achieved a 5 star NABERS Energy rating, combined with 3 Rider Boulevard.

Summary Information	
GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	25,080 SQM
CAR SPACES	495
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$126.9m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$411/SQM

Major Tenants	NLA SQM	Lease Expiry
Alcatel	10,468	Dec 18
Foster's Australia	3,189	Nov 15

Lease Expiry Profile % Income	
VACANCY	7.1%
FY14	0.8%
FY15	5.1%
FY16	28.0%
FY17	0.0%
FY18	11.7%
BEYOND	47.3%
WALE	3.9 YEARS

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1 WOOLWORTHS WAY

BELLA VISTA, NSW

Located 20 km north-west of the Sydney CBD within Norwest Business Park, this corporate campus has a NLA of over 44,000 sqm and includes retail units, cafes, sports facilities and an auditorium. The property has surplus land for future development, allowing expansion for Woolworths.

Summary Information	
GRADE	A
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	44,828 SQM
CAR SPACES	2,341
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$248.0m
VALUER	Knight Frank
CAPITALISATION RATE	7.75%
DISCOUNT RATE	8.88%
GROSS OFFICE RENT	$525/SQM

Major Tenants	NLA SQM	Lease Expiry
Woolworths	44,828	Oct 20
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	7.3 YEARS

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55 COONARA AVENUE

WEST PENNANT HILLS, NSW

Located 26 km north-west of the Sydney CBD and 9 km north of Parramatta, the property has a NLA of over 34,000 sqm. Comprising a campus of seven interconnected low-rise buildings and 1,770 carspaces, IBM occupies the entire facility.

Summary Information	
GRADE	B
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	34,080 SQM
CAR SPACES	1,770
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$100.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$322/SQM

Major Tenants	NLA SQM	Lease Expiry
IBM	34,080	Aug 15
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	100.0%
FY17	0.0%
FY18	0.0%
BEYOND	0.0%
WALE	2.2 YEARS

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60 MARCUS CLARKE STREET

CANBERRA, ACT

This is one of Canberra's landmark buildings and was constructed in 1988. It comprises 13 offices levels, undercover parking to the rear and a four level annex providing podium floors of 1,300 sqm each and tower floors of 900 sqm.

Summary Information	
GRADE	A
NABERS Rating	3.0 Star
OWNERSHIP	100% MPT
NLA	12,129 SQM
CAR SPACES	133
ACQUISITION DATE	Sep 89
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$48.5m
VALUER	CB Richard Ellis
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$458/SQM

Major Tenants	NLA SQM	Lease Expiry
Aecom Australia	1,529	Aug 16
DEEWR	1,331	Oct 13

Lease Expiry Profile % Income	
VACANCY	4.2%
FY14	38.2%
FY15	5.1%
FY16	13.5%
FY17	19.7%
FY18	8.6%
BEYOND	10.7%
WALE	2.4 YEARS

For personal use only

AVIATION HOUSE, 16 FURZER STREET

PHILLIP, ACT

Aviation House is well located in Phillip and comprises nine levels of office accommodation, a cafe on ground level and two levels of basement parking. The building was completed in 2007 and features A grade services, large floor plates, abundant natural light and a north-facing rooftop balcony. The building currently holds a 4.5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	14,812 SQM
CAR SPACES	147
ACQUISITION DATE	Jul 07
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$68.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$418/SQM

Major Tenants	NLA SQM	Lease Expiry
CASA	8,004	Jan 22
APSC	3,992	Feb 22

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	2.1%
FY15	0.0%
FY16	0.0%
FY17	20.8%
FY18	0.0%
BEYOND	77.1%
WALE	7.4 YEARS

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SIRIUS BUILDING, 23 FURZER STREET

PHILLIP, ACT

This recently completed campus style office building, purpose built for the Department of Health and Ageing, comprises 10 office levels, each approximately 4,500 sqm and two levels of basement parking. The building has achieved a 5.5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	5.5 Star
OWNERSHIP	100% MPT
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$246.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$435/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health and Ageing	45,967	Feb 25
BLUE FEZ PTY LTD	200	Jan 16

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.5%
FY17	0.0%
FY18	0.0%
BEYOND	99.5%
WALE	11.6 YEARS

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54 MARCUS CLARKE STREET

CANBERRA, ACT

Constructed in 1986, the building comprises nine office levels, including ground level retail, one level of basement parking and is located in the corporate heart of the CBD. The floor plates of approximately 600 sqm each provide excellent natural light and quality views.

Summary Information	
GRADE	B
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	5,187 SQM
CAR SPACES	53
ACQUISITION DATE	Oct 87
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$14.7m
VALUER	Directors Valuation
CAPITALISATION RATE	9.75%
DISCOUNT RATE	10.50%
GROSS OFFICE RENT	$413/SQM

Major Tenants	NLA SQM	Lease Expiry
Hays Specialist Recruitment (Aust)	624	Sep 16
Courgette	340	May 17

Lease Expiry Profile % Income	
VACANCY	32.0%
FY14	10.6%
FY15	7.4%
FY16	0.0%
FY17	31.2%
FY18	12.4%
BEYOND	6.4%
WALE	2.2 YEARS

by mirvac

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38 SYDNEY AVENUE

FORREST, ACT

Purpose built for the Commonwealth Government in 1997, the building comprises four office levels, with excellent natural light and large floor plates of approximately 2,100 sqm to 2,400 sqm each. The building is well located close to the Parliamentary Triangle.

Summary Information	
GRADE	A
NABERS Rating	4.5 Star
OWNERSHIP	100% MPT
NLA	9,099 SQM
CAR SPACES	68
ACQUISITION DATE	Jun 96
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$35.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$425/SQM

Major Tenants	NLA SQM	Lease Expiry
DBCDE	8,975	Nov 17
Cino Espresso	124	Apr 16

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	1.4%
FY17	0.0%
FY18	98.6%
BEYOND	0.0%
WALE	4.4 YEARS

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189 GREY STREET

SOUTHBANK, QLD

This 12 level complex was developed by Mirvac in 2005. The building features excellent natural light, large efficient floor plates of approximately 1,600 sqm each and spectacular river and city views. The Southbank precinct provides the benefits of parklands, retail services and public transport.

Summary Information	
GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	12,728 SQM
CAR SPACES	146
ACQUISITION DATE	Apr 04
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$78.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.63%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$455/SQM

Major Tenants	NLA SQM	Lease Expiry
Insurance Australia	7,281	Mar 15
Thiess	4,659	Dec 20

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	2.9%
FY15	49.0%
FY16	0.6%
FY17	0.0%
FY18	2.7%
BEYOND	44.8%
WALE	4.3 YEARS

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JOHN OXLEY CENTRE, 339 CORONATION DRIVE

MILTON, QLD

A campus style commercial office building with five levels of office accomodation and two levels of basement parking. Large floor plates across the two towers connect to provide approximately 2,700 sqm floor plates. Constructed in 1989, the building is well located on Coronation Drive with views across the Brisbane River to the CBD. The building underwent a lobby and foyer refurbishment in 2012.

Summary Information	
GRADE	B
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	13,171 SQM
CAR SPACES	319
ACQUISITION DATE	May 02
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$56.1m
VALUER	Directors Valuation
CAPITALISATION RATE	9.00%
DISCOUNT RATE	10.00%
GROSS OFFICE RENT	$437/SQM

Major Tenants	NLA SQM	Lease Expiry
Origin Energy	12,581	Jul 18
7 Eleven Stores Pty Ltd	337	Mar 14

Lease Expiry Profile % Income	
VACANCY	1.7%
FY14	23.0%
FY15	0.0%
FY16	0.0%
FY17	8.3%
FY18	52.6%
BEYOND	14.4%
WALE	3.8 YEARS

For personal use only

340 ADELAIDE STREET

BRISBANE, QLD

340 Adelaide Street is a modern 17 level office building with two levels of basement parking and is located in the heart of the Brisbane CBD. The building recently achieved a 5 star NABERS Energy rating.

Summary Information	
GRADE	A
NABERS Rating	5.0 Star
OWNERSHIP	100% MPT
NLA	13,231 SQM
CAR SPACES	94
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$60.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$594/SQM

Major Tenants	NLA SQM	Lease Expiry
Xstrata Coal Queensland	1,748	Apr 14
Australian Government Solicitor	1,724	Mar 14

Lease Expiry Profile % Income	
VACANCY	4.1%
FY14	41.7%
FY15	31.7%
FY16	1.9%
FY17	8.7%
FY18	0.0%
BEYOND	11.9%
WALE	1.9 YEARS

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33 CORPORATE DRIVE

CANNON HILL, QLD

This building benefits from its prime location in the Southgate Corporate Park, 7 km east of the Brisbane CBD. Pre-committed to Westpac prior to constuction in 2003, the building has potential for an additional 1,000 sqm development. The unusual exterior frame design optimises efficiency and flexibility accross the floor plate.

Summary Information	
GRADE	B
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	4,218 SQM
CAR SPACES	302
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$15.2m
VALUER	JLL
CAPITALISATION RATE	9.00%
DISCOUNT RATE	10.00%
GROSS OFFICE RENT	$362/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac	4,218	Nov 14
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	100.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	0.0%
WALE	1.4 YEARS

For personal use only

90 COLLINS STREET

MELBOURNE, VIC

Situated in the Prime Melbourne CBD office location on Collins Street, this recently refurbished property comprises a 21 level office building with 118 basement parking spaces and ground floor retail.

Summary Information	
GRADE	A
NABERS Rating	1.0 Star
OWNERSHIP	100% MPT
NLA	21,255 SQM
CAR SPACES	118
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$170.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	8.75%
GROSS OFFICE RENT	$596/SQM

Major Tenants	NLA SQM	Lease Expiry
VicSuper Pty Limited	2,254	Jun 14
ERM Power Pty Limited	1,140	Nov 22

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	19.0%
FY15	48.7%
FY16	10.4%
FY17	1.8%
FY18	7.0%
BEYOND	13.1%
WALE	2.7 YEARS

For personal use only

RIVERSIDE QUAY

SOUTHBANK, VIC

A modern office complex comprising three separate buildings with ground floor retail and a single level of basement parking. The buildings have excellent natural light with views across the Yarra river and the CBD. A separate building at the rear incorporates a 560 space car park. The ground floor retail space has undergone a significant refurbishment. The building is the office of Mirvac Victoria.

Summary Information	
GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	31,315 SQM
CAR SPACES	147
ACQUISITION DATE	Apr 02 (1 & 3) Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$172.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$481/SQM

Major Tenants	NLA SQM	Lease Expiry
URS Australia	4,663	Dec 22
STA Travel	1,566	Oct 19

Lease Expiry Profile % Income	
VACANCY	2.5%
FY14	14.6%
FY15	3.9%
FY16	7.4%
FY17	7.7%
FY18	14.0%
BEYOND	49.9%
WALE	4.7 YEARS

For personal use only

ROYAL DOMAIN CENTRE, 380 ST KILDA ROAD

MELBOURNE, VIC

This 15 level office building comprises six podium levels of up to 2,800 sqm each with tower floors of 1,200 sqm each. Prominently located at the city end of St Kilda Road and opposite the Royal Botanic Gardens, the building has excellent natural light and views to Port Phillip Bay.

Summary Information	
GRADE	A
NABERS Rating	4.0 Star
OWNERSHIP	100% MPT
NLA	24,580 SQM
CAR SPACES	515
ACQUISITION DATE	Oct 95 (50%) Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$118.0m
VALUER	Knight Frank
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.00%
GROSS OFFICE RENT	$419/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	7,294	Nov 20
STW Communications	3,813	Jun 17

Lease Expiry Profile % Income	
VACANCY	9.9%
FY14	0.0%
FY15	10.0%
FY16	15.4%
FY17	15.0%
FY18	0.0%
BEYOND	49.7%
WALE	5.0 YEARS

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COMO CENTRE, CNR TOORAK ROAD AND CHAPEL STREET

SOUTH YARRA, VIC

The complex includes office accomodation across three towers, a retail centre of 30 shops and a cinema. The recently refurbished 5 star, 107 room Como Hotel and commercial car park complement the landmark complex.

Summary Information	
GRADE	A
NABERS Rating	-
OWNERSHIP	100% MPT
NLA	25,668 SQM
CAR SPACES	17
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$90.7m
VALUER	JLL
CAPITALISATION RATE	8.36%
DISCOUNT RATE	9.30%
GROSS OFFICE RENT	$431/SQM

Major Tenants	NLA SQM	Lease Expiry
Network Ten	4,916	Jun 19
CHE Proximity Pty Ltd	2,889	Dec 19

Lease Expiry Profile % Income	
VACANCY	1.8%
FY14	14.3%
FY15	13.1%
FY16	9.2%
FY17	1.8%
FY18	24.7%
BEYOND	35.1%
WALE	3.0 YEARS

For personal use only

191-197 SALMON STREET

PORT MELBOURNE, VIC

Headquarters for GM Holden, the building is designed in a campus style with floor plates greater than 7,000 sqm each. The building was purpose built for GM Holden and was completed in April 2005.

Summary Information	
GRADE	A
NABERS Rating	3.5 Star
OWNERSHIP	100% MPT
NLA	21,763 SQM
CAR SPACES	988
ACQUISITION DATE	Jul 03
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$101.6m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%
GROSS OFFICE RENT	$402/SQM

Major Tenants	NLA SQM	Lease Expiry
GM Holden	21,763	Apr 20
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	6.8 YEARS

For personal use only

ALLENDALE SQUARE, 77 ST GEORGES TERRACE

PERTH, WA

Allendale Square is prominently located on the southern side of St Georges Terrace in the heart of the Perth CBD. Constructed in 1976, the property comprises a 30 level office tower with lower ground retail and basement parking, a three level building occupied by ANZ bank and a two level chapel.

Summary Information	
GRADE	A
NABERS Rating	1.0 Star
OWNERSHIP	100% MPT
NLA	28,543 SQM
CAR SPACES	99
ACQUISITION DATE	May 13
LAST EXTERNAL VALUATION DATE	N/A
VALUATION AT 30 JUN 13	$231.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%
GROSS OFFICE RENT	$852/SQM

Major Tenants	NLA SQM	Lease Expiry
ANZ Banking Group	6,462	Sep 20
WA Bar Chambers	5,180	Jan 18

Lease Expiry Profile % Income	
VACANCY	6.4%
FY14	2.3%
FY15	7.0%
FY16	5.5%
FY17	2.1%
FY18	18.7%
BEYOND	58.0%
WALE	6.5 YEARS

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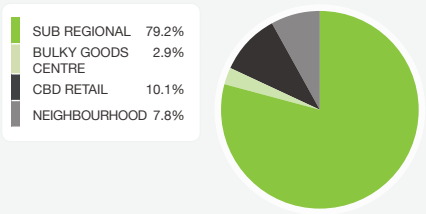
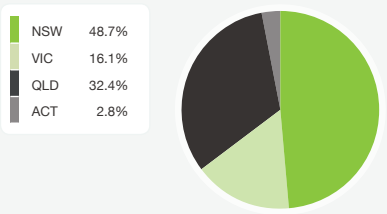
Retail

Retail

GRADE DIVERSIFICATION[1]



GEOGRAPHIC DIVERSIFICATION[1]



PROPERTY	LOCATION	GLA	% of RETAIL PORTFOLIO BOOK VALUE[1]	CENTRE MAT[2]	VALUATION AT 30 JUNE 2013
METCENTRE	SYDNEY, NSW	6,553 SQM	3.8%	$60.6m	$64.0m[3]
GREENWOOD PLAZA	NORTH SYDNEY, NSW	8,815 SQM	5.1%	$77.0m	$85.8m[3]
BROADWAY SHOPPING CENTRE	BROADWAY, NSW	49,799 SQM	15.0%	$451.9m	$255.0m[3]
RHODES SHOPPING CENTRE	RHODES, NSW	32,643 SQM	7.4%	$174.7m	$125.0m[3]
ST MARYS VILLAGE CENTRE	ST MARYS, NSW	16,109 SQM	2.6%	$93.9m	$44.0m
STANHOPE VILLAGE	STANHOPE GARDENS, NSW	15,207 SQM	5.1%	$133.6m	$87.0m
CHERRYBROOK VILLAGE SHOPPING CENTRE	CHERRYBROOK, NSW	9,477 SQM	5.0%	$120.1m	$84.6m
ORANGE CITY CENTRE	ORANGE, NSW	17,853 SQM	2.8%	$69.4m	$48.0m
MANNING MALL	TAREE, NSW	10,955 SQM	1.9%	$66.8m	$31.8m
COOLEMAN COURT	WESTON, ACT	10,687 SQM	2.8%	$109.0m	$47.6m
LOGAN MEGACENTRE	LOGAN, QLD	26,995 SQM	2.9%	N/A	$49.5m
ORION SPRINGFIELD TOWN CENTRE	SPRINGFIELD, QLD	34,455 SQM	7.6%	$193.0m	$129.0m
HINKLER CENTRAL[4]	BUNDABERG, QLD	20,778 SQM	5.4%	$111.9m	$92.0m
KAWANA SHOPPINGWORLD	BUDDINA, QLD	29,908 SQM	13.6%	$255.2m	$230.7m
CITY CENTRE PLAZA	ROCKHAMPTON, QLD	14,109 SQM	2.9%	$83.1m	$49.0m
COMO CENTRE	SOUTH YARRA, VIC	6,660 SQM	1.3%	$19.4m	$22.0m
GIPPSLAND CENTRE	SALE, VIC	22,753 SQM	2.9%	$121.0m	$48.5m
WAVERLEY GARDENS SHOPPING CENTRE	MULGRAVE, VIC	38,251 SQM	8.0%	$187.2m	$135.7m
MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,645 SQM	3.9%	$115.5m	$66.8m
TOTAL		**390,651 SQM**	**100.0%**		**$1,696.0m[1]**
WEIGHTED AVERAGE LEASE EXPIRY BY AREA					**3.9 YEARS[5]**
OCCUPANCY % BY AREA					**98.7%[6]**

1. BY BOOK VALUE AS AT 30 JUNE 2013, EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.
2. 12 MONTHS TO 30 JUNE 2013, IN ACCORDANCE WITH SCCA GUIDELINES.
3. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.
4. HINKLER CENTRAL WAS IMPACTED BY FLOODING CAUSING CLOSURE OF THE CENTRE BETWEEN 27 JANUARY 2013 AND 28 MAY 2013.
5. BY INCOME, EXCLUDING ASSETS UNDER DEVELOPMENT AND DIRECT INVESTMENTS, BASED ON MPT'S OWNERSHIP.
6. BY AREA, EXCLUDING ASSETS UNDER DEVELOPMENT, BASED ON 100% OF BUILDING GLA.

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METCENTRE

SYDNEY, NSW

The Metcentre is anchored by a Woolworths supermarket and comprises over 70 specialty stores. It is located in the centre of the Sydney CBD, at the base of 60 Margaret Street, with excellent exposure to George Street. Metcentre also provides a direct pedestrian link to Wynyard Railway Station.

Summary Information	
GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% MTAA
GLA	6,553 SQM
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$64.0m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	9.00%
CENTRE MAT	$60.6m
SPECIALTY OCCUPANCY COST	22.5%

Major Tenants	GLA SQM	Lease Expiry
Woolworths	1,500	May 30
Florsheim	267	Oct 13

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	34.3%
FY15	17.1%
FY16	20.9%
FY17	5.3%
FY18	5.6%
BEYOND	16.8%
WALE	3.3 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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GREENWOOD PLAZA

NORTH SYDNEY, NSW

Greenwood Plaza is a three level centre at the base of North Sydney's iconic 101-103 Miller Street. It comprises 100 retail and service outlets with the ground level retail flowing directly into North Sydney Railway Station.

Summary Information	
GRADE	CBD RETAIL
OWNERSHIP	50% MPT, 50% EUREKA
GLA	8,815 SQM
CAR SPACES	273
ACQUISITION DATE	Jun 94
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$85.8m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	$77.0m
SPECIALTY OCCUPANCY COST	20.4%

Major Tenants	GLA SQM	Lease Expiry
Greenwood Hotel	856	Nov 17
IGA	713	Apr 17

Lease Expiry Profile % Income	
VACANCY	2.0%
FY14	35.0%
FY15	11.9%
FY16	14.6%
FY17	13.4%
FY18	15.7%
BEYOND	7.4%
WALE	2.4 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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BROADWAY SHOPPING CENTRE

BROADWAY, NSW

This dominant sub regional centre is located on the fringe of the Sydney CBD and services the growing catchment of Sydney's inner city and inner west. The major retailers comprise Coles, Kmart, BI-LO, Target, Hoyts and Apple. In addition the centre has over 135 specialty stores.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	50% MPT, 50% PERRON
GLA	49,799 SQM
CAR SPACES	1,852
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$255.0m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	9.00%
CENTRE MAT	$451.9m
SPECIALTY OCCUPANCY COST	18.0%

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar 23
Hoyts	4,857	Jul 18

Lease Expiry Profile % Income	
VACANCY	0.4%
FY14	27.6%
FY15	11.6%
FY16	5.0%
FY17	10.8%
FY18	8.0%
BEYOND	36.6%
WALE	4.5 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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RHODES SHOPPING CENTRE

RHODES, NSW

The centre is co-located with IKEA in the rapidly developing Rhodes residential and office precinct. The major retailers comprise Coles, Target and Reading Cinemas. There are over 105 retail and service outlets.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	50% MPT, 50% PERRON
GLA	32,643 SQM
CAR SPACES	2,450
ACQUISITION DATE	Jan 07
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$125.0m[1]
VALUER	Savills
CAPITALISATION RATE	7.00%
DISCOUNT RATE	9.25%
CENTRE MAT	$174.7m
SPECIALTY OCCUPANCY COST	18.3%

Major Tenants	GLA SQM	Lease Expiry
Target	3,795	Nov 24
Coles	3,497	Dec 19

Lease Expiry Profile % Income	
VACANCY	0.9%
FY14	9.2%
FY15	23.3%
FY16	17.8%
FY17	15.5%
FY18	4.4%
BEYOND	28.9%
WALE	3.8 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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ST MARYS VILLAGE CENTRE

ST MARYS, NSW

Located in the western Sydney suburb of St Marys, this sub regional centre comprises Woolworths, Target and over 40 specialty stores. The centre provides convenient shopping over a single level with easily accessible on-grade parking.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	16,109 SQM
CAR SPACES	551
ACQUISITION DATE	Jan 03
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$44.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.00%
CENTRE MAT	$93.9m
SPECIALTY OCCUPANCY COST	13.0%

Major Tenants	GLA SQM	Lease Expiry
Target	8,019	Jul 21
Woolworths	4,046	Nov 15

Lease Expiry Profile % Income	
VACANCY	0.8%
FY14	22.1%
FY15	12.1%
FY16	20.4%
FY17	14.2%
FY18	5.1%
BEYOND	25.3%
WALE	3.3 YEARS

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STANHOPE VILLAGE

STANHOPE GARDENS, NSW

Located in the rapidly growing north-west corridor of Sydney, Stanhope Village Stage 1 opened in late 2003 and Stage 2 opened in March 2007. The centre is conveniently located adjacent to the area's busy leisure centre and pool facility. Stage 3 development has commenced for an expansion of 2,200sqm, including the addition of an ALDI store. Completion is anticipated in August 2013.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	15,207 SQM
CAR SPACES	698
ACQUISITION DATE	Nov 03
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$87.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%
CENTRE MAT	$133.6m
SPECIALTY OCCUPANCY COST	11.0%

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar 22
Coles	3,500	Nov 18

Lease Expiry Profile % Income	
VACANCY	0.4%
FY14	35.0%
FY15	12.4%
FY16	16.0%
FY17	1.3%
FY18	2.6%
BEYOND	32.3%
WALE	3.2 YEARS

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CHERRYBROOK VILLAGE SHOPPING CENTRE

CHERRYBROOK, NSW

Located in north-west Sydney, Cherrybrook Village was originally constructed in 1989 and was extensively refurbished and expanded in 2004. This single level neighborhood centre is anchored by a Woolworths supermarket and 55 specialty tenancies including a strong fresh food precinct.

Summary Information	
GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	9,477 SQM
CAR SPACES	474
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$84.6m
VALUER	CB Richard Ellis
CAPITALISATION RATE	7.25%
DISCOUNT RATE	9.25%
CENTRE MAT	$120.1m
SPECIALTY OCCUPANCY COST	16.2%

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,832	Mar 25
Martelli's Fruit market	679	Aug 14

Lease Expiry Profile % Income	
VACANCY	2.5%
FY14	3.5%
FY15	25.7%
FY16	15.7%
FY17	13.5%
FY18	14.0%
BEYOND	25.1%
WALE	4.1 YEARS

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ORANGE CITY CENTRE

ORANGE, NSW

Orange City Centre is the dominant centre in the strong regional city of Orange. The centre incorporates a Myer department store, a Big W and over 30 specialty stores as well as undercover parking.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	17,853 SQM
CAR SPACES	414
ACQUISITION DATE	Apr 93
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$48.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.75%
CENTRE MAT	$69.4m
SPECIALTY OCCUPANCY COST	12.8%

Major Tenants	GLA SQM	Lease Expiry
Big W	7,017	Nov 26
Myer	6,858	Nov 16

Lease Expiry Profile % Income	
VACANCY	1.9%
FY14	21.8%
FY15	11.0%
FY16	8.7%
FY17	26.9%
FY18	1.3%
BEYOND	28.4%
WALE	5.0 YEARS

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MANNING MALL

TAREE, NSW

Manning Mall is located approximately 300 km north of Sydney in the main retail street of Taree. The centre has been sold and settled on 11 July 2013.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	10,955 SQM
CAR SPACES	400
ACQUISITION DATE	Dec 06
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$31.8m
VALUER	Directors Valuation
CAPITALISATION RATE	8.75%
DISCOUNT RATE	9.50%
CENTRE MAT	$66.8m
SPECIALTY OCCUPANCY COST	10.0%

Major Tenants	GLA SQM	Lease Expiry
Coles	3,650	Sep 24
Target	3,500	Nov 18

Lease Expiry Profile % Income	
VACANCY	3.4%
FY14	12.1%
FY15	11.3%
FY16	11.4%
FY17	6.3%
FY18	6.2%
BEYOND	49.3%
WALE	5.2 YEARS

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COOLEMAN COURT

WESTON, ACT

Cooleman Court is a neighbourhood centre located in the Canberra suburb of Weston Creek. The centre comprises two supermarkets, Woolworths and Aldi, a Target Country and over 35 speciality shops. The new residential area of Molonglo Valley is currently being developed a few kilometres from the centre.

Summary Information	
GRADE	NEIGHBOURHOOD
OWNERSHIP	100% MPT
GLA	10,687 SQM
CAR SPACES	497
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$47.6m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	$109.0m
SPECIALTY OCCUPANCY COST	13.8%

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,102	Jul 23
Aldi	1,400	Jan 19

Lease Expiry Profile % Income	
VACANCY	2.6%
FY14	9.6%
FY15	10.4%
FY16	8.5%
FY17	17.9%
FY18	15.9%
BEYOND	35.1%
WALE	4.9 YEARS

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LOGAN MEGACENTRE

LOGAN, QLD

Logan Megacentre is the premier homemaker facility for Brisbane's growing south-west corridor. The centre has been sold and settled on 9 August 2013.

Summary Information	
GRADE	BULKY GOODS CENTRE
OWNERSHIP	100% MPT
GLA	26,995 SQM
CAR SPACES	600
ACQUISITION DATE	Oct 05
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$49.5m
VALUER	Directors Valuation
CAPITALISATION RATE	9.50%
DISCOUNT RATE	10.25%
CENTRE MAT	N/A
SPECIALTY OCCUPANCY COST	N/A

Major Tenants	GLA SQM	Lease Expiry
Spotlight	3,509	Sep 17
Anaconda	3,425	Mar 17

Lease Expiry Profile % Income	
VACANCY	4.2%
FY14	24.0%
FY15	11.7%
FY16	2.7%
FY17	41.9%
FY18	12.3%
BEYOND	3.2%
WALE	2.7 YEARS

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ORION SPRINGFIELD TOWN CENTRE

SPRINGFIELD, QLD

Located in Brisbane?s rapidly growing south-western corridor, the centre opened in March 2007 and includes Woolworths, Big W, ALDI, Spotlight and over 105 specialty stores. The Orion Pad Site development, a $16.9 million project at the southern eastern corner of the site, is progressing with Stage 1 completed in January 2013. Completion of Stage 2 of the pad site development is anticipated December 2013 with all stages fully leased.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	34,455 SQM
CAR SPACES	1,992
ACQUISITION DATE	Aug 02
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$129.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	$193.0m
SPECIALTY OCCUPANCY COST	14.0%

Major Tenants	GLA SQM	Lease Expiry
Big W	8,198	Mar 27
Woolworths	4,471	Mar 27

Lease Expiry Profile % Income	
VACANCY	1.0%
FY14	18.4%
FY15	11.6%
FY16	6.2%
FY17	21.6%
FY18	12.9%
BEYOND	28.3%
WALE	4.9 YEARS

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HINKLER CENTRAL

BUNDABERG, QLD

Located in the strong regional centre of Bundaberg, the centre comprises Woolworths, Coles, Kmart and over 75 specialty stores. On-site parking is provided for 1,070 vehicles, 770 at basement. The centre was inundated by flood waters on 27 January 2013 which resulted in the centre being closed and vacated by all retailers. Rectification works took approximately four months to complete and the centre was reopened on 28 May 2013.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	20,778 SQM
CAR SPACES	1,070
ACQUISITION DATE	Aug 03
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$92.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	$111.9m
SPECIALTY OCCUPANCY COST	21.0%

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,224	Jul 15
Woolworths	3,548	Mar 20

Lease Expiry Profile % Income	
VACANCY	0.2%
FY14	14.7%
FY15	11.2%
FY16	20.8%
FY17	14.7%
FY18	16.1%
BEYOND	22.3%
WALE	3.4 YEARS

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KAWANA SHOPPINGWORLD

BUDDINA, QLD

Located on Queensland's Sunshine Coast, this dominant centre comprises Woolworths, Big W, Coles and over 100 specialty stores. Stage 4 development has commenced to expand the centre by 8,900 sqm, including an ALDI store. Completion is anticipated in July 2014.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	29,908 SQM
CAR SPACES	1,720
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%)
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$230.7m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	9.25%
CENTRE MAT	$255.2m
SPECIALTY OCCUPANCY COST	14.4%

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun 21
Woolworths	3,648	Nov 14

Lease Expiry Profile % Income	
VACANCY	0.5%
FY14	12.3%
FY15	32.4%
FY16	25.2%
FY17	6.3%
FY18	9.0%
BEYOND	14.3%
WALE	2.8 YEARS

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CITY CENTRE PLAZA

ROCKHAMPTON, QLD

Located in the major regional city of Rockhampton, City Centre Plaza is situated on the fringe of the CBD. The single level sub regional shopping centre is anchored by a Target store and a Coles supermarket with over 35 specialty shops.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	14,109 SQM
CAR SPACES	495
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$49.0m
VALUER	Knight Frank
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%
CENTRE MAT	$83.1m
SPECIALTY OCCUPANCY COST	13.6%

Major Tenants	GLA SQM	Lease Expiry
Target	6,910	Jul 15
Coles	3,670	Oct 19

Lease Expiry Profile % Income	
VACANCY	3.7%
FY14	14.5%
FY15	7.4%
FY16	44.4%
FY17	8.1%
FY18	4.0%
BEYOND	17.9%
WALE	2.7 YEARS

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COMO CENTRE

SOUTH YARRA, VIC

Como Centre is a mixed use office, retail and hotel complex, with the retail component comprising over 25 specialty stores and an art house cinema. The centre is located on the popular retail strips of Chapel Street and Toorak Road in the affluent Melbourne suburb of South Yarra.

Summary Information	
GRADE	CBD RETAIL
OWNERSHIP	100% MPT
GLA	6,660 SQM
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$22.0m
VALUER	JLL
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.00%
CENTRE MAT	$19.4m
SPECIALTY OCCUPANCY COST	13.1%

Major Tenants	GLA SQM	Lease Expiry
Cinema Como	1,911	Feb 20
Eco Hair Products	538	Oct 16

Lease Expiry Profile % Income	
VACANCY	2.8%
FY14	13.8%
FY15	29.6%
FY16	8.4%
FY17	10.2%
FY18	7.6%
BEYOND	27.6%
WALE	3.2 YEARS

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GIPPSLAND CENTRE

SALE, VIC

Located in the heart of Sale's CBD, some 260 km east of Melbourne, the Gippsland Centre includes Coles, Woolworths, Target and over 35 specialty stores with abundant on grade parking.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	22,753 SQM
CAR SPACES	1,066
ACQUISITION DATE	Jan 94
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$48.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%
CENTRE MAT	$121.0m
SPECIALTY OCCUPANCY COST	13.4%

Major Tenants	GLA SQM	Lease Expiry
Target	7,778	Jul 20
Australian Safeway	3,362	Nov 27

Lease Expiry Profile % Income	
VACANCY	0.9%
FY14	14.8%
FY15	12.6%
FY16	6.8%
FY17	6.9%
FY18	9.3%
BEYOND	48.7%
WALE	6.0 YEARS

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WAVERLEY GARDENS SHOPPING CENTRE

MULGRAVE, VIC

Waverley Gardens Shopping centre is located adjacent to Mirvac's Waverley Park residential development and the Monash Freeway. The centre comprises Woolworths, Coles, Target, Big W, ALDI, Best & Less and over 105 specialty stores.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	38,251 SQM
CAR SPACES	2,011
ACQUISITION DATE	Nov 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$135.7m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75%
DISCOUNT RATE	9.50%
CENTRE MAT	$187.2m
SPECIALTY OCCUPANCY COST	14.3%

Major Tenants	GLA SQM	Lease Expiry
Target	6,796	Jul 20
Big W	6,770	Mar 27

Lease Expiry Profile % Income	
VACANCY	1.6%
FY14	11.0%
FY15	14.0%
FY16	17.0%
FY17	15.0%
FY18	2.0%
BEYOND	39.4%
WALE	4.4 YEARS

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MOONEE PONDS CENTRAL

MOONEE PONDS, VIC

Moonee Ponds Central is a sub regional centre located 7 km north of the Melbourne CBD and is adjacent to the busy Puckle Street retail strip. A second stage was added to the centre on an adjacent site in March 2009. The centre now offers Kmart, Coles and an ALDI Supermarket as well as over 60 specialty stores.

Summary Information	
GRADE	SUB REGIONAL
OWNERSHIP	100% MPT
GLA	18,645 SQM
CAR SPACES	894
ACQUISITION DATE	May 03 & Feb 09
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$66.8m
VALUER	Directors Valuation
CAPITALISATION RATE	7.75% - 8.50%
DISCOUNT RATE	9.50% - 9.75%
CENTRE MAT	$115.5m
SPECIALTY OCCUPANCY COST	16.4%

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar 24
Coles	4,000	May 22

Lease Expiry Profile % Income	
VACANCY	2.9%
FY14	15.7%
FY15	13.0%
FY16	19.0%
FY17	11.5%
FY18	3.5%
BEYOND	34.3%
WALE	4.6 YEARS

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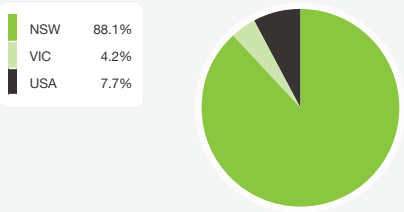
Industrial

Industrial

GEOGRAPHIC DIVERSIFICATION[1]



PROPERTY	LOCATION	NLA	% of INDUSTRIAL PORTFOLIO BOOK VALUE[1]	VALUATION AT 30 JUN 2013
271 LANE COVE ROAD	NORTH RYDE, NSW	11,516 SQM	6.9 %	$31.3m
10 JULIUS AVENUE	NORTH RYDE, NSW	13,341 SQM	11.2 %	$51.2m
12 JULIUS AVENUE	NORTH RYDE, NSW	7,031 SQM	5.2 %	$23.5m
54-60 TALAVERA ROAD	NORTH RYDE, NSW	11,323 SQM	10.4 %	$47.0m
1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM	6.7 %	$30.5m
NEXUS INDUSTRY PARK (BUILDING 1), LYN PARADE	PRESTONS, NSW	13,120 SQM	4.2 %	$19.2m
NEXUS INDUSTRY PARK (BUILDING 2), LYN PARADE	PRESTONS, NSW	9,709 SQM	3.2 %	$14.6m
NEXUS INDUSTRY PARK (BUILDING 3), LYN PARADE	PRESTONS, NSW	17,250 SQM	5.6 %	$25.3m
NEXUS INDUSTRY PARK (BUILDING 4), LYN PARADE	PRESTONS, NSW	23,356 SQM	7.7 %	$35.0m
NEXUS INDUSTRY PARK (BUILDING 5), LYN PARADE	PRESTONS, NSW	12,339 SQM	3.8 %	$17.1m
47-67 WESTGATE DRIVE	ALTONA NORTH, VIC	27,081 SQM	4.2 %	$19.1m
HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	128,379 SQM	23.0 %	$104.1m[2]
1900-2060 PRATT BOULEVARD	CHICAGO, ILLINOIS, USA	49,982 SQM	7.7 %	$35.0m
TOTAL		**346,972 SQM**	**100.0%**	**$452.9m[1]**
WEIGHTED AVERAGE LEASE EXPIRY BY AREA				**8.8 YEARS[3]**
OCCUPANCY % AREA				**99.4%[4]**

1. BY BOOK VALUE AS AT 30 JUNE 2013, EXCLUDES ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS.
2. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.
3. BY INCOME, EXCLUDING ASSETS UNDER DEVELOPMENT AND INDIRECT INVESTMENTS, BASED ON MPT'S OWNERSHIP.
4. BY AREA, EXCLUDING ASSETS UNDER DEVELOPMENT, BASED ON 100% OF BUILDING NLA.

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271 LANE COVE ROAD

NORTH RYDE, NSW

The property is situated adjacent to the Macquarie Park Railway Station on the corner of Lane Cove and Waterloo Roads. The site has development approval for future commercial development.

Summary Information	
OWNERSHIP	100% MPT
NLA	11,516 SQM
CAR SPACES	289
ACQUISITION DATE	Apr 00
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$31.3m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
Foxtel	6,718	Mar 18
Work Arena	3,355	May 18

Lease Expiry Profile % Income	
VACANCY	13.8%
FY14	3.4%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	82.8%
BEYOND	0.0%
WALE	4.0 YEARS

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10 JULIUS AVENUE

NORTH RYDE, NSW

The property comprises three separate buildings that were progressively completed from 2001 to 2005. The buildings are located within the Riverside Corporate Park and have excellent access to the Lane Cove Tunnel, M2 Motorway and North Ryde Railway Station.

Summary Information	
OWNERSHIP	100% MPT
NLA	13,341 SQM
CAR SPACES	459
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$51.2m
VALUER	CB Richard Ellis
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
BOC Gases	8,993	Nov 15
Synthes Australia	2,355	May 16

Lease Expiry Profile % Income	
VACANCY	2.2%
FY14	0.0%
FY15	0.0%
FY16	86.5%
FY17	7.4%
FY18	3.9%
BEYOND	0.0%
WALE	2.7 YEARS

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12 JULIUS AVENUE

NORTH RYDE, NSW

Located within the Riverside Corporate Park, the property comprises two multi-level office buildings and basement parking. The buildings have excellent access to the Lane Cove Tunnel, M2 Motorway and North Ryde Railway Station.

Summary Information	
OWNERSHIP	100% MPT
NLA	7,031 SQM
CAR SPACES	189
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$23.5m
VALUER	CB Richard Ellis
CAPITALISATION RATE	8.50%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
Revlon Australia	2,551	Oct 14
Rexel Group	2,217	Apr 20

Lease Expiry Profile % Income	
VACANCY	5.6%
FY14	0.5%
FY15	49.4%
FY16	9.0%
FY17	0.2%
FY18	4.3%
BEYOND	31.0%
WALE	3.2 YEARS

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54-60 TALAVERA ROAD

NORTH RYDE, NSW

Located 16 km north-west of the Sydney CBD and 1 km from Macquarie Park Railway Station, the property is positioned on a prominent corner site at the junction of Talavera and Khartoum Roads.

Summary Information	
OWNERSHIP	100% MPT
NLA	11,323 SQM
CAR SPACES	128
ACQUISITION DATE	Aug 10
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$47.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
Westpac	11,323	Apr 25
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	11.8 YEARS

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1-47 PERCIVAL ROAD

SMITHFIELD, NSW

This property fronts the Cumberland Highway at Smithfield and provides direct access to the M4 Motorway. A new office / warehouse was designed and constructed for Sandvik in 2002. The two original buildings have undergone partial refurbishment. A new building was completed by Mirvac for Sandvik in June 2010.

Summary Information	
OWNERSHIP	100% MPT
NLA	22,545 SQM
CAR SPACES	207
ACQUISITION DATE	Nov 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$30.5m
VALUER	Directors Valuation
CAPITALISATION RATE	8.25%
DISCOUNT RATE	9.75%

Major Tenants	NLA SQM	Lease Expiry
Sandvik Australia	17,108	Jun 22
Clark Equipment Sales	5,437	Feb 17

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	21.2%
FY18	0.0%
BEYOND	78.8%
WALE	7.9 YEARS

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NEXUS INDUSTRY PARK (BUILDING 1), LYN PARADE

PRESTONS, NSW

Developed by Mirvac, this building was purpose built for Atlas Steel in 2006 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information	
OWNERSHIP	100% MPT
NLA	13,120 SQM
CAR SPACES	125
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$19.2m
VALUER	Colliers
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
Atlas Steel (Australia)	13,120	Apr 21
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	7.8 YEARS

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NEXUS INDUSTRY PARK (BUILDING 2), LYN PARADE

PRESTONS, NSW

Developed by Mirvac, this building was purpose built for NatSteel Australia in 2006 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information	
OWNERSHIP	100% MPT
NLA	9,709 SQM
CAR SPACES	70
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$14.6m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
Natsteel Australia	9,709	Nov 13
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	100.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	0.0%
WALE	.4 YEARS

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NEXUS INDUSTRY PARK (BUILDING 3), LYN PARADE

PRESTONS, NSW

Developed by Mirvac, this building was built in 2007 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information	
OWNERSHIP	100% MPT
NLA	17,250 SQM
CAR SPACES	163
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$25.3m
VALUER	Colliers
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
De'longhi Australia	17,250	Feb 18
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	100.0%
BEYOND	0.0%
WALE	4.7 YEARS

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NEXUS INDUSTRY PARK (BUILDING 4), LYN PARADE

PRESTONS, NSW

Developed by Mirvac, this building was purpose built for HPM Legrand Australia in 2011 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information	
OWNERSHIP	100% MPT
NLA	23,356 SQM
CAR SPACES	212
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$35.0m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
HPM Legrand Australia	23,356	Oct 21
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	8.3 YEARS

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NEXUS INDUSTRY PARK (BUILDING 5), LYN PARADE

PRESTONS, NSW

Developed by Mirvac in 2008 and adjoins four other industrial facilities developed on the former Liverpool Showground site. The site has excellent exposure and access to the M5 and M7 Motorways.

Summary Information	
OWNERSHIP	100% MPT
NLA	12,339 SQM
CAR SPACES	103
ACQUISITION DATE	Aug 04
LAST EXTERNAL VALUATION DATE	31 Dec 12
VALUATION AT 30 JUN 13	$17.1m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	9.50%

Major Tenants	NLA SQM	Lease Expiry
Australian Brushware	12,339	Mar 22
-	-	-

Lease Expiry Profile % Income		
VACANCY	0.0%	
FY14	0.0%	
FY15	0.0%	
FY16	0.0%	
FY17	0.0%	
FY18	0.0%	
BEYOND	100.0%	
WALE	8.8 YEARS	

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47-67 WESTGATE DRIVE

ALTONA NORTH, VIC

Purpose built for Pacific Brands in 1996, the property is located in Melbourne's western industrial precinct, strategically serviced by the major transport routes of the Westgate Freeway, Western Ring Road and the Princes Freeway.

Summary Information	
OWNERSHIP	100% MPT
NLA	27,081 SQM
CAR SPACES	183
ACQUISITION DATE	Dec 09
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$19.1m
VALUER	Directors Valuation
CAPITALISATION RATE	9.75%
DISCOUNT RATE	10.00%

Major Tenants	NLA SQM	Lease Expiry
Pacific Brands	27,081	Apr 15
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	100.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	0.0%
WALE	1.8 YEARS

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HOXTON DISTRIBUTION PARK

HOXTON PARK, NSW

Hoxton Distribution Park is one of Australia's largest industrial developments and includes two state-of-the-art logistics facilities. The facilities comprise areas of 43,469 square metres and 84,910 square metres with lease terms of 20 and 25 years respectively. Both facilities are 100 per cent leased to Woolworths Limited.

Summary Information	
OWNERSHIP	50% MPT, 50% AVIVA
NLA	128,379 SQM
CAR SPACES	787
ACQUISITION DATE	Jul 10
LAST EXTERNAL VALUATION DATE	30 Jun 12
VALUATION AT 30 JUN 13	$104.1m[1]
VALUER	Directors Valuation
CAPITALISATION RATE	7.25%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
Woolworths (Big W)	84,910	Feb 37
Woolworths (Dick Smith)	43,469	Jan 32

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	21.9 YEARS

1. BOOK VALUE REPRESENTS MPT'S OWNERSHIP.

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1900-2060 PRATT BOULEVARD

CHICAGO, ILLINOIS, USA

The Chicago Metropolitan area is the largest industrial market in the USA and this versatile 49,982 sqm industrial facility is located adjacent to the O'Hare International Airport, the second busiest[1] airport in the world. The property is currently leased and also provides a medium-term redevelopment opportunity.

Summary Information	
OWNERSHIP	100% MPT
NLA	49,982 SQM
CAR SPACES	1,638
ACQUISITION DATE	Dec 07
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$35.0m
VALUER	Directors Valuation
CAPITALISATION RATE	7.50%
DISCOUNT RATE	9.25%

Major Tenants	NLA SQM	Lease Expiry
Clear Lam	49,982	Apr 21
-	-	-

Lease Expiry Profile % Income	
VACANCY	0.0%
FY14	0.0%
FY15	0.0%
FY16	0.0%
FY17	0.0%
FY18	0.0%
BEYOND	100.0%
WALE	7.8 YEARS

1. SUBJECT TO REGULATORY AUTHORITY APPROVAL.

Hotel

Hotel

PROPERTY	LOCATION	OWNERSHIP	ROOMS	VALUATION AS AT 30 JUN 13
THE COMO MELBOURNE	SOUTH YARRA, VIC	100% MPT	107 Rooms	$23.5m
TOTAL			**107**	**$23.5m**

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THE COMO MELBOURNE

SOUTH YARRA, VIC

The Como is a 107 room, 5 star boutique hotel which forms part of the mixed use Como complex in the sought-after inner south-eastern suburb of South Yarra. A full refurbishment of all 107 rooms was completed in September 2012.

Summary Information	
OWNERSHIP	100% MPT
ROOMS	107 Rooms
OCCUPANCY	74.0%
AVERAGE ROOM RATE	$230
STAR RATING	5 Star
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$23.5m
VALUER	JLL
CAPITALISATION RATE	8.00%
DISCOUNT RATE	11.00%

Parking

Parking

PROPERTY	LOCATION	OWNERSHIP	CAR SPACES	% OF PARKING PORTFOLIO BOOK VALUE	VALUATION AS AT 30 JUN 13
QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	100% MPT	598	39.70%	$30.5m
THE COMO CENTRE CAR PARK, CHAPEL STREET	SOUTH YARRA, VIC	100% MPT	629	30.80%	$23.7m
RIVERSIDE QUAY CAR PARK	SOUTHBANK, VIC	100% MPT	560	29.50%	$22.7m
TOTAL			**1,787**	**100%**	**$76.9m**

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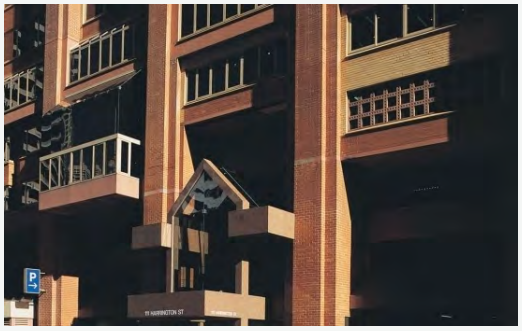
QUAY WEST CAR PARK, 109-111 HARRINGTON STREET

SYDNEY, NSW



An eight level commercial car park comprising 598 spaces, the property is located under Quay West Suites in The Rocks area and close to the financial district of the Sydney CBD and several 5 star hotels. Two retail outlets are also incorporated at street level.

Summary Information	
OWNERSHIP	100% MPT
CAR SPACES	598
ACQUISITION DATE	Nov 89
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$30.5m
VALUER	Colliers
CAPITALISATION RATE	8.50%
DISCOUNT RATE	10.00%

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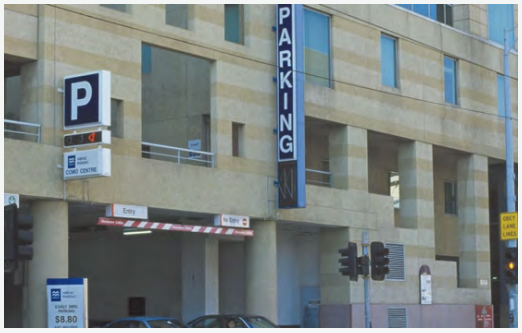
THE COMO CENTRE CAR PARK, CHAPEL STREET

SOUTH YARRA, VIC



A multi-level car park comprising 629 spaces services the Como Centre complex including office, hotel, cinemas and retail.

Summary Information	
OWNERSHIP	100% MPT
CAR SPACES	629
ACQUISITION DATE	Aug 98
LAST EXTERNAL VALUATION DATE	30 Jun 13
VALUATION AT 30 JUN 13	$23.7m
VALUER	JLL
CAPITALISATION RATE	8.00%
DISCOUNT RATE	10.00%

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RIVERSIDE QUAY CAR PARK

SOUTHBANK, VIC

A seperate building at the rear of the Riverside Quay commercial complex providing a 560 space car park to the adjoining office buildings and surrounding Southbank precinct.

Summary Information	
OWNERSHIP	100% MPT
CAR SPACES	560
ACQUISITION DATE	Apr 02
LAST EXTERNAL VALUATION DATE	31 Dec 11
VALUATION AT 30 JUN 13	$22.7m
VALUER	Directors Valuation
CAPITALISATION RATE	8.00%
DISCOUNT RATE	10.00%

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Investment Management

INVESTMENT MANAGEMENT

WHOLESALE	FUNDS UNDER MANAGEMENT $811.1 MILLION
FUNDS	
TUCKER BOX HOTEL GROUP	AUSTRALIAN SUSTAINABLE FORESTRY INVESTORS
MIRVAC WHOLESALE RESIDENTIAL DEVELOPMENT PARTNERSHIP	JF INFRASTRUCTURE YIELD FUND

RETAIL	FUNDS UNDER MANAGEMENT $267.2 MILLION
LISTED	**UNLISTED**
MIRVAC INDUSTRIAL TRUST (ASX: MIX)	MIRVAC DEVELOPMENT FUND – SEASCAPES
	MIRVAC DEVELOPMENT FUND – MEADOW SPRINGS

INVESTMENT MANAGEMENT / WHOLESALE

TUCKER BOX HOTEL GROUP

FOCUS	FUM ($M)[1]	NO OF INVESTORS
Wholesale	408.7	2

The Tucker Box Hotel Group is a sector specific wholesale fund established in March 2005 and focuses on the 3 to 3.5 star hotel market in Australia and New Zealand. The portfolio comprises 13 hotels and 2,048 rooms with a value of $388.0 million all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Hospitality.

Details of the Tucker Box Hotel Group's investment portfolio are available from www.mirvacinvestmentmanagement.com/travelodge-group.

MIRVAC WHOLESALE RESIDENTIAL DEVELOPMENT PARTNERSHIP

FOCUS	FUM ($M)[2]	NO OF INVESTORS
Wholesale	287.5	4

The Mirvac Wholesale Residential Development Partnership is a closed-end vehicle that has acquired well-located residential development/management projects around Australia, that are diversified by geography, product type, timing and stage of the development cycle. The portfolio comprised 2,269 lots and 1,152 medium density units.

The Partnership has raised equity commitments of $300 million, including Mirvac's 20 per cent co-investment, of which $287.5 million has been applied to the establishment of the current portfolio.

AUSTRALIAN SUSTAINABLE FORESTRY INVESTORS

FOCUS	FUM ($M)[3]	NO OF INVESTORS
Wholesale	55.8	3

The principal activity of the Fund is investment in 20,552 hectares of land in Victoria, South Australia and Western Australia leased principally for forestry operations.

JF INFASTRUCTURE YIELD FUND

FOCUS	FUM ($M)[1]	NO OF INVESTORS
Wholesale	59.1	36

The principal activity of the Fund is investment in unlisted Australian public infrastructure assets.

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INVESTMENT MANAGEMENT / LISTED

MIRVAC INDUSTRIAL TRUST

FOCUS	FUM ($M)[3, 4]	NO OF INVESTORS
Retail	220.3	1,524

Mirvac Industrial Trust ("MIX") is an ASX listed property Trust. The portfolio consists entirely of industrial assets leased to a diverse range of industrial tenants in and around the Greater Chicago region, USA. Details of MIX's investment portfolio are available from the Trust's website www.mirvac.com/investmentmanagement/mix.

INVESTMENT MANAGEMENT / UNLISTED

MIRVAC DEVELOPMENT FUNDS - SEASCAPES & MEADOW SPRINGS

FOCUS	FUM ($M)[1]	NO OF INVESTORS
Retail	46.9	440

At 30 June 2013, Mirvac Investment Management had two active unlisted funds.

Mirvac Development Fund – Seascapes, is an unlisted, closed-end, single project fund, established in November 2005 for the purposes of acquiring, developing and selling Stages 17 – 27 of the Seascapes Estate in Mandurah, Western Australia.

The Mirvac Development Fund – Meadow Springs, is an unlisted, closed-end, single project fund, established in May 2006 for the purposes of acquiring, developing and selling Stages 17 and 19 – 24 of the Meadow Springs Estate in Mandurah, Western Australia.

Details of the unlisted fund portfolio are available from www.mirvacinvestmentmanagement.com.

1. SUBJECT TO FINAL AUDIT AND BOARD APPROVAL.
2. THE FUM NUMBER REPRESENTS CONTRIBUTED EQUITY.
3. AS AT 31 DECEMBER 2012.
4. FOR FURTHER INFORMATION REFER TO THE ASX ANNOUNCEMENTS MADE DURING THE YEAR.

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Development

Artist Impression of Era, Chatswood, NSW

Mirvac is one of the leading brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market. For over 40 years, Mirvac has produced some of Australia's most renowned residential projects including Walsh Bay in Sydney, NSW; Ephraim Island on the Gold Coast, QLD; Yarra's Edge, VIC; and The Peninsula at Burswood in Perth, WA.

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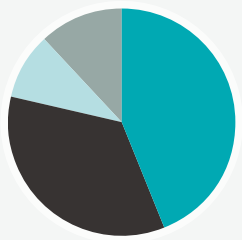
Residential Development

Overview

Residential Pipeline

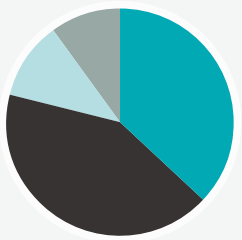
FORECAST REVENUE
$10.9 BILLION

NSW	44.0%
VIC	34.8%
WA	9.5%
QLD	11.7%



LOTS UNDER CONTROL
30,942 LOTS

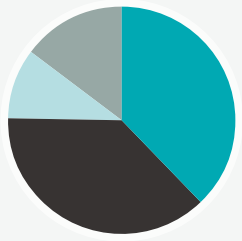
NSW	37.0%
VIC	42.1%
WA	11.0%
QLD	9.9%



Residential Forecast Revenue

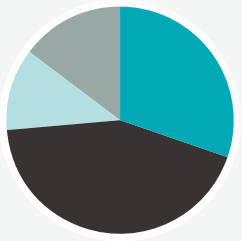
MIRVAC SHARE FORECAST REVENUE
$7.9 BILLION

NSW	37.8%
VIC	37.6%
WA	9.9%
QLD	14.7%



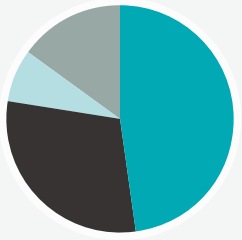
HOUSE AND LAND
$4.5 BILLION

NSW	30.4%
VIC	43.4%
WA	11.6%
QLD	14.6%



APARTMENTS
$3.4 BILLION

NSW	47.3%
VIC	30.0%
WA	7.7%
QLD	15.0%



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New South Wales

PROPERTY	LOCATION
THE AVENUE, 69 ALEX AVENUE	SCHOFIELDS
CHATSWOOD ERA, 7 RAILWAY STREET	CHATSWOOD, NSW
ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE	CECIL HILLS, NSW
ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE	CECIL HILLS, NSW
ENDEAVOUR 88, MOVERLY ROAD	SOUTH COOGEE, NSW
FLETCHER, WATERSIDE DRIVE (OFF COUNTY DRIVE)	FLETCHER, NSW
GILLIESTON, SADDLER DRIVE (OFF CESSNOCK ROAD)	GILLIESTON HEIGHTS, NSW
PANORAMA, 23 BODDINGTONS ROAD	GLENFIELD, NSW
GOOGONG, GOOGONG DAM ROAD	GOOGONG, NSW
HAROLD PARK, ROSS STREET	GLEBE, NSW
MIDDLETON GRANGE, MIDDLETON DRIVE & TRUSCOTT AVENUE	MIDDLETON GRANGE, NSW
NEWBURY ESTATE, OLD WINDSOR ROAD	STANHOPE GARDENS, NSW
RHODES WATERSIDE MWRDP, SHORELINE DRIVE	RHODES, NSW
SPRING FARM, 13 BELMONT AVENUE	SPRING FARM, NSW
THE ROYAL, 1-7 KING STREET	NEWCASTLE, NSW

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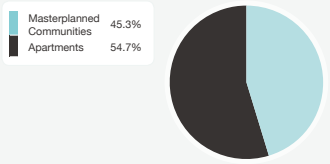
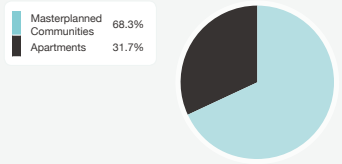
Development

New South Wales

MIRVAC SHARE FORECAST REVENUE
$3.0 BILLION



LOTS UNDER CONTROL
11,450



In Progress

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Alex Avenue (the Avenue)	**Jul 12**	**Schofields**	**$94.2m**	**259**	**69**	**42**	**0**	**Dec 13**	**Jun 15**	**$295,000**	**$575,000**	**Early 2012**	**Mid 2015**	**5%**	**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Chatswood, Era	**Jun 08**	**Chatswood**	**$324.4m**	**294**	**294**	**291**	**0**	**Mar 14**	**Jun 14**	**$495,000**	**$3,275,000**	**Early 2011**	**Mid 2014**	**68%**	**Apartments**	**100% Mirvac Limited**
Elizabeth Hills	**Sep 07**	**Elizabeth Hills**	**$141.4m**	**510**	**413**	**318**	**292**	**Mar 12**	**Jun 16**	**$235,000**	**$562,000**	**Early 2010**	**Late 2015**		**Mix of residential lots and spec housing**	**PDA with Landcom**
Stage 1			$27.8m	103	100	98	98	Mar 12	Oct 15	$299,000	$550,000	Early 2010	Late 2015	100%		
Stage 2			$31.1m	76	58	28	10	May 13	Jun 14	$298,000	$562,000	Mid 2010	Mid 2014	60%		
Stage 3			$29.9m	117	117	112	109	Jun 12	Dec 14	$260,000	$550,000	Mid 2010	Mid 2013	100%		
Stage 4			$20.3m	86	86	79	75	Apr 13	Nov 13	$248,000	$405,000	Mid 2010	Late 2013	100%		
Stage 6			$32.2m	128	52	1	0	Nov 13	Jun 16	$235,000	$470,000	Mid 2010	Late 2014	0%		
Elizabeth Point (prev Hoxton Park)	**Dec 10**	**Elizabeth Hills**	**$70.6m**	**195**	**96**	**47**	**43**	**Jun 12**	**Jun 16**	**$220,000**	**$4,664,000**	**Early 2010**	**Mid 2015**		**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Completed Stages			$5.2m	1	1	1	1	Jun 12	Jun 12	$4,664,000	$4,664,000	Early 2010	Mid 2012	100%		
Stage 1			$15.3m	45	41	16	16	Feb 13	Jun 15	$220,000	$315,000	Early 2010	Early 2014	100%		
Stage 2			$17.6m	58	54	30	26	May 13	Jul 15	$220,000	$315,000	Early 2010	Mid 2015	100%		
Stage 3			$15.0m	49	0	0	0	Jan 14	Jun 16	$220,000	$315,000	Early 2010	Early 2015	20%		
Stage 4			$17.5m	42	0	0	0	Jan 14	Jun 16	$245,000	$465,000	Early 2010	Early 2015	20%		
Endeavour 88	**Apr 03**	**Coogee**	**$216.1m**	**141**	**141**	**141**	**141**	**Mar 11**	**Oct 12**	**$1,195,000**	**$1,866,600**	**Late 2009**	**Late 2012**	**100%**	**Houses**	**100% Mirvac Limited**
Fletcher	**Dec 07**	**Fletcher**	**$41.7m**	**271**	**219**	**208**	**202**	**Nov 08**	**Sep 15**	**$145,000**	**$516,500**	**Late 2007**	**Late 2014**	**81%**	**Retail lots with contract housing**	**PDA with Kingston Fletcher**
Gillieston	**Jul 06**	**Gillieston**	**$90.7m**	**430**	**270**	**238**	**222**	**Mar 08**	**Oct 17**	**$135,000**	**$447,000**	**Early 2008**	**Late 2017**	**62%**	**Residential estate**	**100% Mirvac Limited**

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Development

New South Wales

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Panorama	**Jun 01**	**Glenfield**	**$300.5m**	**803**	**649**	**638**	**607**	**Dec 05**	**Apr 15**	**$225,000**	**$1,664,000**	**Mid 2001**	**Early 2015**		**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Completed Stages			$138.2m	391	391	391	391	Dec 05	Jun 13	$254,000	$1,664,000	Mid 2001	Mid 2013	95%		
Stage 1D			$7.9m	19	12	12	0	Jun 13	Jun 14	$295,000	$460,000	Mid 2001	Mid 2014	10%		
Stage 2A			$54.8m	138	135	135	135	Jun 10	Jan 14	$225,000	$495,000	Mid 2001	Early 2014	100%		
Stage 2B			$24.9m	74	73	73	73	Aug 11	Jun 14	$225,000	$450,000	Mid 2001	Mid 2013	100%		
Stage 3A			$31.8m	77	38	27	8	Sep 12	Sep 14	$245,000	$495,000	Mid 2001	Late 2014	10%		
Stage 3B			$24.1m	58	0	0	0	Jan 14	Jan 15	$250,000	$480,000	Mid 2001	Early 2015	1%		
Stage 3D			$18.8m	46	0	0	0	Jun 14	Apr 15	$290,000	$490,000	Mid 2012	Early 2015	1%		
Googong	**Dec 11**	**Googong**	**$139.9m**	**604**	**509**	**307**	**0**	**Aug 13**	**Nov 15**	**$140,000**	**$595,000**	**Late 2011**	**Late 2015**		**Masterplanned residential estate**	**JV with CiC Australia Ltd**
Demonstration Village			$3.3m	14	14	14	0	Aug 13	Jul 14	$175,000	$595,000	Late 2011	Mid 2014	50%		
Stage 1			$57.4m	225	225	185	0			$175,000	$595,000	Late 2011	Mid 2014	60%		
Stage 2			$25.1m	98	98	89	0	Jan 14	Mar 14	$175,000	$595,000	Late 2011	Early 2014	50%		
Stage 3			$54.1m	267	172	19	0	Jun 14	Nov 15	$140,000	$365,000	Mid 2013	Late 2015	2%		
Harold Park	**Dec 10**	**Inner West**	**$450.4m**	**482**	**482**	**424**	**0**	**Jun 14**	**Nov 14**	**$499,000**	**$1,895,000**	**Late 2012**	**Late 2014**		**Apartments and terraces**	**100% Mirvac Limited**
Precinct 1			$261.2m	298	298	279	0	Jun 14	Oct 14	$499,000	$1,660,000	Late 2012	Late 2014	15%		
Precinct 2			$189.2m	184	184	145	0	Jul 14	Nov 14	$499,000	$1,895,000	Early 2013	Late 2014	5%		
Middleton Grange	**Dec 10**	**Middleton Grange**	**$172.4m**	**486**	**485**	**478**	**472**	**Dec 10**	**May 14**	**$178,000**	**$471,000**	**Late 2010**	**Late 2013**	**100%**	**Residential**	**100% Mirvac Limited**
Completed Stages			$74.5m	202	202	202	202	Dec 10	Jun 13	$178,000	$441,000	Late 2010	Mid 2013	100%		
Stage 3			$26.7m	67	67	66	66	Jan 11	May 14	$205,000	$466,000	Late 2010	Mid 2013	100%		
Stage 5			$29.4m	85	85	84	84	Mar 12	May 14	$224,000	$471,000	Late 2010	Early 2013	100%		
Stage 6			$41.8m	132	131	126	120	Sep 12	Sep 13	$224,000	$416,000	Late 2010	Late 2013	100%		
Newbury Estate	**Dec 99**	**Stanhope Gardens**	**$232.8m**	**1,761**	**1,761**	**1,761**	**1,740**	**Jun 02**	**Nov 13**	**$150,000**	**$560,000**	**Mid 2000**	**Late 2013**		**Mix of residential and retail lots**	**PDA with Landcom**
Completed Stages			$198.1m	1,641	1,641	1,641	1,641	Jun 02	Apr 10	$150,000	$560,000	Mid 2000	Early 2010	100%		
Land 8			$34.7m	120	120	120	99	Jun 11	Nov 13	$338,000	$525,000	Early 2010	Late 2013	100%		
The Royal	**Jun 07**	**Newcastle**	**$156.4m**	**167**	**167**	**167**	**167**	**Apr 10**	**Jun 13**	**$277,500**	**$4,495,000**	**Mid 2007**	**Mid 2013**	**100%**	**Apartments**	**100% Mirvac Limited**
Rhodes Waterside MWRDP	**Jan 07[3]**	**Rhodes**	**$651.4m**	**936**	**936**	**924**	**703**	**May 08**	**Sep 14**	**$361,000**	**$1,500,000**	**Late 2006**	**Late 2014**		**Apartments**	**100% MWRDP (Mirvac Limited 20% equity interest)**
Completed Stages			$476.7m	703	703	703	703	May 08	Aug 12	$361,000	$1,425,000	Late 2006	Mid 2012	100%		
Pinnacle			$174.7m	233	233	221	0	Oct 13	Sep 14	$420,000	$1,500,000	Mid 2011	Late 2014	96%		

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Development

New South Wales

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Spring Farm	**Jun 08**	**Spring Farm**	**$109.4m**	**471**	**471**	**460**	**344**	**Oct 08**	**Feb 14**	**$142,000**	**$450,000**	**Mid 2008**	**Late 2014**		**Residential estate**	**100% Mirvac Limited**
Completed Stages			$69.1m	237	237	237	237	Oct 08	Jun 13	$160,000	$450,000	Mid 2008	Mid 2013	100%		
Stage 2C			$8.0m	29	29	29	28	Apr 11	Jun 13	$175,000	$349,900	Mid 2008	Mid 2013	100%		
Stage 3			$22.7m	79	79	68	65	Jun 12	Feb 14	$160,000	$419,000	Mid 2008	Early 2014	100%		
Stage 4			$6.9m	90	90	90	11	Jun 12	Aug 13	$162,000	$400,000	Mid 2008	Mid 2014	50%		
Stage 5			$2.7m	36	36	36	3	Jun 12	Aug 13	$142,000	$365,000	Mid 2008	Late 2014	5%		
Spring Farm JV	**May 01**	**Spring Farm**	**$2.6m**	**61**	**61**	**61**	**61**	**Jul 12**	**Jul 12**	**$2,651,000**	**$2,651,000**	**Mid 2001**	**Mid 2012**	**100%**	**Residential estate**	**Englobo - JV with Cornish Group**

Proposed

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	DESCRIPTION	OWNERSHIP STRUCTURE
Alex Avenue (the Avenue)	**Jan 13**	**Schofields**	**$13.7m**	**39**	**Late 2012**	**Late 2015**	**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Elizabeth Hills	**Sep 07**	**Elizabeth Hills**	**$32.7m**	**140**	**Mid 2010**	**Late 2015**	**Mix of residential lots and spec housing**	**PDA with Landcom**
Elizabeth Point (prev Hoxton Park)	**Dec 10**	**Elizabeth Hills**	**$16.3m**	**54**	**Early 2010**	**Mid 2015**	**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Panorama	**Sep 12**	**Glenfield**	**$7.6m**	**25**	**Mid 2011**	**Mid 2014**	**Mix of residential lots and spec housing**	**100% Mirvac Limited**
Googong	**Dec 11**	**Googong**	**$1,682.7m**	**5,398**	**Late 2013**	**Early 2033**	**Masterplanned residential estate**	**JV with CiC Australia Ltd**
Green Square	**Feb 12**	**Mascot**	**$1,218.8m**	**1,926**	**Late 2014**	**Late 2026**	**Apartments with mixed use**	**JV with Leighton Properties and Landcom**
Harold Park	**Dec 10**	**Inner West**	**$678.9m**	**697**	**Mid 2013**	**Late 2017**	**Apartments and terraces**	**100% Mirvac Limited**
New Brighton Golf Course	**Dec 10**	**New Brighton**	**$126.6m**	**294**	**Late 2010**	**Early 2018**	**Integrated housing**	**PDA with New Brighton Golf Club**

1. SETTLEMENT DATE MAY VARY AS CIRCUMSTANCES CHANGE.
2. CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST. WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
3. TRANSACTION DATE.

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THE AVENUE, 69 ALEX AVENUE

SCHOFIELDS

Located approximately 30kms from the Sydney CBD the Alex Ave project sits in the North West growth corridor of Sydney. It is located in the Blacktown LGA and consists of approximately 250 lots.

Summary Information - In Progress	
ACQUISITION DATE	Jul 12
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	$94.2m
TOTAL LOTS	259
PROJECT PERIOD (CALENDAR YEAR)	Early 2012 - Mid 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

The project has two precincts. Two stages of the first precinct have been released with most lots deposited. Subdivision works have commenced and the first settlements are expected in late 2013 early 2014.

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CHATSWOOD ERA, 7 RAILWAY STREET

CHATSWOOD, NSW

ERA is the final stage of the Pacific Place mixed-use development in Chatswood, located 8kms north of Sydney's CBD. The development is a 42 storey building containing 294 apartments, 4,900 sqm of office space, 7 basement levels and landscaped public and private open space.

Summary Information - In Progress	
ACQUISITION DATE	Jun 08
LOCATION	Chatswood
PROJECT VALUE (INCL. GST)	$324.4m
TOTAL LOTS	294
PROJECT PERIOD (CALENDAR YEAR)	Early 2011 - Mid 2014
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Building is 99% exchanged and expected to be complete by early / mid 2014, with settlements to be achieved by June 2014. Commercial component of the building is 90% exchanged with the remaining 10% under deposit.

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ELIZABETH HILLS, CNR OF STIRLING & FEODORE DRIVE

CECIL HILLS, NSW

Elizabeth Hills is located in the South West corridor of Sydney - on the eastern side of the M7 motorway adjacent to the established suburb of Cecil Hills, 10 minutes from the Liverpool CBD. The 56Ha estate is being developed under a PDA with Landcom creating a masterplanned community to be delivered in 6 stages with a diverse range of lot sizes and medium density product.

Summary Information - In Progress	
ACQUISITION DATE	Sep 07
LOCATION	Elizabeth Hills
PROJECT VALUE (INCL. GST)	$141.4m
TOTAL LOTS	510
PROJECT PERIOD (CALENDAR YEAR)	Early 2010 - Late 2015
OWNERSHIP STRUCTURE	PDA with Landcom

Project Update

Stage 1, 3 and 4 are complete and sales continue to be strong. Stage 2 (speculative homes) have been released off the plan. The first phase of Stage 2 speculative homes is complete with settlements occurring in June 13, building works for the balance is ongoing. Stage 6 has been progressively released in May and June 2013. All lot released have been sold. Stage 6 is due to commence civil works in July 2013. Stage 5 has development consent approved.

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ELIZABETH POINT, CNR OF AVIATION ROAD & AIRFIELD DRIVE

CECIL HILLS, NSW

Elizabeth Point is located in the South West corridor of Sydney - on the eastern side of the M7 motorway, to the south of the Elizabeth Hills development and north of the recently completed Mirvac Hoxton Park Industrial Development. The project sits within the Liverpool City Council LGA. The Elizabeth Point project is being delivered over 5 Stages.

Summary Information - In Progress	
ACQUISITION DATE	Dec 10
LOCATION	Elizabeth Hills
PROJECT VALUE (INCL. GST)	$70.6m
TOTAL LOTS	195
PROJECT PERIOD (CALENDAR YEAR)	Early 2010 - Mid 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Elizabeth Point sales are continuing to build momentum. Stage 1 and 2 civil works are now complete. Stage 3 and 4 civil works commenced in June 2013. Rezoning to facilitate Stage 5 is with Department of Planning for review.

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ENDEAVOUR 88, MOVERLY ROAD

SOUTH COOGEE, NSW

Endeavour House is a 6.74ha site located on Moverly Road, South Coogee, between Maroubra and Coogee Beaches. Mirvac acquired the land in April 2003 under a five year lease back to the Department of Defence with the intention to develop the land as an integrated housing estate. The Masterplan features a central park with 141 attached and detached homes.

Summary Information - In Progress	
ACQUISITION DATE	Apr 03
LOCATION	Coogee
PROJECT VALUE (INCL. GST)	$216.1m
TOTAL LOTS	141
PROJECT PERIOD (CALENDAR YEAR)	Late 2009 - Late 2012
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Project complete, all lots now settled.

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FLETCHER, WATERSIDE DRIVE (OFF COUNTY DRIVE)

FLETCHER, NSW

Fletcher is a 60 Ha site located 15km west of the Newcastle CBD and approximately 1.5 hours north of Sydney. The project is located within the Newcastle City Council LGA. The residential lots are to be developed over 9 stages.

Summary Information - In Progress	
ACQUISITION DATE	Dec 07
LOCATION	Fletcher
PROJECT VALUE (INCL. GST)	$41.7m
TOTAL LOTS	271
PROJECT PERIOD (CALENDAR YEAR)	Late 2007 - Late 2014
OWNERSHIP STRUCTURE	PDA with Kingston Fletcher

Project Update

Stages 1-6 and 9 are complete and a majority have been sold, sales of the remaining lots are steady. Stage 7 civil works commenced in Feb 2013 with completion expected in July 2013.

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GILLIESTON, SADDLERS DRIVE (OFF CESSNOCK ROAD)

GILLIESTON HEIGHTS, NSW

Gillieston Heights is a 70 Ha site, located 3km south of Maitland and approximately 1.5 hours north of Sydney within the Maitland City Council LGA. The project contains residential lots and is to be developed over 10 stages.

Summary Information - In Progress	
ACQUISITION DATE	Jul 06
LOCATION	Gillieston
PROJECT VALUE (INCL. GST)	$90.7m
TOTAL LOTS	430
PROJECT PERIOD (CALENDAR YEAR)	Early 2008 - Late 2017
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Stages 1 - 6 are complete with majority of lots sold. Stage 7 civil works commenced in June 2013 with completion expected late 2013. Sales continue to be steady.

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PANORAMA, 23 BODDINGTONS ROAD

GLENFIELD, NSW

The Glenfield project is located in the South West corridor of Sydney - West of Liverpool and South of Casula within a minutes drive of the M7/M5 intersection and Glenfield railway station.

The site is bordered by Hurlstone Agricultural High School, Campbelltown Rd and Glenfield Rd and sits within the Campbelltown City Council Glenfield Rd Area DCP.

The Glenfield project is developed over three Stages, Panorama, Vista and Parkside.

Summary Information - In Progress	
ACQUISITION DATE	Jun 01
LOCATION	Glenfield
PROJECT VALUE (INCL. GST)	$300.5m
TOTAL LOTS	803
PROJECT PERIOD (CALENDAR YEAR)	Mid 2001 - Early 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Panorama (Stage 1) and Vista (Stage 2) are now complete and all lots have been sold. The house construction in these two stages is complete with settlements to be completed by mid 2013. The first sections of Parkside (Stage 3) are awaiting approval. Stage 3 was released in May 2013 with strong response from the market. Civil construction is anticipated to commence September 2013.

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GOOGONG, GOOGONG DAM ROAD

GOOGONG, NSW

Googong is a new township located on former grazing land on the NSW/ACT boarder, just 16 kilometres southeast of Parliament House in Canberra, and 8km south of Queanbeyan. The project sits within the Queanbeyan City Council LGA.

It is being developed on an undulating 780 hectare site over 20 to 25 years, and will eventually be home to some 16,000 people. As a completely new, self-contained township, Googong will provide housing choice, community facilities, shops, schools, recreational and employment opportunities.

Over 23 per cent of the site will be dedicated to Council as open space for parklands and playing fields.

Summary Information - In Progress	
ACQUISITION DATE	Dec 11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	$139.9m
TOTAL LOTS	604
PROJECT PERIOD (CALENDAR YEAR)	Late 2011 - Late 2015
OWNERSHIP STRUCTURE	JV with CiC Australia Ltd

Project Update

Googong continues to build upon its strong sales momentum with over 300 exchanged land contracts. A land sales and information display centre has opened at Jerrabomberra shopping centre and has increased enquiry and traffic. Development Approval for approx 518 lots has been approved. Planning approvals and construction of infrastructure continue to be the focus for the development team. The first settlements for the project are due to commence in August 2013.

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HAROLD PARK, ROSS STREET

GLEBE, NSW

The Site is located in the inner western suburbs approximately 2.5 kilometres from the Sydney CBD. The location is one of the site's key attributes with its close proximity to the light rail system, major bus routes, Sydney harbour and two of Sydneys largest universities.

Mirvac's proposed scheme incorporates approximately 1,200 apartments and terraces, adaptive re-use of the former Rozelle Tram Depot and will include the dedication of 3.8 hectares of public open space to the City of Sydney Council.

Summary Information - In Progress	
ACQUISITION DATE	Dec 10
LOCATION	Inner West
PROJECT VALUE (INCL. GST)	$450.4m
TOTAL LOTS	482
PROJECT PERIOD (CALENDAR YEAR)	Late 2012 - Late 2014
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Site works commenced in late 2012 and running to program with first settlements anticipated to commence mid 2014. Precinct 1 (298 lots) has achieved strong exchanges (94%) with Precinct 2 (184 lots) 79% exchanged. Precinct 3 is being prepared for sales release late 2013.

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MIDDLETON GRANGE, MIDDLETON DRIVE & TRUSCOTT AVENUE

MIDDLETON GRANGE, NSW

Middleton Grange is located in the South West corridor of Sydney. It forms a part of the Southern Hoxton Park release area, and is situated between the M7 motorway and the Western Sydney Parklands, approximately 50km drive from the Sydney CBD and 10km from the Liverpool CBD (the closest regional centre). Middleton Grange is a community title master-planned development - delivered over 6 stages and includes two Council parks along with two community facilities.

Summary Information - In Progress	
ACQUISITION DATE	Dec 10
LOCATION	Middleton Grange
PROJECT VALUE (INCL. GST)	$172.4m
TOTAL LOTS	486
PROJECT PERIOD (CALENDAR YEAR)	Late 2010 - Late 2013
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Civil works for the project are now complete. Stages 1-5 have all been settled. Settlements of Stage 6 are underway with the final settlement expected in September 2013. The last Stage 6 settlement will complete the project.

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NEWBURY ESTATE, OLD WINDSOR ROAD

STANHOPE GARDENS, NSW

The Newbury Estate is located in the North West corridor of Sydney - it is a 156ha Masterplanned Community Title estate complete with schools, playing fields and a local Retail District. It is situated at Stanhope Gardens and sits within the Blacktown City Council LGA. The Estate is made up of dwellings in seven separate Community Title subdivisions each having their own Community Facility comprising a clubhouse, tennis court, pool, spa and BBQ.

Summary Information - In Progress	
ACQUISITION DATE	Dec 99
LOCATION	Stanhope Gardens
PROJECT VALUE (INCL. GST)	$232.8m
TOTAL LOTS	1,761
PROJECT PERIOD (CALENDAR YEAR)	Mid 2000 - Late 2013
OWNERSHIP STRUCTURE	PDA with Landcom

Project Update

Stages 1-7 are complete and settled. Stage 8 - construction of the final 37 homes are complete and all have been sold with settlements to be finalised by July 2013. With the settlement of these homes the project will be complete.

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RHODES WATERSIDE MWRDP, SHORELINE DRIVE

RHODES, NSW

Rhodes Waterside is located in a fast growing area of Sydney on the Parramatta River adjacent to significant infrastructure including Rhodes railway station, Millennium Parklands, Sydney Olympic Park and Rhodes Shopping Centre. The completed Rhodes Waterside development will comprise 1,469 apartments developed over 10 stages (936 apartments to be developed by Mirvac; the remainder were developed by Walker prior to our acquisition of the site in January 2007).

Summary Information - In Progress	
ACQUISITION DATE	Jan 07
LOCATION	Rhodes
PROJECT VALUE (INCL. GST)	$651.4m
TOTAL LOTS	936
PROJECT PERIOD (CALENDAR YEAR)	Late 2006 - Late 2014
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Construction is well progressed on the final building "Pinnacle" and is expected to complete as scheduled in late 2013. 95% of all apartments have been exchanged, with a further 2% under deposit.

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SPRING FARM, 13 BELMONT AVENUE

SPRING FARM, NSW

Spring Farm is located in the South West corridor of Sydney - in Camden LGA , approximately 65km from the Sydney CBD. The project incorporates residential lots, both speculative and packaged housing, over 5 stages. The development also includes the retention of existing ecology and construction of a park.

Summary Information - In Progress	
ACQUISITION DATE	Jun 08
LOCATION	Spring Farm
PROJECT VALUE (INCL. GST)	$109.4m
TOTAL LOTS	471
PROJECT PERIOD (CALENDAR YEAR)	Mid 2008 - Late 2014
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Stages 1, 2 and 3 civil works are complete and have been released for sale to the market, all lots in stage 1 and 2 and a majority of Stage 3 have been sold and with settlements continuing through 2013. Stage 4 and 5 have been sold as an englobo lot due for settlement in mid 2013.

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THE ROYAL, 1-7 KING STREET

NEWCASTLE, NSW

The Royal, Newcastle Beach, is located on the former Royal Newcastle Hospital site.

Mirvac developed the site in various stages which includes 3 buildings being the Nickson, Hannell and McCaffrey buildings. Nickson and Hannell were part of the first stage of the development and contain 94 apartments. The two buildings were designed by multi award-winning, Tzannes Associates.

The third building, McCaffrey, is a 16 storey building containing 73 apartments and a 4.5 star hotel which occupies the first 5 floors of the building. The site also includes 4 retail tenancies.

Summary Information - In Progress	
ACQUISITION DATE	Jun 07
LOCATION	Newcastle
PROJECT VALUE (INCL. GST)	$156.4m
TOTAL LOTS	167
PROJECT PERIOD (CALENDAR YEAR)	Mid 2007 - Mid 2013
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Project is sold out with final 3 lots settled in mid 2013.

Victoria

PROPERTY	LOCATION
NEWSOM STREET, ENCLAVE	ASCOT VALE
HARCREST MWRDP, CNR OF HARCREST BLVD & APPLEDALE WAY	WANTIRNA SOUTH, VIC
LAUREATE, 25 DANKS STREET	ALBERT PARK, VIC
WAVERLEY PARK, GOODISON COURT	MULGRAVE, VIC
YARRA'S EDGE, LORIMER STREET	DOCKLANDS, VIC

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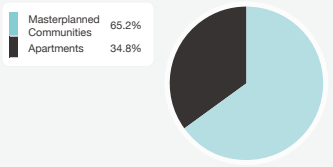
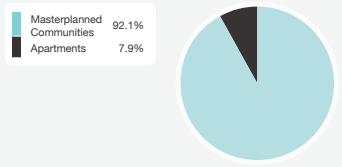
Development

Victoria

MIRVAC SHARE FORECAST REVENUE
$3.0 BILLION



LOTS UNDER CONTROL
13,012



In Progress

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Enclave	**Mar 13**	**Ascot Vale**	**$50.1m**	**83**	**83**	**81**	**0**	**Oct 13**	**Mar 15**	**$445,000**	**$830,000**	**Mid 2013**	**Early 2015**		**Integrated housing and land**	**50% Mirvac Limited 50% Gresham Partners**
Stage 3A			$20.0m	30	30	30	0	Apr 14	Jun 14	$550,000	$775,000	Late 2013	Mid 2014	0%		
Stage 3A			$17.8m	35	35	35	0	Oct 13	Apr 14	$445,000	$590,000	Mid 2013	Late 2013	20%		
Stage 4A			$12.3m	18	18	16	0	Nov 14	Mar 15	$560,000	$830,000	Early 2014	Early 2015	0%		
Harcrest MWRDP	**Feb 08**	**Wantirna South**	**$197.4m**	**415**	**318**	**312**	**252**	**Jun 11**	**Jun 15**	**$310,000**	**$950,000**	**Late 2010**	**Mid 2015**		**Houses and land**	**100% MWRDP (Mirvac Limited 20% equity interest)**
Stage 1			$56.2m	104	86	86	86	Jun 11	Oct 14	$325,000	$950,000	Late 2010	Late 2014	85%		
Stage 2			$36.5m	83	83	82	82	Oct 11	Apr 13	$310,000	$610,000	Late 2010	Early 2013	100%		
Stage 3			$46.3m	98	95	94	84	May 12	Nov 13	$340,000	$615,000	Early 2012	Late 2013	90%		
Stage 4			$13.9m	31	31	31	0	Nov 13	Dec 13	$335,000	$560,000	Early 2012	Late 2013	0%		
Stage 5			$44.3m	99	23	19	0	May 14	Jun 15	$340,000	$560,000	Early 2013	Mid 2015	0%		
Laureate	**Jul 07**	**Albert Park**	**$94.7m**	**46**	**46**	**46**	**46**	**Apr 11**	**Nov 12**	**$1,395,000**	**$3,195,000**	**Mid 2007**	**Late 2012**	**100%**	**Inner-city townhouse**	**100% Mirvac Limited**
Waverley Park	**Dec 01[3]**	**Mulgrave**	**$727.8m**	**1,320**	**1,122**	**1,122**	**1,078**	**Nov 03**	**Apr 18**	**$225,000**	**$1,075,000**	**Mid 2002**	**Early 2018**		**Integrated housing**	**100% Mirvac Limited**
Completed Stages			$398.1m	787	787	787	787	Nov 03	Jun 13	$225,000	$1,075,000	Mid 2002	Late 2012	100%		
Stage 5			$81.8m	118	114	114	114	Oct 09	Sep 15	$475,000	$1,050,000	Late 2008	Late 2015	100%		
Stage 6			$37.4m	55	25	25	25	May 11	Apr 18	$495,000	$875,000	Mid 2010	Early 2018	50%		
Stage 7			$48.8m	96	54	54	54	Apr 08	Nov 17	$370,000	$720,000	Late 2007	Late 2017	60%		
Stage 8			$69.9m	108	105	105	98	Jun 12	Nov 13	$513,000	$950,000	Mid 2013	Mid 2013	98%		
Stage 9			$91.7m	156	37	37	0	Jan 14	Sep 17	$550,000	$800,000	Early 2014	Mid 2017	5%		

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Development

Victoria

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Yarra's Edge	**Mar 04**	**Docklands**	**$648.2m**	**637**	**637**	**495**	**352**	**Jan 05**	**Jul 17**	**$120,000**	**$7,000,000**	**Early 2004**	**Mid 2017**		**Luxury housing including marina berths**	**100% Mirvac Limited**
Marina Berths			$19.3m	149	149	108	102	Jan 05	Jul 17	$120,000	$225,000	Early 2004	Mid 2017	100%		
Array Tower 6			$217.4m	205	205	133	0	Jul 15	May 16	$500,000	$7,000,000	Early 2012	Mid 2016	10%		
Yarra Point			$192.1m	201	201	174	170	Mar 13	Jun 14	$500,000	$2,400,000	Mid 2008	Early 2015	100%		
River Homes			$219.4m	82	82	80	80	May 10	Feb 14	$855,000	$7,000,000	Early 2007	Early 2014	100%		

Proposed

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	DESCRIPTION	OWNERSHIP STRUCTURE
Dallas Brooks Hall	**Dec 12**	**East Melbourne**	**$275.1m**	**257**	**Late 2012**	**Mid 2020**	**Apartments**	**PDA**
Donnybrook Road	**Jun 12**	**Donnybrook**	**$416.9m**	**2,295**	**Mid 2012**	**Mid 2030**	**Land subdivision**	**Combination of 100% balance sheet and PDA for various land holdings**
Eastern Golf Club	**Jun 15**	**Doncaster**	**$401.0m**	**622**	**Mid 2015**	**Mid 2020**	**Houses and land**	**100% Mirvac Limited**
Enclave	**Mar 13**	**Ascot Vale**	**$79.8m**	**130**	**Late 2013**	**Early 2016**	**Integrated housing and land**	**50% Mirvac Limited 50% Gresham Partners**
Harcrest MWRDP	**Feb 08**	**Wantirna South**	**$247.9m**	**507**	**Early 2013**	**Early 2018**	**Houses and land**	**100% MWRDP (Mirvac Limited 20% equity interest)**
Rockbank	**Nov 06**	**Rockbank**	**$1,096.8m**	**5,780**	**Late 2006**	**Late 2034**	**Land subdivision**	**50% Mirvac Limited 50% Jayaland Corporation**
Smith's Lane	**Nov 11**	**Clyde North**	**$466.0m**	**2,107**	**Late 2011**	**Late 2026**	**Land subdivision**	**100% Mirvac Limited**
Yarra's Edge	**Feb 16**	**Docklands**	**$623.8m**	**541**	**Mid 2015**	**Mid 2021**	**Luxury housing including marina berths**	**100% Mirvac Limited**

1. SETTLEMENT DATE MAY VARY AS CIRCUMSTANCES CHANGE.
2. CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST. WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
3. TRANSACTION DATE.

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ENCLAVE, NEWSOM STREET

ASCOT VALE, VIC

Enclave is a 10 hectare infill development, comprising vacant land and Mirvac terrace housing. Located only 7kms from Melbourne's CBD and adjacent to the Maribyrnong River the project offers a rare combination of inner city living as well as direct access to parkland, sporting clubs and river trails. With a wetland centre-piece and expansive views of the CBD the site has proven popular with a combination of young couples and families.

Summary Information - In Progress	
ACQUISITION DATE	Mar 13
LOCATION	Ascot Vale
PROJECT VALUE (INCL. GST)	$50.1m
TOTAL LOTS	83
PROJECT PERIOD (CALENDAR YEAR)	Mid 2013 - Early 2015
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% Gresham Partners

Project Update

Since the launch of the project in late April over 80 sales have been achieved to date with demand outstripping supply. The majority of the FY14 target sales have now been secured and construction of civil works and the wetlands has commenced.

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HARCREST MWRDP, CNR OF HARCREST BLVD & APPLEDALE WAY

WANTIRNA SOUTH, VIC

Harcrest is a 56 hectare infill development, comprising vacant land and Mirvac integrated housing. Nestled amongst well established suburbs, Harcrest offers buyers a unique opportunity to buy or build a brand new home at the foothills of the Dandenong Ranges. Formally the Austral Bricks Quarry, extensive filling works have been undertaken.

Summary Information - In Progress	
ACQUISITION DATE	Feb 08
LOCATION	Wantirna South
PROJECT VALUE (INCL. GST)	$197.4m
TOTAL LOTS	415
PROJECT PERIOD (CALENDAR YEAR)	Late 2010 - Mid 2015
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Construction of Stages 1, 2 & 3 is now complete. Civil construction to Stage 4 is due to commence in August in addition to commencement of the second intersection to Stud Road. The stage 3 park featuring a community garden is under construction and due for completion in Spring as part of the release of new houses and land in Stage 8. Approximately 50% of FY14 settlement targets now presold with sales of Stage 5 continuing. Contracts for the IGA in the retail centre have been exchanged with settlement expected in late 2013.

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LAUREATE, 25 DANKS STREET

ALBERT PARK, VIC

Laureate is an 8,144sqm island site located in Albert Park, one of Melbourne's oldest and most prestigious suburbs. Residing only two blocks from Port Phillip Bay and less than 5km from Melbourne's CBD, Laureate benefits from it's close proximity to cafes, restaurants and shops. Rising over three or four levels, the 46 luxury terraces boast large outdoor terraces that maximise the City and Bay views on offer.

Summary Information - In Progress	
ACQUISITION DATE	Jul 07
LOCATION	Albert Park
PROJECT VALUE (INCL. GST)	$94.7m
TOTAL LOTS	46
PROJECT PERIOD (CALENDAR YEAR)	Mid 2007 - Late 2012
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Construction was complete in June 2011, all 46 terraces have now been sold and settled.

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WAVERLEY PARK, GOODISON COURT

MULGRAVE, VIC

Waverley Park is a masterplanned community located in the South Eastern suburb of Mulgrave, approximately 23 kilometres from the Melbourne CBD. The site was previously an Australian Rules Football venue. The oval and a portion of the stadium have been retained and converted into a retail precinct, now home to the Hawthorn Football Club. The site is over 80 hectares.

Summary Information - In Progress

ACQUISITION DATE	Dec 01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	$727.8m
TOTAL LOTS	1,320
PROJECT PERIOD (CALENDAR YEAR)	Mid 2002 - Early 2018
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Housing construction for Stage 8 now complete and construction on Stage 9A is progressing with sales of remaining terraces in this stage expected to be completed by the end of the year.

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YARRA'S EDGE, LORIMER STREET

DOCKLANDS, VIC

Yarra's Edge is a 14 hectare site located on the southern bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion the project will include around 2,000 dwellings with a mix of retail and commercial space. The following projects currently being developed include Yarra Point (31 level residential tower of 201 apartments), Array (39 level residential tower of 205 apartments) and River Homes (82 luxury medium density homes including 27 private marina berths).

Summary Information - In Progress	
ACQUISITION DATE	Mar 04
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	$648.2m
TOTAL LOTS	637
PROJECT PERIOD (CALENDAR YEAR)	Early 2004 - Mid 2017
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Yarra Point's construction was completed in March 2013. The project is around 90% sold. Array's construction commenced in April 2013 with completion anticipated mid 2015. The project is around 60% sold. Stage 4 of the River Precinct was completed in August 2012 and 2 homes remain available for sale. Marketing activity is concentrated on selling remaining stock.

Queensland

PROPERTY	LOCATION
BROOKWATER, MELALEUCA DRIVE	BROOKWATER, QLD
EPHRAIM ISLAND	PARADISE POINT, QLD
GAINSBOROUGH GREENS	PIMPAMA, QLD
MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD	TOWNSVILLE, QLD
MOSSVALE ON MANLY. MWRDP, KATHERINE STREET	WAKERLEY, QLD
TENNYSON REACH, 173 KING ARTHUR TERRACE	TENNYSON, QLD
THE SANCTUARY ON MOGGILL, 4 SANCTUARY WAY	MOGGILL, QLD
WATERFRONT, PARK PRECINCT, CUNNINGHAM STREET	NEWSTEAD, QLD
WATERFRONT, PIER PRECINCT, MWRDP, 1 NEWSTEAD TERRACE	NEWSTEAD, QLD

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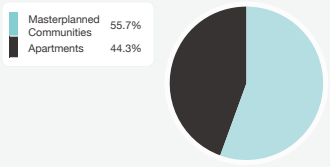
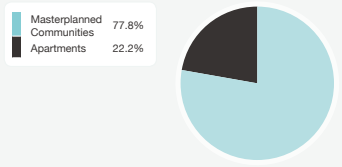
Development

Queensland

MIRVAC SHARE FORECAST REVENUE
$1.2 BILLION



LOTS UNDER CONTROL
3,078



In Progress

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Brookwater	**May 06**	**Springfield**	**$26.2m**	**57**	**41**	**33**	**33**	**Jul 09**	**Dec 14**	**$375,000**	**$715,000**	**Late 2007**	**Late 2014**		**Townhouses**	**100% Mirvac Limited**
Completed Stages			$11.7m	23	23	23	23	Jul 09	Jun 12	$399,000	$715,000	Late 2007	Mid 2012	100%		
Stage 2			$14.5m	34	18	10	10	Nov 12	Dec 14	$375,000	$535,000	Mid 2010	Late 2014	67%		
Ephraim Island	**Nov 01**	**Paradise Point**	**$482.2m**	**383**	**383**	**373**	**371**	**Jun 05**	**Apr 15**	**$495,000**	**$4,950,000**	**Mid 2003**	**Early 2015**		**Houses, apartments, villas, vacant land and marina berths**	50% Mirvac Limited 50% Lewis Land Group of Companies
Completed Stages			$276.1m	186	186	186	186	Apr 06	Apr 13	$495,000	$4,950,000	Mid 2004	Early 2013	100%		
Stage 1			$140.0m	136	136	135	135	Jun 05	Jun 14	$525,000	$2,800,000	Mid 2003	Mid 2014	100%		
Stage 4B			$66.1m	61	61	52	50	Apr 08	Apr 15	$495,000	$4,750,000	Mid 2006	Early 2015	100%		
Gainsborough Greens	**Oct 06**	**Pimpama**	**$90.9m**	**397**	**338**	**196**	**194**	**Dec 10**	**Feb 16**	**$143,000**	**$575,000**	**Late 2006**	**Early 2016**		**Vacant Land and Houses**	**100% Mirvac Limited**
Precinct 1a - Forest Green			$5.3m	49	49	49	49	Aug 12	Aug 12	$200,000	$340,000	Mid 2012	Mid 2012	100%		
Precinct 2 - Terrace Green			$32.3m	119	119	72	71	Dec 10	Jun 15	$143,000	$575,000	Late 2006	Mid 2015	100%		
Precinct 6.1 - Green Park			$31.7m	134	130	75	74	Feb 12	Feb 16	$211,000	$350,000	Early 2011	Early 2016	100%		
Precinct 6.3 - Green Park			$21.7m	95	40	0	0	Aug 13	Nov 15	$195,000	$330,000	Early 2013	Late 2015	80%		
Mariner's Peninsula	**Jun 06[3]**	**Townsville**	**$22.2m**	**19**	**17**	**11**	**11**	**Jun 09**	**Dec 15**	**$1,000,000**	**$2,625,000**	**Mid 2006**	**Late 2015**		**Houses, apartments and vacant land**	**100% Mirvac Limited**
Completed Stages			$10.1m	4	4	4	4	Jun 09	May 10	$2,330,000	$2,625,000	Mid 2006	Mid 2010	100%		
The Point - Land			$12.2m	15	13	7	7	Apr 12	Dec 15	$1,000,000	$1,245,000	Mid 2011	Late 2015	100%		

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Development

Queensland

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Mossvale on Manly MWRDP	**Jun 07[3]**	**Wakerley**	**$117.4m**	**181**	**168**	**159**	**152**	**Oct 08**	**Apr 14**	**$330,000**	**$810,000**	**Late 2007**	**Early 2014**		**Houses and vacant land**	**100% MWRDP (Mirvac Limited 20% equity interest)**
Completed Stages			$26.0m	39	39	39	39	Oct 08	Jan 10	$621,100	$749,550	Late 2007	Early 2010	100%		
Stage 09			$91.4m	142	129	120	113	Feb 10	Apr 14	$330,000	$810,000	Early 2009	Early 2014	92%		
Tennyson Reach	**Aug 05**	**Tennyson**	**$280.2m**	**207**	**207**	**187**	**187**	**May 09**	**Jun 15**	**$575,000**	**$5,250,000**	**Mid 2007**	**Mid 2015**		**Apartments and State tennis Centre**	**100% Mirvac Limited**
Stage 1 - Softstone and Lushington			$188.4m	115	115	112	112	May 09	Aug 14	$740,000	$4,875,000	Mid 2007	Mid 2014	100%		
Stage 2 - Farringford			$91.8m	92	92	75	75	Mar 10	Jun 15	$575,000	$5,250,000	Late 2007	Mid 2015	100%		
The Sanctuary on Moggill	**Sep 04**	**Moggill**	**$101.8m**	**357**	**350**	**292**	**287**	**Mar 07**	**Feb 15**	**$175,000**	**$595,000**	**Mid 2006**	**Early 2015**		**Detached spec houses, contract homes and vacant land**	**100% Mirvac Limited**
Completed Stages			$68.1m	228	228	228	228	Mar 07	Jun 12	$175,000	$595,000	Mid 2006	Mid 2012	100%		
Stage 2B			$15.7m	61	60	59	59	Feb 12	Jul 13	$230,000	$290,000	Early 2011	Mid 2013	100%		
Stage 3			$18.0m	68	62	5	0	Oct 13	Feb 15	$240,000	$330,000	Early 2013	Early 2015	28%		
Waterfront, Park Precinct	**Apr 08**	**Newstead**	**$91.1m**	**102**	**102**	**63**	**60**	**May 12**	**Jun 15**	**$450,000**	**$1,445,000**	**Mid 2010**	**Mid 2015**	**100%**	**Apartments**	**100% Mirvac Limited**
Waterfront MWRDP, Pier Precinct	**Jun 08**	**Newstead**	**$315.1m**	**99**	**99**	**60**	**60**	**Mar 11**	**Apr 17**	**$1,850,000**	**$14,250,000**	**Mid 2008**	**Early 2017**	**100%**	**Apartments**	**100% MWRDP (Mirvac Limited 20% equity interest)**

Proposed

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	DESCRIPTION	OWNERSHIP STRUCTURE
Brookwater	**May 06**	**Springfield**	**$73.7m**	**123**	**Early 2014**	**Late 2018**	**Townhouses**	**100% Mirvac Limited**
Gainsborough Greens	**Oct 06**	**Pimpama**	**$540.0m**	**1,938**	**Early 2015**	**Late 2025**	**Vacant Land and Houses**	**100% Mirvac Limited**
Waterfront, Park Precinct	**Apr 08**	**Newstead**	**$480.0m**	**570**	**Late 2015**	**Mid 2021**	**Apartments**	**100% Mirvac Limited**

1. SETTLEMENT DATE MAY VARY AS CIRCUMSTANCES CHANGE.
2. CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST. WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
3. TRANSACTION DATE.

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BROOKWATER, MELALEUCA DRIVE

BROOKWATER, QLD

Located 24km South West of the Brisbane CBD and 15 minutes from Ipswich, the Greater Springfield region has been identified by the State Government as a key growth corridor. Fairways Brookwater brings Mirvac's signature quality to this dynamic corner of South East Queensland. Nestled amongst the native bushland and surrounded by the Greg Norman designed Brookwater Golf Course, Fairways will deliver contemporary architect designed dwellings.

Summary Information - In Progress	
ACQUISITION DATE	May 06
LOCATION	Springfield
PROJECT VALUE (INCL. GST)	$26.2m
TOTAL LOTS	57
PROJECT PERIOD (CALENDAR YEAR)	Late 2007 - Late 2014
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

The project comprises six stages. Stage 1 is complete. Settlements have commenced in Stage 2. Construction of Stage 2 is ongoing and the delivery of the remaining stages will be completed progressively until the completion of the project. Fairways Brookwater will comprise approx. 185 lots in total when all stages have been delivered.

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EPHRAIM ISLAND

PARADISE POINT, QLD

Ephraim Island is a 9.6 hectare freehold title island located 9 km north of Surfers Paradise on the Gold Coast, Queensland. Developed in four stages, Ephraim Island comprises 383 apartments and houses across five precincts. The complex includes a restaurant, well-being centre, lap pool, spa, gym and day-spa facility. The island also has 115 private marina berths.

Summary Information - In Progress	
ACQUISITION DATE	Nov 01
LOCATION	Paradise Point
PROJECT VALUE (INCL. GST)	$482.2m
TOTAL LOTS	383
PROJECT PERIOD (CALENDAR YEAR)	Mid 2003 - Early 2015
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% Lewis Land Group of Companies

Project Update

Construction of the final stage on Ephraim Island was completed in April 2008. Marketing activities are focused on selling the remaining unsold apartments.

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GAINSBOROUGH GREENS

PIMPAMA, QLD

Gainsborough Greens is a large scale master planned community located in the north Surfers Paradise corridor, only 50km from the Brisbane CBD.

Summary Information - In Progress	
ACQUISITION DATE	Oct 06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	$90.9m
TOTAL LOTS	397
PROJECT PERIOD (CALENDAR YEAR)	Late 2006 - Early 2016
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

The development is being developed as two projects: a Community Scheme development and a freehold development. The first stages of the two projects have been constructed and are being progressively sold. The next stages will be commenced in line with market demand.

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MARINER'S PENINSULA, MARINER'S DRIVE, NORTH WARD

TOWNSVILLE, QLD

The site is located on "The Strand" in Townsville, North Queensland and enjoys 270 degree views across the adjacent marina and Cleveland Bay. The development comprises beachfront houses, land and apartments.

Summary Information - In Progress	
ACQUISITION DATE	Jun 06
LOCATION	Townsville
PROJECT VALUE (INCL. GST)	$22.2m
TOTAL LOTS	19
PROJECT PERIOD (CALENDAR YEAR)	Mid 2006 - Late 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Construction is now complete for stages in progress. Marketing activities are focused on selling remaining stock.

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MOSSVALE ON MANLY. MWRDP, KATHERINE STREET

WAKERLEY, QLD

Mossvale on Manly is a 503 lot residential subdivision consisting primarily of Mirvac built spec homes on traditional allotments. The project includes over 10ha of parklands with recreational facilities and tranquil waterways for residents of the estate. Mossvale on Manly is centrally located in Wakerley near shops, schools and recreational facilities and is approximately 14 kilometres east of the Brisbane CBD and 5 kilometres from Moreton Bay. MWRDP purchased Stage 9 and 10 (180 lots) from Mirvac in 2007.

Summary Information - In Progress	
ACQUISITION DATE	Jun 07
LOCATION	Wakerley
PROJECT VALUE (INCL. GST)	$117.4m
TOTAL LOTS	181
PROJECT PERIOD (CALENDAR YEAR)	Late 2007 - Early 2014
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

The final stage of the development comprising 131 spec homes and 11 land only lots is underway with a majority of the lots settled. The remaining lots are to be constructed and sold progressively.

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TENNYSON REACH, 173 KING ARTHUR TERRACE

TENNYSON, QLD

Tennyson Reach is located on the north-facing riverfront land, approximately 8km from the Brisbane CBD. The Queensland Tennis Centre occupies the southern half of the site with Tennyson Reach on the riverfront. The development comprises 207 apartments over three buildings which are up to 11 storeys in height. As a result of the Brisbane flood in January 2011, Mirvac made the decision to sell the balance undeveloped land parcels to the Brisbane City Council for use as Parkland. The sale to council settled in June 2011 and in December 2012 Mirvac completed the parkland construction works.

Summary Information - In Progress	
ACQUISITION DATE	Aug 05
LOCATION	Tennyson
PROJECT VALUE (INCL. GST)	$280.2m
TOTAL LOTS	207
PROJECT PERIOD (CALENDAR YEAR)	Mid 2007 - Mid 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Stage 1 comprised 115 apartments and construction was completed in April 2009. Stage 2 comprised 92 apartments and construction was completed in January 2010. Marketing activities are focused on selling the remaining unsold stock.

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THE SANCTUARY ON MOGGILL, 4 SANCTUARY WAY

MOGGILL, QLD

The Sanctuary on Moggill is a land only residential development located 18km West of the Brisbane CBD. The estate has a large park and cricket oval at its heart and is surrounded by semi rural properties and natural bushland while remaining in close proximity to amenities such as local schools, sporting facilities and shopping centres.

Summary Information - In Progress

ACQUISITION DATE	Sep 04
LOCATION	Moggill
PROJECT VALUE (INCL. GST)	$101.8m
TOTAL LOTS	357
PROJECT PERIOD (CALENDAR YEAR)	Mid 2006 - Early 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

The development comprises six stages, four of which are complete. Settlements are continuing within Stage 5 , and civil works on the final stage have commenced. The final stage was released to the market off the plan in early 2013 with the first settlements anticipated in the second half of the 2013 calendar year.

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WATERFRONT, PARK PRECINCT, CUNNINGHAM STREET

NEWSTEAD, QLD

Waterfront, Newstead, is a premium residential, retail and parkland development, located on a prime 10.5 hectare, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD and 8km from Brisbane Airport. Park comprises 8-16 storey building with 1, 2 and 3 bedroom apartments and a retail tenancy on the ground floor.

Summary Information - In Progress	
ACQUISITION DATE	Apr 08
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	$91.1m
TOTAL LOTS	102
PROJECT PERIOD (CALENDAR YEAR)	Mid 2010 - Mid 2015
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Construction was completed in mid 2012. Marketing activity is concentrated on selling remaining stock.

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WATERFRONT, PIER PRECINCT, MWRDP, 1 NEWSTEAD TERRACE

NEWSTEAD, QLD

Waterfront, Newstead, is a premium residential, retail and parkland development, located on a prime 10.5 hectare, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD. Pier comprises luxury 3, 4 bedroom and penthouse apartments across two buildings.

Summary Information - In Progress	
ACQUISITION DATE	Jun 08
LOCATION	Newstead
PROJECT VALUE (INCL. GST)	$315.1m
TOTAL LOTS	99
PROJECT PERIOD (CALENDAR YEAR)	Mid 2008 - Early 2017
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Construction was completed in March 2011 and activity is concentrated on selling remaining stock.

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Western Australia

PROPERTY	LOCATION
BEACHSIDE LEIGHTON, 1 FREEMAN LOOP	NORTH FREMANTLE, WA
BINNINGUP, LAKES PARADE	BINNINGUP, WA
HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE	JANE BROOK, WA
KENNEDY BAY, KENNEDY BAY DRIVE	KENNEDY BAY, WA
MANDURAH SYNDICATES, MWRDP	MANDURAH, WA
MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT	MANDURAH, WA
MINDARIE KEYS, ANCHORAGE DRIVE	MINDARIE, WA
THE PENINSULA, 26 THE CIRCUS	BURSWOOD, WA
THE POINT, 1 - 5 POLO DRIVE	MANDURAH, WA
SWANBOURNE, BIRRIGON LOOP	SWANBOURNE, WA

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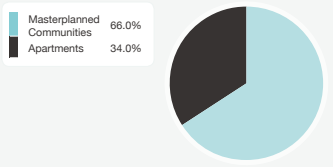
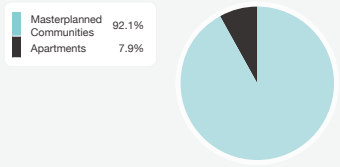
Development

Western Australia

MIRVAC SHARE FORECAST REVENUE
$0.8 BILLION



LOTS UNDER CONTROL
3,402



In Progress

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Beachside Leighton	**Aug 06**	**Leighton**	**$169.3m**	**68**	**67**	**64**	**61**	**Nov 10**	**Sep 14**	**$840,000**	**$8,950,000**	**Mid 2006**	**Late 2014**		**Apartments / Retail**	**100% Mirvac Limited**
Stage 1 - Lot 2			$155.4m	61	60	60	59	Nov 10	Sep 14	$840,000	$8,950,000	Mid 2006	Late 2014	100%		
Stage 1A - Lot 2			$13.9m	7	7	4	2	Jun 12	Jun 14	$1,850,000	$2,600,000	Early 2007	Mid 2014	100%		
Binningup	**Jan 09**	**Binningup**	**$8.7m**	**42**	**40**	**20**	**20**	**Jul 09**	**Oct 15**	**$135,000**	**$249,000**	**Early 2009**	**Late 2015**		**Land lots**	**PDA with Binningup Nominees**
Stage 5 - Lakewood Shores			$2.9m	18	17	10	10	Jul 09	Jun 15	$135,000	$189,000	Early 2009	Mid 2015	100%		
Stage 6 - Lakewood Shores			$5.8m	24	23	10	10	Feb 10	Oct 15	$179,000	$249,000	Early 2009	Late 2015	100%		
Highland Reserve at Jane Brook	**Jul 06**	**Jane Brook**	**$52.0m**	**186**	**155**	**123**	**106**	**Jun 11**	**Jul 15**	**$235,000**	**$700,000**	**Late 2009**	**Mid 2015**		**Land lots**	**100% Mirvac Limited**
Stage 1			$9.8m	38	36	36	36	Jun 11	Jul 15	$245,000	$272,000	Late 2009	Mid 2015	100%		
Stage 2			$13.8m	51	50	48	47	Jan 13	Oct 13	$244,000	$700,000	Early 2010	Late 2013	100%		
Stage 3			$10.7m	28	28	25	23	Mar 13	Sep 13	$259,000	$560,000	Mid 2010	Late 2013	100%		
Stage 4			$17.8m	69	41	14	0	Oct 13	Dec 14	$235,000	$379,000	Early 2011	Late 2014	51%		
Kennedy Bay	**Oct 06**	**Port Kennedy**	**$117.4m**	**390**	**0**	**0**	**0**	**Jul 14**	**Dec 20**	**$213,750**	**$486,000**	**Late 2006**	**Late 2020**	**18%**	**Land subdivision**	**PDA with WABGR**
Mandurah Syndicates MWRDP		**Mandurah**	**$103.3m**	**500**	**392**	**349**	**339**	**Jun 08**	**Sep 15**	**$120,000**	**$2,310,000**	**Mid 2007**	**Late 2015**			**100% MWRDP (Mirvac Limited 20% equity interest)**
Bridgewater MWRDP	**Jun 07[3]**	Mandurah	$28.9m	161	83	75	74	Jun 08	Sep 15	$130,000	$260,000	Mid 2007	Late 2015		Land	
Meadow Springs MWRDP Syndicate	**Jun 07[3]**	Mandurah	$43.2m	233	233	206	197	Apr 09	Apr 14	$120,000	$239,500	Mid 2007	Early 2014		Land	
Seascapes Town Centre MWRDP Syndicate	**Jun 08[3]**	Mandurah	$31.2m	106	76	68	68	Mar 09	Mar 14	$120,000	$2,310,000	Mid 2008	Early 2014		Mix of residential and retail lots	

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PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE[1] FROM	SETTLEMENT DATE[1] TO	CURRENT PRICE RANGE FROM	CURRENT PRICE RANGE TO	PROJECT PERIOD (CALENDAR YEAR) FROM	PROJECT PERIOD (CALENDAR YEAR) TO	CONSTRUCTION PROGRESS[2]	DESCRIPTION	OWNERSHIP STRUCTURE
Mandurah Syndicates Funds Management		**Mandurah**	**$255.5m**	**1,199**	**995**	**959**	**952**	**Mar 06**	**Jun 16**	**$122,000**	**$3,080,131**	**Early 2006**	**Mid 2016**			**100% Mirvac Development Fund - Meadow Springs**
Mirvac Development Fund - Meadow Springs	Jun 06	Mandurah	$126.1m	645	497	471	469	Dec 06	Jun 16	$127,917	$3,080,131	Mid 2006	Mid 2016		Land	100% Mirvac Development Fund - Meadow Springs
Mirvac Development Fund - Seascapes	Dec 05	Mandurah	$129.3m	554	498	488	483	Mar 06	Oct 14	$122,000	$773,000	Early 2006	Late 2014		Land	100% Mirvac Development Fund - Seascapes
Mindarie Keys	**Jan 96**	**Mindarie**	**$298.3m**	**1,541**	**1,541**	**1,539**	**1,538**	**Jun 07**	**Dec 13**	**$185,000**	**$12,635,000**	**Mid 1996**	**Late 2013**		**Land subdivision**	**15% Equity Share**
Completed Stages			$273.1m	1,519	1,519	1,519	1,519	Jun 07	Apr 10	$185,000	$12,635,000	Mid 1996	Early 2010	100%		
Stage 5B			$25.2m	22	22	20	19	Jun 08	Dec 13	$790,000	$1,800,000	Early 2007	Late 2013	100%		
Swanbourne	**Jun 05**	**Swanbourne**	**$11.3m**	**9**	**9**	**9**	**9**	**Mar 13**	**Jun 13**	**$3,135,000**	**$8,200,000**	**Early 2008**	**Mid 2013**	**100%**	**Land subdivision and houses**	**50% Mirvac Limited 50% Landcorp**
The Peninsula	**Feb 03**	**Burswood**	**$473.6m**	**410**	**395**	**374**	**374**	**May 07**	**May 15**	**$450,000**	**$13,395,000**	**Early 2003**	**Mid 2015**		**Luxury housing, apartment buildings and golf course apartments**	**50% Mirvac Limited 50% AustralianSuper Fund**
Completed Stages			$244.5m	197	197	197	197	May 07	Jun 13	$475,000	$13,395,000	Late 2003	Mid 2013	100%		
Lot 15			$3.4m	8	0	0	0	Nov 13	Jun 14	$450,000	$550,000	Mid 2010	Mid 2014	0%		
Lot 8C			$2.9m	6	0	0	0	Nov 13	May 14	$500,000	$600,000	Early 2012	Mid 2014	100%		
Tower 1 - Allegro			$1.6m	2	1	1	1	Oct 13	Oct 13	$450,000	$825,000	Early 2003	Late 2013	100%		
Tower 4 - Aurora			$150.5m	133	133	120	120	Dec 09	May 15	$534,750	$4,200,000	Mid 2006	Mid 2015	100%		
Tower 5 - Aquarius			$70.7m	64	64	56	56	Jun 10	Feb 15	$599,000	$2,600,000	Early 2007	Early 2015	100%		
The Point	**Dec 05**	**Mandurah**	**$160.8m**	**138**	**138**	**137**	**137**	**Dec 08**	**Sep 13**	**$295,000**	**$4,385,000**	**Late 2005**	**Late 2013**		**Apartments**	**100% Mirvac Limited**
Completed Stages			$103.7m	91	91	91	91	Dec 08	Jun 13	$295,000	$4,385,000	Late 2005	Mid 2013	100%		
Building C			$57.1m	47	47	46	46	Dec 08	Sep 13	$490,000	$3,750,000	Late 2005	Late 2013	100%		

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Development
Western Australia

Proposed

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INC GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR) FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
Beachside Leighton	Aug 06	Leighton	$171.3m	89	Early 2007	Early 2019	Apartments / Retail	100% Mirvac Limited
Binningup	Jan 08	Binningup	$346.0m	1,303	Mid 2008	Late 2028	Land lots	PDA with Binningup Nominees
Bridgewater MWRDP	Jun 07	Mandurah	$27.8m	168	Mid 2012	Late 2018	Land	100% MWRDP (Mirvac Limited 20% equity interest)
Bridgewater Built Form	Aug 03	Mandurah	$9.1m	392	Mid 2010	Late 2013	Sale of Bridgwater North 2 (Waterline) to MWRDP	100% Mirvac Limited
Highland Reserve at Jane Brook	Jul 06	Jane Brook	$18.6m	39	Mid 2010	Late 2015	Land lots	100% Mirvac Limited
Meadow Springs MWRDP Syndicate	Jun 07[3]	Mandurah	$44.7m	241	Mid 2007	Mid 2017	Land	100% MWRDP (Mirvac Limited 20% equity interest)
Seascapes Town Centre MWRDP Syndicate	Jun 08[3]	Mandurah	$26.4m	69	Late 2012	Early 2016	Mix of residential and retail lots	100% MWRDP (Mirvac Limited 20% equity interest)
The Peninsula	Feb 03	Burswood	$183.0m	154	Mid 2009	Late 2019	Luxury housing, apartment buildings and golf course apartments	50% Mirvac Limited 50% AustralianSuper Fund

1. SETTLEMENT DATE MAY VARY AS CIRCUMSTANCES CHANGE.
2. CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST. WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
3. TRANSACTION DATE.

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BEACHSIDE LEIGHTON, 1 FREEMAN LOOP

NORTH FREMANTLE, WA

The site occupies a coastal location approximately 20km south-west of the CBD. The development is mixed use, comprising apartments, terraces, retail and tourism. Beachside Leighton has achieved a number of awards, including HIA Greensmart Design Award 2008, Royal Institute of Architects Harold Krantz (WA) Multiple Dwelling 2011, Best Overall Commercial Contractor, Deep Green Landscaping 2011.

Summary Information - In Progress	
ACQUISITION DATE	Aug 06
LOCATION	Leighton
PROJECT VALUE (INCL. GST)	$169.3m
TOTAL LOTS	68
PROJECT PERIOD (CALENDAR YEAR)	Mid 2006 - Late 2014
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Construction complete for Stage 1 and activity is concentrated on selling remaining stock. Development concepts for Stage 2 being investigated.

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BINNINGUP, LAKES PARADE

BINNINGUP, WA

Mirvac has entered into a development services agreement to transform 270 hectares of land located alongside the existing Binningup town site (in Western Australia's South West region) into a vibrant coastal community. The site features over 3kms of frontage to the Indian Ocean and an existing nine-hole golf course. Mirvac is currently working through the structure planning process to deliver a vision for the site including a mix of land lots and a coastal village featuring a range of mixed use facilities.

Summary Information - In Progress	
ACQUISITION DATE	Jan 09
LOCATION	Binningup
PROJECT VALUE (INCL. GST)	$8.7m
TOTAL LOTS	42
PROJECT PERIOD (CALENDAR YEAR)	Early 2009 - Late 2015
OWNERSHIP STRUCTURE	PDA with Binningup Nominees

Project Update

Sales progress continues on the existing land subdivision at Lakewood Shores.

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HIGHLAND RESERVE AT JANE BROOK, JANE BROOK DRIVE

JANE BROOK, WA

Highland Reserve at Jane Brook is located 20km north east of the Perth CBD and offers a mix of single residential and rural lifestyle lots for aspiring buyers. The project adjoins the John Forrest National Park and is set in a bushland landscape, enjoying uninterrupted views over the Perth metropolitan area.

Summary Information - In Progress	
ACQUISITION DATE	Jul 06
LOCATION	Jane Brook
PROJECT VALUE (INCL. GST)	$52.0m
TOTAL LOTS	186
PROJECT PERIOD (CALENDAR YEAR)	Late 2009 - Mid 2015
OWNERSHIP STRUCTURE	100% Mirvc Limited

Project Update

The project is being developed in six stages. Stages 1, 2 and 3 are complete and in response to ongoing strong levels of market enquiry, Stage 4 civil works commenced in February 2013 with completion expected late 2013.

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KENNEDY BAY, KENNEDY BAY DRIVE

KENNEDY BAY, WA

Kennedy Bay is a master planned integrated development based on a "main street" beach front village centre precinct. This unique project fronts 4.5km of north facing beachfront within the Shoalwater Islands Marine Park. The project will be developed over 8-10 years in 3 stages, with each stage including a range of housing lot choices, short stay accommodation and public infrastructure.

Summary Information - In Progress	
ACQUISITION DATE	Oct 06
LOCATION	Port Kennedy
PROJECT VALUE (INCL. GST)	$117.4m
TOTAL LOTS	390
PROJECT PERIOD (CALENDAR YEAR)	Late 2006 - Late 2020
OWNERSHIP STRUCTURE	PDA with WABGR

Project Update

Mirvac continues to work through the planning process. The Department of Planning has given in principle approval for the re-worked masterplan. A new agreement with government is expected to be agreed late 2013.

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MANDURAH SYNDICATES, MWRDP

MANDURAH, WA

The Mandurah Syndicates MWRDP comprises the master planned communities of Meadow Springs, The Village at Seascapes and Bridgewater. Mirvac Limited has a 20% ownership in the MWRDP. The communities are all located within the Mandurah metropolitan area, leveraging off amenity in the form of golf course lifestyle for Meadow Springs, coastal living for The Village at Seascapes and estuary residences for Bridgewater.

Summary Information - In Progress	
ACQUISITION DATE	N/A
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	$103.3m
TOTAL LOTS	500
PROJECT PERIOD (CALENDAR YEAR)	Mid 2007 - Late 2015
OWNERSHIP STRUCTURE	100% MWRDP (Mirvac Limited 20% equity interest)

Project Update

Each project continues to deliver lots to the market, predominately targeting 1st and 2nd home buyers. Meadow Springs has commenced construction of its next stage. Completion of the northern extension of Pebble Beach Boulevard has allowed the two parts of the development to be linked. The Village at Seascapes has seen an increase in traffic since the opening of the retail precinct and the release of new stages. Bridgewater has seen an increase in sales and very few lots remain unsold.

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MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT

MANDURAH, WA

The Mandurah Syndicates Mirvac Funds Management comprises the master planned communities of Meadow Springs and Seascapes. The communities are all located within the Mandurah metropolitan area, leveraging off amenity in the form of golf course lifestyle for Meadow Springs and coastal living for Seascapes.

Summary Information - In Progress	
ACQUISITION DATE	N/A
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	$255.5m
TOTAL LOTS	1,199
PROJECT PERIOD (CALENDAR YEAR)	Early 2006 - Mid 2016
OWNERSHIP STRUCTURE	100% Mirvac Development Fund - Meadow Springs

Project Update

Each project is continuing to deliver lots to the market, predominately targeting 1st and 2nd home buyers. The completion of recent stages at Meadow Springs and Seascapes has seen an increase in sales traffic. The Quarry Adventure Park also continues to attract purchasers.

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MINDARIE KEYS, ANCHORAGE DRIVE

MINDARIE, WA

The site is located within the established suburb of Mindarie and is 35 minutes from the Perth CBD and five minutes from the City of Joondalup. The development comprises developed built form lots as well as the final land subdivision lots around the existing Marina.

Summary Information - In Progress	
ACQUISITION DATE	Jan 96
LOCATION	Mindarie
PROJECT VALUE (INCL. GST)	$298.3m
TOTAL LOTS	1,541
PROJECT PERIOD (CALENDAR YEAR)	Mid 1996 - Late 2013
OWNERSHIP STRUCTURE	15% Equity Share

Project Update

Marketing activities are focused on selling the remaining unsold lots. It is anticipated the project will be complete in FY14.

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THE PENINSULA, 26 THE CIRCUS

BURSWOOD, WA

The 17.1 hectare site is located within the town of Victoria Park approximately 5km east of Perth CBD, immediately adjacent to the Burswood Casino and Entertainment complex and has magnificent views across the Burswood Park Golf Course and the Swan River to Perth CBD.

Summary Information - In Progress	
ACQUISITION DATE	Feb 03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	$473.6m
TOTAL LOTS	410
PROJECT PERIOD (CALENDAR YEAR)	Early 2003 - Mid 2015
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% AustralianSuper Fund

Project Update

Construction complete for stages in progress and activity is concentrated on selling remaining stock. Development concepts for next stage being investigated.

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THE POINT, 1 - 5 POLO DRIVE

MANDURAH, WA

Located 50 minutes drive south of Perth overlooking the Harvey Estuary, The Point development comprises three residential apartment towers and includes a Sebel hotel. Facilities include swimming pools, conference facilities and "M on The Point" restaurant.

Summary Information - In Progress	
ACQUISITION DATE	Dec 05
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	$160.8m
TOTAL LOTS	138
PROJECT PERIOD (CALENDAR YEAR)	Late 2005 - Late 2013
OWNERSHIP STRUCTURE	100% Mirvac Limited

Project Update

Construction is completed and activity is concentrated on selling remaining stock.

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SWANBOURNE, BIRRIGON LOOP

SWANBOURNE, WA

The redeveloped former Swanbourne High School site offers a range of housing options in an established Western suburb. It is close to parklands and local amenities and is ideally situated close to Swanbourne beach and 10kms from Perth CBD. Swanbourne has received a number of awards; the National HIA Greensmart Award for Energy Efficiency and the Western Australia Property Council Award for Best Sustainable Development.

Summary Information - In Progress	
ACQUISITION DATE	Jun 05
LOCATION	Swanbourne
PROJECT VALUE (INCL. GST)	$11.3m
TOTAL LOTS	9
PROJECT PERIOD (CALENDAR YEAR)	Early 2008 - Mid 2013
OWNERSHIP STRUCTURE	50% Mirvac Limited 50% Landcorp

Project Update

Final settlement achieved in June 13. The project is now complete.

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Commercial

PROPERTY	LOCATION	OWNERSHIP
8 CHIFLEY SQUARE	SYDNEY, NSW	50% MIRVAC, 50% KEPPEL REIT
200 GEORGE STREET	SYDNEY, NSW	50% MIRVAC, 50% AWOF
699 BOURKE STREET	MELBOURNE, VIC	100% MIRVAC
664 COLLINS STREET	MELBOURNE, VIC	100% MIRVAC
TREASURY BUILDING, CNR BARRACK STREET & ST GEORGES TERRACE	PERTH, WA	50% MIRVAC, 50% KEPPEL REIT

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8 CHIFLEY SQUARE

SYDNEY, NSW

A premium grade commercial office development on a landmark Sydney CBD site. Key to the design is the innovative tenancy "villages" concept. The tower comprises seven unique villages each providing unparalled connectivity, interaction and amenity through vertical integration. The villages range in size from 1,800 to 2,650 sqm, with a total net lettable area of over 19,100 sqm.

Summary Information

VALUATION AS AT 30 JUN 13	$138.6m[1]
VALUER	DIRECTORS VALUATION
LAST EXTERNAL VALUATION	31 Dec 11
PROJECT COST	$154.4m[2]
ACQUISITION DATE	Apr 06
FORECAST COMPLETION	FY14

Ownership

50% MPT, 50% KEPPEL REIT

Project Update

Leasing program continues with 70.0% of NLA currently committed. Practical completion was achieved in July 2013 with the project focus now on leasing the remaining stock within the building.

1. REPRESENTS MIRVAC'S OWNERSHIP.
2. REPRESENTS MIRVAC'S OWNERSHIP OF TOTAL PROJECT, INCLUDING LAND AND INTEREST COSTS.

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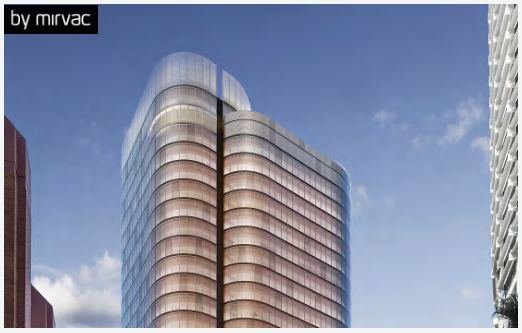
200 GEORGE STREET

SYDNEY, NSW



The 200 George Street[1] development site is located at the northern end of the Sydney CBD in a key location and incorporates three existing buildings, being 190 & 200 George Street and 4 Dalley Street. The completed office tower will comprise approx. 39,200sqm of net lettable area over 33 office levels and 63 tenant car spaces. The development is targeting a 5 Star Green Star Design rating and 5 Star NABERS Energy rating and aims to achieve a PCA "Premium Grade" rating.

Summary Information

VALUATION AS AT 30 JUN 13	$44.1m[2]
VALUER	DIRECTORS VALUATION
LAST EXTERNAL VALUATION	31 Dec 12
PROJECT COST	$285.5m[3]
ACQUISITION DATE	Aug 03
FORECAST COMPLETION	FY16

Ownership

50% MIRVAC, 50% AWOF

Project Update

An anchor tenant has been secured at 200 George Street with Ernst & Young agreeing to lease 74% of the building's net lettable area for a 10 year term.

1. IMAGE IS ARTIST IMPRESSION OF COMPLETED DEVELOPMENT.
2. REPRESENTS MIRVAC'S OWNERSHIP.
3. REPRESENTS MIRVAC'S OWNERSHIP OF TOTAL PROJECT, INCLUDING LAND AND INTEREST COSTS.

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699 BOURKE STREET

MELBOURNE, VIC

The 699 Bourke Street[1] development is located at the northern end of the 664 Collins Street development deck (this site forms part of an air rights development above the western edge of Melbourne's major transport hub - Southern Cross Station). The total proposed building area is 18,644sqm of net lettable area.

Summary Information

VALUATION AS AT 30 JUN 13	N/A
VALUER	N/A
LAST EXTERNAL VALUATION	N/A
PROJECT COST	$122.6m[2]
ACQUISITION DATE	Sep 07
FORECAST COMPLETION	FY15

Ownership

100% MIRVAC

Project Update

Mirvac and AGL have executed an Agreement for Lease detailing that AGL will lease 15,000sqm (79% of net lettable area) at the 699 Bourke Street building. Construction commenced on site in August 2013 with practical completion targeted for March 2015.

1. IMAGE IS ARTIST IMPRESSION OF COMPLETED DEVELOPMENT.
2. REPRESENTS MIRVAC'S OWNERSHIP OF TOTAL PROJECT, INCLUDING LAND AND INTEREST COSTS.

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664 COLLINS STREET

MELBOURNE, VIC

The Collins Street[1] development is located at the southern end of the development deck (this site forms part of an air rights development that sits above the western edge of Melbourne's major transport hub - Southern Cross Station). The total proposed building area is 22,313 sqm.

Summary Information

VALUATION AS AT 30 JUN 13	N/A
VALUER	N/A
LAST EXTERNAL VALUATION	N/A
PROJECT COST	$147.5m[2]
ACQUISITION DATE	Sep 07
FORECAST COMPLETION	FY17

Ownership

100% MIRVAC

Project Update

Town Planning approval documentation has been submitted and construction cost estimates have been completed. Ongoing discussions with possible tenants are continuing.

1. IMAGE IS ARTIST IMPRESSION OF COMPLETED DEVELOPMENT.
2. REPRESENTS MIRVAC'S OWNERSHIP OF TOTAL PROJECT, INCLUDING LAND AND INTEREST COSTS.

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TREASURY BUILDING, CNR BARRACK STREET & ST GEORGES TERRACE

PERTH, WA

The Treasury Building[1] will comprise approx. 30,800sqm of net lettable area split over 33 levels and will target a 4.5 star NABERS rating and 5 Star Green Star rating. The tower is fully committed to the WA Government for a 25 year lease term.

Summary Information	
VALUATION AS AT 30 JUN 13	N/A
VALUER	N/A
LAST EXTERNAL VALUATION	N/A
PROJECT COST	$140.2m[2]
ACQUISITION DATE	Jul 12
FORECAST COMPLETION	FY15

Ownership

50% MPT, 50% KEPPEL REIT

Project Update

Mirvac sold 50% of its interest in The Treasury Building to Keppel REIT on 28 March 2013. Demolition, ground anchoring and piling has been completed and the construction of the building core has commenced.

1. IMAGE IS ARTIST IMPRESSION OF COMPLETED DEVELOPMENT.
2. REPRESENTS MIRVAC'S OWNERSHIP OF TOTAL PROJECT, INCLUDING LAND AND INTEREST COSTS.

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The information contained in this Property Compendium is dated 30 June 2013, unless otherwise stated.

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