

for  
the  
future

# H2O Property Compendium

Reimagine Urban Life — 06.02.2020

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# Investment Overview



South Eveleigh, Sydney

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

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

# Investment Overview

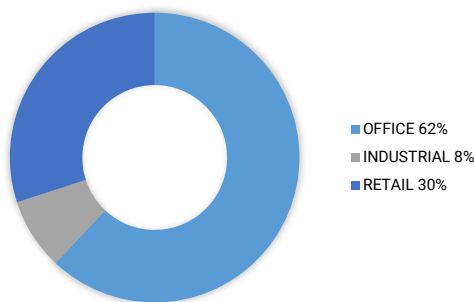
## Property Portfolio

as at 31 DECEMBER 2019

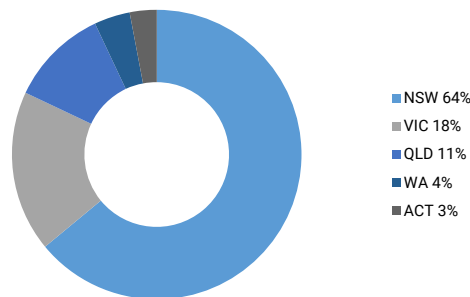
TYPE OF PROPERTY	NO. OF PROPERTIES <sup>1</sup>	BOOK VALUE <sup>2</sup>	GLA/NLA (sqm)	WALE (by income)	OCCUPANCY (by area)	CAP RATE
OFFICE	29	\$7,088m	685,882 sqm	6.9 yrs	98.5%	5.25%
INDUSTRIAL	10	\$927m	469,315 sqm	7.4 yrs	100.0%	5.69%
RETAIL	16	\$3,457m	428,652 sqm	4.0 yrs	99.0%	5.37%
<b>SUBTOTAL</b>	<b>55</b>	<b>\$11,644m<sup>3</sup></b>	<b>1,583,849 sqm</b>	<b>5.9 yrs</b>	<b>99.1%</b>	<b>5.34%</b>
OTHER INVESTMENTS	n/a	\$251m	n/a	n/a	n/a	n/a
<b>TOTAL PORTFOLIO</b>	<b>55</b>	<b>\$11,895m<sup>3</sup></b>	<b>1,583,849 sqm</b>	<b>5.9 yrs</b>	<b>99.1%</b>	<b>5.34%</b>

## Property Portfolio Diversification

### Sector Diversification<sup>4</sup>

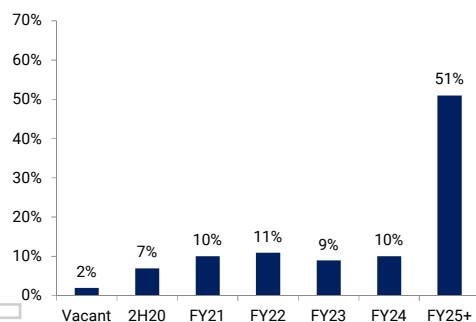


### Geographic Diversification<sup>4</sup>

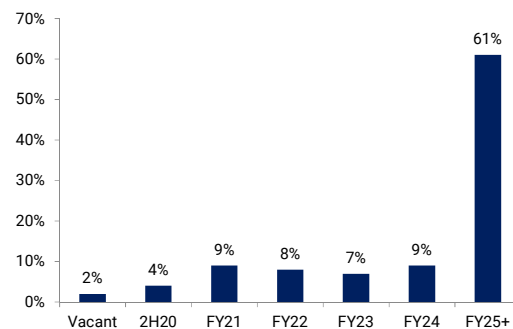


## Lease Expiry Profile<sup>5</sup>

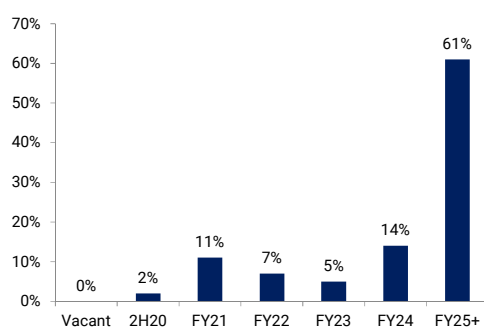
### Total Portfolio



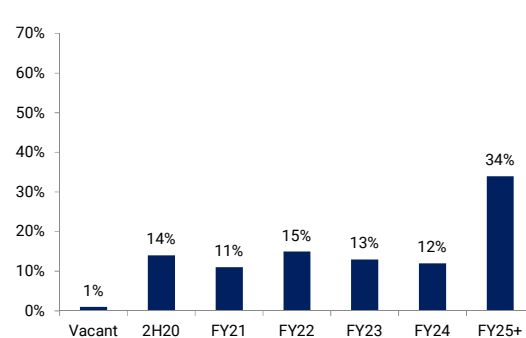
### Office Portfolio



### Industrial Portfolio



### Retail Portfolio



1. Portfolio number includes investment properties under construction (IPUC), but excludes properties being held for development.

2. Portfolio value includes IPUC, and properties being held for development and excludes AASB 16 lease liability gross up amounts. Subject to rounding.

3. Includes \$172m of residential IPUC, relating to Building 3 and 5 at Pavilions, held by Australian Build to Rent Club and excludes AASB 16 lease liability gross up amounts.

4. By book value, including IPUC and properties being held for development, but excluding other investments.

5. By income, excludes other investments, IPUC and properties being held for development.

# Office

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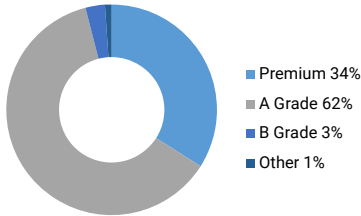


80 Ann St, Brisbane (artist impression)

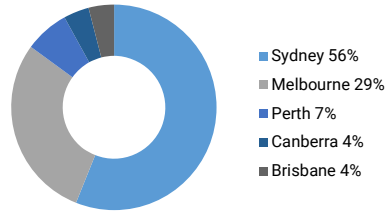
Comprising 62% of Mirvac's property portfolio, the office portfolio is focused on the core markets of Sydney and Melbourne and has a weighted average lease expiry of 6.9 years.

# Office

## Grade Diversification<sup>1</sup>



## Geographic Diversification<sup>2</sup>



PROPERTY	LOCATION	NLA	% OF OFFICE PORTFOLIO BOOK VALUE <sup>3</sup>	GROSS OFFICE RENT	VALUATION AT 31 DEC 2019 <sup>4</sup>	NABERS RATING	
1	101-103 MILLER STREET	NORTH SYDNEY, NSW	37,473 SQM	4.4%	\$1,005/SQM	\$309.8m	5.0 Star
2	40 MILLER STREET	NORTH SYDNEY, NSW	12,615 SQM	2.5%	\$901/SQM	\$175.0m	5.0 Star
3	10-20 BOND STREET	SYDNEY, NSW	38,298 SQM	4.6%	\$1,137/SQM	\$329.2m	5.5 Star
4	200 GEORGE STREET	SYDNEY, NSW	38,983 SQM	7.1%	\$1,341/SQM	\$504.8m	5.5 Star
5	275 KENT STREET	SYDNEY, NSW	76,047 SQM	12.1%	\$1,109/SQM	\$860.0m	5.0 Star
6	60 MARGARET STREET	SYDNEY, NSW	40,875 SQM	4.9%	\$1,013/SQM	\$345.3m	4.0 Star
7	QUAY WEST CAR PARK, 109-111 HARRINGTON STREET	SYDNEY, NSW	398 SQM	0.5%	-	\$38.9m	-
8	75 GEORGE STREET	PARRAMATTA, NSW	9,568 SQM	1.2%	\$615/SQM	\$87.6m	2.0 Star
9	1 DARLING ISLAND	PYRMONT, NSW	22,197 SQM	4.3%	\$847/SQM	\$307.0m	6.0 Star
10	65 PIRRAMA ROAD	PYRMONT, NSW	15,931 SQM	2.7%	\$796/SQM	\$189.4m	6.0 Star
11	SOUTH EVELEIGH (BUILDINGS 1 & 3)	SOUTH EVELEIGH, NSW	48,995 SQM	2.8%	\$692/SQM	\$200.4m	-
12	699 BOURKE STREET	MELBOURNE, VIC	19,303 SQM	1.5%	\$689/SQM	\$106.3m	5.0 Star
13	90 COLLINS STREET	MELBOURNE, VIC	21,308 SQM	3.7%	\$747/SQM	\$260.7m	4.0 Star
14	367 COLLINS STREET	MELBOURNE, VIC	37,863 SQM	5.7%	\$702/SQM	\$406.8m	4.0 Star
15	664 COLLINS STREET	MELBOURNE, VIC	26,476 SQM	2.1%	\$665/SQM	\$150.0m	5.5 Star
16	383 LA TROBE STREET	MELBOURNE, VIC	10,211 SQM	1.8%	\$667/SQM	\$124.2m	2.5 Star
17	380 ST KILDA ROAD	MELBOURNE, VIC	24,554 SQM	2.6%	\$513/SQM	\$182.0m	5.0 Star
18	RIVERSIDE QUAY	SOUTHBANK, VIC	31,833 SQM	4.8%	\$661/SQM	\$340.0m	4.5 Star
19	2 RIVERSIDE QUAY	SOUTHBANK, VIC	21,132 SQM	2.0%	\$672/SQM	\$145.0m	5.0 Star
20	23 FURZER STREET	PHILLIP, ACT	46,167 SQM	4.3%	\$527/SQM	\$306.5m	6.0 Star
21	340 ADELAIDE STREET	BRISBANE, QLD	12,727 SQM	1.1%	\$602/SQM	\$74.8m	4.5 Star
22	189 GREY STREET	SOUTHBANK, QLD	12,729 SQM	1.2%	\$668/SQM	\$86.7m	4.5 Star
23	ALLENDALE SQUARE, 77 ST GEORGES TERRACE	PERTH, WA	28,969 SQM	3.2%	\$925/SQM	\$229.0m	4.0 Star
<b>OFFICE INVESTMENT PROPERTIES TOTAL</b>			<b>634,652 SQM</b>	<b>93.4%</b> <sup>5</sup>		<b>\$6,035.3m</b> <sup>5</sup>	
24	SOUTH EVELEIGH (BUILDING 2)	SOUTH EVELEIGH, NSW				\$138.4m	
25	LOCOMOTIVE WORKSHOPS	SOUTH EVELEIGH, NSW				\$110.2m	
26	80 ANN STREET	BRISBANE, QLD				\$90.6m	
27	477 COLLINS STREET	MELBOURNE, VIC				\$250.7m	
<b>OFFICE INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL</b>						<b>\$589.9m</b>	
<b>OFFICE INVESTMENT PROPERTIES AND INVESTMENT PROPERTIES UNDER CONSTRUCTION TOTAL</b>			<b>634,652 SQM</b>			<b>\$6,625.2m</b> <sup>5</sup>	
28	8 CHIFLEY SQUARE	SYDNEY, NSW	19,349 SQM	3.4%	\$1,636/SQM	\$239.6m	5.0 Star
29	DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET	PERTH, WA	31,881 SQM	3.2%	\$915/SQM	\$223.5m	5.0 Star
<b>INVESTMENTS IN JOINT VENTURES TOTAL</b>			<b>51,230 SQM</b>	<b>6.6%</b>		<b>\$463.1m</b>	
<b>OFFICE TOTAL</b>			<b>685,882 SQM</b>	<b>100%</b> <sup>5</sup>		<b>\$7,088.3m</b> <sup>5</sup>	
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>						<b>6.9 YEARS</b>	
<b>OCCUPANCY % (BY AREA)</b>						<b>98.5%</b>	

1. By book value, excluding IPUC and properties being held for development.

2. By book value, including IPUC and properties being held for development.

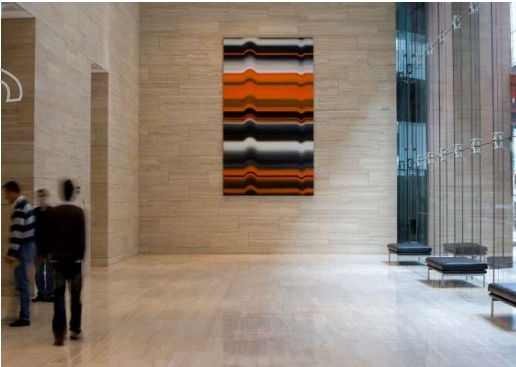
3. Excludes office properties under development.

4. Book values represent Mirvac's ownership.

5. This total value includes 37 & 51 Pitt/6-8 Underwood Streets, Sydney, valued at \$161.0m, 55 Coonara Avenue West Pennant Hills, valued at \$76.5m, and 53 Walker Street & 97 Pacific Highway, North Sydney, valued at \$25.9m, which are being held for development, and various other of \$12.5m. These assets are excluded from all other metrics. Subject to rounding.

# Investment Property Office

**101-103 MILLER STREET  
NORTH SYDNEY, NSW**



This landmark premium grade office tower and major retail centre is located above Greenwood Plaza 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. A premium grade office tower in North Sydney, it has achieved a 5 Star Green Star rating and a 5 Star NABERS Energy rating.

## Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Nuveen
NLA	37,473 SQM
CAR SPACES	184
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$309.8m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,005/SQM

Major Tenants	NLA SQM	Lease Expiry
Commonwealth Government	10,324	Nov-26
Genworth Financial Mortgage Insurance	5,898	Jul-23

## Lease Expiry Profile % Income

VACANCY	0.5%
2H20	0.3%
FY21	0.2%
FY22	17.7%
FY23	1.4%
FY24	24.4%
FY25+	55.5%
WALE	5.4 YEARS

1. Book value represents Mirvac's ownership.

# Investment Property Office

**40 MILLER STREET  
NORTH SYDNEY, NSW**



40 Miller Street is an A-grade office building located adjacent to North Sydney Railway Station. Developed by Mirvac in 2000, it enjoys commanding views of Sydney harbour from all floors, with outdoor balconies providing additional amenity for tenants. The building has achieved a 5 Star NABERS Energy rating.

## Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	12,615 SQM
CAR SPACES	105
ACQUISITION DATE	May-98
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$175.0m
VALUER	Savills
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$901/SQM

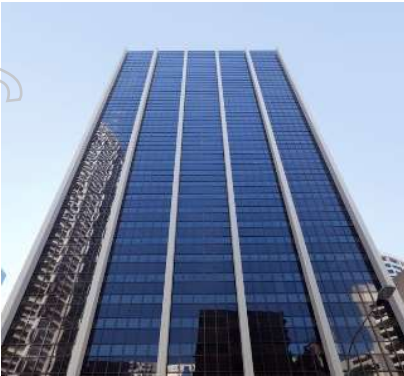
Major Tenants	NLA SQM	Lease Expiry
UGL Limited	7,703	Feb-28
InvoCare Australia Pty Ltd	1,658	May-21

## Lease Expiry Profile % Income

VACANCY	1.8%
2H20	0.1%
FY21	26.8%
FY22	4.8%
FY23	9.0%
FY24	9.8%
FY25+	47.7%
WALE	5.0 YEARS

# Investment Property Office

**10-20 BOND STREET  
SYDNEY, NSW**



Following a \$60 million transformation, 10-20 Bond Street delivers a powerful blend of modern style and function. An A-grade office building with premium grade services, this efficient commercial office tower provides regularly shaped floor plates throughout, inviting natural light to permeate the workspaces and showcase the impressive cityscape and harbour views. The building has achieved a 4 Star Green Star design rating, and a 5.5 Star NABERS Energy rating.

## Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	38,298 SQM
CAR SPACES	150
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$329.2m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,137/SQM

Major Tenants	NLA SQM	Lease Expiry
The Trust Company	3,444	Apr-21
Johnson Winter & Slattery Lawyers	2,772	Jun-21

## Lease Expiry Profile % Income

VACANCY	13.5%
2H20	0.7%
FY21	23.7%
FY22	11.5%
FY23	7.8%
FY24	29.7%
FY25+	13.1%
WALE	3.1 YEARS

1. Book value represents Mirvac's ownership.



# Investment Property Office

**200 GEORGE STREET  
SYDNEY, NSW**



Completed in 2016, EY Centre is an iconic Premium-grade office tower, designed by award winning architects Francis-Jones Morehen Thorp. The distinctive appearance of a closed cavity façade with timber blinds is a world first. The tower is one of the first 'smart' office buildings in Australia, with market leading technology that adjusts the internal environment to meet the needs of tenants. In March 2017, Mirvac received Australia's first Gold WELL-certification for its tenancy at 200 George Street, in addition to a 6 Star Green Star Interior rating. The building has achieved a 6 Green Star As-Built rating, and a 5.5 Star NABERS rating.

## Summary Information

GRADE	Premium
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% AMP
NLA	38,983 SQM
CAR SPACES	65
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$504.8m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	4.63%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,341/SQM

Major Tenants <sup>2</sup>	NLA SQM	Lease Expiry
EY	25,850	Dec-26
AGL Energy	3,457	Jun-29

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.1%
FY21	0.0%
FY22	0.0%
FY23	9.0%
FY24	1.4%
FY25+	89.5%
WALE	6.8 YEARS

1. Book value represents Mirvac's ownership.

2. Excludes Mirvac tenancy.

## Investment Property Office

**275 KENT STREET  
SYDNEY, NSW**



Completed in 2006, Westpac Place is one of the largest office buildings in Australia and is located in the fast growing north-western corridor of the Sydney CBD. The winner of numerous property industry awards, it provides premium grade office accommodation and is the head office of Westpac Banking Corporation. The precinct also includes a sun-filled urban park available for public use, a newly renovated food court, childcare facilities and a public thoroughfare linking Darling Harbour to the Wynyard transport hub. The building features state-of-the-art technology to minimise environmental impacts and reduce energy costs, and has a 6 Star Green Star Performance rating, and a 5 Star NABERS Energy rating.

### Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	76,047 SQM
CAR SPACES	214
ACQUISITION DATE	Aug-10
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$860.0m <sup>1</sup>
VALUER	Cushman & Wakefield
CAPITALISATION RATE	4.63%
DISCOUNT RATE	6.38%
GROSS OFFICE RENT	\$1,109/SQM

Major Tenants	NLA SQM	Lease Expiry
Westpac Banking Corporation	59,417	Oct-30
Westpac Banking Corporation	16,131	Jul-24

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.3%
FY25+	99.7%
WALE	9.1 YEARS

1. Book value represents Mirvac's ownership.

# Investment Property Office

**60 MARGARET STREET  
SYDNEY, NSW**



This A-grade building is situated in the heart of the Sydney CBD and comprises 36 levels of office accommodation and three levels of retail, with direct access to the Wynyard railway station and bus terminal. Developed in 1980, the complex has been progressively refurbished. The building has achieved a 4 Star NABERS rating.

## Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	50% Mirvac, 50% Blackstone
NLA	40,875 SQM
CAR SPACES	143
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$345.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.25%
GROSS OFFICE RENT	\$1,013/SQM

Major Tenants	NLA SQM	Lease Expiry
ING Bank	11,023	May-27
Cliftons	4,171	Dec-26

## Lease Expiry Profile % Income

VACANCY	1.8%
2H20	6.8%
FY21	15.9%
FY22	5.9%
FY23	10.7%
FY24	8.3%
FY25+	50.6%
WALE	4.9 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property Office

### QUAY WEST CAR PARK, 109-111 HARRINGTON STREET SYDNEY, NSW



Located under Quay West Suites in The Rocks area of Sydney, this eight-level commercial car park is close to the financial district of the Sydney CBD and several five star hotels. Two retail outlets are also incorporated at street level.

#### Summary Information

GRADE	n/a
OWNERSHIP	100%
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$38.9m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.75%

Major Tenants	NLA SQM	Lease Expiry
S&S (NSW)	268	Feb-23
Wilson Parking	-	Aug-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	7.9%
FY24	0.0%
FY25+	92.1%
WALE	4.7 YEARS

# Investment Property Office

**75 GEORGE STREET  
PARRAMATTA, NSW**



75 George Street is an A-grade twin tower comprising of six levels. Prominently positioned in the heart of Parramatta CBD, at the intersection of George Street and Smith Street, the asset benefits from being located between the traditional centre of Parramatta, and the new development precinct concentrated around Parramatta Square and the future Parramatta metro train station.

## Summary Information

GRADE	A
NABERS RATING	2.0 Star
OWNERSHIP	100%
NLA	9,568 SQM
CAR SPACES	104
ACQUISITION DATE	Jan-18
LAST EXTERNAL VALUATION DATE	n/a
VALUATION AT 31 DECEMBER 19	\$87.6m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$615/SQM

Major Tenants	NLA SQM	Lease Expiry
St George Bank	6,485	Apr-23
HCF	1,888	Apr-23

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	5.8%
FY21	7.6%
FY22	1.8%
FY23	84.3%
FY24	0.0%
FY25+	0.5%
WALE	3.0 YEARS

# Investment Property Office

## 1 DARLING ISLAND PYRMONT, NSW



Developed by Mirvac in 2006, this A-grade office campus comprises six office floors along with two basement levels of parking. Situated on the Sydney CBD fringe close to the waterfront, the building features large floor plates of more than 4,400 square metres each and has achieved a 6 Star NABERS Energy rating.

### Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	22,197 SQM
CAR SPACES	131
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$307.0m
VALUER	JLL
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$847/SQM

Major Tenants	NLA SQM	Lease Expiry
Google <sup>1</sup>	22,197	Jun-27

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.2%
FY23	0.0%
FY24	0.0%
FY25+	99.8%
WALE	7.5 YEARS

1. Direct lease is to Fairfax, with Google subleasing until 2020.

# Investment Property Office

**65 PIRRAMA ROAD  
PYRMONT, NSW**



Developed by Mirvac in 2002 and located next to Darling Harbour and The Star casino, 65 Pirrama Road is an A-grade, waterfront commercial office complex, comprising five office levels. Also known as Bay Centre, the building has large floor plates in excess of 3,000 square metres each, and offers tenants a flexible and modern working environment with city and harbour views from all levels. The building has achieved a 6.0 Star NABERS Energy rating and a 4 star NABERS water rating.

## Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	15,931 SQM
CAR SPACES	114
ACQUISITION DATE	Jun-01
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$189.4m
VALUER	Directors Valuation
CAPITALISATION RATE	5.63%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$796/SQM

Major Tenants	NLA SQM	Lease Expiry
John Holland	6,843	Dec-24
Aust Communications & Media Authority	3,289	Feb-21

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	7.5%
FY21	22.0%
FY22	4.9%
FY23	0.0%
FY24	0.0%
FY25+	65.6%
WALE	3.8 YEARS

## Investment Property Office

### SOUTH EVELEIGH (BUILDINGS 1 & 3)

SOUTH EVELEIGH, NSW



Located on Sydney's CBD fringe, South Eveleigh is Mirvac's largest office development to date. Along with its consortium partners, AMP Capital, Sunsuper and Centuria Property Funds, Mirvac is bringing to life a new technology and innovation hub at the site, comprising over 93,000 square metres of office space across three buildings, which is 100 per cent leased to Commonwealth Bank of Australia. The precinct has direct links to Redfern train station offering workers convenience, and its ground plane retail, public artworks and range of community facilities, will create a state-of-the-art workplace and new lifestyle destination for Sydney. Axle (Building 1) and Yerrabingin House (Building 3) reached completion in March 2019. Axle comprises of 8 levels and over 44,000 square metres of NLA with 179 car spaces and premium end of trip facilities and has achieved a 6 star Green Star rating, a 5 star NABERS energy rating and a 4 star NABERS water rating. Yerrabingin House is the precinct's cultural hub that brings together Aboriginal and eco-tourism history and knowledge into a multilayered heritage experience.

#### Summary Information

GRADE	A
NABERS RATING	-
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER
NLA	48,995 SQM
CAR SPACES	205
ACQUISITION DATE	Aug-19
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$200.4m <sup>1</sup>
VALUER	Colliers
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$692/SQM

Major Tenants	NLA SQM	Lease Expiry
CBA	46,570	Aug-34
Top Education Group	1,060	Apr-29

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.2%
FY25+	99.8%
WALE	14.3 YEARS

1. Book value represents Mirvac's ownership.



# Investment Property Office

**699 BOURKE STREET  
MELBOURNE, VIC**



Developed by Mirvac and completed in mid-2015, 699 Bourke Street is located at the western edge of Southern Cross Station and affords direct access to transport, food and lifestyle amenities, with the Docklands waterfront within minutes from the front door. The A-grade building is designed to provide premium grade services and promote visual and vertical connectivity for employees, boasting 270 degree views and natural light provided via floor to ceiling glazing. The building has received a 6 Star Green Star Design rating and a 5 Star NABERS Energy rating.

## Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	19,303 SQM
CAR SPACES	86
ACQUISITION DATE	Jun-15
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 31 DECEMBER 19	\$106.3m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.13%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$689/SQM

Major Tenants	NLA SQM	Lease Expiry
AGL Energy	19,303	May-25
Secure Parking	-	Jul-20

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	3.4%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	96.6%
WALE	5.3 YEARS

1. Book value represents Mirvac's ownership.

# Investment Property Office

**90 COLLINS STREET  
MELBOURNE, VIC**



90 Collins Street is an A-grade office tower located at the prestigious Paris end of Collins Street in Melbourne's CBD. The property has undergone a multi-million dollar refurbishment to provide state-of-the-art building services, contemporary finishes and modern end-of-trip facilities. The building has achieved a 4 Star NABERS rating.

## Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	21,308 SQM
CAR SPACES	111
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$260.7m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$747/SQM

Major Tenants	NLA SQM	Lease Expiry
FBR Management Services	1,408	Jun-20
Richemont	406	Jul-22

## Lease Expiry Profile % Income

VACANCY	1.5%
2H20	22.4%
FY21	19.1%
FY22	15.2%
FY23	17.4%
FY24	5.3%
FY25+	19.1%
WALE	2.4 YEARS

# Investment Property Office

**367 COLLINS STREET  
MELBOURNE, VIC**



367 Collins Street is ideally located in the centre of the Melbourne CBD, close to public transport, retail, the theatre and arts district and is a short tram ride to the MCG and Etihad Stadium. Recently completed lobby and retail upgrades have added to its surrounding aspect, the tower offers spectacular views of the Yarra River and is five minutes walk to Flinders Street Station. The building has achieved a 4 Star NABERS rating.

## Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	37,863 SQM
CAR SPACES	196
ACQUISITION DATE	Nov-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$406.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$702/SQM

Major Tenants	NLA SQM	Lease Expiry
Sportsbet	11,048	Jun-29
Optus Administration	8,922	Jul-23

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	3.0%
FY21	2.8%
FY22	5.9%
FY23	10.0%
FY24	31.6%
FY25+	46.7%
WALE	5.5 YEARS

## Investment Property Office

**664 COLLINS STREET  
MELBOURNE, VIC**



Developed by Mirvac and completed in 2018, 664 Collins Street provides approximately 26,000 square metres of office space across nine levels, with expansive floor plates of over 3,100 square metres. In its unique urban location above Southern Cross Station, 664 Collins Street provides its tenants with uninterrupted city views on all sides, as well as pedestrian access to the station, major tram routes, and both Collins and Bourke streets through a unique elevated open-air public walkway. The building is equipped with smart technology that collects real-time data to improve operational efficiency, as well as pioneering sustainability features. A 6 Star Green Star Design and 5.5 Star NABERS Energy rating are being targeted. The building also boasts best in class end-of-trip facilities exclusive to its tenants, along with on-site car parking.

### Summary Information

GRADE	A
NABERS RATING	5.5 Star
OWNERSHIP	50% Mirvac, 50% Prime Property Fund Asia Limited Partnership
NLA	26,476 SQM
CAR SPACES	101
ACQUISITION DATE	Apr-18
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 31 DECEMBER 19	\$150.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$665/SQM

Major Tenants	NLA SQM	Lease Expiry
Pitcher Partners	9,086	Jun-30
ExxonMobil	7,360	Apr-28

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	3.8%
FY24	0.0%
FY25+	96.2%
WALE	8.5 YEARS

1. Book value represents Mirvac's ownership.

# Investment Property Office

**383 LA TROBE STREET  
MELBOURNE, VIC**



Located within Melbourne CBD's legal precinct and close to Flagstaff train station and other public transport services, 383 La Trobe Street is a seven-level B-grade office asset with future redevelopment potential. The office component covers approximately 10,200 square metres and is 100 per cent leased to the Australian Federal Police.

## Summary Information

GRADE	B
NABERS RATING	2.5 Star
OWNERSHIP	100%
NLA	10,211 SQM
CAR SPACES	544
ACQUISITION DATE	Sep-18
LAST EXTERNAL VALUATION DATE	n/a
VALUATION AT 31 DECEMBER 19	\$124.2m
VALUER	Directors Valuation
CAPITALISATION RATE	5.38%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$667/SQM

Major Tenants	NLA SQM	Lease Expiry
Australian Federal Police	10,211	Dec-21
Secure Parking	-	Dec-21

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	100.0%
FY23	0.0%
FY24	0.0%
FY25+	0.0%
WALE	2.0 YEARS

# Investment Property Office

**380 ST KILDA ROAD  
MELBOURNE, VIC**



This 15-level, A-grade office building comprises six podium levels of up to 2,800 square metres each, with tower floors of 1,200 square metres 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. The building has achieved a 5 Star NABERS Energy rating and a 4.5 star NABERS Water rating.

## Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	100%
NLA	24,554 SQM
CAR SPACES	331
ACQUISITION DATE	Oct 95 (50%), Apr 01 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$182.0m
VALUER	Colliers
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$513/SQM

Major Tenants	NLA SQM	Lease Expiry
Toll Transport	6,856	Nov-20
WPP AUNZ	3,813	Jun-22

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	7.2%
FY21	40.2%
FY22	24.4%
FY23	15.2%
FY24	0.0%
FY25+	13.0%
WALE	2.3 YEARS

# Investment Property Office

## RIVERSIDE QUAY SOUTHBANK, VIC



Riverside Quay is a modern A-grade office complex comprising three individual buildings, situated along the riverfront of Southbank, directly across from Melbourne's CBD. Enjoying panoramic views of the city, Riverside Quay is in close proximity to strong public transport links and excellent amenity, with Flinders Street Station, the Crown Entertainment Complex, Southgate and extensive dining precincts situated in the nearby area. The buildings have achieved an average NABERS rating of 4.5 stars.

### Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	31,833 SQM
CAR SPACES	105
ACQUISITION DATE	April 02 (1&3), Jul 03 (2)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$340.0m
VALUER	Colliers
CAPITALISATION RATE	5.38%
DISCOUNT RATE	6.75%
GROSS OFFICE RENT	\$661/SQM

Major Tenants	NLA SQM	Lease Expiry
Walker Group	4,661	Dec-22
Leftbank Right	655	Oct-29

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	10.5%
FY21	4.3%
FY22	8.5%
FY23	27.5%
FY24	14.9%
FY25+	34.3%
WALE	4.1 YEARS

# Investment Property Office

## 2 RIVERSIDE QUAY SOUTHBANK, VIC



Developed by Mirvac and completed in 2016, 2 Riverside Quay is located along the waterfront of Southbank, directly across from Melbourne's CBD. The office development was built above an existing eight-level car park structure and comprises 12 levels of office with ground floor retail and a roof top terrace. Leading sustainability initiatives were implemented within the building, including high-performance air conditioning, rainwater capture and recycling, and the use of high-performance glazing and façade systems to reduce solar loads resulting in a 5 star NABERS rating.

### Summary Information

GRADE	A
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% ISPT
NLA	21,132 SQM
CAR SPACES	567
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$145.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$672/SQM

Major Tenants	NLA SQM	Lease Expiry
PwC	19,130	Jan-29
Wilson Parking	0	Jan-29

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.7%
FY23	1.5%
FY24	0.0%
FY25+	97.8%
WALE	8.8 YEARS

1. Book value represents Mirvac's ownership.



# Investment Property Office

**23 FURZER STREET  
PHILLIP, ACT**



Completed in 2010, this campus style office building was purpose built for the Department of Health and Ageing and comprises 10 office levels with floors of approximately 4,500 square metres each, as well as two levels of basement parking. The building has achieved a 6 Star NABERS Energy rating, a 6 star NABERS Water rating and a 6 Star GREEN star performance rating.

## Summary Information

GRADE	A
NABERS RATING	6.0 Star
OWNERSHIP	100%
NLA	46,167 SQM
CAR SPACES	374
ACQUISITION DATE	Feb-10
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$306.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
GROSS OFFICE RENT	\$527/SQM

Major Tenants	NLA SQM	Lease Expiry
Department of Health	45,967	Feb-35
Blue Fez	200	Feb-21

## Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.4%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	99.6%
WALE	15.0 YEARS

# Investment Property Office

**340 ADELAIDE STREET  
BRISBANE, QLD**



Located in the heart of the Brisbane CBD within a short walk to Central Station, 340 Adelaide Street is a modern 16-level, B-grade office building with two levels of basement parking. Floors are column-free and enjoy four sides of natural light, with balconies featured on selected floors.

## Summary Information

GRADE	B
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,727 SQM
CAR SPACES	100
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$74.8m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$602/SQM

Major Tenants	NLA SQM	Lease Expiry
CPL - Cerebral Palsy League of Queensland	1,329	Aug-23
Wilson Parking	0	Feb-20

## Lease Expiry Profile % Income

VACANCY	12.3%
2H20	21.3%
FY21	14.1%
FY22	7.8%
FY23	2.0%
FY24	19.0%
FY25+	23.5%
WALE	3.1 YEARS

## Investment Property Office

**189 GREY STREET**  
SOUTHBANK, QLD



Developed by Mirvac in 2005, this 12-level complex features large efficient floor plates of approximately 1,600 square metres each, with excellent natural light and spectacular river and city views. It has achieved a 4.5 Star NABERS energy rating.

### Summary Information

GRADE	A
NABERS RATING	4.5 Star
OWNERSHIP	100%
NLA	12,729 SQM
CAR SPACES	146
ACQUISITION DATE	Apr-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$86.7m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$668/SQM

Major Tenants	NLA SQM	Lease Expiry
Insurance Australia Limited	5,640	Mar-25
Thiess	4,659	Dec-20

### Lease Expiry Profile % Income

VACANCY	12.6%
2H20	0.0%
FY21	44.8%
FY22	0.0%
FY23	0.0%
FY24	4.5%
FY25+	38.1%
WALE	3.0 YEARS

## Investment Property Office

### ALLENDALE SQUARE, 77 ST GEORGES TERRACE PERTH, WA



Allendale Square is an iconic 31 level, A-Grade office tower, prominently located in the heart of Perth's CBD. The office tower sits above a brand new retail arcade known as Underground at Allendale Square. Underground provides food, beverage and retail services to the office customers at Allendale Square as well as to the visitors from the surrounding precinct. The retail arcade acts as an important pedestrian link to the central Perth shopping malls as well as providing access to public transport networks such as Elizabeth Quay train station and bus port. Allendale Square benefits from its close proximity to the State's Elizabeth Quay development which provides Swan River waterfront amenity such as restaurants, hotels, marina and food and beverage retail. The office tower enjoys column free floor plates and magnificent views of Swan River from the upper levels. Mirvac has progressively upgraded the property since acquisition in 2013 providing our customers with a quality workplace and desirable amenity.

#### Summary Information

GRADE	A
NABERS RATING	4.0 Star
OWNERSHIP	100%
NLA	28,969 SQM
CAR SPACES	82
ACQUISITION DATE	May-13
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$229.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.75%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$925/SQM

Major Tenants	NLA SQM	Lease Expiry
WA Bar Chambers	6,037	Feb-31
Australia and New Zealand Banking Group	4,666	Sep-20

#### Lease Expiry Profile % Income

VACANCY	4.4%
2H20	16.0%
FY21	21.6%
FY22	7.1%
FY23	0.3%
FY24	13.2%
FY25+	37.4%
WALE	5.7 YEARS

# Investment Property Under Construction Office

## SOUTH EVELEIGH (BUILDING 2)

SOUTH EVELEIGH, NSW



In November 2015, Mirvac entered into an agreement with AMP Capital Wholesale Office Fund and AMP Capital separate account client, SunSuper, for the purchase of a one-third interest each in the development of three new office buildings within South Eveleigh, via a fund through arrangement. Mirvac has secured the Commonwealth Bank as the major tenant for the office space. Settlement of the site acquisition occurred in April 2016, with practical completion of Building 1 and Building 3 achieved in FY19, and FY20 targeted for Building 2.

### Project Update:

Building 2 (Foundry): Fit-out is progressing on the specialist floor and all typical office floors. Ground plane works including retail areas are currently under construction.

Public Domain: Work is progressing on Stage 2 which includes Locomotive Street and Village Square. Site works have commencement for the Village Square public art work.

### Summary Information

VALUATION AT 31 DECEMBER 19	\$138.4m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$1,026m <sup>2</sup>
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY20
OWNERSHIP	33.3% Mirvac, 33.3% AMP, 33.3% SUNSUPER

1. Book value represents Mirvac's ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.

## Investment Property Under Construction

# Office

### LOCOMOTIVE WORKSHOPS SOUTH EVELEIGH, NSW



The adaptive re-use and redevelopment of the 1880's-built heritage listed Locomotive Workshop will comprise a combination of bespoke retail, modern infill office with innovative heritage design and interpretation. The redevelopment will comprise approximately 8,000 square metres of retail NLA and 22,000 square metres of modern infill office.

The Locomotive Workshop is of high heritage significance and as such it is intended to preserve and celebrate the building fabric, its collections and blacksmith activity to create an industry leading example of adaptive re-use and heritage interpretation. Practical completion for the whole project is forecasted as second half of FY21.

#### Project Update

Construction is progressing well at the Locomotive Workshop with structural steel complete to Bays 3-4a North and slab pours complete. Piling is complete to Bays 5-13 and site establishment for excavation of the travelator structure connecting the retail to Building 2 has commenced.

#### Summary Information

VALUATION AT 31 DECEMBER 19	\$110.2m
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$406m
ACQUISITION DATE	Apr-16
TARGET COMPLETION	FY21
OWNERSHIP	100% Mirvac

# Investment Property Under Construction

## Office

**80 ANN STREET**

**BRISBANE, QLD**



80 Ann Street is a 35 level, 60,000 square metre premium office building in Brisbane's CBD with frontages to both Turbot and Ann Street. Over 66% of the building has been pre-committed to Suncorp which will bring over 4,000 staff members together under the one roof for the first time in many years.

The building's design provides a number of breathable spaces throughout to take advantage of the local climate and also pays homage to the old Brisbane Produce Exchange which was located on the site until the mid-1900s. This is reflected in the heritage façade fronting Turbot Street and the marketplace experience being created on the ground plane which extends through to the main lobby on Level 1. Designed by leading Architects, Woods Bagot, the building is targeting WELL Gold Shell and Core and 6 Star Green Star as built ratings. The remaining 18,000 square metres of office space is made up of flexible floorplates of up to 2,100 square metres and will feature a co-working operator and business lounge.

### **Project Update:**

With all demolition and civil works complete Mirvac took over as principle contractor in August last year and tower building works have commenced with the structure now up to level 3. Suncorp AFL obligations and milestones continue to be met. Practical completion is due on the first half of FY22. An additional 3 floors (~4,700 square metres) lease has been signed recently to a co-working operator which takes the building to 80% pre-leased.

### **Summary Information**

VALUATION AT 31 DECEMBER 19	\$90.6m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$851m <sup>2</sup>
ACQUISITION DATE	Jul-18
TARGET COMPLETION	FY22
OWNERSHIP	50% Mirvac, 50% M&G Real Estate

1. Book value represents Mirvac ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.

## Investment Property Under Construction

# Office

**477 COLLINS STREET**

**MELBOUNRE, VICTORIA**



477 Collins Street is being redeveloped into a 56,000 square metre, 40-storey, premium office tower offering innovative, contemporary and engaging work spaces. The development will incorporate the unique 1880s façade of the Olderfleet buildings, which will undergo an extensive refurbishment and modernisation of the interiors to create boutique office and retail space. In July 2017, Mirvac entered into an agreement with Suntec REIT for the sale of a 50 per cent interest in the development.

### Project Update:

Concrete structural works are complete. Façade installation nearing finalisation. Internal services and finishes are progressing well with works up to and including level 38. Works to the P3 lobby well underway. Reaching Practical Completion second half of FY20. Office space is now 93% pre-committed with two additional HOA's (non-binding) signed which, if executed will take the building to 97% pre-leased.

### Summary Information

VALUATION AT 31 DECEMBER 19	\$250.7m <sup>1</sup>
EXPECTED DEVELOPMENT VALUE ON COMPLETION	\$857m <sup>2</sup>
ACQUISITION DATE	Nov-13
TARGET COMPLETION	FY20
OWNERSHIP	50% Mirvac, 50% SUNTEC REIT

1. Book value represents Mirvac ownership.

2. Represents 100% of expected development end value, based on cap rate sold-down.



## Investment Property Office

### 8 CHIFLEY SQUARE SYDNEY, NSW



8 Chifley brings to life the vision of the internationally renowned Richard Rogers of Rogers Stirk Harbour + Partners together with the Lippmann Partnership. A building for a changing world, this iconic tower pioneers the vertical village concept in Australia, delivering a flexible platform designed to support connectivity, collaboration and flexibility for its tenants. With a commitment to delivering exceptional environmental performance and sustainability, 8 Chifley has been awarded a 6 Star Green Star Office Design v2 certified rating, which represents World Leadership in environmental sustainability practices and has achieved a 5 Star NABERS Energy rating.

#### Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	19,349 SQM
CAR SPACES	31
ACQUISITION DATE	Dec-13
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$239.6m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	4.88%
DISCOUNT RATE	6.50%
GROSS OFFICE RENT	\$1,636/SQM

Major Tenants	NLA SQM	Lease Expiry
Corrs	8,080	Sep-25
Quantium Group	7,940	Sep-21

#### Lease Expiry Profile % Income

VACANCY	0.3%
2H20	0.0%
FY21	0.0%
FY22	28.4%
FY23	0.0%
FY24	16.8%
FY25+	54.5%
WALE	4.2 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property Office

### DAVID MALCOLM JUSTICE CENTRE, 28 BARRACK STREET PERTH, WA



Developed by Mirvac and completed in late-2015, the David Malcolm Justice Centre (previously Treasury Building) is a 33-level office tower, which fronts on to Barrack Street and is immediately south of Town Hall. The property offers a vaulted multi-storey ground floor lobby, column-free floor plates and views of the Swan River above Level 4. The office tower received a 5 Star Green Star Design rating, a 6 Star Green Star Performance rating and has achieved a 5 Star NABERS Energy rating.

#### Summary Information

GRADE	Premium
NABERS RATING	5.0 Star
OWNERSHIP	50% Mirvac, 50% Keppel REIT
NLA	31,881 SQM
CAR SPACES	200
ACQUISITION DATE	Sep-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$223.5m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.25%
GROSS OFFICE RENT	\$915/SQM

Major Tenants	NLA SQM	Lease Expiry
Minister for Works	30,588	Nov-40

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	1.5%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	98.5%
WALE	21.2 YEARS

1. Book value represents Mirvac's ownership.

# Industrial

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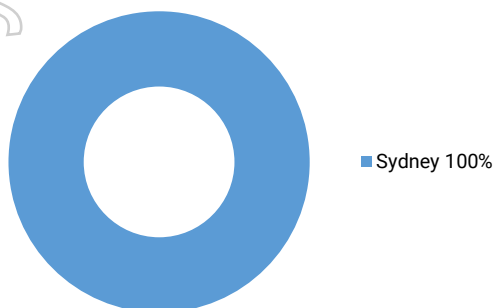


Calibre, Sydney

Comprising 8% of Mirvac's property portfolio, the industrial portfolio is 100% occupied with a weighted average lease expiry of 7.4 years.

# Industrial

## Geographic Diversification<sup>1</sup>



PROPERTY	LOCATION	NLA	% OF INDUSTRIAL PORTFOLIO BOOK VALUE	VALUATION AT 31 DEC 2019 <sup>2</sup>
1 CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD	EASTERN CREEK, NSW	110,276 SQM	14.1%	\$131.1m
2 HOXTON DISTRIBUTION PARK	HOXTON PARK, NSW	139,607 SQM	19.5%	\$181.0m
3 8 BRABHAM DRIVE	HUNTINGWOOD, NSW	6,249 SQM	2.7%	\$25.5m
4 36 GOW STREET	PADSTOW, NSW	20,389 SQM	3.8%	\$35.0m
5 NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE	PRESTONS, NSW	75,774 SQM	15.3%	\$142.3m
6 274 VICTORIA ROAD	RYDALMERE, NSW	22,734 SQM	5.7%	\$52.8m
7 34-39 ANZAC AVENUE	SMEATON GRANGE, NSW	22,062 SQM	3.3%	\$31.0m
8 1-47 PERCIVAL ROAD	SMITHFIELD, NSW	22,545 SQM	4.9%	\$45.1m
9 39 BRITTON STREET	SMITHFIELD, NSW	13,390 SQM	2.5%	\$23.6m
10 39 HERBERT STREET	ST LEONARDS, NSW	36,289 SQM	20.9%	\$194.2m
<b>INDUSTRIAL INVESTMENT PROPERTIES TOTAL</b>		<b>469,315 SQM</b>	<b>100%<sup>3</sup></b>	<b>\$927.3m<sup>3</sup></b>
<b>INDUSTRIAL TOTAL</b>		<b>469,315 SQM</b>	<b>100%</b>	<b>\$927.3m<sup>3</sup></b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>				<b>7.4 YEARS</b>
<b>OCCUPANCY % (BY AREA)</b>				<b>100.0%</b>

1. By book value excluding assets held in funds.

2. Book values represent Mirvac's ownership.

3. This total value includes 271 Lane Cove Road, North Ryde, valued at \$38.4m, and land at Kemps Creek, valued at \$27.3m, which are being held for development. These properties are excluded from all other metrics. Subject to rounding.

## Investment Property

# Industrial

### CALIBRE ESTATE (BUILDINGS 1-5), 60 WALLGROVE ROAD EASTERN CREEK, NSW



Calibre Industrial Estate is located in Eastern Creek, NSW, approximately 40 kilometres west of the Sydney CBD and Sydney Airport. The site is positioned on the north western corner of the M4 and M7 motorway intersection with an exclusive signalised intersection on Wallgrove Road providing excellent access to the site. The estate comprises of five modern freestanding warehouse buildings that are fully leased.

#### Summary Information

OWNERSHIP	50% Mirvac, 50% MILP
NLA	110,276 SQM
CAR SPACES	559
ACQUISITION DATE	Dec-16
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$131.1m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.02%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
Sheldon & Hammond Pty Ltd	31,221	Jun-28
ACFS Port Logistics Pty Ltd	21,718	Jan-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	18.4%
FY22	0.0%
FY23	20.2%
FY24	21.3%
FY25+	40.1%
WALE	4.8 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property

# Industrial

### HOXTON DISTRIBUTION PARK

#### HOXTON PARK, NSW



Hoxton Distribution Park is one of Australia's largest industrial developments, located approximately 35 kilometres south-west of Sydney with excellent access to Port Botany in Sydney's south. It comprises two state-of-the-art facilities that benefit from a close proximity to the M7 Westlink Motorway, a major interchange, facilitating north and south bound access to Sydney's orbital network. Both facilities are 100% leased to Woolworths Limited.

#### Summary Information

OWNERSHIP	50% Mirvac, 50% JP Morgan
NLA	139,607 SQM
CAR SPACES	787
ACQUISITION DATE	Jul-10
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$181.0m <sup>1</sup>
VALUER	JLL
CAPITALISATION RATE	4.84%
DISCOUNT RATE	6.50%

Major Tenants	NLA SQM	Lease Expiry
Woolworths Group Ltd	139,607	Feb-37

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	15.3 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property Industrial

### 8 BRABHAM DRIVE HUNTINGWOOD, NSW



8 Brabham Drive is an A-grade industrial logistics facility designed as a cross-dock incorporating a high-clearance, column-free warehouse. On a long-term lease to specialist logistics operator BagTrans, it also features over one hectare of heavy-duty, concrete hard stand areas, as well as a truck-washing facility.

#### Summary Information

OWNERSHIP	100%
NLA	6,249 SQM
CAR SPACES	83
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$25.5m
VALUER	Colliers
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
BagTrans Pty Ltd	6,249	Apr-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	100.0%
FY25+	0.0%
WALE	4.3 YEARS

## Investment Property Industrial

### 36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high-quality offices and located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

#### Summary Information

OWNERSHIP	100%
NLA	20,389 SQM
CAR SPACES	161
ACQUISITION DATE	Feb-17
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$35.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Feb-28

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	8.2 YEARS



## Investment Property

# Industrial

### NEXUS INDUSTRY PARK (BUILDINGS 1-5), LYN PARADE PRESTONS, NSW



Nexus Industry Park comprises a multi-building industrial estate consisting of five freestanding buildings and is located on the western alignment of Lyn Parade within the established industrial precinct of Prestons approximately 40 kilometres south west of the Sydney CBD.

#### Summary Information

OWNERSHIP	100%
NLA	75,774 SQM
CAR SPACES	604
ACQUISITION DATE	Aug-04
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$142.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.42%
DISCOUNT RATE	7.21%

Major Tenants	NLA SQM	Lease Expiry
Legrand Australia Pty Ltd	23,356	Oct-28
De'Longhi Pty Ltd	17,250	Feb-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	12.5%
FY23	0.0%
FY24	20.9%
FY25+	66.6%
WALE	6.7 YEARS

## Investment Property Industrial

**274 VICTORIA ROAD**  
**RYDALMERE, NSW**



274 Victoria Road is an industrial facility located two kilometres north-east of the Parramatta CBD, and lies in close proximity to several major roads, including James Ruse Drive, the M4 Motorway, the Cumberland Highway and Parramatta Road.

### Summary Information

OWNERSHIP	100%
NLA	22,734 SQM
CAR SPACES	301
ACQUISITION DATE	Jul-16
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 31 DECEMBER 19	\$52.8m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
Thales Australia	22,734	Nov-32

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	100.0%
WALE	12.9 YEARS

## Investment Property Industrial

### 34-39 ANZAC AVENUE SMEATON GRANGE, NSW



Located at Smeaton Grange in Sydney's south-western growth corridor, this facility was constructed in 2008 into a multi-unit industrial estate and subdivided into six high-clearance units, combined with high-quality office space. The estate is easily accessible from the Federal Highway and close to the M5/M7 junction.

#### Summary Information

OWNERSHIP	100%
NLA	22,062 SQM
CAR SPACES	155
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$31.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.50%

Major Tenants	NLA SQM	Lease Expiry
Hurford Wholesale Pty Ltd	7,356	Jul-24
Unistrut Australia Pty Ltd	3,697	Dec-20

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	51.1%
FY22	0.0%
FY23	15.9%
FY24	0.0%
FY25+	33.0%
WALE	2.6 YEARS

# Investment Property

## Industrial

**1-47 PERCIVAL ROAD**  
**SMITHFIELD, NSW**



1-47 Percival Street is an industrial development comprising multiple warehouses leased to three key tenants, and fronts the Cumberland Highway at Smithfield with direct access to the M4 Motorway.

### Summary Information

OWNERSHIP	100%
NLA	22,545 SQM
CAR SPACES	275
ACQUISITION DATE	Nov-02
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$45.1m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Vulcan Steel Pty Ltd	12,115	Jun-22
Voith Turbo Pty Ltd	4,993	Jul-24

### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	0.0%
FY22	54.1%
FY23	0.0%
FY24	20.2%
FY25+	25.7%
WALE	3.4 YEARS

## Investment Property Industrial

### 39 BRITTON STREET SMITHFIELD, NSW



Developed in 1998, 39 Britton Street is a high-clearance standalone warehouse with six loading docks and six on-grade roller doors plus an adjoining two-storey office and amenities block.

#### Summary Information

OWNERSHIP	100%
NLA	13,390 SQM
CAR SPACES	35
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$23.6m
VALUER	Directors Valuation
CAPITALISATION RATE	6.25%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
Snack Brands	13,390	Jan-21

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	0.0%
FY21	100.0%
FY22	0.0%
FY23	0.0%
FY24	0.0%
FY25+	0.0%
WALE	1.1 YEARS

## Investment Property

# Industrial

### 39 HERBERT STREET ST LEONARDS, NSW



39 Herbert Street is a high-quality 3.7 hectare business park on Sydney's lower North Shore, located three kilometres from North Sydney CBD, six kilometres from the Sydney CBD and in close proximity to St Leonards train station. It comprises two commercial buildings, 21 industrial/warehouse/office units as well as a childcare centre and a multi-storey carpark.

#### Summary Information

OWNERSHIP	100%
NLA	36,289 SQM
CAR SPACES	505
ACQUISITION DATE	Jan-15
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 31 DECEMBER 19	\$194.2m
VALUER	Directors Valuation
CAPITALISATION RATE	6.04%
DISCOUNT RATE	7.37%

Major Tenants	NLA SQM	Lease Expiry
Interactive Pty Ltd	12,235	Nov-30
Westcon Group Pty Ltd	2,681	Feb-25

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	9.2%
FY21	13.7%
FY22	5.1%
FY23	8.1%
FY24	11.1%
FY25+	52.8%
WALE	6.3 YEARS

# Retail

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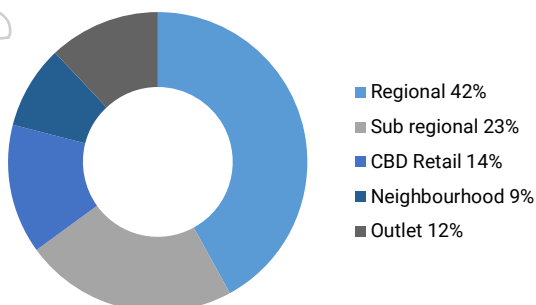


Toombul, Brisbane

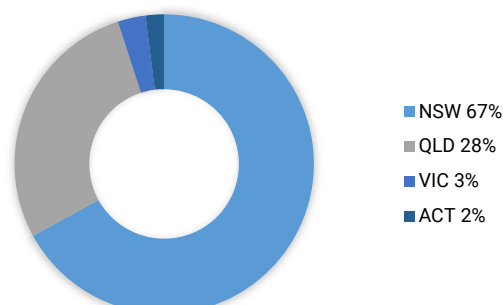
Comprising 30% of Mirvac's property portfolio, the retail portfolio is 99.0% occupied with 67% of the portfolio located in metropolitan Sydney.

# Retail

## Grade Diversification<sup>1</sup>



## Geographic Diversification<sup>1</sup>



PROPERTY	LOCATION	GLA	% OF RETAIL PORTFOLIO BOOK VALUE	CENTRE MAT <sup>2</sup>	VALUATION AT 31 DEC 2019 <sup>3</sup>
1 BIRKENHEAD POINT BRAND OUTLET	DRUMMOYNE, NSW	33,171 SQM	12.4%	\$303.3m	\$431.5m
2 BROADWAY SYDNEY	GLEBE, NSW	52,711 SQM	14.1%	\$633.9m	\$487.3m
3 CHERRYBROOK VILLAGE	CHERRYBROOK, NSW	9,679 SQM	2.8%	\$119.4m	\$97.5m
4 EAST VILLAGE	ZETLAND, NSW	32,961 SQM	9.5%	\$175.5m	\$327.0m
5 GREENWOOD PLAZA	NORTH SYDNEY, NSW	9,051 SQM	3.4%	\$84.3m	\$119.0m
6 HARBOURSIDE	SYDNEY, NSW	20,566 SQM	7.6%	\$164.0m	\$262.0m
7 METCENTRE	SYDNEY, NSW	6,496 SQM	2.5%	\$84.6m	\$85.0m
8 RHODES WATERSIDE	RHODES, NSW	34,646 SQM	6.0%	\$227.3m	\$206.0m
9 SOUTH VILLAGE SHOPPING CENTRE	KIRRAWEE, NSW	14,194 SQM	3.1%	n/a	\$108.0m
10 STANHOPE VILLAGE	STANHOPE GARDENS, NSW	18,071 SQM	4.3%	\$183.0m	\$149.0m
11 TRAMSHEDS SYDNEY	HAROLD PARK, NSW	5,952 SQM	1.2%	\$45.9m	\$41.0m
12 KAWANA SHOPPINGWORLD	BUDDINA, QLD	45,389 SQM	6.0%	\$329.3m	\$208.5m
13 ORION SPRINGFIELD CENTRAL	SPRINGFIELD, QLD	69,797 SQM	13.0%	\$432.3m	\$448.8m
14 TOOMBUL	NUNDAH, QLD	46,422 SQM	9.3%	\$248.8m	\$320.0m
15 MOONEE PONDS CENTRAL	MOONEE PONDS, VIC	18,859 SQM	2.8%	\$157.2m	\$96.0m
16 COOLEMAN COURT	WESTON, ACT	10,687 SQM	2.0%	\$131.0m	\$70.0m
<b>RETAIL INVESTMENT PROPERTIES TOTAL</b>		<b>428,652 SQM</b>	<b>100.0%</b>		<b>\$3,456.6m</b>
<b>RETAIL TOTAL</b>		<b>428,652 SQM</b>			<b>\$3,456.6m</b>
<b>WEIGHTED AVERAGE LEASE EXPIRY (BY INCOME)</b>					<b>4.0 YEARS</b>
<b>OCCUPANCY % (BY AREA)</b>					<b>99.0%</b>

1. By book value.

2. 12 months to 31 December 2019, in accordance with SCCA guidelines.

3. Book values represent Mirvac's ownership. Total portfolio value excludes the gross up of lease liabilities under AASB 16.



## Investment Property

# Retail

### BIRKENHEAD POINT BRAND OUTLET

DRUMMOYNE, NSW



Birkenhead Point Brand Outlet is situated five kilometres from the Sydney CBD on a prime 3.7 hectare waterfront site. The asset incorporates a premium outlet centre complemented by a convenience-based retail offering anchored by Coles and ALDI, with approximately 150 specialty tenancies. The centre features a range of quality brands including Armani, Bally, Coach, Michael Kors, Nike, Polo Ralph Lauren and Peter's of Kensington. The centre also incorporates 3,500 square metres of commercial office suites and a marina comprising ~200 berths.

#### Summary Information

CLASSIFICATION	OUTLET CENTRE
OWNERSHIP	100%
GLA	33,171 SQM
CAR SPACES	1,351
ACQUISITION DATE	Dec-14
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$431.5m <sup>1</sup>
VALUER	Savills
CAPITALISATION RATE	5.25% <sup>2</sup>
DISCOUNT RATE	7.00% <sup>2</sup>
CENTRE MAT	\$303.3m
SPECIALTY OCCUPANCY COSTS	10.7%
SPECIALTY SALES	\$11,230/SQM

Major Tenants	GLA SQM	Lease Expiry
Coles	2,692	Nov-26
Spotlight	1,796	Sep-20
ALDI	1,448	Nov-25
Peter's of Kensington	1,132	Jul-22

#### Lease Expiry Profile % Income

VACANCY	0.5%
2H20	19.4%
FY21	13.8%
FY22	18.1%
FY23	24.4%
FY24	10.7%
FY25+	13.1%
WALE	2.4 YEARS

1. Includes Marina operating business (owned by Mirvac Limited) and nearby property 64 Roseby St, Drummoyne.

2. Relates to retail component only.

## Investment Property Retail

### BROADWAY SYDNEY

GLEBE, NSW



This dominant centre is located on the fringe of the Sydney CBD and services the densely populated and growing catchment of Sydney's inner city and inner west. The centre is anchored by Coles, Kmart, Target, Hoyts, ALDI, Apple, H&M, LEGO, Mecca, Sephora and features approximately 140 specialty stores. Broadway Sydney was ranked "Number 1" in Australia, six years in a row (2013-2018), in Shopping Centre News Big Guns Awards for annual turnover per square metre.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	52,711 SQM
CAR SPACES	1,665
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$487.3m <sup>1</sup>
VALUER	Colliers International
CAPITALISATION RATE	4.50% <sup>2</sup>
DISCOUNT RATE	6.50% <sup>2</sup>
CENTRE MAT	\$633.9m
SPECIALTY OCCUPANCY COSTS	16.9%
SPECIALTY SALES	\$14,026/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	7,394	Mar-23
Hoyts	4,857	Jul-28
Target	4,721	Apr-27
Coles	4,122	Jul-24
H&M	2,475	Aug-31

#### Lease Expiry Profile % Income

VACANCY	0.6%
2H20	24.4%
FY21	9.0%
FY22	10.7%
FY23	15.4%
FY24	10.4%
FY25+	29.5%
WALE	3.3 YEARS

1. Book value represents Mirvac's ownership. Also includes adjoining properties 52-60 Francis St, Glebe; 80 Bay Street, Ultimo and 1-3 Smail Street, Ultimo.

2. Relates to retail component only.

## Investment Property Retail

### CHERRYBROOK VILLAGE

CHERRYBROOK, NSW



Located in north-west Sydney, Cherrybrook Village was constructed in 1989 and was extensively refurbished and expanded in 2004. Significant remixing and car park works were undertaken in 2018 to improve customer convenience and amenity. This single level neighbourhood centre is anchored by a Woolworths supermarket, in addition to 55 specialty tenancies, including a strong fresh food precinct.

#### Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	9,679 SQM
CAR SPACES	441
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$97.5m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.50%
CENTRE MAT	\$119.4m
SPECIALTY OCCUPANCY COSTS	14.1%
SPECIALTY SALES	\$10,628/SQM

#### Major Tenants

	GLA SQM	Lease Expiry
Woolworths	3,832	Mar-25
Martelli's Fruit Market	682	Aug-22

#### Lease Expiry Profile % Income

VACANCY	2.5%
2H20	10.2%
FY21	7.5%
FY22	11.0%
FY23	14.1%
FY24	13.9%
FY25+	40.8%
WALE	3.8 YEARS

## Investment Property Retail

### EAST VILLAGE

ZETLAND, NSW



East Village is an award-winning mixed-use retail centre that opened in October 2014, located three kilometres south of the Sydney CBD in the rapidly densifying urban renewal area of Zetland. The centre is strongly anchored by Coles, an Audi Service Centre and Virgin Active Health Club with over 50 specialty stores. The centre ranked "Number 1" in Australia, in Shopping Centre News Little Guns Awards for annual turnover per square metre, four years in a row (2016-2019) and is set to benefit from strong forecast population growth in its catchment.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	32,961 SQM
CAR SPACES	671
ACQUISITION DATE	Jul 16 (49.9%) Aug 17 (50.1%)
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$327.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	7.00%
CENTRE MAT	\$175.5m
SPECIALTY OCCUPANCY COSTS	12.9%
SPECIALTY SALES	\$11,876/SQM

Major Tenants	GLA SQM	Lease Expiry
Audi	13,172	Oct-34
Virgin Active	4,835	Nov-34
Coles	4,015	Oct-34
East Phoenix	1,280	Dec-26
Montessori Academy	1,173	Dec-26

#### Lease Expiry Profile % Income

VACANCY	2.3%
2H20	5.8%
FY21	7.5%
FY22	15.3%
FY23	4.9%
FY24	2.0%
FY25+	62.2%
WALE	6.6 YEARS

## Investment Property Retail

### GREENWOOD PLAZA

NORTH SYDNEY, NSW



Greenwood Plaza is a three-level centre at the base of Mirvac's iconic 101-103 Miller Street office tower, providing a major pedestrian thoroughfare to the busy North Sydney train station, with approximately 18 million visitations per annum. It comprises over 90 specialty retail and service outlets, including Romeo's IGA.

#### Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Nuveen
GLA	9,051 SQM
CAR SPACES	347
ACQUISITION DATE	Jun-94
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$119.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.50%
CENTRE MAT	\$84.3m
SPECIALTY OCCUPANCY COSTS	22.2%
SPECIALTY SALES	\$10,612/SQM

Major Tenants	GLA SQM	Lease Expiry
Greenwood Hotel	856	Jan-26
IGA Romeo's	864	Dec-30

#### Lease Expiry Profile % Income

VACANCY	2.3%
2H20	8.9%
FY21	13.3%
FY22	6.1%
FY23	28.9%
FY24	16.7%
FY25+	23.8%
WALE	3.5 YEARS

1. Book value represents Mirvac's ownership and includes the 101-103 Miller St car park.

## Investment Property Retail

### HARBOURSIDE

SYDNEY, NSW



Harbourside is a CBD retail centre which stretches over 240 metres of water frontage within Sydney's iconic Darling Harbour. Situated over three levels, the centre is predominantly focused on food catering/restaurants and entertainment. Harbourside is well-positioned to benefit from the multi-billion dollar urban regeneration of Darling Harbour which includes major residential, commercial, hotel and convention centre developments in addition to upgraded public spaces.

#### Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	100%
GLA	20,566 SQM
CAR SPACES	-
ACQUISITION DATE	Jan-14
LAST EXTERNAL VALUATION DATE	30-Jun-18
VALUATION AT 31 DECEMBER 19	\$262.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.75%
CENTRE MAT	\$164.0m
SPECIALTY OCCUPANCY COSTS	19.3%
SPECIALTY SALES	\$10,389/SQM

Major Tenants	GLA SQM	Lease Expiry
Kingpin	3,381	Sep-22
Hard Rock Café	1,365	Oct-21
Cyren	1,138	Sep-27

#### Lease Expiry Profile % Income

VACANCY	3.5%
2H20	10.9%
FY21	6.8%
FY22	26.7%
FY23	11.7%
FY24	14.9%
FY25+	25.5%
WALE	3.2 YEARS

## Investment Property Retail

### METCENTRE

SYDNEY, NSW



MetCentre is located at the base of 60 Margaret Street in Sydney and adjoins Wynyard train station. It has excellent exposure to George Street, well positioned to benefit from the light rail project, and currently draws approximately 12 million visitations per annum. The centre is anchored by a Woolworths supermarket and comprises approximately 75 specialty stores, including a significant food offering.

#### Summary Information

CLASSIFICATION	CBD RETAIL
OWNERSHIP	50% Mirvac, 50% Blackstone
GLA	6,496 SQM
CAR SPACES	-
ACQUISITION DATE	Aug-98
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$85.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.00%
CENTRE MAT	\$84.6m
SPECIALTY OCCUPANCY COSTS	22.4%
SPECIALTY SALES	\$12,015/SQM

#### Major Tenants

	GLA SQM	Lease Expiry
Woolworths	1,486	Aug-29

#### Lease Expiry Profile % Income

VACANCY	0.8%
2H20	18.8%
FY21	24.5%
FY22	11.3%
FY23	6.2%
FY24	11.7%
FY25+	26.7%
WALE	3.0 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property

# Retail

### RHODES WATERSIDE

RHODES, NSW



Rhodes Waterside is co-located with IKEA in the significant Rhodes residential and office precinct. Major retailers include Coles, ALDI, Target, Bing Lee and Reading Cinemas in addition to over 120 specialty stores. The centre features a strong dining offering and has seen significant growth through population growth, remixing and customer-focussed initiatives.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	50% Mirvac, 50% Perron
GLA	34,646 SQM
CAR SPACES	2,414
ACQUISITION DATE	Jan-07
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$206.0m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.25%
DISCOUNT RATE	7.00%
CENTRE MAT	\$227.3m
SPECIALTY OCCUPANCY COSTS	17.4%
SPECIALTY SALES	\$8,994/SQM

Major Tenants	GLA SQM	Lease Expiry
Reading Cinemas	4,122	Dec-29
Target	3,795	Nov-24
Coles	3,497	Dec-19
ALDI	1,597	Jul-33
Bing Lee	1,022	Feb-25

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	23.6%
FY21	8.7%
FY22	13.3%
FY23	17.1%
FY24	14.5%
FY25+	22.8%
WALE	3.1 YEARS

1. Book value represents Mirvac's ownership.



## Investment Property

# Retail

### SOUTH VILLAGE SHOPPING CENTRE

KIRRAWEE, NSW



A newly developed neighbourhood centre as part of a broader mixed-use project incorporating approximately 750 residential apartments and a significant public park. The centre is located in Kirrawee, 25 kilometres south of Sydney, and is serviced by nearby public transport and the Princes Highway. The centre is anchored by Coles and ALDI, with other key uses including dining, fresh food, services and child care, with more than 30 specialty stores.

#### Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	14,194 SQM
CAR SPACES	463
ACQUISITION DATE	Oct 16 (50%) Jun 17 (50%)
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$108.0m
VALUER	Savills
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	n/a
SPECIALTY OCCUPANCY COSTS	n/a
SPECIALTY SALES	n/a

Major Tenants	GLA SQM	Lease Expiry
Coles	4,501	Nov-38
ALDI	1,518	Nov-28

#### Lease Expiry Profile % Income

VACANCY	6.2%
2H20	4.7%
FY21	0.0%
FY22	1.0%
FY23	0.0%
FY24	10.2%
FY25+	77.9%
WALE	9.8 YEARS

## Investment Property Retail

### STANHOPE VILLAGE

STANHOPE GARDENS, NSW



Developed by Mirvac in the rapidly growing north-west corridor of Sydney, Stanhope Village is conveniently situated adjacent to the area's busy leisure centre and pool facility. Stanhope Village was expanded in 2015 and is anchored by Coles, Kmart and ALDI with approximately 75 specialty stores.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,071 SQM
CAR SPACES	736
ACQUISITION DATE	Nov-03
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$149.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$183.0m
SPECIALTY OCCUPANCY COSTS	12.0%
SPECIALTY SALES	\$10,195/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	5,060	Mar-22
Coles	3,500	Nov-28
ALDI	1,329	Aug-28

#### Lease Expiry Profile % Income

VACANCY	1.3%
2H20	20.1%
FY21	9.5%
FY22	23.5%
FY23	2.7%
FY24	9.9%
FY25+	33.0%
WALE	3.4 YEARS

## Investment Property Retail

### TRAMSHEDS SYDNEY

HAROLD PARK, NSW



Tramsheds Sydney is an iconic restoration and reimagining of the historic former tram depot at Harold Park in Sydney's inner-west. Supported by an affluent urban catchment, including residents of the 1,300 new dwellings within Mirvac's Harold Park residential development, Tramsheds Sydney offers an eclectic mix of reputable Sydney eateries, in addition to a local supermarket and services in a bespoke heritage setting.

#### Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	5,952 SQM
CAR SPACES	141
ACQUISITION DATE	Oct-15
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$41.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$45.9m
SPECIALTY OCCUPANCY COSTS	11.0%
SPECIALTY SALES	\$8,824/SQM

Major Tenants	GLA SQM	Lease Expiry
Supamart	2,440	Sep-31
The Butcher and Farmer	536	Sep-26

#### Lease Expiry Profile % Income

VACANCY	0.0%
2H20	11.4%
FY21	0.0%
FY22	22.3%
FY23	0.0%
FY24	18.1%
FY25+	48.2%
WALE	5.5 YEARS

## Investment Property Retail

### KAWANA SHOPPINGWORLD

BUDDINA, QLD



Located one hour north of Brisbane in the growing lifestyle region of the Sunshine Coast, Kawana Shoppingworld is a dominant convenience and lifestyle centre. The centre incorporates Woolworths, Coles, ALDI, Big W, six mini-majors and approximately 150 specialty stores. The centre successfully launched Event Cinemas and an expanded dining precinct in late 2018, introducing the first Gold Class theatres on the Sunshine Coast in response to significant customer demand.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	50% Mirvac, 50% ISPT
GLA	45,389 SQM
CAR SPACES	2,088
ACQUISITION DATE	Dec 93 (50%) Jun 98 (50%) Dec 17 (-50%)
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$208.5m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.50%
DISCOUNT RATE	7.25%
CENTRE MAT	\$329.3m
SPECIALTY OCCUPANCY COSTS	16.1%
SPECIALTY SALES	\$8,602/SQM

Major Tenants	GLA SQM	Lease Expiry
Big W	8,383	Jun-21
Event Cinemas	5,865	Nov-33
Woolworths	3,648	Nov-29
Coles	3,351	Oct-27
ALDI	1,753	Jul-24

#### Lease Expiry Profile % Income

VACANCY	1.0%
2H20	15.5%
FY21	32.6%
FY22	11.4%
FY23	6.1%
FY24	8.8%
FY25+	24.6%
WALE	3.5 YEARS

1. Book value represents Mirvac's ownership.

## Investment Property

# Retail

### ORION SPRINGFIELD CENTRAL

SPRINGFIELD, QLD



Located in Brisbane's rapidly growing south-western corridor, Orion was developed by Mirvac in March 2007 and underwent a major expansion that was completed in March 2016. The latest development introduced an expanded casual dining, fashion and entertainment offer to position the centre as the dominant retail offer in its catchment. The centre is anchored by Woolworths, Coles, ALDI, Target, Big W and Event Cinemas with over 180 specialty stores and 11 pad sites, with significant sundry land holdings for future expansion.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	69,797 SQM
CAR SPACES	3,053
ACQUISITION DATE	Aug-02
LAST EXTERNAL VALUATION DATE	31-Dec-18
VALUATION AT 31 DECEMBER 19	\$448.8m <sup>1</sup>
VALUER	Directors Valuation
CAPITALISATION RATE	5.00%
DISCOUNT RATE	7.50%
CENTRE MAT	\$432.3m
SPECIALTY OCCUPANCY COSTS	12.2%
SPECIALTY SALES	\$8,568/SQM

Major Tenants	GLA SQM	Lease Expiry
Big W	7,988	Mar-27
Target	6,021	Nov-30
Event Cinemas	5,801	Oct-30
Coles	5,618	Oct-30
Woolworths	4,471	Mar-27

#### Lease Expiry Profile % Income

VACANCY	1.2%
2H20	6.4%
FY21	11.3%
FY22	15.7%
FY23	12.4%
FY24	13.0%
FY25+	40.0%
WALE	4.6 YEARS

1. Includes sundry vacant land.

## Investment Property

# Retail

### TOOMBUL

NUNDAH, QLD



Toombul is located in a growing inner urban area of Brisbane, just seven kilometres from Brisbane's CBD and six kilometres from Brisbane Airport. The centre benefits from excellent accessibility via major roadways as well as rail and bus links. Toombul has approximately 46,000 square metres of gross lettable area comprising Coles, ALDI, Kmart, Target, BCC Cinemas, Bunnings Warehouse and approximately 150 specialty stores. Since Mirvac's acquisition in 2016 the centre has been progressively remixed and upgraded, with the latest development of an alfresco dining and entertainment precinct which was completed late 2019.

#### Summary Information

CLASSIFICATION	REGIONAL
OWNERSHIP	100%
GLA	46,422 SQM
CAR SPACES	1,917
ACQUISITION DATE	Jun-16
LAST EXTERNAL VALUATION DATE	31-Dec-19
VALUATION AT 31 DECEMBER 19	\$320.0m <sup>1</sup>
VALUER	Knight Frank
CAPITALISATION RATE	5.75%
DISCOUNT RATE	7.00%
CENTRE MAT	\$248.8m
SPECIALTY OCCUPANCY COSTS	14.9%
SPECIALTY SALES	\$8,825/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	6,725	Feb-27
Target	6,582	Oct-26
Coles	3,589	May-32
Bunnings	3,033	Jul-21
BCC Cinemas	2,664	Apr-27

#### Lease Expiry Profile % Income

VACANCY	1.4%
2H20	14.0%
FY21	9.3%
FY22	10.2%
FY23	14.3%
FY24	12.2%
FY25+	38.6%
WALE	4.4 YEARS

1. Includes sundry vacant land.

## Investment Property Retail

### MOONEE PONDS CENTRAL

MOONEE PONDS, VIC



Moonee Ponds Central is located seven kilometres north of the Melbourne CBD and conveniently connected to the busy Puckle Street retail strip. Moonee Ponds is currently undergoing strong population growth and densification in the immediate catchment, with the centre well positioned to benefit. The centre was most recently expanded in 2009 and comprises Kmart, Coles and an ALDI Supermarket as well as over 67 specialty stores. A new Dining Lane, which will service the residents of the ~1,500 apartments completing in the surrounding area, will be complete in FY20.

#### Summary Information

CLASSIFICATION	SUB REGIONAL
OWNERSHIP	100%
GLA	18,859 SQM
CAR SPACES	898
ACQUISITION DATE	May 03 & Feb 08
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$96.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.00%
DISCOUNT RATE	7.00%
CENTRE MAT	\$157.2m
SPECIALTY OCCUPANCY COSTS	12.2%
SPECIALTY SALES	\$8,624/SQM

Major Tenants	GLA SQM	Lease Expiry
Kmart	4,728	Mar-24
Coles	4,000	May-22
ALDI	1,221	Mar-23

#### Lease Expiry Profile % Income

VACANCY	3.7%
2H20	7.5%
FY21	8.7%
FY22	23.5%
FY23	13.7%
FY24	26.1%
FY25+	16.8%
WALE	3.2 YEARS

## Investment Property Retail

### COOLEMAN COURT

WESTON, ACT



Cooleman Court is a neighbourhood centre located in the Canberra suburb of Weston. The centre comprises two supermarkets, Woolworths and ALDI, a Target Country, Best & Less and approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Cooleman Court and is expected to positively impact the centre.

#### Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,687 SQM
CAR SPACES	500
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-19
VALUATION AT 31 DECEMBER 19	\$70.0m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%
CENTRE MAT	\$131.0m
SPECIALTY OCCUPANCY COSTS	14.9%
SPECIALTY SALES	\$7,379/SQM

Major Tenants	GLA SQM	Lease Expiry
Woolworths	3,102	Aug-31
ALDI	1,548	Jan-24

#### Lease Expiry Profile % Income

VACANCY	2.0%
2H20	15.1%
FY21	5.3%
FY22	9.8%
FY23	10.4%
FY24	18.2%
FY25+	39.2%
WALE	5.4 YEARS



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# Other investments



# Other Investments

## JV & Funds Under Management

### Tucker Box Hotel Group

FOCUS	FUM (\$M)	NO. OF INVESTORS
Wholesale	578	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, limited service hotel market in Australia. The portfolio comprises 11 hotels and 2,032 rooms all of which are leased to Value Lodging Pty Limited, a subsidiary of Toga Far East Hotels.

### LAT Portfolio

FOCUS	FUM (\$M)	NO. OF INVESTORS
Office	UNDISCLOSED	N/A

In December 2015, Mirvac reached an agreement with a subsidiary of China Investment Corporation (CIC) to become asset manager of the LAT portfolio. Mirvac also invested an interest in the CIC controlled trusts that are managed by Mirvac.

### MILP Trust

FOCUS	FUM (\$M)	NO. OF INVESTORS
Industrial	239	2

MILP Trust is owned by Mirvac (10%) and Prime Property Fund Asia Limited Partnership (90%). MILP will focus on core and value add industrial opportunities. Mirvac will provide trust administration, property management, and development management services. The Trust's industrial assets comprise of two facilities in Victoria, one in Campbelltown NSW and a 50% interest in the Calibre Estate in Eastern Creek, NSW

### Duck River Auburn Trust

FOCUS	FUM (\$M)	NO. OF INVESTORS
Industrial	11	2

Duck River Auburn Trust is owned by Mirvac (51%) and North Haven Real Estate Fund IX Global (49%). The Trust has entered into an option to acquire and redevelop an industrial site in Auburn, NSW.

# Residential overview

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Marrick & Co. Sydney

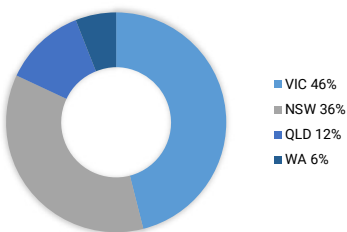
Mirvac is one of the leading residential brands in the Australian development and construction industry and has a proven track record of delivering innovative and quality products that exceed customers' expectations and lead the market.

# Residential Development

## Overview

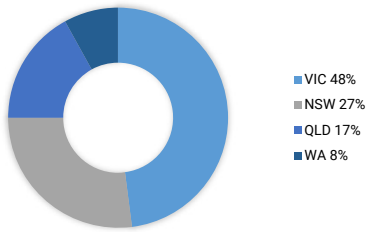
### Expected Revenue

\$13.9 billion



### Pipeline Lots

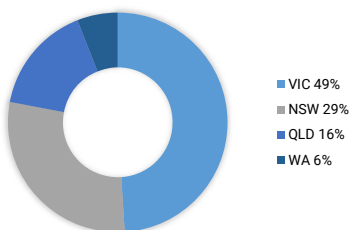
27,551 lots



### Residential Expected Revenue

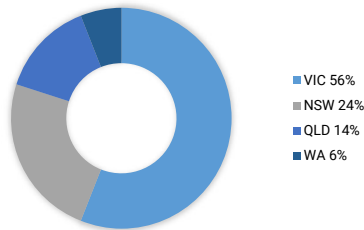
#### Mirvac Share Expected Revenue

\$10.6 billion



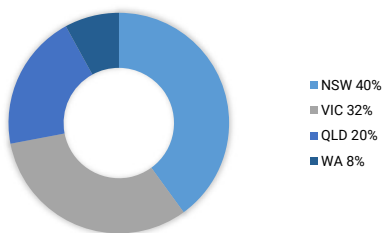
### Masterplanned Communities

\$7.2 billion



### Apartments

\$3.4 billion



## JV & Funds Under Management

FOCUS	FUM (\$M)	NO. OF INVESTORS
Australian Build to Rent Club <sup>1</sup>	146	2
Mirvac Ping An Waterloo Development Trust	2	2
Mirvac SLS Development Trust	329	2

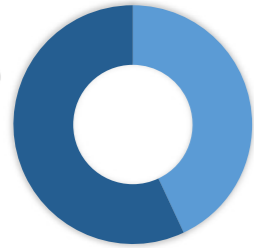
<sup>1</sup>The fund is consolidated and the co-investor's ownership is recognised as a non-controlling interest.

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# Residential Development

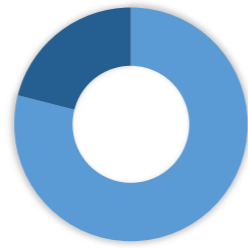
## NEW SOUTH WALES

Mirvac Share Expected Revenue  
\$3.1 billion



■ Masterplanned Communities 43%  
■ Apartments 57%

Pipeline Lots  
7,436 lots



■ Masterplanned Communities 79%  
■ Apartments 21%

### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
<b>The Avenue</b>	Various from 2012	Schofields	\$276.3m	492	480	480	480	FY14	FY23	\$295,000	\$819,900		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$83.9m	133	133	133	133	FY15	FY17	\$312,900	\$731,533	100%		
Released Stages			\$192.4m	359	347	347	347	FY14	FY23	\$295,000	\$819,900	94%		
<b>Crest</b>	Sep 14	Gledswood Hills	\$270.1m	584	455	420	385	FY17	FY22	\$324,000	\$690,000	65%	MPC - Mix of land & housing	100% Mirvac
<b>Googong</b>	Dec 11	Googong	\$1,898.9m	5,741	2,134	2,016	1,947	FY14	FY34	\$112,000	\$785,000		MPC - Mix of land & housing	JV with PEET Limited
Released Stages			\$596.6m	2,301	2,134	2,016	1,947	FY14	FY24	\$112,000	\$785,000	94%		
Future Stages			\$1,302.2m	3,440	0	0	0	FY21	FY34	\$140,000	\$783,273	0%		
<b>Green Square</b>	Mar 12	Zetland	\$1,495.0m	1,097	476	475	474	FY17	FY26	\$498,000	\$3,000,000		Apartments with mixed use	PDA with Landcom
Ebsworth			\$172.2m	174	174	174	174	FY17	FY17	\$498,000	\$1,280,000	100%		
No.8 Ebsworth, Ovo & Ovo Portman Place			\$334.2m	302	302	301	300	FY18	FY20	\$560,000	\$2,080,000	100%		
Future Stages			\$988.6m	621	0	0	0	FY24	FY26	\$700,000	\$3,000,000	0%		
<b>Marrick &amp; Co.</b>	Oct 15	Marrickville	\$228.9m	216	216	177	172	FY20	FY22	\$615,000	\$1,950,000	100%	Apartments	100% Mirvac
<b>Menangle</b>	Jan 17	Menangle	\$143.5m	373	0	0	0	FY21	FY24	\$425,000	\$515,000	0%	MPC - Land	PDA with SouWest Developments Pty Ltd
<b>Moorebank Cove</b>	Dec 14	Moorebank	\$164.4m	179	0	0	0	FY22	FY23	\$745,000	\$1,250,000	0%	MPC - Medium density housing	PDA with Benedict Industries
<b>Pavillions</b>	Nov 14	Sydney Olympic Park	\$358.6m	359	359	261	0	FY20	FY23	\$575,000	\$1,980,000	81%	Apartments	PDA with Sydney Olympic Park Authority
<b>Riverlands</b>	Oct 19	Milperra	\$352.9m	345	0	0	0	FY22	FY25	\$860,000	\$1,250,000	0%	MPC - Medium density housing	100% Mirvac
<b>St Leonards Square</b>	Jun 15	St Leonards	\$813.8m	561 <sup>3</sup>	560	551	327	FY20	FY21	\$635,000	\$5,585,000		Apartments with mixed use	JV with Ping An Real Estate
The William			\$356.5m	241	240	234	216	FY20	FY20	\$635,000	\$2,725,000	100%		
The Jackson			\$457.3m	320	320	317	111	FY20	FY21	\$640,000	\$5,585,000	100%		
<b>The Finery</b>	Jun 14	Waterloo	\$268.0m	239	239	239	239	FY18	FY20	\$620,000	\$1,980,000	100%	Apartments and terraces with mixed use	JV with Ping An Real Estate

### Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	SETTLEMENT DATE <sup>1</sup> FROM	TO	DESCRIPTION	OWNERSHIP STRUCTURE
<b>Marsden Park North</b>	Nov 14	Marsden Park	\$286.7m	541	FY22	FY25	MPC - Mix of land & housing	PDA with MAC 1 MP Pty Ltd
<b>Milperra, Western Sydney University Campus</b>	Aug 19	Milperra	\$422.2m	425	FY24	FY28	MPC - Medium density housing	PDA with Western Sydney University
<b>Waterloo Metro Quarter</b>	Dec 19	Waterloo	TBC	308	FY25	FY25	Apartments with mixed use	JV with John Holland Pty Ltd / PDA with Sydney Metro Pty Ltd

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. Includes 34 retail/commercial strata lots.

## Residential Development New South Wales

### THE AVENUE, ALEX AVENUE SCHOFIELDS, NSW



A land and housing project, The Avenue is in the North West Growth corridor of Sydney approximately 45 kilometres from the Sydney CBD. This masterplanned community will ultimately deliver 492 residential lots and includes a 1.2 hectare public park. Precincts 1, 2 and 3 are complete. Precinct 4 consists of 99 lots.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Various (from 2012)
LOCATION	Schofields
PROJECT VALUE (INCL. GST)	\$276.3m
TOTAL LOTS	492
PROJECT PERIOD	FY14-FY23
OWNERSHIP STRUCTURE	100% Mirvac

# Residential Development New South Wales

## CREST, RABY ROAD GLEDSDOOD HILLS, NSW



Crest at Gledswood Hills is a residential masterplanned subdivision located in Sydney's south west within the Camden LGA. The project consists of 584 land lots to be integrated with approximately 41 hectares of recreational open space. "My Ideal House" at Crest won the Australian Institute of Architects' 2019 NSW Architecture Award for Sustainable Architecture.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-14
LOCATION	Gledswood Hills
PROJECT VALUE (INCL. GST)	\$270.1m
TOTAL LOTS	584
PROJECT PERIOD	FY17-FY22
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development New South Wales

### GOOGONG, GOOGONG DAM ROAD GOOGONG, NSW



Googong is a new township located on former grazing land on the NSW/ACT border, just 16 kilometres south east of Parliament House, and eight kilometres south of Queanbeyan. The project is being developed on a 780 hectare site over 20 to 25 years, and will eventually be home to approximately 18,000 people. As a new, self-contained township, Googong will provide housing, community and recreational facilities, shops, schools and employment opportunities. Over 20 per cent of the site will be dedicated to council as open space for parklands and playing fields.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-11
LOCATION	Googong
PROJECT VALUE (INCL. GST)	\$1,898.9m
TOTAL LOTS	5,741
PROJECT PERIOD	FY14-FY34
OWNERSHIP STRUCTURE	JV with PEET Limited



## Residential Development New South Wales

### GREEN SQUARE, BOTANY ROAD ZETLAND, NSW



Green Square, a joint development between Mirvac and Landcom, is a mixed-use development located just over three kilometres from Sydney's CBD, approximately four kilometres from Sydney airport and is conveniently located near the Green Square train station. The Green Square region is one of the largest urban renewal projects in Australia and when complete, Mirvac and Landcom will have delivered over 1,000 apartments, along with office and retail space and a substantial public domain within the Green Square Town Centre.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-12
LOCATION	Zetland
PROJECT VALUE (INCL. GST)	\$1,495.0m
TOTAL LOTS	1,097
PROJECT PERIOD	FY17-FY26
OWNERSHIP STRUCTURE	PDA with Landcom

## Residential Development New South Wales

### MARRICK & CO., MARRICKVILLE ROAD MARRICKVILLE, NSW



Located in Sydney's inner west, seven kilometres south west of Sydney's CBD, Marrick & Co is the first One Planet Living certified community in NSW. The project, on the former Marrickville Hospital site and delivered in partnership with Inner West Council, comprises 225<sup>1</sup> lots across residential apartments and terrace homes and a new library named 'Patyegarang Place'. The library was dedicated by Mirvac to Inner West Council along with four percent of the residential apartments for key worker housing. The development, completed in mid-2019, boasts an abundance of open space including 'The Common' where fitness classes are hosted in the mornings, a rooftop deck where a kitchen provides residents with BBQ and pizza oven facilities and kitchen gardens for residents to grow their own produce. Significant elements of the site's rich history have been retained, including the heritage conversion of the main ward building as the new library and the former nurses' quarters as luxury, whole floor, boutique terrace dwellings.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-15
LOCATION	Marrickville
PROJECT VALUE (INCL. GST)	\$228.9m
TOTAL LOTS	216
PROJECT PERIOD	FY20-FY22
OWNERSHIP STRUCTURE	100% Mirvac

1. Includes nine affordable housing lots.

# Residential Development New South Wales

## MENANGLE, STATION STREET MENANGLE, NSW



Menangle is a residential masterplanned community located in Sydney's south west within the Wollondilly Shire LGA. The 40 hectare site is located adjacent the historical Menangle train station and Menangle village. Two parks are proposed within the masterplanned community. Mirvac's partners Benedict industries and the Halfpenny family are planning for a new tourism and lifestyle destination adjacent the residential subdivision securing the future of the heritage listed Camden Park Estate Central Creamery and Rotolactor.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Menangle
PROJECT VALUE (INCL. GST)	\$143.5m
TOTAL LOTS	373
PROJECT PERIOD	FY21-FY24
OWNERSHIP STRUCTURE	PDA with SouWest Developments Pty Ltd

# Residential Development New South Wales

## MOOREBANK COVE, NEWBRIDGE ROAD MOOREBANK, NSW



The development is located in Moorebank, approximately 27 kilometres south west of Sydney CBD, on the banks of the Georges River and in close proximity to Mirvac's award winning Masterplanned Community site, Brighton Lakes. The 179 lot estate includes a mix of Mirvac designed and built detached, semi-detached and terrace homes as well as a Community Facility comprising landscaped green space, a swimming pool, and covered BBQ area. The site will benefit from existing local schools, cafes and restaurants and is only minutes' drive to the M5 and major arterial roads that link to the Liverpool CBD. Bus services are within walking distance and Holsworthy train station is only 3 kilometres away.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Moorebank
PROJECT VALUE (INCL. GST)	\$164.4m
TOTAL LOTS	179
PROJECT PERIOD	FY22-FY23
OWNERSHIP STRUCTURE	PDA with Benedict Industries

Note: Concept image only (artist impression), final design may differ from above image.

## Residential Development New South Wales

### PAVILIONS, FIGTREE DRIVE SYDNEY OLYMPIC PARK, NSW



Located within the Sydney Olympic Park precinct, the site is 16 kilometres west of the Sydney CBD and nine kilometres from the Parramatta CBD. In addition to build-to-sell apartments, two of the buildings will house Mirvac's first purpose, build-to-rent assets in Australia. The project has a strong focus on amenity and private open space for its residents and tenants, with a private landscape podium situated over four levels of basement car parking, gym, community herb and kitchen garden, and communal room for all residents provided. In addition, 1,500 square metres of retail space will be handed back to the Sydney Olympic Park Authority which will own and lease to a commercial operator.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-14
LOCATION	Sydney Olympic Park
PROJECT VALUE (INCL. GST)	\$358.6m
TOTAL LOTS	359 <sup>1</sup>
PROJECT PERIOD	FY20-FY23
OWNERSHIP STRUCTURE	PDA with Sydney Olympic Park Authority

1. Excludes affordable housing lots to be delivered to Sydney Olympic Park Authority and Build-to-Rent lots.

## Residential Development New South Wales

### ST LEONARDS SQUARE, PACIFIC HIGHWAY ST LEONARDS SQUARE, NSW



Located in the heart of Sydney's Lower North Shore, St Leonards Square is just a few hundred metres from St Leonards Train Station and diagonally opposite the future Crows Nest Metro Station. Completed in the second half of 2019, the project has delivered 527 luxury residential apartments across two striking towers. Only 4.5 kilometres from the Sydney CBD, the project offers iconic views of Sydney CBD and Sydney Harbour and amenities across two levels. The project has also provided 32 commercial strata office suites, a Virgin Active gym and a vibrant ground floor retail precinct for residents and the wider community.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-15
LOCATION	St Leonards
PROJECT VALUE (INCL. GST)	\$813.8m
TOTAL LOTS	561 <sup>1</sup>
PROJECT PERIOD	FY20-FY21
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

1. Includes 34 retail/commercial strata lots.

# Residential Development New South Wales

## RIVERLANDS, PRESCOT PARADE MILPERRA, NSW



The Riverlands Golf Course is a newly acquired residential masterplanned community project. It is an infill site located approximately 30 kilometres south west of the Sydney CBD with direct access to the Georges River foreshore. The site is proposed to include 345 dwellings to be constructed by Mirvac along with community facilities and recreational opportunities.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-19
LOCATION	Milperra
PROJECT VALUE (INCL. GST)	\$352.9m
TOTAL LOTS	345
PROJECT PERIOD	FY22-FY25
OWNERSHIP STRUCTURE	100% Mirvac

Note: Concept image only (artist impression), final design may differ from above image.

## Residential Development New South Wales

### THE FINERY, LACHLAN STREET WATERLOO, NSW



The Finery offers a refined living experience for the emerging Lachlan Precinct in Waterloo, just 3.5 kilometres from Sydney's CBD. Comprised of six low rise buildings, the project delivered 223 residential apartments and terrace homes. The development also incorporates 1,200 square metres of ground floor retail, generous green areas and a residents' private entertaining rooftop terrace with plunge pool. Public domain and infrastructure works were also completed to improve the wider precinct and enhance amenity for residents.

#### Summary Information - In Progress

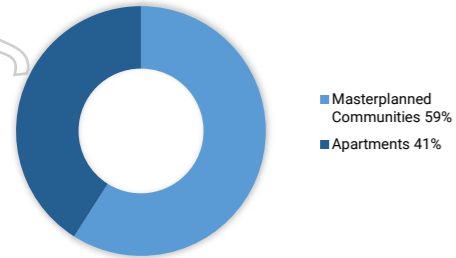
ACQUISITION/AGREEMENT DATE	Jun-14
LOCATION	Waterloo
PROJECT VALUE (INCL. GST)	\$268.0m
TOTAL LOTS	239 <sup>1</sup>
PROJECT PERIOD	FY18-FY20
OWNERSHIP STRUCTURE	JV with Ping An Real Estate

1. Includes 16 retail lots.

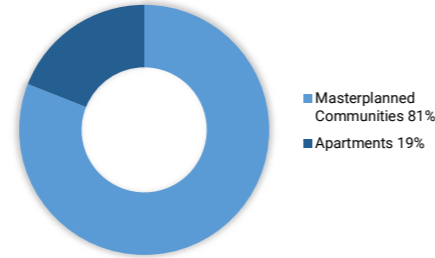


# Residential Development QUEENSLAND

Mirvac Share Expected Revenue  
\$1.6 billion



Pipeline Lots  
4,741 lots



## In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO	CURRENT PRICE RANGE FROM	TO	CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
<b>Alexandria</b>	Aug 17	Arana Hills	\$47.2m	80	0	0	0	FY21	FY22	\$389,000	\$645,000	0%	MPC - Land, Medium Density Housing	100% Mirvac
<b>Ascot Green</b>	Sep 15	Ascot	\$836.4m	967	174	109	85	FY18	FY31	\$460,000	\$3,200,000		Apartments	PDA with Brisbane Racing Club
Ascot House			\$86.6m	90	90	85	85	FY18	FY21	\$460,000	\$3,200,000	100%		
Tulloch House			\$76.8m	84	84	24	0	FY22	FY23	\$460,000	\$3,200,000	0%		
Future Stages			\$673.0m	793	0	0	0	FY23	FY31	\$460,000	\$3,200,000	0%		
<b>Ashford</b>	Mar 17	Everton Park	\$82.0m	124	22	5	0	FY20	FY22	\$465,000	\$800,000		MPC - Land, Medium Density Housing	100% Mirvac
Released Stages			\$16.7m	29	22	5	0	FY20	FY21	\$495,000	\$630,000	0%		
Future Stages			\$65.3m	95	0	0	0	FY21	FY22	\$465,000	\$800,000	0%		
<b>Everleigh</b>	Feb 16	Greenbank	\$782.6m	3,451	183	131	88	FY19	FY34	\$120,000	\$300,000		MPC - Land lots	100% Mirvac
Released Stages			\$78.4m	361	183	131	88	FY19	FY22	\$120,000	\$300,000	51%		
Future Stages			\$704.2m	3,090	0	0	0	FY22	FY34	\$120,000	\$300,000	0%		
<b>Gainsborough Greens</b>	Oct 06	Pimpama	\$505.6m	1,968	1,760	1,716	1,681	FY11	FY23	\$143,000	\$425,000		MPC - Mix of land & housing	100% Mirvac
Completed Stages			\$228.9m	902	902	902	902	FY11	FY18	\$143,000	\$410,000	100%		
Released Stages			\$276.7m	1,066	858	814	779	FY12	FY23	\$238,000	\$425,000	67%		
<b>Hope Street</b>		South Brisbane	\$218.6m	354	354	352	349	FY17	FY20	\$409,000	\$1,675,000		Apartments	100% Mirvac
Art House	Jul 14		\$115.6m	187	187	187	187	FY17	FY20	\$409,000	\$1,545,000	100%		
Lucid	Jul 15		\$103.0m	167	167	165	162	FY19	FY20	\$410,000	\$1,675,000	100%		
<b>Hydeberry</b>	Jan 17	Rochedale	\$62.4m	133	133	133	133	FY19	FY20	\$395,000	\$630,000	100%	MPC - Land lots	100% Mirvac

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

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## Residential Development Queensland

### ALEXANDRIA, PLUCKS ROAD ARANA HILLS, QLD



Located in Arana Hills, 11 kilometres north west of the Brisbane CBD, this is a proposed residential development consisting of 77 town homes and 3 land lots, as well as a resident's recreation area.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-17
LOCATION	Arana Hills
PROJECT VALUE (INCL. GST)	\$47.2m
TOTAL LOTS	80
PROJECT PERIOD	FY21-FY22
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Queensland

### ASCOT GREEN, LANCASTER ROAD ASCOT, QLD



Ascot Green is a joint residential development project with Brisbane Racing Club located in the blue-chip suburb of Ascot in Brisbane. On completion the project is intended to deliver more than 950 apartments situated along the iconic Eagle Farm Racecourse. The first tower, Ascot House, was completed in June 2018 with limited apartments remaining. The adjoining tower, Tulloch House, was officially released to the market in November 2019 and is comprised of 84 apartments.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Sep-15
LOCATION	Ascot
PROJECT VALUE (INCL. GST)	\$836.4m
TOTAL LOTS	967
PROJECT PERIOD	FY18-FY31
OWNERSHIP STRUCTURE	PDA with Brisbane Racing Club

## Residential Development Queensland

### ASHFORD, ASHMORE STREET EVERTON PARK, QLD



Located in Everton Park, 7 kilometres north of the Brisbane CBD, this residential development comprises 84 town homes, 39 land lots and one heritage building. The development also consists of residents' club facilities and redevelopment of a wetland nature reserve area.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Mar-17
LOCATION	Everton Park
PROJECT VALUE (INCL. GST)	\$82.0m
TOTAL LOTS	124
PROJECT PERIOD	FY20-FY22
OWNERSHIP STRUCTURE	100% Mirvac

# Residential Development Queensland

## EVERLEIGH, TEVIOT ROAD GREENBANK, QLD



Everleigh is a 481-hectare MasterPlanned Community located 30 kilometres south of the Brisbane CBD. It is anticipated to yield over 3,400 residential land lots, in addition to regional sports and recreation parks, a state primary school site and a neighbourhood retail centre. Two stages in the first precinct have been constructed and registered with a third stage recently commenced.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Greenbank
PROJECT VALUE (INCL. GST)	\$782.6m
TOTAL LOTS	3,451
PROJECT PERIOD	FY19-FY34
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Queensland

### GAINSBOROUGH GREENS, SWAN ROAD PIMPAMA, QLD



Gainsborough Greens is a large-scale masterplanned community located at Pimpama in the northern Gold Coast area, 50 kilometres south of the Brisbane CBD. The project consists of approximately 1,900 lots, along with recreational and retail facilities. The project encompasses the existing Gainsborough Greens Golf Course which was sold to a third party and is now subject to a body corporate structure.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-06
LOCATION	Pimpama
PROJECT VALUE (INCL. GST)	\$505.6m
TOTAL LOTS	1,968
PROJECT PERIOD	FY11-FY23
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Queensland

### HOPE STREET, HOPE STREET SOUTH BRISBANE QLD



The site is located in South Brisbane, a short walk from the Southbank parklands and arts precinct and across the river from the Brisbane CBD. Art House and Lucid, comprise of 187 and 167 apartments, respectively, as well as ground floor retail. Both towers are complete with very limited stock remaining.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-14 & Jul-15
LOCATION	South Brisbane
PROJECT VALUE (INCL. GST)	\$218.6m
TOTAL LOTS	354
PROJECT PERIOD	FY17-FY20
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Queensland

### HYDEBERRY, GARDNER ROAD ROCHEDALE, QLD



Located in Rochedale, 14 kilometres south east of the Brisbane CBD, Hydeberry is a land-only development comprising of 133 lots constructed over two stages. Both stages of the project are now complete.

#### Summary Information - In Progress

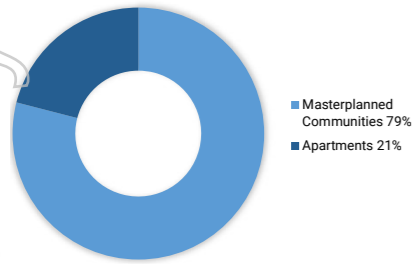
ACQUISITION/AGREEMENT DATE	Jan-17
LOCATION	Rochedale
PROJECT VALUE (INCL. GST)	\$62.4m
TOTAL LOTS	133
PROJECT PERIOD	FY19-FY20
OWNERSHIP STRUCTURE	100% Mirvac



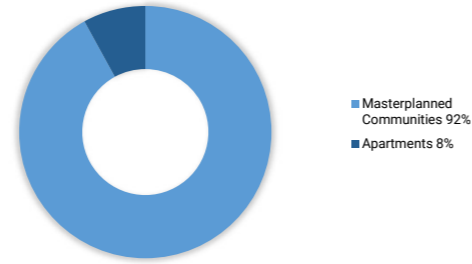
# Residential Development

## VICTORIA

Mirvac Share Expected Revenue  
\$5.2 billion



Pipeline Lots  
13,256 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASING			SETTLEMENT DATE <sup>1</sup>		CURRENT PRICE RANGE		CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
					RELEASED	EXCHANGED	SETTLED	FROM	TO	FROM	TO			
Jack Road	Oct 14	Cheltenham	\$142.0m	183	182	182	182	FY16	FY20	\$510,000	\$1,290,000	100%	MPC - Housing	100% Mirvac
Olivine	Jun 12	Donnybrook	\$1,333.1m	4,234	596	559	292	FY18	FY34	\$170,000	\$400,000		MPC - Land lots	Combination of balance sheet and PDA with Boral
Released Stages			\$181.1m	596	596	559	292	FY18	FY20	\$170,000	\$400,000	60%		
Future Stages			\$1,152.0m	3,638	0	0	0	FY20	FY34	\$230,000	\$347,000	5%		
Smiths Lane	Nov 11	Clyde North	\$851.0m	2,293	301	239	84	FY19	FY30	\$173,000	\$365,000		MPC - Land lots	100% Mirvac
Released Stages			\$92.0m	356	301	239	84	FY19	FY23	\$173,000	\$330,000	10%		
Future Stages			\$759.0m	1,937	0	0	0	FY22	FY30	\$224,000	\$365,000	0%		
The Eastbourne	Dec 12	East Melbourne	\$459.8m	258	258	257	254	FY19	FY20	\$500,000	\$14,000,000	100%	Apartments	PDA with Freemasons
The Fabric	-	Altona North	\$386.0m	507	39	22	0	FY21	FY26	\$460,000	\$1,250,000		MPC - Mix of housing and apartments	100% Mirvac
Released Stages			\$46.0m	50	39	22	0	FY21	FY22	\$785,000	\$1,250,000	0%		
Future Stages			\$221.0m	237	0	0	0	FY22	FY25	\$695,000	\$1,225,000	0%		
Future Stages (apartments)			\$119.0m	220	0	0	0	FY24	FY26	\$460,000	\$610,000	0%		
Tullamore	Jul 15	Doncaster	\$853.2m	888	744	664	545	FY16	FY23	\$380,000	\$2,250,000		MPC - Mix of land, housing & medium density housing	100% Mirvac
Completed Stages			\$107.7m	133	133	133	133	FY16	FY18	\$540,000	\$1,350,000	100%		
Released Stages			\$518.8m	450	375	348	292	FY17	FY22	\$625,000	\$2,250,000	85%		
Apartments Building A (Phoenix)			\$92.9m	134	134	126	120	FY19	FY20	\$380,000	\$1,480,000	100%		
Apartments Building B (Folia)			\$79.2m	102	102	57	0	FY21	FY22	\$395,000	\$1,835,000	2%		
Future Stages			\$54.6m	69	0	0	0	FY23	FY23	\$410,000	\$1,500,000	2%		
Waverley Park	Dec 01	Mulgrave	\$778.6m	1,319	1,276	1,246	1,211	FY04	FY23	\$225,000	\$1,450,000		MPC - Housing	100% Mirvac
Completed Stages			\$623.4m	1,143	1,143	1,143	1,143	FY04	FY14	\$225,000	\$1,075,000	100%		
Released Stages			\$155.2m	176	133	103	68	FY18	FY23	\$530,000	\$1,405,000	59%		
Woodlea	Nov 06	Rockbank	\$1,929.7m	6,352	3,261	3,224	2,708	FY16	FY36	\$135,500	\$1,088,888		MPC - Land lots	50% Mirvac 50% Jayaland Corporation
Completed Stages			\$472.8m	2,292	2,292	2,292	2,292	FY16	FY20	\$135,500	\$1,088,888	100%		
Released Stages			\$525.4m	1,113	969	932	416	FY16	FY21	\$160,000	\$569,888	77%		
Future Stages			\$931.5m	2,947	0	0	0	FY20	FY36	\$180,000	\$400,000	0%		
Yarra's Edge		Docklands	\$1,512.3m	1,557	1,128	991	776	FY05	FY26	\$120,000	\$6,000,000		Apartments (and townhouses)	100% Mirvac
Completed Stages	Apr 11		\$516.8m	436	436	436	436	FY13	FY20	\$500,000	\$6,000,000	100%		
Marina Berths	Mar 04		\$18.1m	149	149	116	116	FY05	FY26	\$120,000	\$285,000	100%		
Forge - Tower 10	Nov 15		\$197.6m	228	228	226	224	FY17	FY21	\$490,000	\$1,550,000	100%		
Voyager - Tower 11	Oct 16		\$302.1m	315	315	213	0	FY22	FY25	\$490,000	\$2,494,500	26%		
Wharf's Entrance Terraces 2	Dec 15		\$57.5m	18	0	0	0	FY22	FY23	\$2,080,000	\$4,650,000	0%		
Park Precinct - Retail Stage	-		\$5.6m	1	0	0	0	FY21	FY21	n/a	n/a	0%		
Future Stages	-		\$414.6m	410	0	0	0	FY24	FY26	\$490,000	\$4,650,000	0%		

### Proposed

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	SETTLEMENT DATE <sup>1</sup>		DESCRIPTION	OWNERSHIP STRUCTURE
					FROM	TO		
Wantirna South	Jun 19	Wantirna South	\$1,357.3m	1,717	FY25	FY35	MPC - Mix of land, housing & medium density housing	PDA with Boral

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

## Residential Development Victoria

### JACK ROAD, JACK ROAD CHELTENHAM, VIC



Jack Road is a 4.2 hectare site located in the Bayside suburb of Cheltenham, approximately 20 kilometres south of Melbourne's CBD. The development comprises 183 dwellings, consisting of boutique style apartments and two, three and four-bedroom homes. The project offers a unique opportunity to live in a masterplanned community within close proximity to Port Philip Bay and established amenity renowned within the Bayside municipality. Mirvac's bold 18 month research project, the House With No Bills, which aims to transform housing in Australia, concluded in December 2019 and is the last lot remaining.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Oct-14
LOCATION	Cheltenham
PROJECT VALUE (INCL. GST)	\$142.0m
TOTAL LOTS	183
PROJECT PERIOD	FY16-FY20
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Victoria

### OLIVINE, DONNYBROOK ROAD DONNYBROOK, VIC



Olivine is located approximately 30 kilometres north of Melbourne's CBD in Donnybrook. The masterplanned community will encompass over 465 hectares and is expected to deliver circa 4,000 lots over approximately 20 years. Olivine is expected to become home to approximately 11,000 residents and will include a new local town centre, education facilities, health, sports and community infrastructure. Hume Anglican Grammar opened in February 2019 with the first stage of the school welcoming 150 enrolled students and will expand to Grade 4 in 2020 with approximately 240 enrolments. The \$2.5m Olivine Community Hub, encompassing a social enterprise café, community space and sales office, will open in April 2020 in parallel with Gumnut Adventure Park.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jun-12
LOCATION	Donnybrook
PROJECT VALUE (INCL. GST)	\$1,333.1m
TOTAL LOTS	4,234
PROJECT PERIOD	FY18-FY34
OWNERSHIP STRUCTURE	Combination of balance sheet and PDA with Boral

## Residential Development Victoria

### SMITHS LANE, SMITHS LANE CLYDE NORTH, VIC



Smiths Lane is a 200-hectare site located approximately 55 kilometres south east of the Melbourne CBD in Clyde North in the City of Casey growth area. The masterplanned community is expected to deliver over 2,200 lots over ten years and be home to over 6,000 residents. It will include a new local town centre, a government primary school, an active open space precinct with sporting ovals, six local parks, community facility and walking and cycle trails along Cardinia Creek and the waterway and wetlands. A new Clyde Grammar school is part of the development and is working towards opening for Term 1 in 2022.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-11
LOCATION	Clyde North
PROJECT VALUE (INCL. GST)	\$851.0m
TOTAL LOTS	2,293
PROJECT PERIOD	FY19-FY30
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Victoria

### THE EASTBOURNE, ALBERT STREET EAST MELBOURNE, VIC



The Eastbourne site is approximately 8,200 square metres and is positioned on the footstep of the Fitzroy Gardens in East Melbourne. The Eastbourne completed in mid-2019 and features 258 apartments across two buildings which are serviced by a four-level basement car park and luxurious amenities. This unique development is a distinct addition to East Melbourne and has raised the bar in luxury residential apartment living.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-12
LOCATION	East Melbourne
PROJECT VALUE (INCL. GST)	\$459.8m
TOTAL LOTS	258
PROJECT PERIOD	FY19-FY20
OWNERSHIP STRUCTURE	PDA with Freemasons

# Residential Development Victoria

## THE FABRIC ALTONA NORTH



The Fabric is an 11.4 hectare urban infill site located in Altona North, 9 kilometres west of Melbourne's CBD. The masterplan comprises a total of over 500 dwellings offering 2, 3 and 4 bedroom town-homes and mid-rise apartments in a fully-integrated Mirvac build-out development model. The Fabric town-homes achieve a strong, contemporary architectural style while responding to the context of the local surrounds. Over 1 hectare of public open space will be delivered, including a main local park, a pocket park, and linear trails linking green areas throughout the development. High-quality landscaping, connection to the existing community and a focus on sustainability form the key pillars for the project.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	-
LOCATION	Altona North
PROJECT VALUE (INCL. GST)	\$386.0m
TOTAL LOTS	507
PROJECT PERIOD	FY21-FY26
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Victoria

### TULLAMORE, DONCASTER ROAD DONCASTER, VIC



Tullamore is a 47 hectare infill development, comprising vacant land, integrated housing and residential apartments. Located 13 kilometres from Melbourne's CBD, Tullamore is nestled among the highly sought-after suburb of Doncaster. Formally the Eastern Golf Course, the project is within close proximity to leading retail, education and transport hubs. The first apartment building at Tullamore, Phoenix, completed in mid-2019 and the second apartment building, Folia, was released during 2019.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jul-15
LOCATION	Doncaster
PROJECT VALUE (INCL. GST)	\$853.2m
TOTAL LOTS	888
PROJECT PERIOD	FY16-FY23
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Victoria

### WAVERLEY PARK, GOODISON COURT

MULGRAVE, VIC



Waverley Park is a masterplanned community located in the south-eastern suburb of Mulgrave, approximately 23 kilometres from Melbourne's CBD. The site, which is over 80 hectares, was previously an Australian Rules Football venue. The oval and a portion of the stadium have been retained and converted into a retail precinct and sporting facilities. Only three stages of the project remain to be completed.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-01
LOCATION	Mulgrave
PROJECT VALUE (INCL. GST)	\$778.6m
TOTAL LOTS	1,319
PROJECT PERIOD	FY04-FY23
OWNERSHIP STRUCTURE	100% Mirvac



# Residential Development Victoria

## WOODLEA, LEAKES ROAD ROCKBANK, VIC



Woodlea is a 711 hectare, greenfield masterplanned community, situated 29 kilometres west of Melbourne's CBD. The community is anticipated to accommodate approximately 20,000 residents upon completion. Over 4,000 residents are now residing at Woodlea, with four parks, a medical centre, pharmacy, childcare (170 places), smart learning hub, cafe, adventure park and a 10 hectare sporting precinct all now complete. Expanding the product offering, the first town-house product built by Mirvac at Woodlea was delivered in late 2019. Bacchus Marsh Grammar primary school, the fifth largest primary school in Victoria, is also operational with the State Government also announcing construction of a government primary school anticipated to open in 2021. Council will open the \$7m community facility in early 2020 which will provide an additional 180 childcare/kindergarten places. Construction of the local town centre has commenced with Coles as the major supermarket anchor tenant.

### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-06
LOCATION	Rockbank
PROJECT VALUE (INCL. GST)	\$1,929.7m
TOTAL LOTS	6,352
PROJECT PERIOD	FY16-FY36
OWNERSHIP STRUCTURE	50% Mirvac 50% Jayaland Corporation

## Residential Development Victoria

### YARRA'S EDGE, LORIMER STREET DOCKLANDS, VIC



Yarra's Edge is a 14 hectare site located on the north facing bank of the Yarra River in Melbourne's Docklands. Mirvac commenced works at Yarra's Edge in 1999 and on completion, the precinct will include around 2,300 dwellings, with a component of retail, commercial space and a marina.

#### Summary Information - In Progress

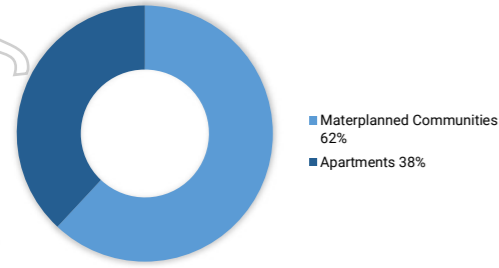
ACQUISITION/AGREEMENT DATE	Various (from 2004)
LOCATION	Docklands
PROJECT VALUE (INCL. GST)	\$1,512.3m
TOTAL LOTS	1,557 <sup>1</sup>
PROJECT PERIOD	FY05-FY26
OWNERSHIP STRUCTURE	100% Mirvac

<sup>1</sup> Includes Wharf's Entrance, Marina Berths and Park Precinct.

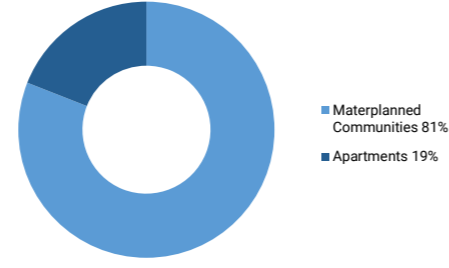
# Residential Development

## WESTERN AUSTRALIA

Mirvac Share Expected Revenue  
\$0.7 billion



Pipeline Lots  
2,118 lots



### In Progress

PROPERTY	ACQUISITION/ AGREEMENT DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASING			SETTLEMENT DATE <sup>1</sup>		CURRENT PRICE RANGE		CONSTRUCTION PROGRESS <sup>2</sup>	DESCRIPTION	OWNERSHIP STRUCTURE
					RELEASED	EXCHANGED	SETTLED	FROM	TO	FROM	TO			
<b>Beachside Leighton</b>	Aug 06	North Fremantle	\$352.7m	287	286	237	180	FY11	FY22	\$420,000	\$8,950,000		Apartments with mixed use	100% Mirvac
Completed Stages			\$170.0m	69	69	69	69	FY11	FY16	\$840,000	\$8,950,000	100%		
Prima & Meridian			\$113.7m	113	113	111	111	FY18	FY20	\$955,000	\$1,860,000	100%		
Compass			\$67.9m	104	104	57	0	FY21	FY22	\$420,000	\$1,125,000	31%		
Hotel Site			\$1.1m	1	0	0	0	FY20	FY20	\$1,100,000	\$1,100,000	0%		
<b>Claremont</b>	Jan 15	Claremont	\$173.6m	233	233	139	135	FY19	FY24	\$465,000	\$1,495,000		Apartments	100% Mirvac
Grandstand			\$102.7m	142	142	91	89	FY19	FY24	\$465,000	\$1,165,000	100%		
Reserve			\$70.9m	91	91	48	46	FY19	FY24	\$495,000	\$1,495,000	100%		
<b>Henley Brook</b>	Nov 18	Henley Brook	\$154.8m	608	0	0	0	FY21	FY25	\$180,000	\$319,000	0%	MPC - Land lots	100% Mirvac
<b>Iluma Private Estate</b>	Dec 14	Bennett Springs	\$165.9m	620	239	173	167	FY18	FY23	\$125,000	\$348,000		MPC - Land lots	100% Mirvac
Released Stages			\$65.5m	248	239	173	167	FY18	FY22	\$125,000	\$348,000	100%		
Future Stages			\$100.4m	372	0	0	0	FY20	FY23	\$225,000	\$329,000	3%		
<b>Madox</b>	Feb 16	Piara Waters	\$120.2m	401	164	131	130	FY18	FY23	\$165,000	\$386,000		MPC - Land lots	100% Mirvac
Released Stages			\$64.2m	207	164	131	130	FY18	FY21	\$165,000	\$362,000	79%		
Future Stages			\$56.0m	194	0	0	0	FY20	FY23	\$204,000	\$386,000	12%		
<b>ONE71 Baldivis</b>	Dec 13	Baldivis	\$79.3m	437	188	153	153	FY16	FY24	\$131,000	\$246,000		MPC - Land lots	100% Mirvac
Released Stages			\$37.1m	212	188	153	153	FY16	FY23	\$170,000	\$246,000	90%		
Future Stages			\$42.2m	225	0	0	0	FY21	FY24	\$131,000	\$240,000	12%		
<b>Osprey Waters</b>	Dec 13	Mandurah	\$85.7m	458	391	360	360	FY14	FY22	\$109,000	\$500,000		MPC - Land lots	100% Mirvac
Completed Stages			\$47.2m	262	262	262	262	FY14	FY19	\$109,000	\$239,000	100%		
Released Stages			\$22.9m	121	129	98	98	FY14	FY21	\$147,000	\$225,000	100%		
Future Stages			\$15.6m	75	0	0	0	FY20	FY22	\$174,000	\$500,000	22%		
<b>The Peninsula</b>	Feb 03	Burswood	\$685.0m	633	443	434	434	FY07	FY24	\$385,000	\$13,395,000		Apartments, Medium Density & Land Lots	100% Mirvac
Completed Stages			\$476.9m	419	419	419	419	FY07	FY17	\$385,000	\$13,395,000	100%		
Lot 16			\$5.9m	7	7	5	5	FY18	FY21	\$700,000	\$1,785,000	65%		
Lot 3			\$8.0m	17	17	10	10	FY18	FY21	\$475,000	\$550,000	100%		
Future Stages			\$194.2m	190	0	0	0	FY21	FY24	\$399,000	\$11,990,000	0%		

1. Settlement date may vary as circumstances change.

2. Construction progress as a percentage of cost, which includes land subdivision but not land acquisition.

## Residential Development Western Australia

### BEACHSIDE LEIGHTON, 1 FREEMAN LOOP NORTH FREMANTLE, WA



Beachside Leighton is a mixed-use development, approximately 20 kilometres south west of the Perth CBD in a coastal location, comprising apartments, terraces, retail and a future hotel site. Construction of the last stage of the project, the Compass apartment building, is due to be completed in late 2020.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Aug-06
LOCATION	North Fremantle
PROJECT VALUE (INCL. GST)	\$352.7m
TOTAL LOTS	287
PROJECT PERIOD	FY11-FY22
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### CLAREMONT, CORNER GRAYLANDS ROAD & KYLE WAY CLAREMONT, WA



Acquired in 2015 as part of the WA State Government's redevelopment of the Claremont North East Precinct, the Claremont project is located 9 kilometres south west of the Perth CBD. Claremont by Mirvac comprises 233 unique apartments across two stages (Grandstand and Reserve) set around the periphery of the iconic Claremont Oval.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Jan-15
LOCATION	Claremont
PROJECT VALUE (INCL. GST)	\$173.6m
TOTAL LOTS	233
PROJECT PERIOD	FY19-FY24
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### HENLEY BROOK, PARK STREET HENLEY BROOK, WA



Henley Brook is a future masterplanned community located 22 kilometres north east of the Perth CBD in Perth's fastest growing corridor and within the municipality of the City of Swan. The 33.5 hectare site will comprise over 600 land lots.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Nov-18
LOCATION	Henley Brook
PROJECT VALUE (INCL. GST)	\$154.8m
TOTAL LOTS	608
PROJECT PERIOD	FY21-FY25
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### ILUMA PRIVATE ESTATE, MARSHALL ROAD BENNETT SPRINGS, WA



Iluma Private Estate is a masterplanned community located within the City of Swan's urban growth corridor, approximately 15 kilometres north east of Perth's CBD. The first four stages of the project are complete with the 44-hectare site ultimately providing over 600 residential dwellings linked by a series of central linear public open spaces.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-14
LOCATION	Bennett Springs
PROJECT VALUE (INCL. GST)	\$165.9m
TOTAL LOTS	620
PROJECT PERIOD	FY18-FY23
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### MADOX, NICHOLSON ROAD PIARA WATERS



Madox is a masterplanned community located 22 kilometres south east of the Perth CBD and is intended to deliver over 400 lots. The first two stages as well as the central open space have now been completed with the third stage currently under construction.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Feb-16
LOCATION	Piara Waters
PROJECT VALUE (INCL. GST)	\$120.2m
TOTAL LOTS	401
PROJECT PERIOD	FY18-FY23
OWNERSHIP STRUCTURE	100% Mirvac



## Residential Development Western Australia

### ONE71 BALDIVIS, BALDIVIS ROAD BALDIVIS, WA



One71 Baldivis is a masterplanned community located 40 minutes from Perth's CBD in the south west corridor. The site is ~30 hectares and will house over 430 lots at completion. With three stages completed, the next stage of the project will encompass development of a school site, Sheoak Grove Primary School, which is expected to be open in early 2020.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Baldivis
PROJECT VALUE (INCL. GST)	\$79.3m
TOTAL LOTS	437
PROJECT PERIOD	FY16-FY24
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### OSPREY WATERS, BRIDGEWATER BOULEVARD MANDURAH, WA



Osprey Waters is a masterplanned community located 50 minutes south of the Perth CBD and will deliver over 450 lots. The site will deliver 15 hectares of quality, landscaped public open space, 2.2 hectares of spectacular foreshore reserve, retained natural bushland, boardwalks, walking trails, playgrounds and other community spaces.

#### Summary Information - In Progress

ACQUISITION/AGREEMENT DATE	Dec-13
LOCATION	Mandurah
PROJECT VALUE (INCL. GST)	\$85.7m
TOTAL LOTS	458
PROJECT PERIOD	FY14-FY22
OWNERSHIP STRUCTURE	100% Mirvac

## Residential Development Western Australia

### THE PENINSULA, THE CIRCUS BURSWOOD, WA



This 17 hectare site is located within the town of Victoria Park on the Burswood Peninsula, approximately five kilometres east of Perth's CBD. The development comprises seven completed apartment buildings as well as land and built-form lots and is adjacent to the Crown Casino and entertainment complex and the new Perth Stadium.

#### **Summary Information - In Progress**

ACQUISITION/AGREEMENT DATE	Feb-03
LOCATION	Burswood
PROJECT VALUE (INCL. GST)	\$685.0m
TOTAL LOTS	633
PROJECT PERIOD	FY07-FY24
OWNERSHIP STRUCTURE	100% Mirvac

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