

13/12/07

FAX COVER SHEET.

VIRUS REPLY

TO: DAVID JAMES

FROM: MARK WALSH (0914-979-306)

DATE: 13-12-07.

RE: CIVIC: VIRUS SUBMISSION  
FROM THE COUNCILS BOARD.

PAGES: 14 pp (incl cover).

You are in: Home > Investor Information > ASX Announcements

# Recent Announcements

The information at hand updated regularly.

Recent Announcements »» 2008 »» 2007 »» 2006 »» 2005 »» 2004 »» 2003 »» 2002 »» 2001 »» 2000 »» 1999

- [Response to market speculation](#)  
[5 - Dec - 2007] - PDF: 54kb
- [Sale of 127 Creek St, Brisbane](#)  
[3 - Dec - 2007] - PDF: 53kb
- [Mirvac chosen to develop landmark hotel and residences](#)  
[20 - Nov - 2007] - PDF: 55kb
- [Mirvac Group Results of Annual General Meeting](#)  
[16 - Nov - 2007] - PDF: 77kb
- [Presentations To Mirvac Group - Investor Meeting](#)  
[16 - Nov - 2007] - PDF: 1.4MB
- [QLD Investor Tour](#)  
[14 - Nov - 2007] - PDF: 9.0MB
- [Appendix 3B](#)  
[23 - Oct - 2007] - PDF: 1.0MB
- [Appendix 3Y](#)  
[23 - Oct - 2007] - PDF: 16kb
- [Appendix 3Y](#)  
[23 - Oct - 2007] - PDF: 16kb
- [Appendix 3B](#)  
[23 - Oct - 2007] - PDF: 50kb
- [Notice of ceasing to be a substantial shareholder](#)  
[12 - Oct - 2007] - PDF: 181kb
- [Draft Amended Mirvac Property Management](#)  
[11 - Oct - 2007] - PDF: 513kb
- [Notice of Annual and General Meeting](#)  
[11 - Oct - 2007] - PDF: 900kb
- [Mirvac Group's Annual Report](#)  
[11 - Oct - 2007] - PDF: 3.5MB
- [Mirvac Acquires 100% of ...](#)  
[10 - Oct - 2007] - PDF: 56kb
- [Mirvac Acquires Landmark Adelaide Medical](#)  
[10 - Oct - 2007] - PDF: 46kb
- [Distribution Reinvestment Plan](#)  
[2 - Oct - 2007] - PDF: 55kb
- [Mirvac Group's Industrial and Commercial Property](#)  
[2 - Oct - 2007] - PDF: 42kb
- [Response to Press Speculation](#)  
[18 - Sep - 2007] - PDF: 54kb
- [September Quarter 2007 Distribution](#)  
[18 - Sep - 2007] - PDF: 71kb
- [Mirvac Acquires Domain Properties](#)  
[12 - Sep - 2007] - PDF: 55kb
- [Mirvac Launches its First UK Property Development](#)  
[10 - Sep - 2007] - PDF: 32kb
- [Mirvac Group FY07 Annual Report](#)  
[21 - Aug - 2007] - PDF: 63kb
- [Mirvac Group FY07 Results](#)  
[21 - Aug - 2007] - PDF: 1.7MB
- [Mirvac Group FY07 Appendix 3F](#)  
[21 - Aug - 2007] - PDF: 1.6MB

MIRVAC, COM. AV.  
SOURCE OF DOCUMENTS

UPDATED  
SUBMITTED TO  
PUBLIC LAND  
MANNY  
FROM  
THESE LETTERS  
CORRECT.

AA\*

J

Annual Report - 07. 17/12/07  
+ COPY GOLF  
ASTACABO

- A1 JAN - 07
- A2 FEB - 07
- A3 AUG - 07
- AA - OCT - 07

AI

8-JAN-07

PLINAC ANNOUNCES ACQUISITION  
FROM PLINAC CORP.

INT: "THE REGIONAL QUALITY DIV.  
AT KFW - - -

... Will be Settling Progressively - - -

## ASX Release / Media Release

08 January 2007

### **MIRVAC GROUP'S \$1.1 BILLION REAL ESTATE ACQUISITION FROM WALKER CORPORATION.**

On 29 November 2006, Mirvac Group ("Mircvac") announced that it had agreed terms to acquire a portfolio of properties and businesses from Walker Corporation Pty Limited ("Walker") for a total consideration of \$1.124 billion.

Mircvac is pleased to announce that settlement of the majority of the acquisition, totalling \$961.4 million was completed last Friday 5 January 2007. The balance of the portfolio to be acquired, including Nepean Enterprise Park, the medium density development at Kew and businesses associated with the Hope Island development in Queensland, will be settled progressively in accordance with a timetable agreed between the parties.



**Michael Smith**  
Group Company Secretary

Mircvac is a leading integrated, ASX-listed, real estate group with more than \$22.2 billion of activities under control across the real estate, funds management and hotel management spectrum. Established in 1972, Mirvac has more than 30 years of experience in the real estate industry and has an unmatched reputation for delivering quality products and services across all of its businesses.

A2

20 - FEB - 07

MINVAE / HQ OF ASSETS

DETAILS IN FILE 2

VALUE \$312 M.

LOTS 301

STRUCTURE 100% MINVAE

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STACK 2. "ORIGINALLY LISTED AS  
SUPPORT TO Govt. APPROX 2."

NOW SHOWN (p.66) AS

"PURCHASED POST 31 DECEMBER 2006"



## ASX Release / Media Release

20 February 2007

### Half Year Report

Mirvac Group is pleased to release its financial results for the half year ended 31 December 2006.  
Please find attached:

- ASX / Media Release
- Half Year Results Presentation Slides
- Half Year Report (Appendix 4D)
- Half Year Report – Mirvac Property Trust
- Property Compendium

A Presentation of the results is to be held in the AGL Theatre, Museum of Sydney, Cnr Bridge & Phillip Streets, Sydney today 20 February 2007 commencing at 9.00am.

A handwritten signature in black ink, appearing to read "M Smith".

**Michael Smith**  
Group Company Secretary



## ASX Release / Media Release

20 February 2007

### MIRVAC GROUP REPORTS A HALF YEAR OPERATING PROFIT OF \$152.2 MILLION On Track to Meet Full Year Guidance

#### GROUP FINANCIAL HIGHLIGHTS

Key financial highlights for the six months ended 31 December 2006 include:

- Net profit after tax of \$208.3 million
- Operating profit after tax of \$152.2 million, an increase of 11.8 per cent
- AIFRS earnings of 22.96 cents per stapled security
- Operating earnings of 16.42 cents per stapled security
- Half year distribution of 15.95 cents per stapled security
- Net increase of \$48.5 million in revaluations across the investment property portfolio
- An 11.1 per cent rise in NTA per stapled security to \$3.59 from \$3.23 at 31 December 2006
- Exchanged contracts of \$816.4 million at 31 December 2006
- Gearing of 32.4 per cent at 31 December 2006

Mirvac Group (Mirvac) [ASX:MGR] today reported an AIFRS net profit after tax of \$208.3 million for the six months to 31 December 2006. Operating profit after tax (excluding non-cash AIFRS items) of \$152.2 million, represented an 11.8 per cent increase on the previous corresponding period.

The half year distribution of 15.95 cents per stapled security increased 2.9 per cent on the previous half, and was underpinned by earnings per security for the period of 16.42 cents (excluding non-cash AIFRS items).

Managing Director of Mirvac, Mr Greg Paramor, said: "Mirvac's integrated business platform is delivering sustainable growth and there are clear examples of each division working together to facilitate major acquisitions, developments and the recycling of capital through funds management."

"This is best illustrated through the recent acquisition of the Walker portfolio, which delivered assets for investments, developments and funds management."

"Our diversity and collaborative approach is an important aspect of managing of different property cycles, and ensuring we have a strong pipeline of activity to grow recurrent earnings across the Group."



## ASX Release / Media Release

### **OPERATIONAL HIGHLIGHTS** included:

- Acquired a portfolio of properties and businesses from Walker Corporation for a total consideration of \$1.124 billion.<sup>1</sup>
- Acquired the Carlton Hotel portfolio with BOS International, for \$328.3 million<sup>1</sup>, comprising four 4.0 to 4.5 star hotels in Brisbane, Sydney, Parramatta and Melbourne that will be seed assets for the Mirvac Wholesale Hotel Fund. Rooms under management will increase to 4,864.
- Ongoing repositioning of \$3.8 billion investment portfolio through the acquisition of \$346.5 million in retail assets and the sale of \$174.7 million in non-core assets.
- Leasing success generated 95,023 square metres including 100% of One Darling Island to Fairfax over a 20-year term.
- Increased funds under management to \$8.3 billion, across both existing funds and the launch of new funds.
- Successfully launched Aurora in Western Australia resulting in \$116.1 million exchanged contracts, and the release of 132 lots at Cambridge at Pacific Place in New South Wales for \$101.2 million.
- \$266.0 million of settlements at Magenta Shores, Latitude and Towns Place in New South Wales.
- \$816.4 million of residential contracts exchanged as of 31 December 2006.
- Re-stocking the development portfolio to 30,001 lots under control and \$2.1bn in non-residential projects.

Mirvac maintained its reputation as the leading quality residential developer with a number of significant projects completed or commenced during the year. The success of Aurora in WA, and Latitude, Magenta, Towns Place and Cambridge in a challenging NSW market is testament to this.

As part of our stated strategy to expand our development business into non-residential, we increased the project pipeline to \$2.1billion for both internal retention and external sale.

Mirvac currently has in excess of \$24.7 billion of assets under control across the investment, development, hotel and funds management spectrum. This includes investments in more than 62 properties covering the retail, commercial, industrial and hotel sectors with a total portfolio value of \$3.8 billion.

The Group also has property, infrastructure and funds under management of \$8.3 billion, a managed hotel portfolio of over 4,864 rooms across 38 properties in Australia & New Zealand, and a total development pipeline of \$12.6 billion.





## ASX Release / Media Release

### Walker Portfolio

On 29 November 2006 Mirvac Group acquired a portfolio of properties and businesses from Walker Corporation for \$1.124 billion, with the transaction finalised on Friday 5 January 2007.<sup>1</sup>

Key details of the assets acquired by Mirvac included:

- \$314.0 million of investment assets including a 50% interest in two leading retail centres in Sydney – Broadway and Rhodes
- \$578.5 million non-residential development projects with an acquisition value of \$167.0 million, comprising two sub-regional shopping centre sites in southeast Queensland a large format retail centre under construction at Lake Haven, an office site in Rhodes and an industrial / large format retail project at Greenacre, NSW.
- Approximately 1,400 medium density and land subdivision residential lots with an acquisition price of \$111.6 million and total project value of \$950.0 million.
- \$146.8 million of property related businesses, land with the potential for a future industrial park and leisure assets.

Mr Paramor said integration of Walker's portfolio and the Carlton Hotels acquisition under the Mirvac umbrella was running to plan and schedule.

"We look forward to seeing the benefits of these significant acquisitions, which will add to sustainable earnings growth going forward," Mr Paramor said.

### OUTLOOK

Mr Paramor said "As we have previously stated our business model is better investment and transactional based, and Mirvac is well positioned for FY07 and beyond."

Mirvac reaffirms previous EPS and DPS guidance of 31.9 cents for the FY07 year.

Delivery of earnings is anticipated to be in line with Mirvac's stated strategy of Investments 60-65%; Developments 25-30%; Funds Management 5-10%, and Hotels 5%.

### For more information, please contact:

Greg Paramor  
Managing Director  
61 2 9080 8801

Tim Regan  
Chief Financial Officer  
61 2 9080 8806

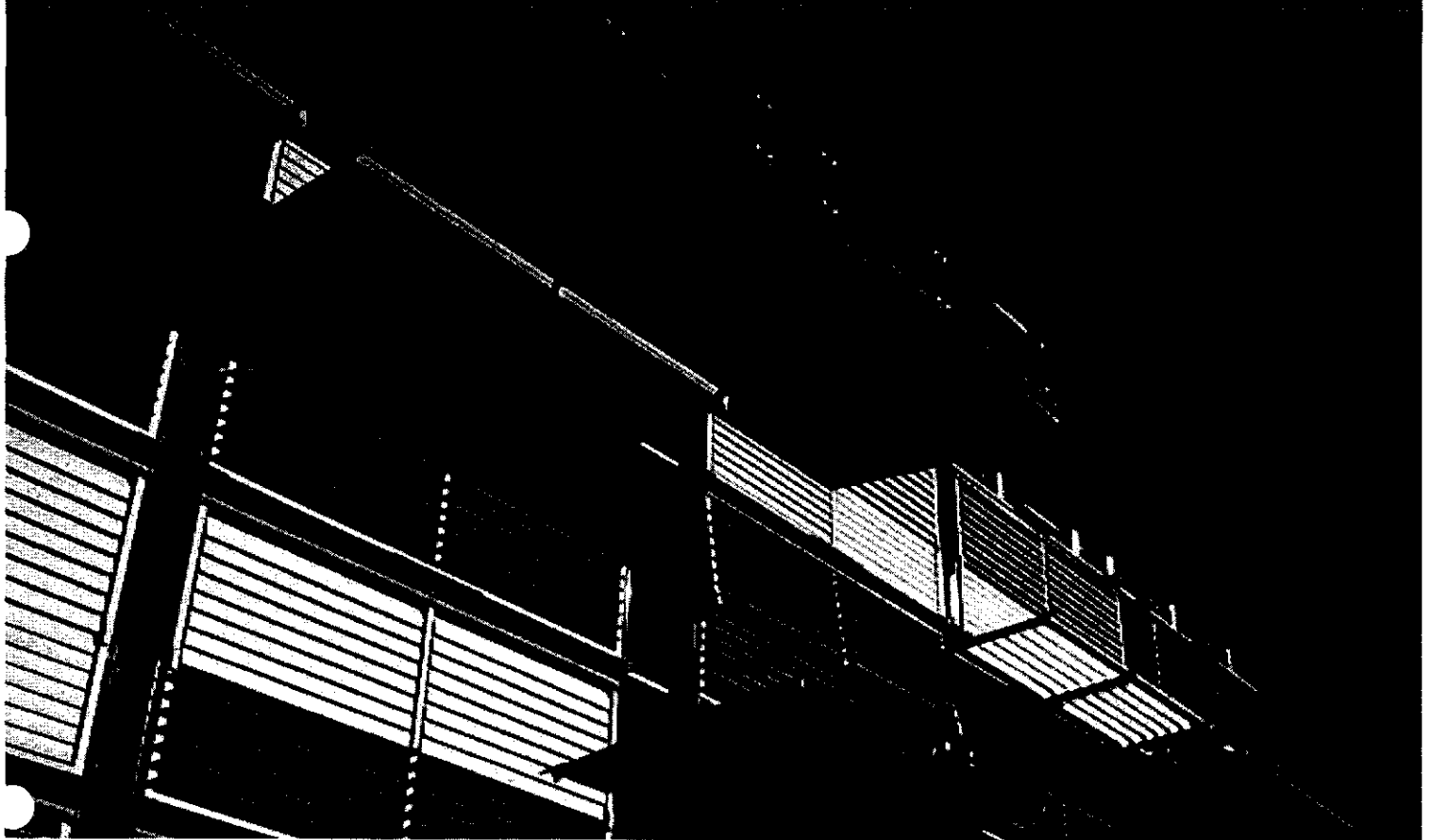
Melanie Buffier  
Group Investor Relations  
61 2 9080 8474

<sup>1</sup> Total transaction value before adjusting for JV interests and Mirvac managed entities.

*MIRVAZ*

*20/2/08*

**1H07 Results Presentation**  
**20 February 2007**



**Overview**

**1H07 results**

**Divisional performance**

**Outlook & strategy**

**1H07 Results**

20070220 - ASX HY. P/F

# Re-stocking post 30 June 2006



Project	Project value <sup>1</sup>	Total lots	Description	Development structure
Leighton Beach, WA	\$436m	160	Mix use coastal village	100% Mirvac
Jane Brook, WA	\$25m	62	Residential subdivision	100% Mirvac
Dianella, WA	\$35m	66	Residential subdivision	100% Mirvac
Gainsborough Greens, QLD	\$705m	618	Residential community	JV with City Pacific
Paddys Farm, QLD	\$170m	1,609	Residential community	JV with City Pacific
Hope Island, QLD <sup>2</sup>	\$201m	276	Residential community	100% Mirvac
Gillieston, NSW	\$75m	398	Retail lots/ contract housing	100% Mirvac
Rhodes Waterside, NSW <sup>2</sup>	\$492m	825	Integrated waterfront community	100% Mirvac
Denbigh	\$21m	750	Residential community	PDA
Rockbank, VIC	\$970m	6,500	Residential community	100% Mirvac
X Kew, VIC <sup>2</sup>	\$312m	301	Residential community	100% Mirvac
<b>Total</b>	<b>\$3,441m</b>	<b>11,565</b>		

1H07  
2/20 P30-07

1. Project value represents 100% of the end project value including GST.  
2. Purchased post 31 December 2006.

(A3)

21 Aug-07.

Annual FY07.

Pr. Stock (13 Series)

No 11. = HAW = \$312m > Sol lots

M.A. TOTAL lots FY07 = 11,903

How Acquisition DATE listed

AS " JAN-07 "

11200704021 - Pres. Proj

Revenue 2  
Immersion Proj



# Re-stocking during FY07

2  
Full  
Case

Project	Project value <sup>1</sup>	Total lots <sup>2</sup>	Description
1. Beachside Leighton, WA	\$449m	160	Mix use coastal village
2. Jane Brook, WA	\$47m	195	Residential subdivision
3. Dianella, WA	\$40m	81	Residential subdivision
4. Gainsborough Greens, QLD	\$710m	1,601	Residential community
5. Paddys Farm, QLD	\$170m	618	Residential community
6. Hope Island, QLD	\$142m	323	Residential community
7. Gillieston, NSW	\$69m	401	Retail lots/ package housing
8. Rhodes Waterside, NSW	\$492m	825	Integrated waterfront community
9. Denbigh	\$30m	750	Residential community
10. Rockbank, VIC	\$965m	6,500	Residential community
11. Kew, VIC	\$312m	301	Residential community
12. Newcastle Hospital, NSW	\$319m	274	Apartments
13. Mount Annan, QLD	\$4m	17	Detached homes
<b>Total (13 SITES)</b>	<b>\$3,749m</b>	<b>11,903<sup>2</sup></b>	

13 SITES "ASSIGNMENT DEVELOPMENT"  
11200704021 - Pres. Proj  
OHL/ML/EX. MIA/AT. Cor. Av.

1. Project value represents 100% of the end project value including GST  
 2. Total lots includes changes to feasibilities of 143 lots since acquisition across all projects

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE <sup>1</sup> FROM	TO
<b>THE COAST @ THE SANDS</b>	Jan 04	Torquay	\$59m	126	126	84	81		
Stage 1A			\$15m	32	32	32	32	Jun 05	Jul 05
Stage 1B			\$9m	20	20	15	15	Dec 05	Dec 07
Stage 1C			\$9m	18	18	17	17	Dec 06	Aug 07
Stage 1D			\$16m	32	32	9	9	Apr 07	Dec 08
Stage 2A			\$6m	14	14	8	5	Mar 06	Jun 07
Stage 2B			\$4m	10	10	3	3	Dec 06	Dec 08
<b>HAWTHORN</b>	Mar 04	Hawthorn	\$46m	52	0	0	0	Nov 09	Aug 10
<b>BRIDGE INN ROAD</b>	Feb 07	Doreen	\$60m	360	0	0	0	Nov 07	May 12
<b>WATERWAYS BRAESIDE MWRDP</b>	Apr 06	Braeside	\$72m	145	0	0	0	Nov 07	May 09
<b>THE HEATH STAGE 5</b>	Mar 99	Heatherston	\$54m	112	112	112	112	May 04	Sep 06
<b>BEACON COVE STAGE 8</b>	Mar 00	Port Melbourne	\$130m	108	108	108	108	Nov 05	Jul 06
<b>ROCKBANK</b>	Nov 06	Rockbank	\$965m	6,500	0	0	0	Jul 12	Jun 32
<b>KEW</b>	Jan 07	Kew	\$312m	301	0	0	0	Jan 11	Aug 13
<b>PICKLES STREET</b>	Jul 07	Port Melb	\$66m	47	0	0	0	Sep 09	May 10

<sup>1</sup> SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.

11-04-07

(LATEST)

Private Annual Report

p. 5A still lists  
- 11,903 lots Accounting

(OM) - 13 Private Residential Sites

This is not dominated by MA13  
ONLY TOP 4 of THE 13 SITES ARE  
MA13.

This is no. 5 by value ( \$312m )  
OF THE 13 TOTAL SITES



**MIRVAC GROUP  
ANNUAL REPORT 2007**



## DIRECTORS' REPORT

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- › Secured income beyond 2007 with strong pre-sales. The value of the Mirvac Group's exchanged contracts at 30 June 2007 was \$689.2 million resulting predominantly from pre-sales at:
  - Cambridge Apartments, Chatswood, NSW (132 lots, \$111.0 million) - sold out prior to completion and is one of the first residential buildings in Australia incorporating co-generation technology.
  - Rhodes Waterside, NSW (44 lots, \$24.2 million) - integration of Rhodes Waterside, post-acquisition from Walker Corporation with strong level of pre-sales to date in the Adina building.
  - The Point, Mandurah, WA (99 lots, \$133.4 million) - development will incorporate two luxury apartment buildings with 120 apartments, a serviced apartment hotel, an associated restaurant and bar and speciality retail space.
  - Ephraim Island, QLD (10 lots, \$14.3 million) - stages 1 & 2 apartments sold out. Stage 3 apartments, villas and houses available.
  - Waverley Park, VIC (60 lots, \$24.5 million) - over 500 homes have been sold at Waverley Park and on development completion this \$640 million development will be home to over 4,000 residents living in 1,500 homes.
- › Continued restocking of inventory. The Division acquired 13 prime residential development sites during the year totalling 11,903 lots with an end value of \$3.7 billion. Key acquisitions included:
  - The Royal at Newcastle, NSW - a \$319.2 million redevelopment of the former Royal Newcastle Hospital including apartments, hotel and retail.
  - Leighton Beach, WA - prime waterfront site which will be developed into a \$449.1 million premier coastal village featuring apartments, terraced homes, retail and a hotel.
  - Gainsborough Greens, QLD - \$879.3 million redevelopment of a golf course, surrounding and adjacent land covering over 2,000 developable lots in joint venture with City Pacific.
  - Rockbank, VIC - \$965.0 million redevelopment covering 6,500 lots in joint venture with Jayaland Corp Limited, subject to rezoning.
- › Continued diversification into non-residential. The Development Division increased its non-residential activity through:
  - Commencement of Development Approval (DA) process for the 19,250sqm Goodsell Building, 8-12 Chifley Square, Sydney, NSW - a commercial development on behalf of MPT and AustralianSuper.
  - Commencement of DA process for IQ at North Ryde, NSW - a 24,000sqm commercial development on behalf of MPT.
  - Opening of the multiple award winning Orion Springfield, stage 1, valued at \$155 million with over 32,000sqm GLA on behalf of MPT and Mirvac Real Estate Investment Trust.
  - Expansion of industrial activity across Australia including the acquisition of ICPS - an independent company that creates and delivers innovative property solutions for institutions and other corporations.
  - Total non-residential development completions for the 12 months to 30 June 2007 equalled \$241.8 million through the delivery of four key retail developments: Orion Springfield (stage 1), Waverley Gardens Shopping Centre (stage 2), Logan Mega Centre and Stanhope Gardens (stage 2).
- › Achieved greater synergies across an integrated platform. The Division supported significant funds management initiatives enabling the Group to recycle capital off-balance sheet and provide recurring and reliable income streams via:
  - Renewal of the AustralianSuper mandate until June 2010 - AustralianSuper will commit \$100 million per year over the term of the contract. In May 2007, the AustralianSuper mandate, managed by the Funds Management Division, entered into development arrangements with Mirvac to develop the balance of The Peninsula, WA residential development and the Magenta Shores residential development on the Central Coast, NSW.
  - Mirvac Wholesale Residential Development Partnership - a closed-end fund, launched and managed by the Funds Management Division, that acquired interests in seven well located Mirvac residential projects, that provides the Fund with geographic spread, and a good mix of product and timing across the development cycle, and the capacity to acquire further projects in partnership with the Mirvac Group.