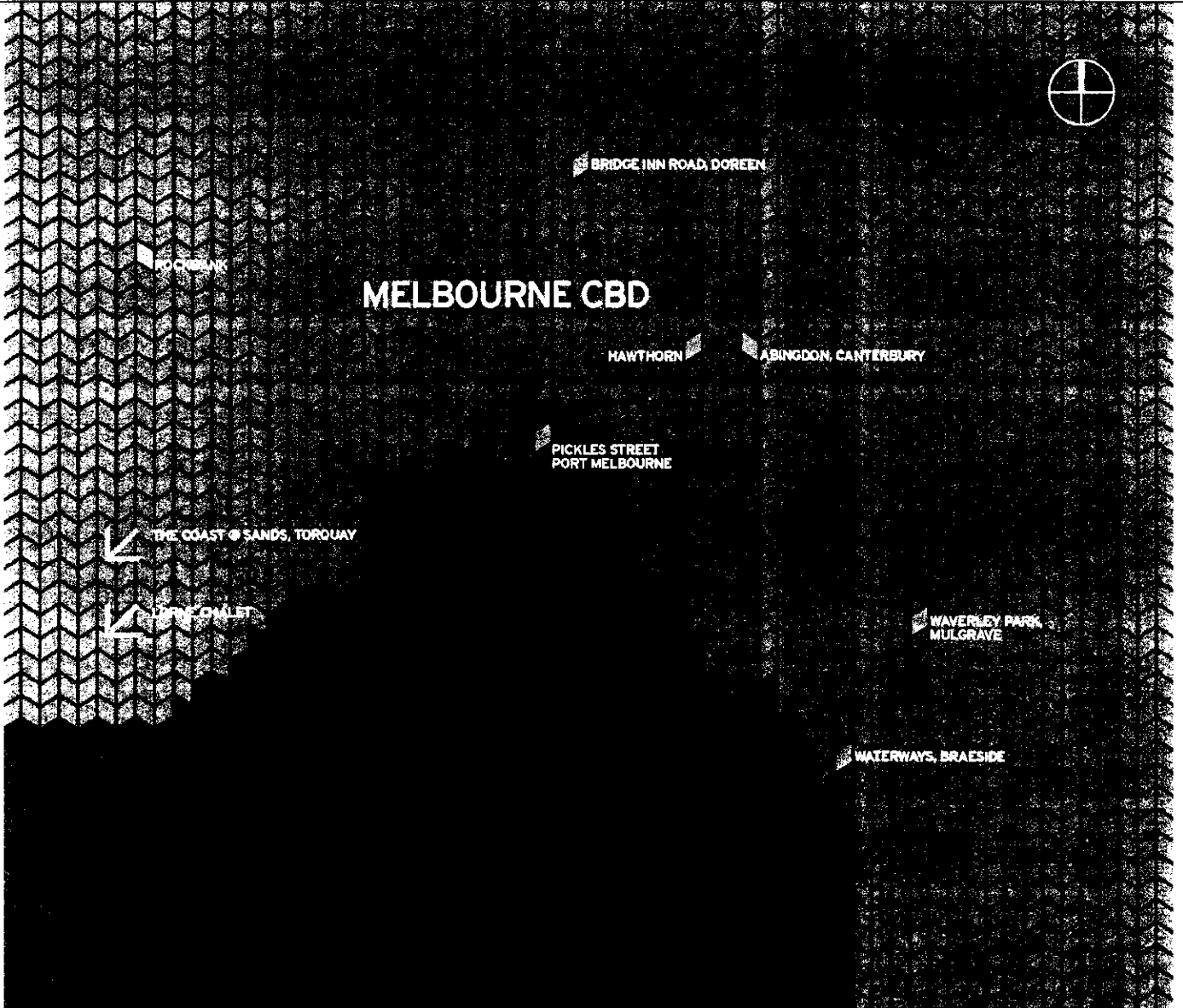


HiVAC Extract
20050217-HY Wilson.MR

VICTORIA



H. J. Wilson
Landscape Architect

*File 20080217-HYBispan.pdf
p. 176 & 178 pages*

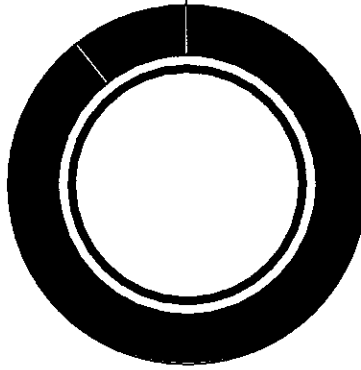
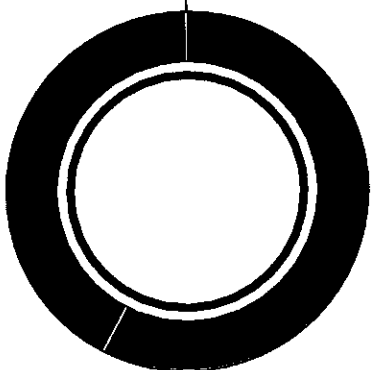


FORECAST REVENUE¹
\$1.9 BILLION

LOTS UNDER CONTROL
8,931

■ HOUSES / LAND 57.8%
■ APARTMENTS 42.2%

■ HOUSES / LAND 89.7%
■ APARTMENTS 10.3%



¹ RE PRESENTS MIRVAC'S SHARE OF DEVELOPMENT REVENUE, EXCLUDING REVENUE ASSOCIATED WITH LOTS NOT HELD ON BALANCE SHEET.

RESIDENTIAL DEVELOPMENT

VICTORIA

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE ¹ FROM	TO
WAVERLEY PARK	Dec 01	Mulgrave	\$627m	1,242	625	610	498		
Stage 1			\$68m	135	135	135	135	Nov 03	Mar 07
Stage 2			\$60m	134	134	134	134	Oct 04	Mar 07
Stage 3			\$28m	60	60	60	60	Nov 05	Sep 07
Stage 4			\$44m	141	139	139	128	Jan 06	Mar 08
Stage 11			\$89m	157	103	98	41	Sep 06	Jun 09
Stage 7			\$57m	128	54	44	0	Nov 07	Sep 10
Future stages			\$281m	487	0	0	0	Various	Nov 12
ABINGDON	Dec 02	Canterbury	\$57m	64	64	64	62	Dec 05	Jan 08
LORNE CHALET	Mar 03	Lorne	\$35m	42	42	32	32	Oct 06	Apr 09
YARRA'S EDGE	Various	Docklands	\$1.6bn	1,918	936	863	830		
Completed stages	Nov 99		\$173m	326	326	326	326	N/A	N/A
T4	Nov 00		\$90m	109	109	109	109	Nov 03	Feb 08
T3	Jun 00		\$108m	134	134	134	134	Feb 04	Mar 07
T5	Mar 02		\$198m	191	191	186	182	Apr 05	Dec 08
Marina	N/A		\$21m	149	149	81	79	Jan 05	Dec 11
Park Precinct	Jun 08		\$544m	491	0	0	0	Jul 11	Nov 15
River Precinct Lowrise	N/A		\$187m	109	27	27	0	May 09	Aug 11
River Precinct Highrise	Aug 14		\$328m	409	0	0	0	Jul 16	Jun 20
THE COAST @ THE SANDS	N/A	Torquay	\$59m	126	126	91	91	Jun 05	Dec 08
HAWTHORN	Mar 04	Hawthorn	\$14m	1	1	1	1	Dec 07	Dec 07
BRIDGE INN ROAD	Feb 07	Doreen	\$59m	360	0	0	0	Oct 08	Oct 12
WATERWAYS BRAESIDE MWRDP	Apr 06	Braeside	\$72m	145	25	18	0	Jul 08	Dec 09
ROCKBANK	Nov 06	Rockbank	\$970m	6,500	0	0	0	Jul 12	Jun 32
PICKLES STREET	Jul 07	Port Melb	\$66m	47	0	0	0	Sep 09	May 10

1. SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.

2. INCLUDES 27 MARINA BERTHS.

3. OPTION TO PURCHASE.

CURRENT PRICE RANGE FROM / TO	PROJECT PERIOD (CALENDER YEAR)	CONSTRUCTION PROGRESS AS AT 31/12/07	DESCRIPTION	OWNERSHIP STRUCTURE
-------------------------------	--------------------------------	--------------------------------------	-------------	---------------------

100% Mirvac Limited

\$400,000 – \$625,000	mid 2002 – mid 2007	100%	Housing
-----------------------	---------------------	------	---------

\$350,000 – \$620,000	mid 2003 – mid 2007	100%	Housing
-----------------------	---------------------	------	---------

\$350,000 – \$600,000	end 2005 – mid 2007	100%	Housing
-----------------------	---------------------	------	---------

\$245,000 – \$575,000	mid 2004 – early 2008	100%	Housing and land
-----------------------	-----------------------	------	------------------

\$350,000 – \$720,000	mid 2005 – mid 2009	40%	Housing
-----------------------	---------------------	-----	---------

\$350,000 – \$650,000	mid 2006 – mid 2010	10%	Housing
-----------------------	---------------------	-----	---------

\$350,000 – \$800,000	mid 2007 – mid 2013	0%	Housing and apartments
-----------------------	---------------------	----	------------------------

\$520,000 – \$1.7m	early 2003 – early 2008	100%	Luxury apartments for empty nesters	100% Mirvac Limited
--------------------	-------------------------	------	-------------------------------------	---------------------

\$400,000 – \$1.5m	mid 2003 – mid 2008	100%	Apartments in coastal holiday town	100% Mirvac Limited
--------------------	---------------------	------	------------------------------------	---------------------

100% Mirvac Limited

\$300,000 – \$1.6m	end 1999 – mid 2003	100%	Luxury high rise apartment tower
--------------------	---------------------	------	----------------------------------

\$480,000 – \$1.5m	end 2000 – early 2008	100%	Luxury high rise apartment tower
--------------------	-----------------------	------	----------------------------------

\$345,000 – \$1.5m	mid 2000 – mid 2008	100%	Luxury high rise apartment tower
--------------------	---------------------	------	----------------------------------

\$475,000 – \$3.5m	mid 2002 – mid 2008	100%	Luxury high rise apartment tower
--------------------	---------------------	------	----------------------------------

\$120,000 – \$225,000	mid 2004 – end 2011	100%	Marina berths for boats
-----------------------	---------------------	------	-------------------------

\$500,000 – \$3.0m	early 2008 – end 2008	0%	Luxury high rise apartment towers
--------------------	-----------------------	----	-----------------------------------

\$800,000 – \$4.9m	early 2007 – end 2015	10%	Luxury housing and terrace development
--------------------	-----------------------	-----	--

\$500,000 – \$2.0m	mid 2013 – mid 2020	0%	Luxury high rise apartment towers
--------------------	---------------------	----	-----------------------------------

\$350,000 – \$560,000	early 2004 – end 2008	100%	Housing development adjacent to golf course	PDA with Goldenwood Pty Limited / Handbury
-----------------------	-----------------------	------	---	--

\$14m	early 2004 – late 2007	100%		100% Mirvac Limited
-------	------------------------	------	--	---------------------

\$140,000 – \$180,000	end 2005 – late 2012	20%	Housing subdivisional land	100% Mirvac Limited
-----------------------	----------------------	-----	----------------------------	---------------------

\$400,000 – \$650,000	mid 2006 – end 2009	17%	Housing project – MWRDP	100% MWRDP (Mircac Limited 20% equity interest)
-----------------------	---------------------	-----	-------------------------	---

\$100,000 – \$200,000	end 2006 – mid 2032	0%	Greenfields subdivisional site in outer west growth corridor	50% Mirvac Limited 50% Jayaland Corporation
-----------------------	---------------------	----	--	--

\$1.0m – \$1.9m	mid 2008 – mid 2010	0%	Inner city townhouse development	100% Mirvac Limited
-----------------	---------------------	----	----------------------------------	---------------------