

## ASX Release / Media Release

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5 November 2008

### Mirvac Group capital management initiatives

#### Summary:

- > A\$500 million fully underwritten equity raising (the "Offer");
- > Gearing will be reduced from 32.5 per cent, to 26.6 per cent<sup>1</sup>;
- > Available liquidity of approximately A\$1.3 billion, sufficient to meet all forecast capital commitments over FY09 & FY10;
- > Revised earnings guidance to reflect current market conditions; and
- > Continued focus on investing in Australian investment grade properties and delivering pre-eminent Australian residential developments.

Mirvac Group ("Mirvac" or the "Group") announced today that it was undertaking a capital raising to ensure its balance sheet and liquidity position are protected from the current volatility in the capital markets and threat of any economic slowdown.

Managing Director of Mirvac Group, Mr Nicholas Collishaw, said, "In these uncertain and volatile markets the Board and management have determined that it is prudent to pro-actively undertake a number of initiatives to strengthen Mirvac's balance sheet, and position the Group to flexibly respond to changing market conditions."

"Mirvac remains committed to its strategy of being an Australian focused business. Our business continues to focus on its core competencies of investing in investment grade Australian properties that provide stable income streams, as well as delivering pre-eminent Australian residential developments. Mirvac's position as Australia's leading premium residential developer was further strengthened with last weekend's release of Mirvac's latest oceanfront development, The Royal apartments in Newcastle, NSW, with A\$50.0 million of exchanged contracts (subject to cooling off period) received for stage 1 of the project."

#### Capital management & strategic initiatives

The Offer is part of a number of capital management and strategic initiatives, that Mirvac has implemented to strengthen its balance sheet and reduce gearing, including:

- > A\$500 million fully underwritten equity raising to repay debt, comprising an A\$72 million institutional placement and A\$428 million accelerated non-renounceable entitlement offer at a price of A\$0.90 per stapled security;
- > pro-actively engaging early with its banks on the roll-over of the approximately A\$1.1 billion debt facility due to expire in June 2009 (A\$458m drawn at 24 October 2008);
- > selectively delaying the commencement of certain development starts, where management considers it prudent to do so, given the current dislocation in real estate and capital markets;
- > reducing its non-core investment management offerings, with sales processes in place for several non-core funds; and
- > conducting a strategic review of all corporate overheads.

<sup>1</sup> Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out in the management presentation dated 5 November 2008.

The entitlement offer will allow all persons who are securityholders as at 7.00pm (AEDT) on 5 November 2008 and have a registered address in Australia or New Zealand to participate in the Offer on a pro-rata basis to their existing holdings. All stapled securities issued as a result of the Offer will be fully paid and rank equally with existing Mirvac stapled securities on issue.

### Benefits of the Offer

Given the current market volatility, Mirvac's Board and management believe the Offer will provide a number of benefits to Mirvac, including:

- > strengthening Mirvac's balance sheet in an environment where investors are focused on capital security for their investments;
- > reducing gearing from 32.5 per cent from 26.6 per cent<sup>2</sup>;
- > increasing existing debt covenant headroom; and
- > increasing available funds to approximately A\$1.3 billion, which is sufficient to meet all forecast capital commitments over FY09 & FY10.

Mr Collishaw added, "Adopting an effective de-leveraging strategy in this market is imperative as it positions the Group to manage the business through the current market whilst also providing flexibility for future opportunities. We will continue to adopt this prudent approach in managing Mirvac's gearing."

### Revised FY09 earnings guidance

Mirvac's Board and management have undertaken a detailed review of Mirvac's earnings in light of the current market deterioration, and believe that it is prudent to update the guidance previously provided on 22 July 2008. Earnings for FY09 have been revised to 13.4 cents per stapled security on a post equity issuance basis (15.9 cents per stapled security pre equity issuance), from previous guidance of 23-25 cents per stapled security.

Mr Collishaw said, "Importantly revised guidance is based on a stable rental income stream from Mirvac's investment (Mirvac Property Trust) portfolio and a conservative assessment of Mirvac's development and investment management earnings."

"The revised development earnings reflect a conservative assessment of forecast residential settlements and sales based on current market conditions, which are being impacted by negative consumer sentiment and low home ownership affordability. Despite the current uncertainty, Mirvac believes that the residential market and demand for Mirvac residential product should be supported in the long term by an undersupply of housing, rising rental costs, government stimulus, and falling interest rates."

Given the conservative approach to the revised FY09 earnings guidance, Mirvac intends to distribute 13.4 cents per stapled security for the year ending 30 June 2009.

Mr Collishaw added, "Whilst we face uncertain economic times, our Board and management remain committed to executing our strategy and delivering long-term value for securityholders."

J.P. Morgan acted as financial advisor.

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<sup>2</sup> Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out in the management presentation dated 5 November 2008.

# MIRVAC GROUP CAPITAL MANAGEMENT INITIATIVES

5 NOVEMBER 2008

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THE ROYAL, NEWCASTLE, NSW (ARTIST'S IMPRESSION)

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## Summary information

This Presentation contains summary information about Mirvac Group and its activities current as at 30 October 2008. The information in this Presentation does not purport to be complete. It should be read in conjunction with Mirvac Group's other periodic and continuous disclosure announcements lodged with the Australian Securities Exchange, which are available at [www.asx.com.au](http://www.asx.com.au).

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## Financial data

All dollar values are in Australian dollars (A\$) and financial data is presented within the financial year end of 30 June unless otherwise stated. The pro forma historical financial information included in this Presentation does not purport to be in compliance with Article 11 of Regulation S-X of the rules and regulations of the US Securities and Exchange Commission.

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# EXECUTIVE SUMMARY

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Mirvac Group (**Mirvac**) is undertaking an equity issuance to ensure its balance sheet and liquidity position are protected from continued capital market volatility and economic deterioration

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Fully underwritten capital raise of A\$500.0m at A\$0.90 per security

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Proceeds used to repay debt

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Post equity issuance gearing will be reduced from 32.5 per cent, to 26.6 per cent<sup>1</sup>

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FY09 operating earnings guidance is reduced to 15.9cpss pre capital raising, and 13.4cpss post capital raising, representing derisked rental income

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FY09 DPS at 13.4cpss

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Mirvac will continue to focus on core competencies delivering earnings from:

- › Australian investment grade assets
- › Pre-eminent Australian residential development

1) Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation

# ISSUANCE BENEFITS

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## Via the repayment of debt Mirvac will:

Strengthen its balance sheet in an environment where investors are focused on capital adequacy

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Improve debt covenant headroom

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Reduce gearing to 26.6 per cent<sup>1</sup>

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Reduce interest cost

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Reduce reliance on debt providers

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Increase available funds to A\$1,268.8m

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1) Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation

## Mirvac currently complies with all debt covenants

Mirvac has two main debt covenants:

- > Total liabilities/total tangible assets
- > Interest cover ratio (EBITDA/interest)<sup>1</sup>

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Post equity issuance:

- > Total liabilities/total tangible assets is 37.3 per cent<sup>2</sup>
- > Interest cover of 2.5x<sup>3</sup>

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Covenants limited to Mirvac balance sheet with no look through covenants

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No recourse to Mirvac from off balance sheet debt

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Equity raise further strengthens Mirvac's position with significant headroom on all covenants

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1) Interest expense for ICR covenant calculation is based on statutory profit and loss

2) Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation

3) FY09 ICR forecast to be 2.8x excluding one off provisions (eg. restructuring, mezzanine loans)

## Funding profile

A\$1,268.8m of available funds, sufficient to meet all debt maturities and capital commitments over FY09 & FY10

Mirvac has proactively engaged early with its banks on the roll-over of its Jun-09 facility of A\$1,112.5m (A\$458.0m drawn at 24 October 2008) and is targeting to have terms agreed by Dec-08

### Mirvac funding profile over FY09 & FY10 (A\$m)

Funding Source	Quantity of Funding Source	Drawn Debt Facilities	Undrawn/ Available Liquidity	Funding Commitments FY09 & FY10
Capital raise	A\$500.0m	N/A	A\$500.0m	N/A
Jun-09 Debt facility	A\$1,112.5m	A\$458.0m	A\$654.5m	A\$0m
Debt - MTN Mar-10	A\$300.0m	A\$300.0m	A\$0m	A\$300.0m
Non recourse project debt	A\$77.0m	A\$74.3m	A\$2.7m	N/A
Facilities rolling post Jun-10	A\$2,025.5m	A\$1,913.9m	A\$111.6m	N/A
<b>Total</b>	<b>A\$4,015.0m</b>	<b>A\$2,746.2m</b>	<b>A\$1,268.8m</b>	<b>A\$300.0m</b>
<b>Funding Buffer</b>				<b>A\$968.8m</b>

# PRO FORMA STATEMENT OF FINANCIAL POSITION



	30-Jun-08 A\$m	Adjustments A\$m	Pro forma <sup>1</sup> A\$m
<b>Assets</b>			
Cash and cash equivalents	29.3		29.3
Receivables	492.7	(14.0)	478.7
Inventories	1,684.0		1,684.0
Investment Properties	3,436.8	(150.8)	3,286.0
Intangibles	320.8		320.8
Investments	600.2		600.2
Other assets	929.0		929.0
<b>Total Assets</b>	<b>7,492.8</b>	<b>(164.8)</b>	<b>7,328.0</b>
<b>Liabilities</b>			
Interest bearing debt	2,453.1	(481.5)	1,971.6
Other liabilities	629.5	14.4	643.9
<b>Total Liabilities</b>	<b>3,082.6</b>	<b>(467.1)</b>	<b>2,615.5</b>
<b>Net Assets</b>			
NTA per stapled security (\$)	3.77		2.68
<b>Gearing Ratios:</b>			
Total interest bearing debt less cash / total assets less cash	32.5%		26.6%
Total interest bearing debt / total tangible assets	34.2%		28.1%
Total liabilities / total tangible assets	43.0%		37.3%

1) As at 30 June 2008, adjusted for equity raising and an illustrative unaudited 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division, including equity accounted non-residential property investments (please note valuation adjustment is not allocated per statutory accounting line items), A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments. Excludes the impact of securities issued under Mirvac's Distribution Reinvestment Plan relating to the June 2008 and September 2008 distributions which in total raised A\$102.0m with 37.0m new stapled securities being issued. No adjustment has been made to the value of derivative financial instruments resulting from movements in interest rates between 30 June 2008 and 29 October 2008, which have a current estimated mark to market position of (A\$28.0m) compared to A\$95.1m at 30 June 2008

# REVISED EARNINGS GUIDANCE

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Operating earnings guidance for FY09 has been revised to 13.4cpss (post-equity issuance) from 23cpss (low range guidance)

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Main drivers for reduced operating earnings guidance include:

- > removal of profit from sale of inventory - A\$50.2m
  - > delay in residential settlements
  - > provision of A\$14.0m against mezzanine loan investments
  - > provision of A\$14.4m against investment management commitments
  - > elimination of establishment fees - A\$3.8m
  - > increased number of securities on issue
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Mirvac's Investment Division, underpinned by Mirvac Property Trust, continues to perform in line with budget

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# REVISED EARNINGS GUIDANCE



CONTINUED

## Revised FY09 operating earnings guidance

Guidance by division	Previous low range FY09 guidance A\$m	Pro-forma FY09 Post capital raise A\$m	Basis for revised guidance	Key assumptions
Investment (MPT)	235	243	> reduction in interest cost	<ul style="list-style-type: none"> <li>&gt; no asset sales assumed</li> <li>&gt; reduction of overhead cost</li> <li>&gt; achieve rent review targets and let up assumptions</li> <li>&gt; co-investments perform in line with guidance</li> </ul>
Development	120	22	<ul style="list-style-type: none"> <li>&gt; removal of profit from disposal of non-residential development</li> <li>&gt; removal of profit from disposal of inventory into managed funds</li> <li>&gt; reduction in forecast residential settlements</li> <li>&gt; delay in project completion</li> </ul>	<ul style="list-style-type: none"> <li>&gt; reduction of overhead cost</li> <li>&gt; achievement of forecast sales rates</li> </ul>
Investment Management (including Hotels)	20	(19)	<ul style="list-style-type: none"> <li>&gt; write down in mezzanine loans</li> <li>&gt; provision for Domaine and future fee commitment</li> <li>&gt; decrease in Quadrant establishment fees and mark to market of equity portfolio</li> </ul>	<ul style="list-style-type: none"> <li>&gt; minimal acquisition and advisory fees</li> <li>&gt; reduction of overhead cost</li> <li>&gt; complete consolidation and exit non-core businesses and funds</li> </ul>
Corporate overheads, tax and eliminations	(107)	(47)	<ul style="list-style-type: none"> <li>&gt; decrease in tax as a result of lower corporate earnings</li> <li>&gt; reduction of elimination as a result of lower sales</li> <li>&gt; reduction in overhead costs</li> </ul>	
NPAT	268	199		
EPS (cpss)	23.0	13.4		
DPS (cpss)	20.0	13.4	> reduce dividends to reflect operating earnings	

# DEEP DISCOUNT TO ASSET VALUE



FOR ILLUSTRATIVE PURPOSES ONLY

Mirvac's covenants can withstand significant asset value deterioration

Offer provides attractive value proposition despite expected expansion in capitalisation rates

> NTA implies no value for residential development platform

## Capitalisation rate sensitivity

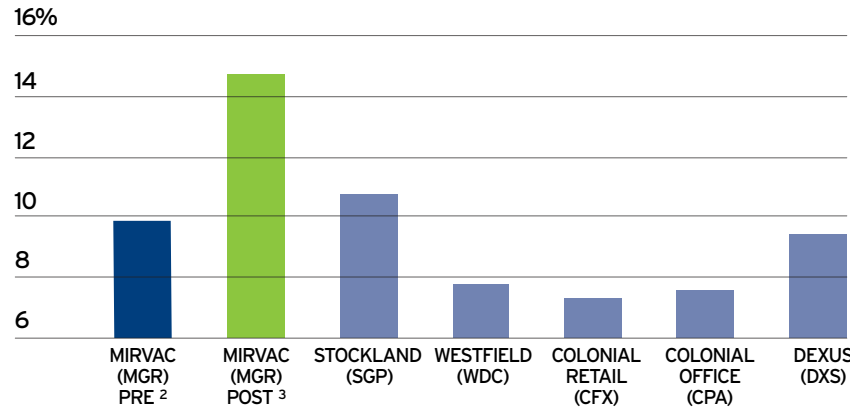
Cap rate expansion - Mirvac Investment Division	0bps <sup>1</sup>	25bps	50bps	100bps	150bps	200bps
Total asset devaluation	0%	(3.7%)	(7.1%)	(13.2%)	(18.6%)	(23.4%)
Asset devaluation (A\$m)	0	(151.0)	(291.0)	(543.0)	(764.0)	(960.0)
Total liabilities/total tangible assets	37.3%	38.1%	38.9%	40.5%	41.9%	43.2%
Gearing	26.6%	27.2%	27.7%	28.8%	29.7%	30.6%
Implied NTA	\$2.68	\$2.59	\$2.50	\$2.35	\$2.21	\$2.09
NTA discount	(66.4%)	(65.2%)	(64.0%)	(61.6%)	(59.3%)	(57.0%)

1) As at 30 June 2008 adjusted for A\$500.0m equity raising and illustrative unaudited 25 bps increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division, including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation, and excludes June 2008 and September 2008 DRP impact

# PEER COMPARISON

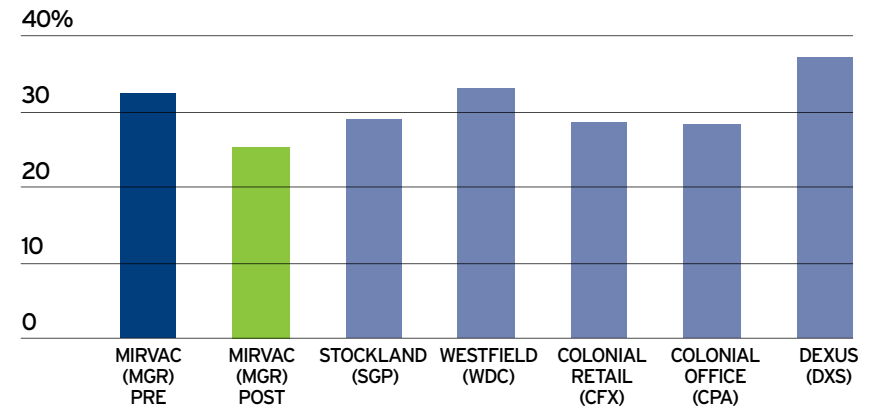


## FY09 Distribution yield comparison<sup>1</sup>



- 1) Peer's Distribution per Bloomberg median consensus estimates, stock prices as at 29 October
- 2) Mirvac DPS 15.9ccps pre raising and 10 day VWAP A\$1.61
- 3) Mirvac DPS 13.4ccps post raising and issue price A\$0.90

## Balance sheet gearing<sup>4</sup>



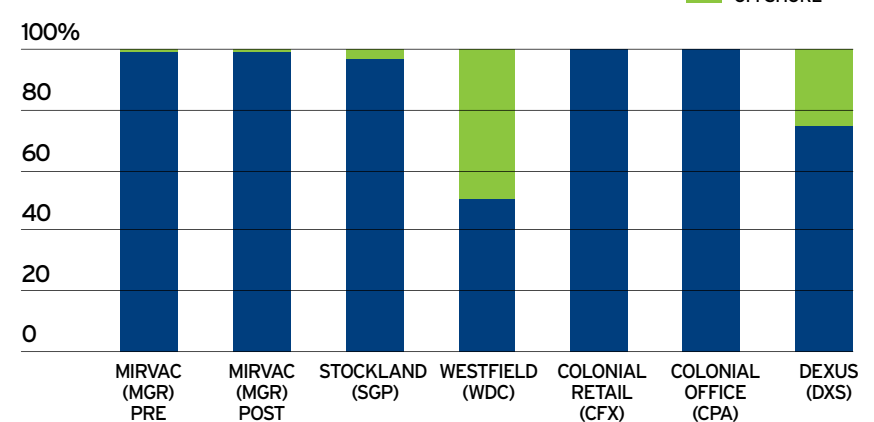
- 4) Peer's gearing per last publicly stated position

## Trading price discount to NTA<sup>5</sup>



- 5) Peer's NTA per last publicly stated NTA, stock prices as at 29 October. MGR post adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation

## Geographic asset exposure % (on balance sheet)<sup>6</sup>



- 6) Peer's asset exposure per last publicly stated on-balance sheet position

# CONCLUSION

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Mirvac is simplifying its business model by focusing on its core competencies:

- › Investment in Australian investment grade assets; and
  - › Pre-eminent Australian residential developments
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Earnings are underpinned by:

- › Passive and secure rental income from Australian investment grade assets
  - › A\$1.03bn of exchanged contracts
- 

Mirvac is well positioned to benefit from a recovery in the Australian residential market

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Conservatively geared business 26.6 per cent post raising<sup>1</sup>

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The capital raised will provide sufficient liquidity to meet forecast capital commitments to at least the end of FY10

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Through an equity issuance Mirvac will secure its platform to face the current market volatility

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1) Adjusted for illustrative pro forma 25 basis point increase in capitalisation rates across Mirvac's A\$4.1bn Investment Division including equity accounted non-residential property investments, A\$14.0m provision against mezzanine loan investments and A\$14.4m provision against investment management commitments as set out on page 6 of this presentation

# APPENDIX

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5 NOVEMBER 2008



THE ROYAL, NEWCASTLE, NSW (ARTIST'S IMPRESSION)

## Investment Division

Investment structure remains focused with all operating earnings originated in Australia

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Earnings are underpinned by a diversified, securely leased Australian investment portfolio

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Mirvac Property Trust continues to perform well with rental growth secured, forecast at 4 per cent in FY09 (93.5 per cent of FY09 reviews are fixed or CPI linked)

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### Key Trust metrics:

- > Portfolio WALE of 6.1 years
  - > Minimal lease expiry in FY09 (9.0 per cent expiring in FY09 with terms agreed for 3.6 per cent YTD)
  - > Portfolio occupancy of 97 per cent
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# DIVISIONAL UPDATE

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CONTINUED

## Investment Management

Management is in the process of exiting its non-core funds offerings and continues to focus on partnerships and joint ventures

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Hotel business unit is performing in line with budget. This is a reflection on the focus of the Group to manage predominately core Australian CBD based hotels

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Depreciation in Australian dollar likely to increase relative attractiveness of domestic tourism

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Mirvac manages 40 hotels, with secured management contracts that will deliver an additional 6 hotels over next 4 years

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Mirvac continues to expand the hotels management business with capital allocated to increase number of management contracts

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## Corporate Costs

Strategic review of corporate overhead requirements progressing

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Restructuring charges of A\$9.8m in FY09 (non-recurring, included in operating earnings)

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# DIVISIONAL UPDATE



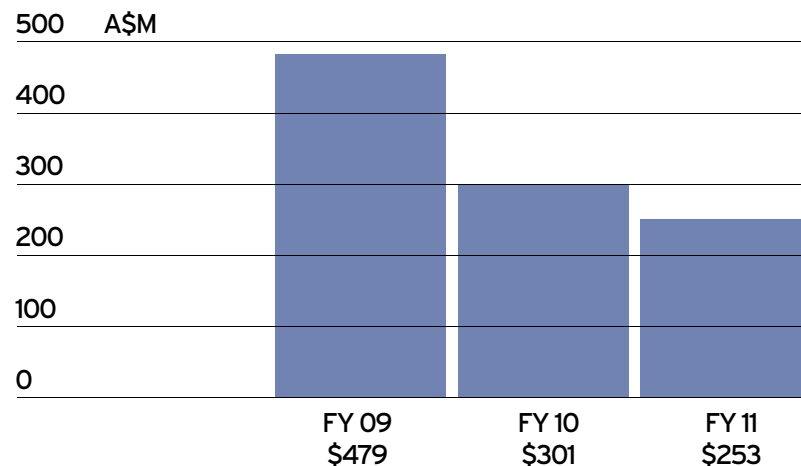
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## Development Division

Mirvac's position as Australia's pre-eminent residential developer is evidenced by A\$1.03bn in exchanged contracts as at September 2008

Development earnings guidance underpinned by A\$479m of exchanged contracts forecast to settle in FY09

Forecast settlement of exchanged contracts



Mirvac's leading position as Australia's premium residential developer was further strengthened with last weekend's release of Mirvac's latest oceanfront development, The Royal apartments in Newcastle, NSW, with A\$50.0m of exchanged contracts (subject to cooling off period) received for stage one of the project.

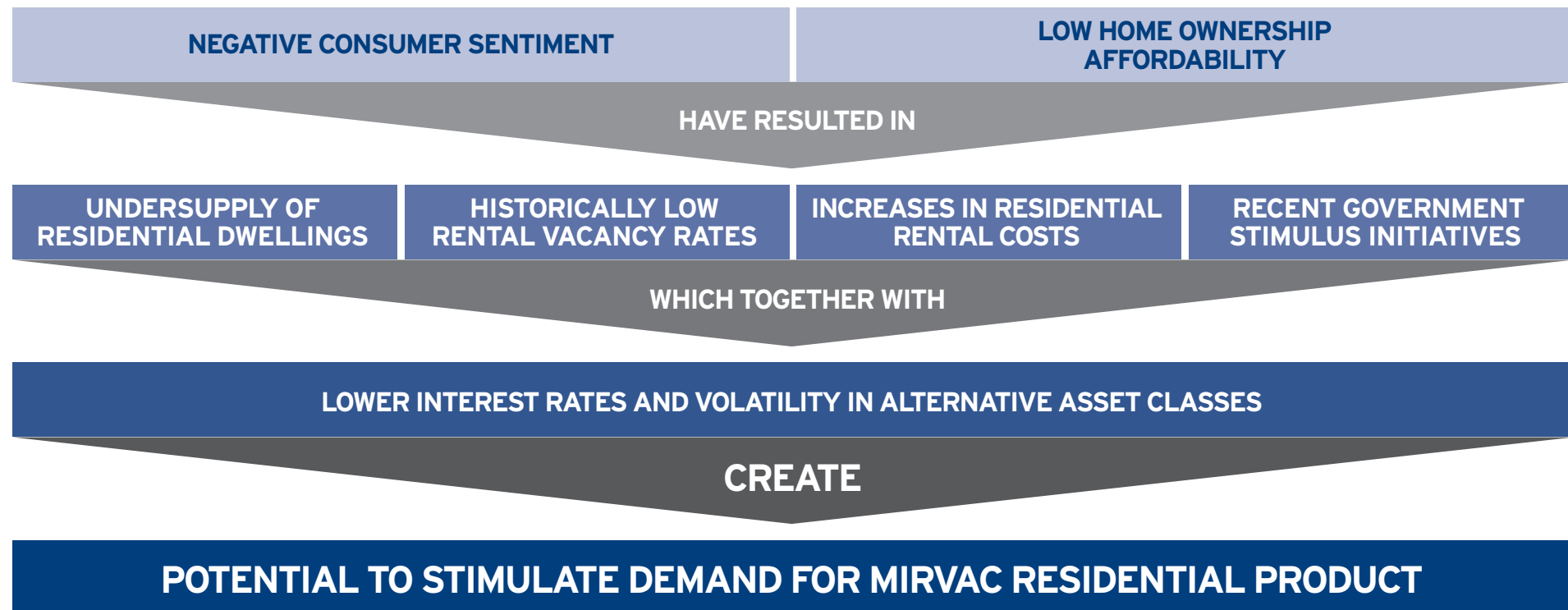
# DIVISIONAL UPDATE



CONTINUED

## Development Residential

Mirvac is well positioned to benefit from a future recovery in the Australian residential market



## **Funding**

The real estate investment and development industry tends to be highly capital intensive. The ability of Mirvac to raise funds on favourable terms for future refinancing, development and acquisitions depends on a number of factors including general economic, political, and capital and credit market conditions. The inability of Mirvac to raise funds on favourable terms for future acquisitions, developments and refinancing could adversely affect its ability to acquire or develop new properties or refinance its debt.

## **Market price**

The market price of Mirvac securities will fluctuate due to various factors including general movements in interest rates, the Australian and international general investment markets, and economic conditions, global geo-political events and hostilities, investor perceptions and other factors that may affect the Group's financial performance and position. The market price of Mirvac securities could trade on the ASX at a price below their issue price.

## **Credit Ratings**

The price of Mirvac securities and Mirvac's ability to access debt at a reasonable cost may be affected by a ratings downgrade.

## **Interest rates**

Adverse fluctuations in interest rates, to the extent that they are not hedged or forecast, may impact Mirvac's earnings before interest and asset values due to any impact on property markets in which the Group operates.

## **Debt covenants**

Mirvac has various covenants in relation to its banking facilities, including interest cover and gearing ratio requirements. Factors such as falls in asset values and the inability to achieve timely asset sales at prices acceptable to Mirvac could lead to a breach in debt covenants. In such an event, Mirvac's lenders may require their loans to be repaid immediately.

## **Taxation implications**

You should be aware that future changes in Australian taxation law including changes in interpretation or application of the law by the courts or taxation authorities in Australia, may affect taxation treatment of an investment in Mirvac securities, or the holding and disposal of those securities. Further, changes in tax law, or changes in the way tax law is expected to be interpreted, in the various jurisdictions in which Mirvac operates, may impact the future tax liabilities of the Group.

## **Realisation of assets**

Property assets are by their nature illiquid investments. This may make it difficult to alter the balance of income sources in the Mirvac in the short term in response to changes in economic or other conditions.

## **Investment in Funds and Joint Ventures**

The net asset value of Mirvac's investment in Funds and Joint Ventures may decrease if the value of the property assets in those funds were to decline.

## **Employees**

The Group is reliant on retaining and attracting quality senior executives and other employees. The loss of the services of any of Mirvac's senior management or key personnel, or the inability to attract new qualified personnel, could adversely affect the Group's operations.

## **Customers**

Insolvency or financial distress of Mirvac's tenants may reduce the income received from its assets.

## **Counterparty/credit risk**

Third parties, such as tenants, developers and other counterparties to contracts may not be willing or able to perform their obligations to the Group.

## **Insurance**

The Group purchases insurance, customarily carried by property owners, managers, developers and construction entities, that provides a degree of protection for its assets, liabilities and people. There are however certain risks that are uninsurable (e.g nuclear, chemical or biological incidents) or risks where the insurance coverage is reduced (e.g cyclone or earthquakes). Further, insurance markets may be detrimentally affected by the current global downturn such that insurance becomes more expensive or the financial ability of insurance companies to respond to claims is diminished.

## Property market risks

Mirvac will be subject to the prevailing property market conditions in the countries and sectors in which it operates. Adverse changes in market sentiment or market conditions may impact Mirvac's ability to acquire, manage or develop assets, as well as the value of Mirvac's properties. These impacts could lead to a reduction in earnings or the carrying value of assets.

## Change in value and income of properties

Returns from investment in properties largely depend on the rental income generated from the property and the expenses incurred in its operation, including the management and maintenance of the property as well as the changes in the market value of the property. Rental income and/or the market value of properties may be adversely affected by a number of factors, including:

- a) the overall conditions in the national and local economy;
- b) local real estate conditions;
- c) the perception of prospective customers regarding attractiveness and convenience of properties and the intensity of competition with other participants in the real estate industry;
- d) the convenience and quality of properties;
- e) unforeseen capital expenditure;
- f) supply of developable land, new properties and other investment properties; and
- g) investor demand/liquidity in investments.

## Acquisitions

A key element of Mirvac's future strategy will involve the acquisition of properties to add to its property portfolio. Whilst it is Mirvac's policy to conduct a thorough due diligence process in relation to any such acquisition, risks remain that are inherent in such acquisitions.

## Development

The Group is involved in the development of residential and non-residential real estate. Development risks include changes in construction costs and development timetables.

## Regulatory issues and changes in law

Mirvac is subject to the usual business risk that there may be changes in laws that reduce income or increase costs.

## Change in capitalisation rates

The capitalisation rates considered appropriate by independent valuers may change in response to market conditions.

## Litigation and disputes

Legal and other disputes (including industrial disputes) may arise from time to time in the ordinary course of operations. Any such dispute may impact on earnings or affect the value of Mirvac's assets.

## Competition

Competition may lead to an oversupply through overdevelopment or to prices for existing properties or services being inflated via competing bids by prospective purchasers.

## Fixed nature of significant costs

Significant expenditures associated with each investment, such as mortgage payments, maintenance costs, employee costs and taxes are generally not reduced when circumstances cause a reduction in income from investment. The value of an asset owned by the Group may be adversely affected if the income from the asset declines and other related expenses remain unchanged.

## Forward looking statements

There can be no guarantee that the assumptions and contingencies in which the forward looking statements, opinions and estimates (including projections, guidance on future earnings and estimates) will ultimately prove to be valid or accurate. The forward looking statements, opinions and estimates depend on various factors, many of which are outside the control of the Group.

## OH&S

If the Group fails to comply with necessary OH&S legislative requirements across the jurisdictions the Group operates, it could result in fines, penalties and compensation for damages as well as reputational damage to the Group.

# GLOSSARY

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Term	Meaning
ASX	Australian Securities Exchange or ASX Limited or the financial market which it operates as the case requires
Cap rate	Capitalisation rate
Cpss	Cents per stapled security
CPI	Consumer price index
DPS	Distribution per stapled security
EBITDA	Earnings before interest tax depreciation and amortisation
EPS	Earnings per stapled security
FY	Financial year (July to June)
Gearing	Interest bearing liabilities less cash divided by assets less cash
ICR	Interest coverage ratio (EBITDA/Interest)
NPAT	Net Profit After Tax
NTA	Net tangible assets
MPT	Mirvac Property Trust
MTN	Medium Term Note
Operating Earnings	Operating earnings is a financial measure which is not prescribed by Australian Accounting Standards and represents the profit under Australian Accounting Standards adjusted for specific non-cash items and other significant items which management consider to reflect core earnings.
S&P/ASX A-REIT Index	Standard & Poor's/Australian Securities Exchange Australian Real Estate Investment Trust Index
VWAP	Volume weighted average price
WALE	Weighted average lease expiry
YTD	Year to date