

MIRVAC GROUP

Appendix 4E

For the year ended 30 June 2025

(Previous corresponding period 30 June 2024)

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

Results for announcement to the market

				2025 \$m	2024 \$m
Total revenue and other income	down	10%	to	2,735	3,037
Profit/(loss) for the year attributable to stapled securityholders	up	108%	to	68	(805)
Operating profit after tax	down	14%	to	474	552

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution paid on 27 February 2025	31 December 2024	4.5 cents	-
Final distribution payable on 28 August 2025	30 June 2025	4.5 cents	-
Total distribution for the year		9.0 cents	-

Additional Information

Ratios	2025	2024
Profit/(loss)before income tax / Total revenue and other income	1.1%	(25.7%)
Profit/(loss) for the year attributable to stapled security holders / Total equity	0.8%	(8.6%)

Earnings per stapled security (EPS)	2025	2024
Basic EPS	1.7 cents	(20.4) cents
Diluted EPS ¹	1.7 cents	(20.4) cents

Net tangible asset (NTA) backing per ordinary security ²	2025	2024
Excluding EIS securities	\$2.26	\$2.36
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Results commentary

This document should be read in conjunction with the 2025 Mirvac Group Annual Report, media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates, details of entities over which control has been gained or lost during the year and accounting standards used by its foreign entity, refer to the notes of the consolidated financial statements contained in the Annual Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been audited by PricewaterhouseCoopers.

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

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