

## Appendix 4E

For the year ended 30 June 2021  
(Previous corresponding period 30 June 2020)

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

				2021 \$m	2020 \$m
Total revenue and other income	up	3%	to	2,379	2,312
Profit for the year attributable to stapled securityholders	up	61%	to	901	558
Operating profit after tax	down	9%	to	550	602

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution paid on 1 March 2021	31 December 2020	4.8 cents	-
Final distribution payable on 31 August 2021	30 June 2021	5.1 cents	-
<b>Total distribution for the year</b>		<b>9.9 cents</b>	-

## Additional Information

Ratios	2021	2020
Profit before income tax / Total revenue and other income	39.3%	25.2%
Profit for the year attributable to stapled security holders / Total equity	8.5%	5.5%

Earnings per stapled security (EPS)	2021	2020
Basic EPS	22.9 cents	14.2 cents
Diluted EPS <sup>1</sup>	22.9 cents	14.2 cents

Net tangible asset (NTA) backing per ordinary security <sup>2</sup>	2021	2020
Excluding EIS securities	\$2.67	\$2.54
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## Results commentary

This document should be read in conjunction with the 2021 Mirvac Group Annual Report, media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results.

The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been audited by PricewaterhouseCoopers.

<sup>1</sup> Diluted EPS includes dilutive potential ordinary securities from security-based payments.

<sup>2</sup> NTA excludes intangible assets, right-of-use assets and non-controlling interests.