Level 26, 60 Margaret Street
Sydney NSW 2000
Australia

T +61 2 9080 8000
www.mirvac.com.au

ASX Release / Media Release

17 February 2009

HALF YEAR REPORT

Mirvac Group is pleased to release its financial results for the half year ended 31 December 2008. 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 17 February 2009 commencing at 10.00am.

MWSmith

Michael Smith
Group Company Secretary

Level 26, 60 Margaret Street
Sydney NSW 2000
Australia

T +61 2 9080 8000
www.mirvac.com.au

ASX Release / Media Release

17 February 2009

HALF YEAR RESULTS

FINANCIAL HIGHLIGHTS
The following table summarises the key financial results for the six months ended 31 December 2008:

> Operating profit after tax of $81.6 million
> Operating earnings of 6.48 cents per stapled security[1]
> Half year distribution of 7.80 cents per stapled security
> NTA per security of $2.44[2]
> 562 total lot settlements
> Exchanged contracts of $955.0 million for residential development
> $500.0 million of equity raised via an entitlement offer.

The Group's statutory net loss after tax of $645.7 million was impacted by the volatility associated with Investment property revaluations, and the impact of mark to market financial instruments and associated foreign exchange movements, as well as the Group's proportionate share of losses from joint ventures and associates. Additionally, the Group wrote-down $247.8 million in goodwill and intangibles relating to the Investment Management and Development business.

GROUP OVERVIEW
Mirvac's Managing Director, Nick Collishaw said, "Today's results vindicate the tough decisions Mirvac has made since August last year. We witnessed significant changes in the market in which we operate and we acted swiftly and prudently to review and adjust our business.

"We made important changes to our model to bring our focus back to our core competencies and we were pro-active in securing our balance sheet.

"Our realistic assessment of the market means that we are well advanced in delivering on our strategy as opposed to reacting to changed market conditions."

CAPITAL MANAGEMENT
Mirvac continued to comply with all its debt covenants as at 31 December 2008, and the Group had over $1.2 billion of undrawn facilities. Gearing remained low at 31.3 per cent[3] and see-through gearing at 34.0 per cent. Mirvac maintained its S&P BBB credit rating.

1 Diluted earnings excluding specific non-cash and significant items.
2 Net asset backing per ordinary security including EIS securities.
3 Debt - cash / total tangible assets - cash.

Post 31 December 2008, Mirvac announced it had reached agreement on a new unsecured debt facility of $805 million. This facility will replace Mirvac's existing $1.1 billion syndicated facility which was due to expire in June 2009 but was undrawn at 31 December 2008.

Of the $805 million facility, $755 million was refinanced from the previous $1.1 billion bank syndicate which was due to expire in June 2009, with $50 million of capacity from other facilities renegotiated as part of the new unsecured bank syndicate.

Key terms of $805 million unsecured bank syndicate:
> Term of three years expiring on 31 January 2012
> 275 basis points inclusive of line fees and margin
> Interest cover ratio covenant of 2.25 and the total leverage ratio covenant of 55 per cent remains unchanged. At 31 December 2008, Mirvac's total leverage ratio of 41.3 per cent was well within this covenant and can withstand significant asset value deterioration.

"Our successful capital raising in November last year and recent announcement of a new debt facility, demonstrates the continued confidence that investors have in our stated strategy. In addition, it provides us with significant capital that ensures we remain flexible in our response to any further deterioration in market conditions," Mr Collishaw said.

DIVISIONAL RESULTS

Investment Division

As at 31 December 2008, the Investment Division (comprising Mirvac Property Trust and Mirvac Asset Management) had a total portfolio value of $3.9 billion, with investments in 57 properties, covering the commercial, retail, industrial and hotel sectors, as well as investments in a number of Mirvac's other managed funds.

For the period ended 31 December 2008, the Investment Division's net loss before tax was $368.0 million, and operating profit before tax was $116.7 million.

As previously announced, valuations on all of Mirvac Property Trust's 57 assets were undertaken during the six months to 31 December 2008, resulting in a total revaluation decline of $236.3 million[4], a decrease of 6.2 per cent.

Mirvac's total portfolio weighted average capitalisation rate has increased by 46 basis points to 7.01 per cent. 22 assets were valued externally, representing 54.4 per cent of the total portfolio, resulting in a weighted average capitalisation rate of 6.84 per cent, an increase of 65 basis points. The remaining 35 assets were internally valued resulting in a weighted average capitalisation rate of 7.23 per cent, an increase of 21 basis points.

Despite the challenging operating environment, the Trust maintained its portfolio metrics with secure tenant covenants, minimal lease expiries and a high portfolio occupancy of 96 per cent. Other key results for the Trust for the six months ended 31 December 2008 included:

> 4.2 per cent like-for-like income growth
> Minimal lease expiries with only 4.1 per cent of the portfolio expiring in 2H09
> Commercial portfolio was 3.5 per cent under rented[5]
> Retail portfolio's occupancy cost of 12.7 per cent, supported existing rents with 3.0 per cent[6] moving annual turnover achieved
> Approximately 60 per cent of the Trust's revenue is derived from ASX listed, multinational and government tenants.

[4] Gross revaluations including assets classified as owner-occupied.
[5] Management estimate.
[6] Year to 31 December 2008, like-for-like.

Mr Collishaw said, “Operating in this volatile economic environment, the Division remains focussed on active asset management, ensuring income security, a balanced lease expiry profile and value maximisation.”

Investment Management

As at 31 December 2008, Mirvac’s Investment Management unit had $7.6 billion in funds under management on behalf of more than 34,000 institutional and retail investors across listed, unlisted and wholesale funds and joint ventures, both domestically and internationally.

Performance of the Investment Management unit continued to be affected by instability within the domestic and international financial markets. Investment Management recorded a net loss before tax of $170.2 million, which included $127.5 million in write-downs of intangibles. The net operating loss of $36.0 million, was impacted by the following abnormal items including:

> $15.5 million impairment against mezzanine loan investments
> $11.8 million provision against investment management commitments.

Rationalisation of businesses

Rationalisation of non-core, unscaleable and unsustainable funds continued during the period in line with the strategic direction for Mirvac’s investment management operations.

Conditional agreements were executed for the sale of JFI Nominees with contracts executed and conditions precedent being finalised.

Further funds under review included:

> Mirvac Tourist Park Fund - an expression of interest campaign was undertaken during the period for the transfer of management rights. Discussions with potential managers have commenced
> Mirvac Industrial Trust – Mirvac Industrial Trust has acquired CenterPoint’s interest in the Joint Venture, providing the Trust with increased flexibility to execute strategic initiatives designed to maximise investor value. Options include realisation of the Trust’s entire portfolio in whole or in part.

“We will continue to focus on rationalising the product mix within Investment Management and creating new products that complement Mirvac’s core competencies,” Mr Collishaw said.

Hotel Management

The Group’s Hotels business unit, which manages 42 hotels and resorts across Australasia, continued to perform well. At 31 December 2008, Hotels & Resorts achieved a net profit before tax of $8.5 million, a 13.3 per cent increase on the previous 12 months. Operating profit before tax was $9.1 million, an increase of 12.7 per cent over the corresponding period.

The business continued with its strategic expansion of hotel brands into existing markets with the addition of two new hotels under management during the reporting period.

On commenting on the strength of the hotel brands, Mr Collishaw stated that the Group had agreements for the management of another seven hotels over the next three and a half years.

Development Division

The Group's Development Division’s statutory net loss before tax for the period ended 31 December 2008 was $119.1 million, which included $120.3 million of intangible write-downs. Operating profit before tax was $1.2 million.

Mr Collishaw said, “While we have seen an increase in sales in the ‘first home buyers’ market, poor conditions have severely impacted consumer sentiment resulting in reduced enquiry and sales activity. However, looking through the cycle, underlying property fundamentals should ensure a sustained housing recovery.”

Despite challenging market conditions, the Division continued to deliver quality residential product resulting in the settlement of 562 lots as at 31 December 2008, with strong sales results in the western Sydney projects, following federal and state governments' First Home Buyer stimulus packages.

State based settlements to the six months to 31 December 2008:

	House/land	Apartments	Total
NSW	67.9%	16.7%	55.9%
VIC	12.3%	-	9.4%
QLD	6.0%	12.1%	7.5%
WA	13.7%	71.2%	27.2%
TOTAL	76.5%	23.5%	100.0%

The Division also continued to secure future income with $955 million of exchanged contracts (including Mirvac share of JV interest and Mirvac managed funds).

State based exchanged contracts to the six months to 31 December 2008:

	Lots	Value
NSW	318	$110m
VIC	139	$176m
QLD	352	$289m
WA	336	$379m
TOTAL	1,145	$955m

"Our integrated and flexible delivery model allows us to defer developments that aren't appropriate in the current market and focus on those that better match market conditions, such as our product within the western Sydney suburbs.

"With just under $1 billion in exchanged contracts across all states, our Development Division is in a strong position. The Division will continue to focus on delivering Australia's pre-eminent residential developments, and concentrate on major urban renewal and generational projects. However, this will be conducted within a frame work of efficient capital management and constraint in near term acquisition strategies," Mr Collishaw added.

OUTLOOK

Mr Collishaw said, "Mirvac is committed to being Australia's leading developer of residential real estate and providing quality returns through our Investment portfolio.

"The realistic direction we set last year, well ahead of our competition, and continue along with today ensures the strength of the business in the future."

Mirvac reaffirmed its EPS and DPS guidance of 13.4 cents per stapled security for the FY09 year.

For More Information:

Investor Relations:
Adam Crowe
+61 2 9080 8652

Media:
Kate Lander
+61 2 9080 8397

MIRVAC GROUP
1H09 RESULTS PRESENTATION

17 FEBRUARY 2009

101 MILLER STREET, NORTH SYDNEY, NSW

DISCLAIMER AND IMPORTANT NOTICE

The information made available through this presentation and annexure, including any expression of opinion or forecast, has been obtained from or based on sources believed by Mirvac Group to be reliable. Mirvac Group does not warrant the accuracy, completeness or currency of the information or that the information is suitable for your intended use, and should not be relied upon by you in substitution of you obtaining independent advice. Mirvac Group and its related companies will not be liable for any inaccuracies, omissions or errors in the content nor for any loss or damage arising from action taken in reliance on the information.

AGENDA

- Market conditions and Group positioning
- Financial performance and capital management
- Divisional performance
- Strategy

MARKET CONDITIONS

Mirvac has operated through many market cycles since 1972 and its continued success is attributable to its ability to adapt quickly to changed market conditions

Market challenges:

- Global Capital Rationing: need to be realistic and pro-active in securing sufficient equity and debt
- Capital Requirements: organisations must learn to live within their means and allocate scarce capital to highest return whilst ensuring balance of cash flow
- Economic Slowdown: earnings based on transactional activity are increasingly risky in a deteriorating operating environment
- Opaque Values: visibility of bottom of the cycle asset values extremely poor thus need to position balance sheet to withstand worst case scenario

MIRVAC – REALISTICALLY RESPONDING TO MARKET CONDITIONS

Prudent actions taken:	Announcement to market:
Refocusing on core competencies: Investment and Development	22 July 08
Primacy of balance sheet: $300m private placement and underwriting of DRP	1 February/25 July 08
Primacy of balance sheet: $500m entitlement offer	6 November 08
Rebased earnings: no forecast asset or land bank sales	6 November 08
Ensuring sufficient liquidity: refinance of undrawn $805m facility	6 February 09

PERFORMANCE AND CAPITAL MANAGEMENT

JUSTIN MITCHELL

SUMMARY OF RESULTS

	1H09 $m	1H08 $m
Operating profit (profit before specific non-cash and significant items)	**81.6**	**215.0**
Specific non-cash items		
Loss from fair value of investment properties	215.3	(143.4)
Unrealised loss on fair value of derivatives and associated FX movements	154.0	(53.8)
Expensing of security based payments	5.8	4.6
Depreciation of owner-occupied investment properties	3.2	4.0
Amortisation of lease incentives	3.6	3.2
Net loss from fair value of investment properties and derivatives (included in share of associates and joint ventures)	93.0	0.1
Significant items		
Impairment of goodwill and management rights	247.8	–
Impairment of investment in associate and joint ventures	5.1	–
Tax effect		
Tax effect of non-cash adjustments	(0.6)	11.9
Statutory net profit attributable to the stapled securityholders (AIFRS)	**(645.7)**	**388.4**
NTA [1]	2.44	3.96
EPS [2]	6.48	21.02

1) Net tangible assets backing per ordinary Security including EIS securities.
2) Diluted earnings excluding specific, non-cash and significant items.

INVESTMENT[1]

Operating	1H09	1H08
Operating profit before tax[2]	$116.7m	$194.1m
EBIT[3]	$123.7m	$222.8m
Portfolio value	$3,851.7m	$4,219.7m
Net income growth (like-for-like)	4.2%	3.4%
WACR	7.0%	6.4%
Gross revaluations[4]	$(236.3m)	$179.1m

1) Includes MPT, Parking and Mirvac Asset Management.
2) Before tax and minority interest.
3) EBIT excluding non-cash AIFRS adjustments.
4) Includes revaluations of owner occupied properties.

INVESTMENT MANAGEMENT [1]

Operating	1H09	1H08
Hotels operating profit before tax [2]	$9.1m	$8.2m
Hotels under management	42	40
IM operating profit before tax [2]	$(36.0m)	$1.8m
EBIT [3]	$(23.4m)	$10.4m
FUM [4]	$7.6bn	$7.8bn

Investment Management's operating profit forecast to be adversely impacted by one-offs in FY09

> provision of $15.5m against mezzanine investments

> provision of $11.8m against investment management commitments

1) Includes Hotels and Investment Management.
2) Before tax and minority interest.
3) Investment Management and Hotels EBIT excluding non-cash AIFRS adjustments.
4) FUM after adjusting for Joint Venture interests.

DEVELOPMENT

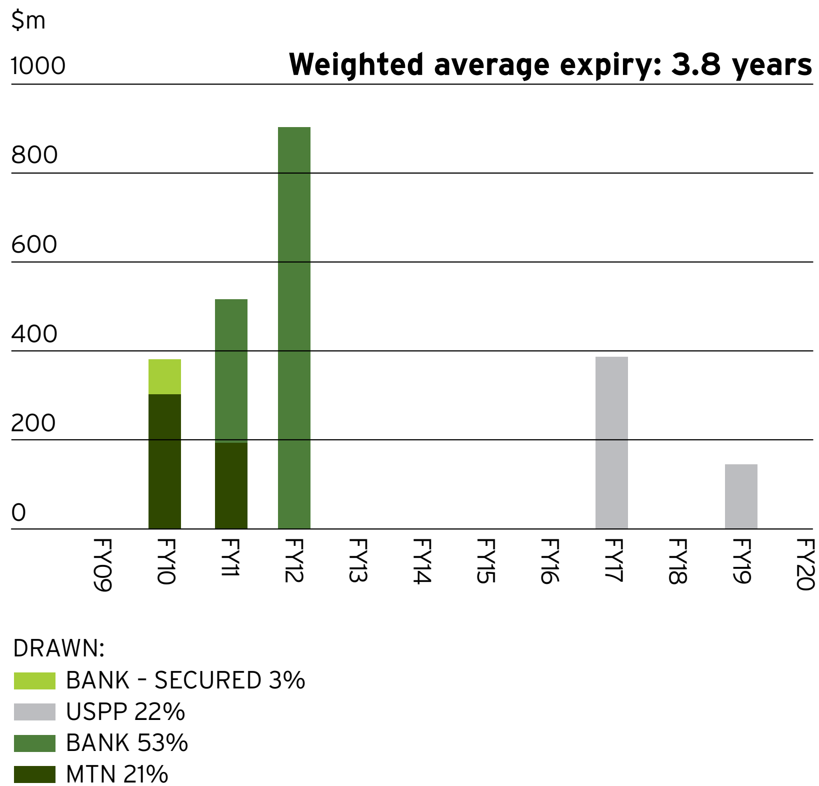
Operating	1H09	1H08
Operating profit before tax [1]	$1.2m	$51.4m
EBIT [2]	$30.1m	$87.0m
Gross margin [3]	14.5%	19.6%
Settlements (House & land)	430 lots	868 lots
Settlements (Apartments)	132 lots	204 lots
Settlements (Total)	562 lots	1,072 lots
Exchanged contracts	$955.1m	$1,046m

1) Before tax and minority interest.
2) EBIT excluding non-cash AIFRS adjustments.
3) Gross development profit (excluding interest, sales and marketing, development management fee and zero margin recharges) divided by development revenue (excluding development management fees and zero margin recharges).

DEBT PROFILE

	31 Dec 08	30 Jun 08
S&P Rating	BBB	BBB
Total interest bearing debt[2]	$2,227m	$2,453m
Avg borrowing rate[3]	6.66%	7.07%
Wtd avg debt maturity	3.5 yrs	3.8 yrs
% hedged	92.8%	79.7%
Wtd avg hedged maturity	4.8 yrs	4.4 yrs
Gearing[4]	31.3%	33.9%
See-through gearing	34.0%	36.6%

Drawn debt facility maturity profile (post refinance)[1]



1) Drawn debt facility as at 13 Feb 09 by financial year.
2) Hedged foreign currency debt.
3) Includes margins and line fees.
4) Debt less cash/TTA less cash.

DEBT COVENANTS

Mirvac has two main debt covenants	Mirvac remains within all debt covenants
› Total leverage ratio (TLR) (total liabilities to total tangible assets) ‹ 55%	› TLR – 31 Dec 08 – 41.3%
› Interest cover ratio (ICR)[1] Adjusted EBITDA/interest expense 2.25:1	› ICR – Year to 31 Dec 08 3.0 x

- Impairments and write-downs excluded from calculation
- No market capitalisation covenants
- No recourse to Mirvac from off balance sheet debt
- Covenants limited to Mirvac balance sheet with no see-through covenants

1) Interest expense as per the statutory profit and loss statement.

BALANCE SHEET SENSITIVITIES

Mirvac's TL/TLR covenant of 55% can withstand significant asset value deterioration

Devaluation sensitivity

Inventory devaluation	**Current**	**(5%)**	**(10%)**	**(15%)**	**(20%)**	**(25%)**
Cap rate expansion – Mirvac Investment Division	**0bps**	**25bps**	**50bps**	**75bps**	**100bps**	**150bps**
TLR	41.3%	42.6%	43.9%	45.2%	46.6%	48.8%
Gearing [1]	31.3%	32.3%	33.3%	34.3%	35.3%	37.0%
Implied NTA	$2.44	$2.32	$2.20	$2.08	$1.97	$1.81
Implied capitalisation rate	7.01%	7.26%	7.51%	7.76%	8.01%	8.51%

Mirvac Property Trust WACR – 7.01%

1) Debt less cash/TTA less cash.

CAPITAL MANAGEMENT

Funding profile

$520.1m of available funds, after meeting all debt maturities and capital commitments over FY09 and FY10

Mirvac has rolled over $805.0m of its Jun 09 facility of $1,112.5m which was undrawn at 31 Dec 08

Mirvac funding profile over FY09 and FY10 (A$m) as at 31 Dec 08

Funding source	Quantity of funding source	Drawn debt facilities	Undrawn/ available liquidity	Assumed and actual reduced capacity FY09 &FY10	Available funds
Jun 09 debt facility	$1,112.5m	$0.0m	$1,112.5m	$307.5m	–
Debt – MTN Mar 10	$300.0m	$300.0m	$0.0m	$300.0m	–
Non recourse project debt	$77.0m	$74.5m	$2.5m	$0.0m	–
Facilities rolling post Jun 10	$1,975.4m	$1,852.8m	$122.6m	$0.0m	–
Total	**$3,464.9m**	**$2,227.3m**	**$1,237.6m**	**$607.5m**	**$630.1m**
Net cashflow (2H09 to FY10)					**($110.0m)**
Funding buffer					**$520.1m**

DEVELOPMENT

BRETT DRAFFEN

DEVELOPMENT VALUE CHAIN

Strategic divisional review completed – integrated model retained and consolidating via a national platform

Model allows for acceleration and/or deceleration of projects to meet market conditions

	ACQUISITION	DESIGN DRAFTING / INNOVATION / TOWN PLANNING	DEVELOPMENT	CONSTRUCTION	SALES AND MARKETING
KEY SUCCESS FACTORS	› Local relationships › Information flow › Knowledge of local area	› Creativity › Specialists in a particular type of product › Control the process › Key IP	› Project management › Business judgement › Commercial acumen	› Enough scale to attract good people (1st tier) › Control the process › Flexibility › Speed to market	› Local market knowledge › Product awareness / brand › Market process (VIP off plan etc) › Database / CRM › Attractive locations

DEVELOPMENT DIVISION

Diversified pipeline of 29,662 lots

- 21.0% – 100% owned
- 36.8% – held in Joint Ventures
- 42.2% – held through PDA's or managed funds

Residential	In progress	Proposed
Lots	3,287	26,375

Non-residential	In progress	Proposed
Number of projects	3	16
Cost	$123.2m	$2,086.8m[1]

1) Does not include Nambour and Ormeau.

SETTLEMENTS

562 total lot settlements

- Homes Division pro-actively responding to improved market conditions by accelerating delivery of 'affordable' housing, resulting in strong settlements in Western Sydney, repatriating capital to the Group
- Consumer sentiment the main obstacle to residential recovery, with affordability addressed via reduction in the cost of debt (400bp reduction in cash rate from 5 March 08)
- Strong fundamentals leading to increased rental yields driving an increasingly neutral ownership position

	House/land settlements[1] (HYR to 31 Dec 08)	Apartment settlements[1] (HYR to 31 Dec 08)	Total settlements[1] (HYR to 31 Dec 08)	Gross margin[2]
NSW	67.9%	16.7%	55.9%	13.8%
VIC	12.3%	–	9.4%	20.5%
QLD	6.0%	12.1%	7.5%	20.0%
WA	13.7%	71.2%	27.2%	16.4%
Total	**76.5%**	**23.5%**	**100%**	**14.5%**

1) Settlements by number.
2) Gross development profit (excluding interest, sales and marketing, development management fee and zero margin recharges) divided by development revenue (excluding development management fees and zero margin recharges).

DEVELOPMENT 1H09

EBIT forecast – major projects

- FY09 EBIT forecast of $102m translates into $22m PBT[1]
- 6 major projects account for 83% of forecast 2H09 EBIT

Project	2H09 Forecast EBIT ($m)	Pre-sold
Tennyson Reach, Brisbane	39.0	100%
Yarras Edge, Docklands	6.6	100%
Newbury Estate, Stanhope	1.7	100%
The Peninsula, Burswood	4.0	100%
Waverley Park, Melbourne	2.4	90%
Rhodes Waterside, Rhodes	5.5	100%
Total	**59.2**	

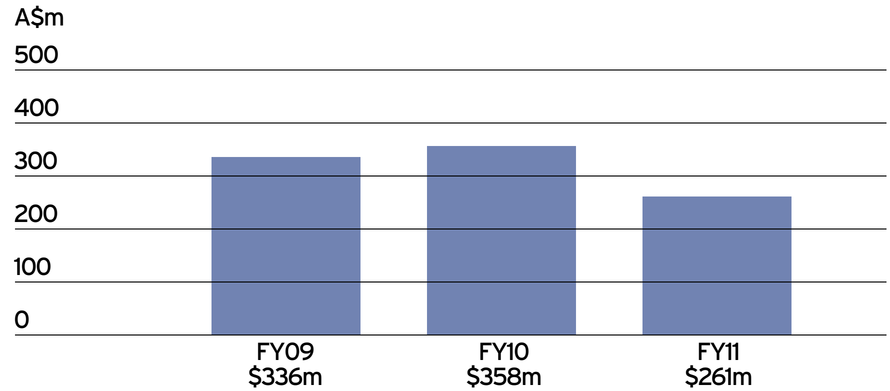
1) Operating profit excluding non cash AIFRS adjustments.

Securing future earnings

6 months exchanged contracts reconciliation

FY08	$1,018m
Net 1H09 settlements	($164m)
New exchanges (FY10 & 11)	$101m
1H09 exchanges contracts[1]	$955m

Forecast settlement of exchanged contracts[1]



Exchanged contracts as at 31 Dec 08

State	Lots	Value
NSW	318	$110m
VIC	139	$176m
QLD	352	$289m
WA	336	$379m
Total	**1,145**	**$955m**

1) Total exchanged value as at 31 Dec 08 adjusted for Mirvac's share of JV interest and Mirvac managed funds.

RESIDENTIAL DEVELOPMENT OPERATING CONDITIONS

Fundamentals	Positive/negative	Outlook
› Job security	✗	Deteriorating as businesses look to cut costs in the face of falling profits
› Sentiment/confidence	✗	Rising unemployment and possible falls in asset prices to weigh on monetary and fiscal stimulus benefits
› Consumer leverage	✗	Households to act conservatively, focus on repairing household balance sheet via repaying debt and increasing savings
› Wealth levels	✗	Asset values remain volatile, with investors still experiencing downward pressure on asset base
› Supply vs demand	✓	Supply deficit exacerbated by decreasing building activity
› Vacancy rates	✓	Will remain at historical lows
› Rents	✓	Face upward pressure, investor yields improving
› Affordability	✓	Improving - cheaper mortgage rates and petrol, Government boosts to household income
› Availability of finance	✓	Access to finance still available on 90-95% LVR, though process more protracted and credit conditions more stringent
› Cost of finance	✓	Cash rates to remain low for an extended period with banks passing on majority of cash rate cuts
› Development costs	✓	Material and wage cost pressures to ease, levy cuts in NSW to assist
› Alternative investments	✓	Despite discounted values and higher yields, equities face an uncertain and challenging outlook

INVESTMENT

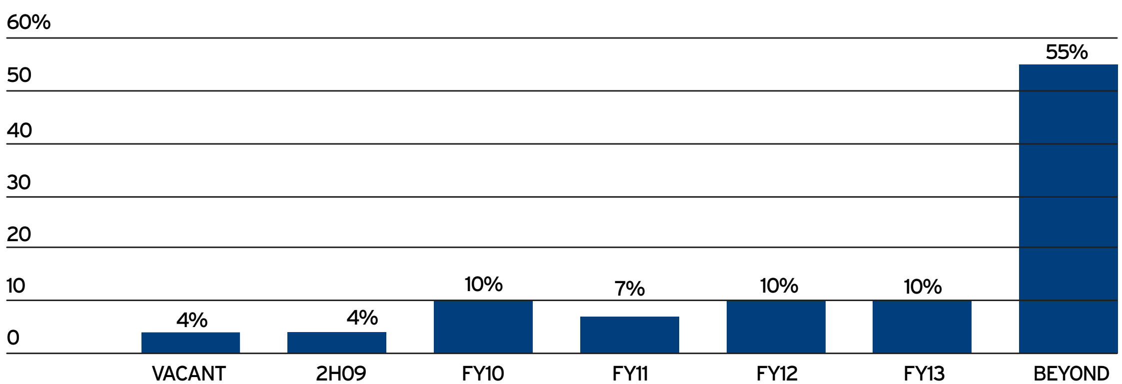
NICK COLLISHAW

INVESTMENT DIVISION

Mirvac Property Trust underpins Mirvac's earnings

- Trust achieved 4.2% like-for-like income growth
- Trust earnings are highly visible as 97.2% of 2H09 reviews are fixed or CPI and 92.7% of FY10 reviews
- Minimal lease expiry in FY09 - 4.1% of portfolio expiring in 2H09
- Commercial portfolio is 3.5%[1] under rented
- Retail portfolio's occupancy cost is 12.7%, supports existing rents with 3.0%[2] moving annual turnover achieved
- Approximately 58% of revenue derived from ASX listed, multinational and government tenants

Portfolio expiry profile



WALE[3]	Years
Commercial	6.2
Retail	5.5
Industrial	5.0
Total	5.6

Top tenants[4]	
ASX listed	42.6%
Multinational	7.3%
Government	7.6%

1) Management estimates.
2) Year to 31 Dec 08, like-for-like.
3) By area.
4) By gross income.

MIRVAC PROPERTY TRUST VALUATION

All properties were valued in the 6 months to 31 Dec 08[1]

Portfolio weighted average capitalisation rate (WACR) has expanded by 46 basis points

Resulting in a $236.3m decrease in total portfolio asset value

Sector	Value	WACR 31 DEC 08	WACR 30 JUN 08	WACR 31 DEC 07
Commercial	$1,604	6.99%	6.54%	6.37%
Retail	$1,494	6.91%	6.42%	6.29%
Industrial	$300	7.66%	7.38%	7.35%
Portfolio	$3,852[2]	7.01%	6.55%	6.40%
Annual basis point change			(0.46%)	(0.61%)

1) In the 6 months to 31 Dec 08, internal valuations (Director valuations) were performed on 35 assets representing 61% of portfolio by number and 46% by book value. In the 6 months to 31 Dec 08, external valuations were performed on 22 assets representing 39% of portfolio by number and 54% by book value.
2) Including carparks, indirect investments and hotel.

MIRVAC RISK MANAGEMENT

Mirvac Asset Management as part of the Group's integrated platform employs 260 specialists that ensure secure rental income streams by:

Leasing operatives → maximising rents and balancing tenant expiry profile

Property managers → ensuring negligible arrears, maximising tenant retention and understanding tenants' future space requirements

Facility managers → driving OPEX efficiencies, limiting CAPEX requirements and future proofing portfolio via sustainable initiatives

INVESTMENT MANAGEMENT

3 RIDER BOULEVARD, RHODES, NSW

STREAMLINING INVESTMENT MANAGEMENT

Core funds	Funds under management
Mirvac Wholesale Residential Partnership Trust	$287.5m
Mirvac Wholesale Hotel Fund	$502.9m
Mirvac Real Estate Investment Trust	$1,273.9m
Mirvac PFA Diversified Property Trust	$635.1m
Total	**$2,699.4m**

> JFI Nominees contracts executed with conditions precedent being finalised

> Mirvac Industrial Trust has secured 100% ownership of joint venture with two external advisors appointed, formal expression of interest campaign being undertaken

> Other non-core funds well progressed in sale process

HOTEL MANAGEMENT

Expansion through brand and IP leverage

- 1H09 strong operating profit of $9.1m[1]
- Management model limits capital commitment
- Strategic expansion of hotel brands in existing markets
- Increase of 2 hotels under management in the 6 months to 1H09 with 7 hotel management contracts to commence over next 3.5 years

Mirvac Hotels & Resorts brand	Number of hotels as at 31 Dec 08
The Sebel	24
Quay West Suites	6
Citigate	5
Sea Temple Resorts	2
Sydney Marriott	1
The Como	1
Quay Grand Suites	1
The Lindrum	1
Harbour Rocks	1
Total	**42**

1) Operating profit excluding non cash AIFRS adjustments.

REAFFIRMING GUIDANCE AND GROUP STRATEGY

NICK COLLISHAW

THE ROYAL, NEWCASTLE, NSW

MIRVAC STRATEGY – A SIMPLIFIED APPROACH

Investment

- Grow secure, recurring income through active management of Australian investment grade assets

Development

- Focused acquisition approach will centre on the mid to high end market
- Concentrate on urban renewal and major generational projects, moving with the market's changing dynamic in areas we excel
- Concentrate on capital efficient developments

Investment Management

- Consolidate and exit non-core and unscaleable businesses this financial year
- Ensure new funds align with Mirvac's core competencies of residential development and Australian investment management
- Continue the expansion of hotel management in existing markets

Group

- Challenge existing processes and procedures to generate greater efficiency of operations, delivering a sustainable reduction in operating cost of $20m
- Distribute 100 per cent of trust earnings and up to 80 per cent of corporate earnings, as corporate earnings recover
- Earnings to be generated 80% trust, 20% corporate in a normalised year

MIRVAC DELIVERING

mirvac

	Strategic focus	Status	Progress to date
Investment	Grow Mirvac Property Trust's Australian rental income stream	–	Medium-term strategy as asset values will fall further with consolidation by well capitalised organisations inevitable
Development	Future projects to focus on major urban renewal and generational projects	✓	Preferred proponent for major inner city urban renewal project at Green Square, NSW, providing approx 8 year development horizon
	Concentrate on capital efficient developments	✓	Green Square proposed to be developed by a Project Delivery Agreement (PDA), further de-risked via a Joint Venture partner
Investment Management	Consolidate and exit non-core and non-scalable businesses this financial year	✓ ✓ ✓	JFI Nominees – contracts executed with conditions precedents being finalised Mirvac Industrial Trust - secured 100% of Joint Venture and undertaking formal Expressions of Interest Other non-core funds well progressed in sale process
Hotel Management	Expand hotel management in existing markets	✓	Continued with strategic Australian expansion via increase of 2 management contracts and secured 7 future management contracts to be delivered over next 3.5 years
Group	Challenge existing processes and procedures to deliver sustainable reduction in operating cost	✓	$20 million sustainable cost reduction achieved through strategic initiatives including: › Head count reduction, approx 200 › Centralisation of architectural practice › Merger of Parramatta (Homes) office with Sydney (National) office › Consolidation and centralisation of finance functions › Exit from non-scaleable investment management activities
	Move distribution to 100% Trust and up to 80% corporate earnings	–	Deliver over medium term as corporate earnings recover
	Earnings to generate 80% Trust, 20% corporate in a normalised year	–	Medium-term strategy reliant upon opportunistic acquisitions of Australian income producing assets

OPERATING EARNINGS[1]

Guidance by division	1H09 actual operating profit $m	Summary of 2H09 divisional outlook	FY09 guidance $m	Key assumptions
Investment (MPT)	116.7	› 2H09 full half year benefit due to interest savings as a result of November $500m capital raising › 2H09 rent reviews	243.0	› No asset sales assumed › Reduction of overhead cost › Achieve rent review targets and leasing assumptions › Co-investments perform in line with guidance
Development	1.2	› Project settlement skewed to 2H09 (see page 19)	22.0	› No land bank sales assumed › Reduction of overhead cost › Achievement of forecast sales rates › No profit from fund wind up
Investment Management (including Hotels) (Including MAM)	(26.9)	› One off impairments for Investment Management commitments for Mezzanine mandate, restructuring cost taken in 1H09 › 2H09 benefit from Hotel positive PBT	(19.0)	› No acquisition or disposal fees › No profit assumed on fund disposals › Reduction of overhead cost › Complete consolidation and exit non-core businesses and funds › Achieve hotel occupancy and room rate forecast
Corporate overheads, tax and eliminations	(9.4)		(47.0)	
NPAT	81.6		199.0	
DPS	7.8		13.4	
EPS	6.5		13.4	

1) Operating profit excluding non cash AIFRS adjustments.

OUR STRATEGY

Our strategy is **realistic** and brings **simplicity** to our model, focusing on our two core divisions, **Investment** and **Development** with **Investment Management** facilitating **capital interaction.** Mirvac is moving towards more recurring revenue streams, over the medium term, and a more focused approach in the areas we excel.

Mirvac has operated through many market cycles since 1972 and its continued success is attributable to its ability to adapt to changed market conditions. The direction today ensures the strength of the business into the future.

ANNEXURE

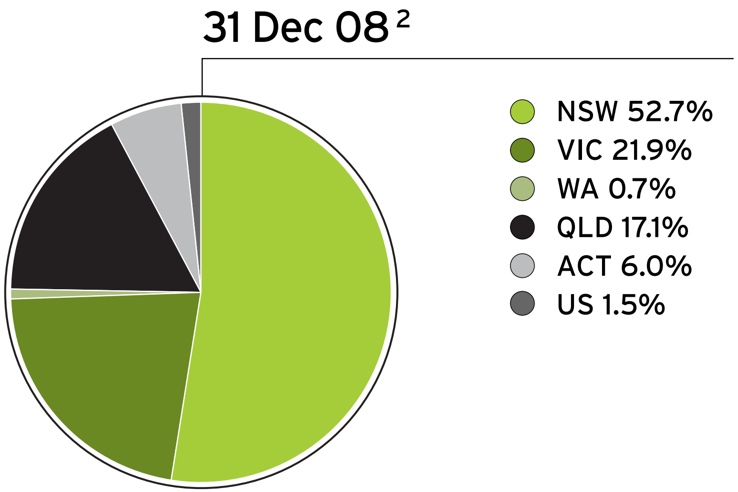
1H09 AIFRS RECONCILIATION

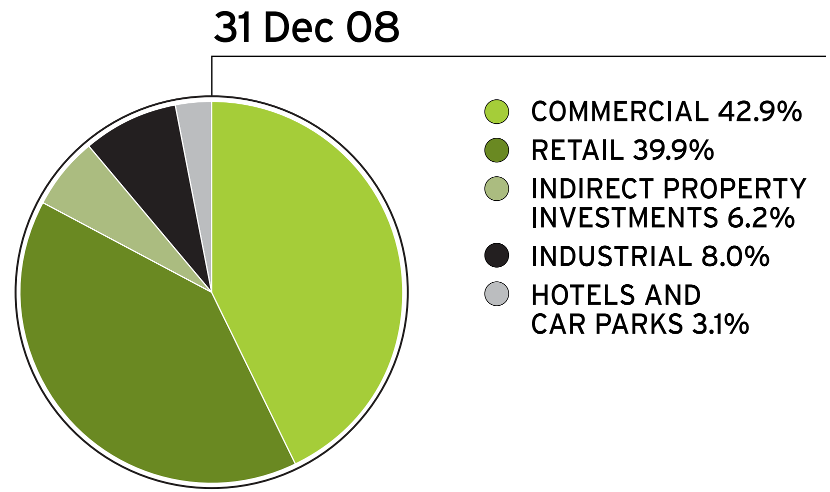
	INV	IM	HOT	DEV	Unallocated	Elimination	Totals
NPAT (AIFRS)	**(368.0)**	**(170.2)**	**8.5**	**(119.1)**	**(28.4)**	**13.7**	**(645.7)**
Investment property revaluations	236.3					(20.9)	215.3
Unrealised gains on financial instruments	151.5	0.9	(0.1)		1.2	0.5	154.0
Expensing share based payments					5.8		5.8
Lease straight lining							
Depreciating owner occupied properties			0.7			2.5	3.2
Amortising lease incentives	4.5					(0.9)	3.6
Net gains included in share of associates	95.8	0.6					96.3
Impairment		132.7		120.3			253.0
AIFRS included OEI	(3.4)						(3.4)
Tax effect of AIFRS adjustment						(0.6)	(0.6)
Operating profit (excl. non-cash AIFRS items)	**116.7**	**(36.0)**	**9.1**	**1.2**	**(21.4)**	**(5.7)**	**81.6**

1H08 AIFRS RECONCILIATION

	INV	IM	HOT	DEV	Unallocated	Elimination	Totals
NPAT (AIFRS)	**383.9**	**1.8**	**7.5**	**51.0**	**(16.7)**	**(39.2)**	**388.4**
Investment property revaluations	(179.1)					35.7	(143.4)
Unrealised gains on financial instruments	(14.2)				(39.7)		(53.9)
Expensing share based payments					4.6		4.6
Depreciating owner occupied properties			0.6	0.3		3.1	4.0
Amortising lease incentives	3.4					(0.1)	3.3
Net gains included in share of associates	0.1						0.1
AIFRS included OEI							
Tax effect of AIFRS adjustment						11.9	11.9
Operating profit (excl. non-cash AIFRS items)	**194.1**	**1.8**	**8.2**	**51.4**	**(51.8)**	**11.4**	**215.0**

SECTOR DIVERSIFICATION[1]





1. By book value. Excludes development.
2. Excluding indirect property investments.

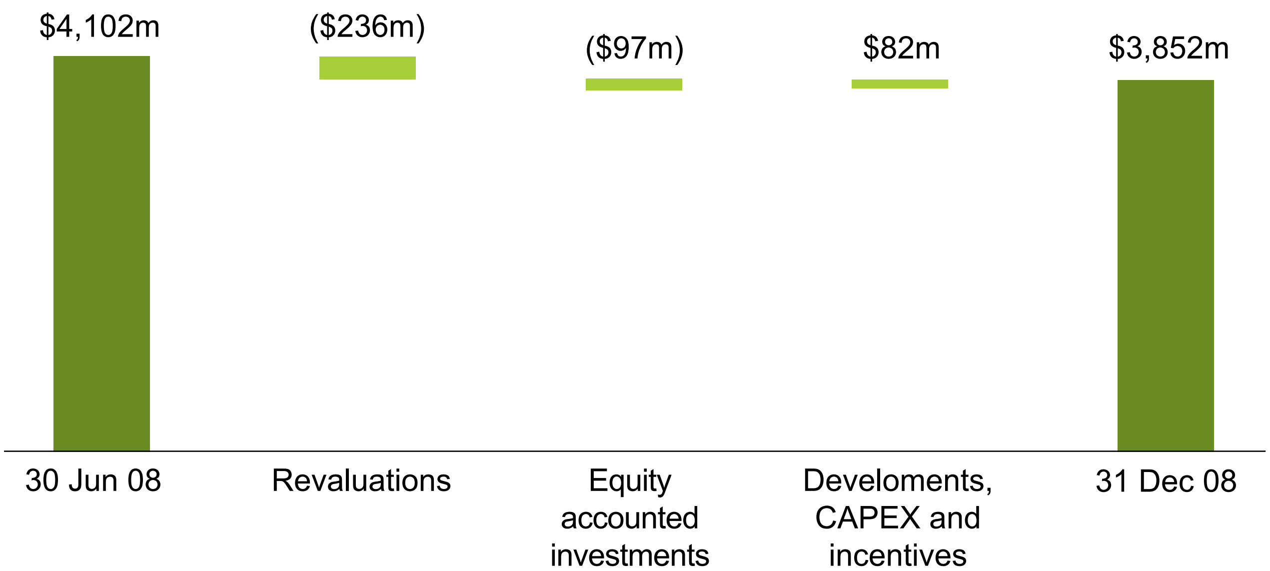
MPT FY09 RENTAL REVIEW STRUCTURE BY GROSS INCOME

2H09 Review Types	Percentage
CPI Linked	7.7%
Fixed Reviews	86.9%
Market Reviews	5.4%
Other/Miscellaneous Reviews	0.0%

MPT TOP TEN TENANTS BY GROSS INCOME

Rank	Tenant	Percentage
1	Government	7.6%
2	Coles Group	5.2%
3	Woolworths Limited	4.1%
4	Fairfax Holdings Limited	2.9%
5	GM Holden Limited	2.3%
6	Insurance Australia Limited	2.1%
7	United Group	1.8%
8	Genworth Financial	1.0%
9	Telstra Corporation Limited	1.0%
10	Reuters Australia	0.9%

STABLE EARNINGS PLATFORM



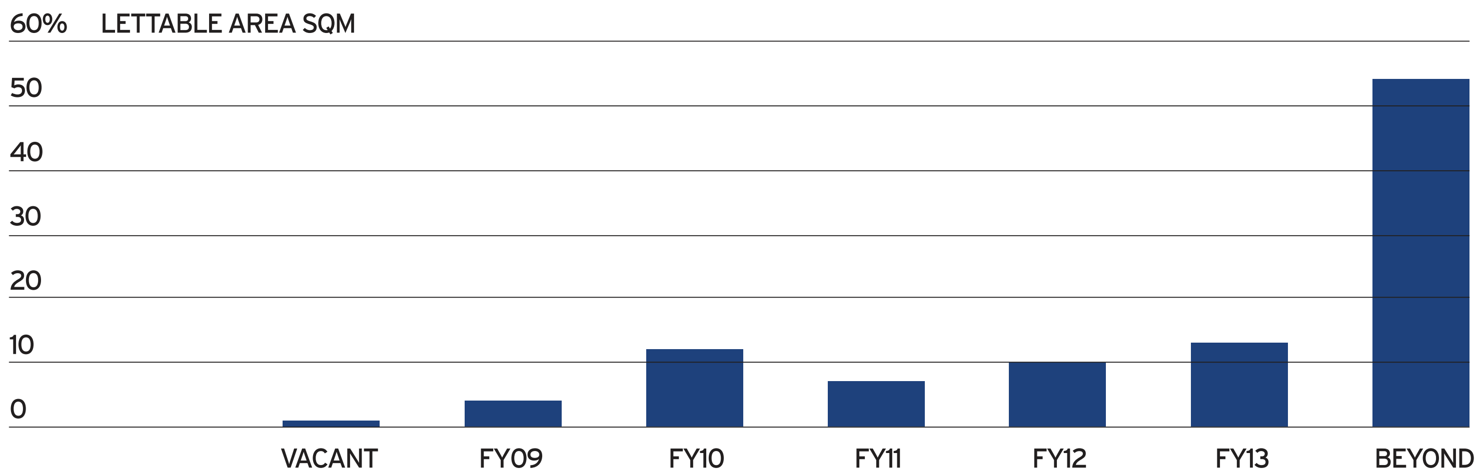
COMMERCIAL OVERVIEW

Properties owned	20
NLA	333,466 sqm
Asset value	$1,604.2m
Gross revaluation	($75.3m)
Net income growth	6.2% (like for like)
Occupancy	98.9%

COMMERCIAL PERFORMANCE

Leasing transactions	35,903sqm (10.8% of portfolio)
Tenant rent reviews	152 (124,563 sqm)
WALE (area)	6.21 yrs
WALE (income)	6.00 yrs

COMMERCIAL LEASE EXPIRY



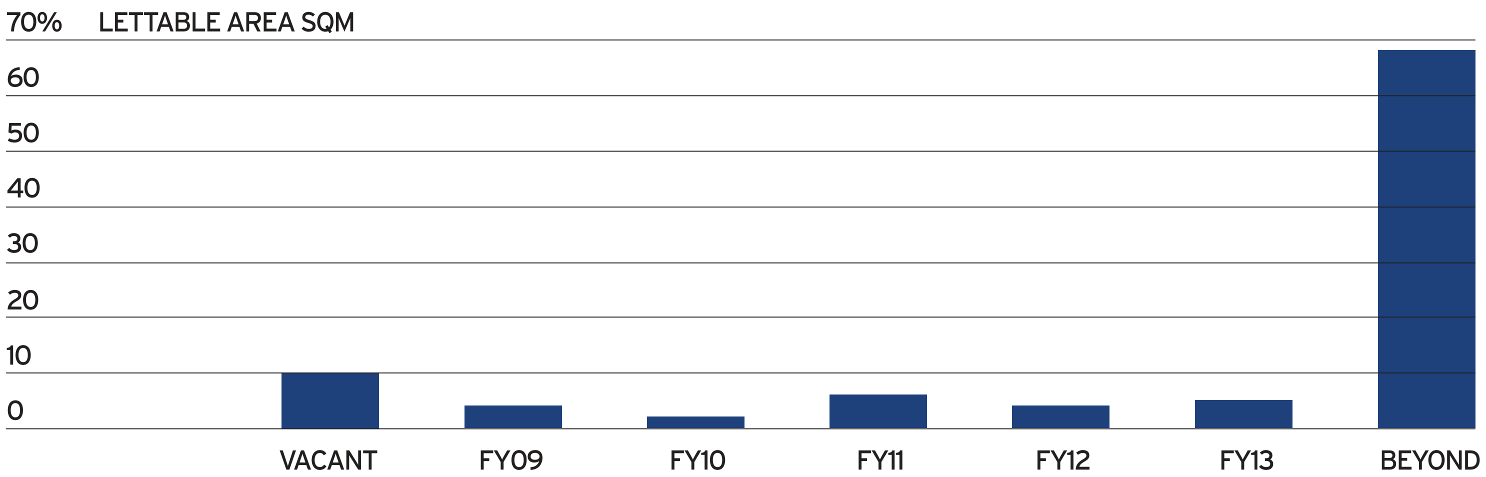
INDUSTRIAL OVERVIEW

Properties owned	12
NLA	225,579 sqm
Asset value	$300.1m
Gross revaluation	($20.9m)
Net income growth	4.4% (like for like)
Occupancy	89.5%

INDUSTRIAL PERFORMANCE

Leasing transactions	23,713 sqm (10.5% of portfolio)
Tenant rent reviews	11 (74,846 sqm)
WALE (area)	5.0 yrs
WALE (income)	4.9 yrs

INDUSTRIAL LEASE EXPIRY



RETAIL OVERVIEW

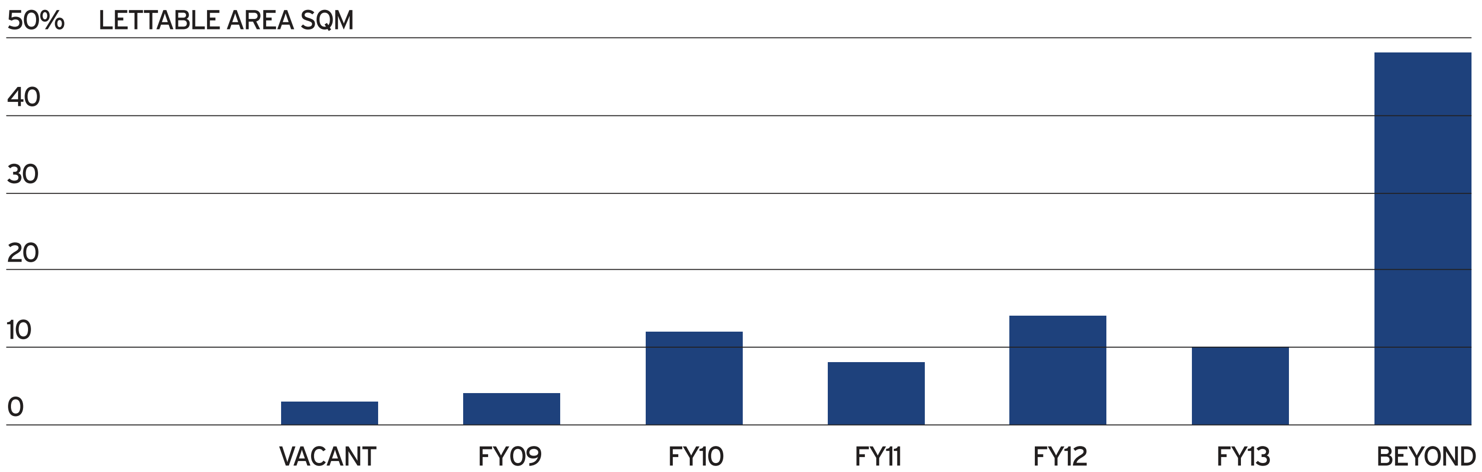
Retail centres owned	21
GLA	450,519 sqm
Asset value	$1,493.7m
Gross revaluation	($133.7m)
Net income growth	0.9% (like for like)
Occupancy [2]	98.6%
MAT	3.0% (like for like)
Specialty sales [1]	$7,253 per sqm

1) Includes GST.
2) Excluding bulky goods.

RETAIL PERFORMANCE

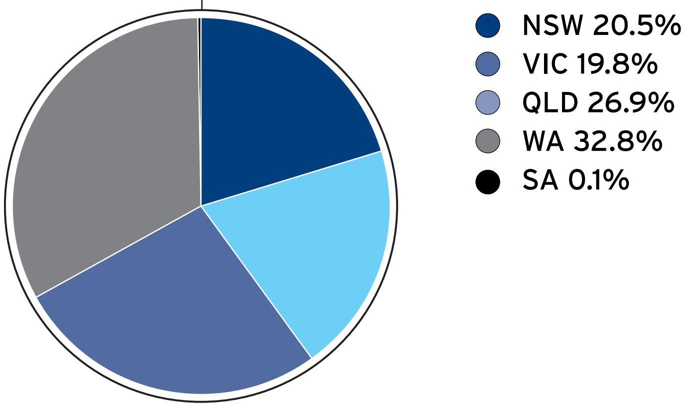
Leasing transactions	25,259sqm (5.6% of portfolio)
Tenant rent reviews	564 (138,585 sqm)
Occupancy costs	12.7%
WALE (area)	5.5 yrs
WALE (income)	4.8 yrs

RETAIL LEASE EXPIRY

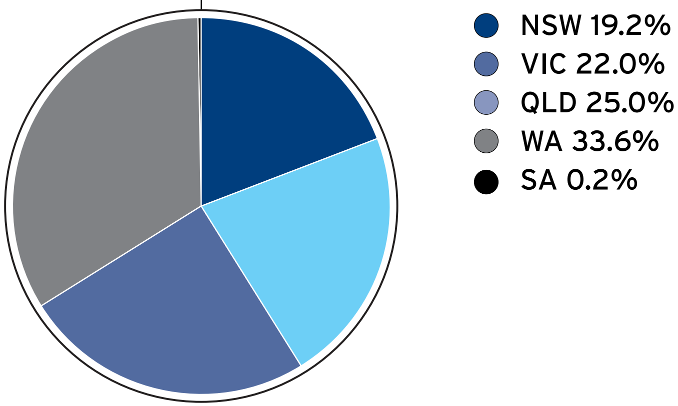


RESIDENTIAL ACTIVITIES UNDER CONTROL

Total project forecast revenue [1]
$12.4bn



Mirvac's share of forecast revenue
$9.3bn

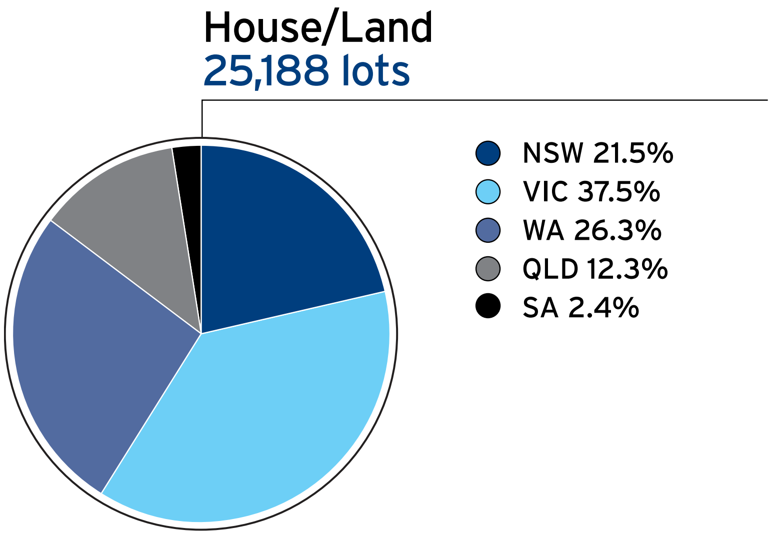


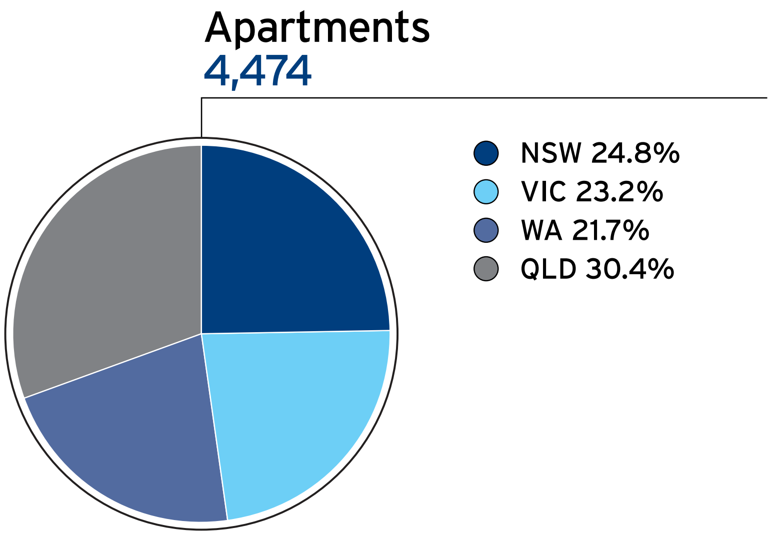
1) Represents Mirvac's total share of development revenue associated with lots not held on balance sheet.

GROSS MARGIN

	Revenue ($m)	Costs ($m)	Margin ($m)	Margin (%)
Group P&L	516,338	(470,011)	46,327	9.0%
Cost recovery activities	(196,796)	196,796		
Adjusted	319,542	(273,215)	46,327	14.5%

RESIDENTIAL PIPELINE – 31,295 LOTS UNDER CONTROL





INVESTMENT MANAGEMENT

FUNDS MANAGEMENT REVENUE SOURCE SUMMARY BY FUND / MANDATE	REVENUE			
	Management Fees	Transaction Fees[1]	Interest Income[2]	Equity Accounted Income
RETAIL / LISTED				
Mirvac Real Estate Investment Trust	✔	✔		I
Mirvac Industrial Trust	✔	✔		I
Mirvac PFA Diversified Property Fund	✔	✔		
Mirvac Tourist Park Fund	✔	✔		
Mirvac Development Fund - Seascapes	✔	✔		
Mirvac Development Fund - Meadow Springs	✔	✔		
Mirvac Domaine Hunter Fund	✔	✔		
Mirvac Domaine SEQ Growth Trust	✔	✔		
Mirvac Domaine Diversified Property Fund	✔	✔		
Mirvac Domaine Land Funds	✔	✔		
WHOLESALE				
Mirvac Wholesale Residential Development Partnership	✔	✔	✔	D
Travelodge Group	✔	✔		I
Mirvac Wholesale Hotel Fund	✔	✔		I
Mirvac Mezzanine Capital Fund	✔	✔	✔	
Aus-super Mandate	✔	✔		D
City Regeneration Fund	✔	✔		IM

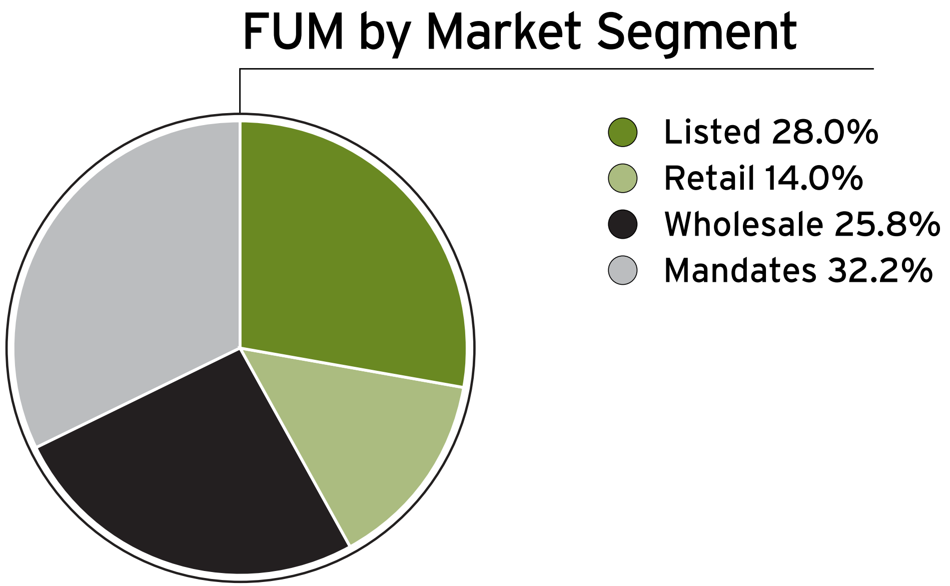
1) Transaction fees are defined as a acquisition, disposal, establishment and / or performance fees.
2) Interest earned on loans to related parties or mezzanine capital loans. Interest on related party loans charged at market rates.
IM) Investment Management.
I) Investments (MPT).
D) Developments.

INVESTMENT MANAGEMENT

FUNDS MANAGEMENT REVENUE SOURCE SUMMARY BY FUND / MANDATE	REVENUE			
	Management Fees	Transaction Fees[1]	Interest Income[2]	Equity Accounted Income
JOINT VENTURES				
International Parking Group	✔			
JF Infrastructure Yield Fund	✔			I
JF Stadium Trust	✔			
JF Infrastructure Sustainable Equity Fund	✔			I
Australian Sustainable Forestry Investors	✔			IM
New Zealand Sustainable Forestry Investors	✔			F
Private Mandates	✔			
Mirvac AQUA Funds	✔			
MANAGEMENT ENTITIES				
JF Infrastructure Pty Limited				IM
Mirvac AQUA Pty Limited			✔	IM
Quadrant Real Estate Advisors LLC			✔	IM
New Forest Pty Limited				IM
Free Spirit Resorts Pty Limited				IM

1) Transaction fees are defined as a acquisition, disposal, establishment and / or performance fees.
2) Interest earned on loans to related parties or mezzanine capital loans. Interest on related party loans charged at market rates.
IM) Investment Management.
I) Investments (MPT).
D) Developments.

INVESTMENT MANAGEMENT



1) Funds under management after adjusting for joint venture interests.

www.mirvac.com

Appendix 4D – Half Year Report

MIRVAC GROUP

The Mirvac group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust and its controlled entities).

For the year ended 31 December 2008

(Previous corresponding period 31 December 2007)

Results for Announcement to the Market

				$'000
Revenues and other income	down	33%	to	809,729
Net (loss) attributable to the stapled security holders of the Mirvac Group	down	266%	to	(645,729)
Operating profit (profit before specific non-cash and other significant items) attributable to the stapled security holders of the Mirvac Group	down	62%	to	81,624

Distributions	**Amount per security**	**Franked amount per security**
September 2008 quarterly distribution (paid 24 October 2008)	5.00 cents	-
December 2008 quarterly distribution (paid 30 January 2009)	2.80 cents	-
Record date of determining entitlements to the distribution	31 December 2008	
Distribution Reinvestment Plan in respect of the distribution to be paid on Friday 30 January 2009 (This price includes the 2% discount as previously notified on 18 December 2008)	$1.2918	

Results for Announcement to the Market (continued)

Other information relating to the financial statements

1 Ratios

	Dec 2008	Dec 2007
(Loss) before tax / total revenues and other income Consolidated loss from ordinary activities before tax as a percentage of total revenues and other income	(81.9%)	34.3%
(Loss) after tax / equity interests Consolidated net loss from ordinary activities after tax attributable to members as a percentage of equity (similarly attributable) at the end of the period	(15.3%)	8.8%

2 Earnings Per Security (EPS)

	Dec 2008	Dec 2007
Basic EPS	(51.96) cents	38.65 cents
Basic EPS before specific non-cash and other significant items	6.57 cents	21.39 cents
Diluted EPS	(51.28) cents	37.97 cents
Diluted EPS before specific non-cash and other significant items	6.48 cents	21.02 cents
Weighted average number of ordinary securities outstanding during the period	1,242,648,104	1,004,928,865
Weighted average number of securities used in calculating diluted earnings per security	1,259,213,210	1,022,775,912

3 NTA Backing

	Dec 2008	Dec 2007
Net tangible asset backing per ordinary security (AIFRS) – excluding EIS securities	$2.47	$4.02

MIRVAC GROUP HALF YEAR REPORT

FOR THE PERIOD ENDED 31 DECEMBER 2008

The Mirvac Group comprises Mirvac Limited (ABN 92 003 280 699) and its controlled entities (including Mirvac Property Trust and its controlled entities)

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the period ended 30 June 2008 and any public announcements made by the Mirvac Group during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

Mirvac Group
Results for announcement to the market
For the half year ended 31 December 2008

	First half 2009 $'000	First half 2008 $'000	Decrease $'000	%
Net (loss)/profit attributable to the stapled security holders of the Mirvac Group	**(645,729)**	388,373	(1,034,102)	(266%)
Operating profit (profit before specific non-cash and significant items)	**81,624**	214,966	(133,342)	(62%)
Basic EPS (cents) [1]	**(51.96)**	38.65	(90.61)	(234%)
Basic EPS before specific non-cash and other significant items (cents)[1]	**6.57**	21.39	(14.82)	(69%)
Diluted EPS (cents) [2]	**(51.28)**	37.97	(89.25)	(235%)
Diluted EPS before specific non-cash and other significant items (cents) [2]	**6.48**	21.02	(14.54)	(69%)

[1] EPS excludes securities issued under the Executive Incentive Scheme (EIS)
[2] EPS includes securities issued under the Executive Incentive Scheme (EIS), but excludes options and rights issued.

Distributions	**Amount per security**
September 2008 quarterly distribution (paid 24 October 2008)	5.00 cents
December 2008 quarterly distribution (paid 30 January 2009)	2.80 cents
Record date of determining entitlements to the distribution	31 December 2008

Key ratios	**First half 2009**	First half 2008
Loss/profit before tax/total revenues and other income	**(81.9%)**	34.3%
Loss/profit after tax/equity interests	**(15.3%)**	8.8%
Net tangible asset backing per ordinary security (AIFRS) – excluding EIS securities	**$2.47**	$4.02
Net tangible asset backing per ordinary security (AIFRS) – including EIS securities	**$2.44**	$3.96

Mirvac Group
Results for announcement to the market
For the half year ended 31 December 2008

Review of operations and activities

The net loss after tax for the Group for the half year ended 31 December 2008 was $645.7 million (2007: net profit $388.4 million). The operating profit (profit before specific non-cash and significant items) was $82.0 million (2007: $215.0 million). The following table summaries key reconciling items between net profit after tax and operating profit.

Operating profit 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 the core earnings of the Mirvac Group.

The following table summarises key reconciling items between net profit after tax and operating profit.

	First half 2009 $'000	First half 2008 $'000
Net (loss)/profit attributable to the stapled security holders	**(645,729)**	388,373
Specific non-cash items		
Net loss/(gains) from fair value of investment properties (excluding owner-occupied)	**215,334**	(143,400)
Unrealised loss/(gains) on fair value of derivatives and associated foreign exchange movements	**154,002**	(53,839)
Expensing of security based payments	**5,808**	4,574
Depreciation of owner-occupied investment properties, hotels and hotel management lots (including hotel property, plant and equipment)	**3,203**	4,038
Amortisation of lease incentives	**3,628**	3,229
Net loss from fair value of investment properties and derivatives included in share of associates profits	**96,336**	115
Net gains from fair value of investment properties, derivatives and other specific non-cash items included in minority interest	**(3,358)**	-
Significant items		
Impairment of goodwill, management rights and other intangibles	**247,849**	-
Impairment of investments included in the share of net loss of associates and joint ventures	**5,127**	-
Tax effect		
Tax effect of non-cash adjustments	**(576)**	11,876
Operating profit (profit before specific non-cash and significant items)	**81,624**	214,966

FINANCIAL HIGHLIGHTS

The Group's statutory net loss after tax for the six months ended 31 December 2008 was $645.7 million. This result was impacted by the volatility associated with the Investment property revaluations of $236.3 million[1], and the impact of mark to market financial instruments and associated foreign exchange movements of $154 million and the Group's proportionate share of losses from joint ventures and associates of $96.3 million. Additionally, the Group wrote-down $247.8 million in goodwill and intangibles relating to the Investment Management and Development business.

Operating profit after tax (profit before specific non-cash and significant items) was $81.6 million. Mirvac's total assets at 31 December 2008 were $7.1 billion, with net assets of $4.2 billion.

[1] Gross revaluations including assets classified as owner-occupied.

Mirvac Group
Results for announcement to the market
For the half year ended 31 December 2008

Key financial highlights for the six months ended 31 December 2008 include:

- Operating earnings of 6.48 cents per stapled security [2]
- NTA per security of $2.44[3]
- 562 total lot settlements
- Exchanged contracts of $955.1 million for residential development
- $500 million of equity raised via an entitlement offer.

The distribution to securityholders for the six months to 31 December 2008 of 7.8 cents per stapled security remains in line with the revised full year guidance provided in November 2008 of 13.4 cents per stapled security.

As announced in August 2008, the FY09 distribution is payable under the revised distribution policy whereby 100 per cent of earnings from Mirvac Property Trust and up to 80 per cent of corporate earnings are distributed.

Capital Management

Mirvac continued to comply with all its debt covenants as at 31 December 2008, and the Group had over $1.2 billion of undrawn facilities. Gearing[4] remained low at 31.3 per cent and see-through gearing at 34.0 per cent. Mirvac maintained its S&P BBB credit rating.

Post 31 December 2008, Mirvac announced it had reached agreement on a new unsecured debt facility of $805 million. This facility will replace Mirvac's existing $1.1 billion syndicated facility which was due to expire in June 2009 but was undrawn at 31 December 2008.

Of the $805 million facility, $755 million was refinanced from the previous $1.1 billion bank syndicate which was due to expire in June 2009, with $50 million of capacity from other facilities renegotiated as part of the new unsecured bank syndicate.

Key terms of $805 million unsecured bank syndicate:

- Term of three years expiring on 31 January 2012;
- 275 basis points inclusive of line fees and margin; and
- Interest cover ratio covenant of 2.25 and the total leverage ratio covenant of 55 per cent remains unchanged. At 31 December 2008, Mirvac's total leverage ratio of 41.3 per cent was well within this covenant and can withstand significant asset value deterioration.

OPERATIONAL HIGHLIGHTS

Investment Division

As at 31 December 2008, the Investment Division (comprising Mirvac Property Trust and Mirvac Asset Management) had a total portfolio value of $3.9 billion, with investments in 57 properties, covering the commercial, retail, industrial and hotel sectors as well as investments in a number of Mirvac's other managed funds.

The Investment Division's net loss before tax was $368.0 million, and operating profit before tax was $116.7 million.

As previously announced, valuations on all of Mirvac Property Trust's 57 assets were undertaken during the six months to 31 December 2008 resulting in a total revaluation decline of $236.3 million[5], a decrease of 6.2 per cent.

---

[2] Diluted earnings excluding specific non-cash and significant items.
[3] Net asset backing per ordinary security including EIS.
[4] Debt - cash / total tangible assets - cash.
[5] Gross revaluations including assets classified as owner-occupied.

Mirvac's total portfolio weighted average capitalisation rate has increased by 46 basis points to 7.01 per cent. 22 assets were valued externally, representing 54.4 per cent of the total portfolio, resulting in a weighted average capitalisation rate of 6.84 per cent, an increase of 65 basis points, with the remaining 35 assets internally valued resulting in a weighted average capitalisation rate of 7.23 per cent, an increase of 21 basis points.

Mirvac Property Trust reduced the carrying value in its indirect real estate investments in Mirvac Industrial Trust [ASX: MIX] and Mirvac Real Estate Investment Trust [ASX: MRZ] by $56.9 million, primarily as a result of a proportionate share of these entities' revaluations of investment properties, derivatives and other non-cash items.

Despite the challenging operating environment, the Trust maintained its portfolio metrics with secure tenant covenants, minimal lease expiries and a high portfolio occupancy of 96 per cent. Other key highlights for the Trust for the six months ended 31 December 2008:

- 4.2 per cent like-for-like income growth
- Minimal lease expiry in FY09 - 4.1 per cent of the portfolio expiring in 2H09
- 97.2 per cent of 2H09 reviews are fixed or CPI and 92.7 per cent of FY10 reviews
- Commercial portfolio is 3.5 per cent under rented
- Retail portfolio's occupancy cost of 12.7 per cent, supports existing rents with 3.0 per cent moving annual turnover achieved
- Approximately 60 per cent of revenue derived from ASX listed, multinational and government tenants.

Operating in this volatile economic environment, the Division remains focussed on active asset management, ensuring income security, a balanced lease expiry profile and value maximisation.

Investment Management

As at 31 December 2008, Mirvac's Investment Management unit had $7.6 billion in funds under management on behalf of more than 34,000 institutional and retail investors across listed, unlisted and wholesale funds and joint ventures, both domestically and internationally.

During the period the business changed its name to Investment Management from Funds Management. This change reflects the activities of the business unit which includes the management of listed and unlisted trusts, mandates, investor partnerships, joint ventures and direct investments by Mirvac in third party managed projects.

Performance of the Investment Management unit continued to be affected by instability within the domestic and international financial markets. Investment Management recorded a net loss before tax of $170.2 million, which included $127.5 million in write-downs of intangibles. The net operating loss of $36.0 million, was impacted by the following abnormal items including:

- $15.5 million impairment against mezzanine loan investments; and
- $11.8 million provision against investment management commitments.

Rationalisation of businesses
Rationalisation of non-core, unscaleable and unsustainable funds continued during the period in line with the strategic direction for Mirvac's investment management operations.

Conditional agreements were executed for the sale of JFI Nominees with contracts executed and conditions precedent being finalised.

Further Funds under review included:

> Mirvac Tourist Park Fund - An expression of interest campaign was undertaken during period for the transfer of management rights. Discussions with potential managers have commenced.
> Mirvac Industrial Trust – Mirvac Industrial Trust has acquired CenterPoint's interest in the Joint Venture, providing the Trust with increased flexibility to execute strategic initiatives designed to maximise investor value. Options include realisation of the Trust's portfolio in whole or in part.

Management will continue to focus on rationalising the division's product mix and creating new products that complement Mirvac's core competencies.

Hotel Management

The Group's Hotels business unit, which manages 42 hotels and resorts across Australasia, continued to perform well.

At 31 December 2008, the Hotels & Resorts achieved a net profit before tax of $8.5 million, a 13.3 per cent increase on the previous 12 months. Operating profit before tax was $9.1 million, an increase of 12.7 per cent over the corresponding period.

The business continued with its strategic expansion of hotel brands into existing markets with the addition of two new hotels under management during the reporting period.

The business will continue to expand into existing markets, with seven management contracts to be delivered over the next three and a half years.

Development

Market conditions remained challenging across all aspects of our diversified business due primarily to the flow-on affects of the global credit crisis. Consistent with these conditions, a number of initiatives have been implemented to maximise the Group's balance sheet position, whilst also reducing operational overhead and ensuring optimal efficiency in the delivery model.

Although underlying property fundamentals remain sound in most markets, current conditions have severely impacted consumer sentiment resulting in reduced enquiry and sale activity.
Despite the negative sentiment, the Division continued to deliver quality residential product resulting in the settlement of 562 lots as at 31 December 2008, with strong sales results in the western Sydney projects, following federal and state governments' First Home Buyer stimulus packages.

The Group's Development Division's statutory net loss before tax was $119.1 million, which included $120.3 million of intangible write-downs. Operating profit before tax was $1.2 million.

State based settlements to the six months to 31 December 2008:

	House/land	**Apartments**	**Total**
NSW	67.9%	16.7%	55.9%
VIC	12.3%	-	9.4%
QLD	6.0%	12.1%	7.5%
WA	13.7%	71.2%	27.2%
TOTAL	76.5%	23.5%	100%

The Division also continued to secure future income with $955 million of exchanged contracts (including Mirvac share of JV interest and Mirvac managed funds).

State based exchanged contracts to the six months to 31 December 2008:

	Lots	**Value**
NSW	318	$110m
VIC	139	$176m
QLD	352	$289m
WA	336	$379m
TOTAL	1,145	$955m

Consistent with current market conditions, the Division will continue to focus on delivering Australia's pre-eminent residential developments, and concentrating on major urban renewal and generational projects, however within a frame work of efficient capital management and constraint in near term acquisition strategies.

OUTLOOK

Mirvac is committed to being Australia's leading developer of residential real estate and proving quality returns through the Investment portfolio.

Mirvac's focus going forward will be to continue to drive the core platform - investment and development.

Mirvac Group
Directors' Report

The Directors of Mirvac Limited present their report, together with the consolidated half year report of the Mirvac Group, for the period ended 31 December 2008.

The Mirvac Group comprises Mirvac Limited (the Parent entity) and its controlled entities, which includes Mirvac Property Trust (the Trust) and its controlled entities.

Directors

The following persons were Directors of Mirvac Limited during the whole of the financial period and up to the date of this report:

- Mr J A C MacKenzie
- Mr N R Collishaw
- Mr G J Paramor (retired 26 August 2008)
- Mr P J Biancardi
- Mr A G Fini (became non–executive director on 1 January 2009)
- Mr P J O Hawkins
- Ms P Morris
- Mr R W Turner

Review of operations

A review of the operations of the Mirvac Group for the half year ended 31 December 2008 and the results of those operations are covered in the review of operations and activities on pages 3 to 7.

Auditor's independence declaration

A copy of the Auditor's Independence Declaration required under section 307C of the Corporations Act 2001 is set out on page 9 and forms part of this report.

Rounding of amounts

Mirvac Limited is of the kind referred to in Class Order 98/0100 issued by the Australian Securities & Investments Commission, relating to the "rounding off" of amounts in the Director's report and financial report. Amounts in the financial report have been rounded off to the nearest thousand dollars in accordance with that Class Order.

This report is made in accordance with a resolution of the Directors.

N R Collishaw
Director

Sydney
17 February 2009

PRICEWATERHOUSECOOPERS

PricewaterhouseCoopers
ABN 52 780 433 757

Darling Park Tower 2
201 Sussex Street
GPO BOX 2650
SYDNEY NSW 1171
DX 77 Sydney
Australia
Telephone +61 2 8266 0000
Facsimile +61 2 8266 9999
www.pwc.com/au

Auditor's Independence Declaration

As lead auditor for the review of Mirvac Limited for the period ended 31 December 2008, I declare that to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and

b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Mirvac Limited and the entities it controlled during the period.

RL Gavin
Partner
PricewaterhouseCoopers

Sydney
17 February 2009

Mirvac Group
Consolidated Income Statement
For the half year ended 31 December 2008

	Note	**First half 2009 $'000**	First half 2008 $'000
Revenue			
Development and construction revenue		**516,338**	569,240
Development management fee revenue		**12,228**	14,406
Revenue from investment properties		**161,443**	161,570
Hotel operations revenue		**79,130**	90,777
Investment management fee revenue		**23,554**	23,405
Interest revenue		**11,303**	11,296
Dividend and distribution revenue		**765**	932
Other revenue		**4,968**	8,685
Total revenue		**809,729**	880,311
Other income			
Net gains from fair value adjustments on investment properties		**-**	143,400
Share of net profits of associates and joint ventures accounted for using the equity method		**-**	21,870
Net gain on financial instruments		**-**	37,129
Net foreign exchange gains		**-**	17,344
Net gain on sale of investments		**-**	2,406
Net gain on sale of investment property		**-**	46,212
Net gain on assets classified as held for sale		**-**	48,578
Net gain on sale of property, plant & equipment		**-**	13,271
Total other income		**-**	330,210
Total revenues and other income		**809,729**	1,210,521
Cost of property development and construction		**(470,011)**	(478,170)
Investment property expenses		**(39,421)**	(38,916)
Hotel operating expenses		**(24,672)**	(31,128)
Employee benefits expense		**(99,078)**	(98,494)
Depreciation and amortisation		**(13,746)**	(13,376)
Finance costs expense	5	**(47,087)**	(78,533)
Selling and marketing		**(14,028)**	(20,474)
Impairment of goodwill, management rights and other intangibles	7	**(247,849)**	-
Impairment of loans		**(15,541)**	-
Net loss from fair value adjustments on investment properties		**(215,334)**	-
Share of net losses of associates and joint ventures accounted for using the equity method		**(88,114)**	-
Net loss on financial instruments		**(1,139)**	-
Net foreign exchange loss		**(151,543)**	-
Net loss on sale of property, plant & equipment		**(127)**	-
Other expenses		**(45,474)**	(35,667)
(Loss)/profit before income tax		**(663,435)**	415,763
Income tax benefit/(expense)		**14,794**	(25,578)
(Loss)/profit for the period		**(648,641)**	390,185
Loss/(profit) attributable to minority interest		**2,912**	(1,812)
Net (loss)/profit attributable to the stapled security holders of the Mirvac Group		**(645,729)**	388,373
Earnings per stapled security for net profit attributable to the stapled security holders of the Mirvac Group		**Cents**	Cents
Basic earnings per security	4	**(51.96)**	38.65
Diluted earnings per security	4	**(51.28)**	37.97

The above consolidated income statement should be read in conjunction with the accompanying notes.

Mirvac Group
Consolidated Balance Sheet
As at 31 December 2008

	Note	December 2008 $'000	June 2008 $'000
Current assets			
Cash and cash equivalents		**26,889**	29,273
Receivables		**274,783**	310,516
Current tax assets		**30,530**	63,301
Inventories		**767,711**	683,153
Other financial assets at fair value through profit or loss		**19,134**	19,262
Non-current assets classified as held for sale		**520**	6,274
Other current assets		**38,098**	47,426
Total current assets		**1,157,665**	1,159,205
Non-current assets			
Receivables		**239,186**	182,185
Inventories		**1,014,965**	1,000,842
Investments accounted for using the equity method	6	**488,550**	600,182
Derivative financial instruments		**145,227**	95,127
Investment properties		**3,300,178**	3,436,782
Property, plant and equipment		**620,243**	633,485
Intangible assets	7	**80,484**	320,845
Deferred tax assets		**96,214**	64,122
Total non-current assets		**5,985,047**	6,333,570
Total assets		**7,142,712**	7,492,775
Current liabilities			
Payables		**216,068**	325,389
Borrowings	8	**-**	138,000
Provisions		**54,914**	95,633
Other current liabilities		**28,278**	33,882
Total current liabilities		**299,260**	592,904
Non-current liabilities			
Payables		**13,959**	16,385
Borrowings	8	**2,264,712**	2,199,898
Derivative financial instruments		**162,375**	110,632
Deferred tax liabilities		**145,471**	139,462
Provisions		**29,307**	23,327
Total non-current liabilities		**2,615,824**	2,489,704
Total liabilities		**2,915,084**	3,082,608
Net assets		**4,227,628**	4,410,167
Equity			
Contributed equity	9	**4,358,843**	3,771,459
Reserves		**117,832**	133,816
Retained earnings		**(313,853)**	435,265
Total parent entity interest		**4,162,822**	4,340,540
Minority interest		**64,806**	69,627
Total equity		**4,227,628**	4,410,167

The above consolidated Balance Sheet should be read in conjunction with the accompanying notes.

Mirvac Group
Consolidated Statement of Changes in Equity
For the half year ended 31 December 2008

	Issued Capital $'000	Reserves $'000	Retained Earnings $'000	Minority Interest $'000	Total $'000
Balance at 1 July 2008	**3,771,459**	**133,816**	**435,265**	**69,627**	**4,410,167**
Decrement on revaluation of property, plant and equipment, net of tax	-	(23,459)	-	-	(23,459)
Exchange differences on translation of foreign operations	-	2,301	-	-	2,301
Net income recognised directly in equity	-	(21,158)	-	-	(21,158)
Net loss for the half year	-		(645,729)	(2,912)	(648,641)
Total recognised income and expenses for the period	-	(21,158)	(645,729)	(2,912)	(669,799)
Share based payment transactions	-	5,174	-	-	5,174
Equity based compensation – movement in retained earnings	-	-	887	-	887
EIS securities converted/sold/forfeited	1,851	-	-	-	1,851
Contributions of equity, net of transaction costs	585,533	-	-	-	585,533
Distributions provided for or paid	-	-	(104,276)	-	(104,276)
Minority interest	-	-	-	(1,908)	(1,908)
Balance at 31 December 2008	**4,358,843**	**117,832**	**(313,853)**	**64,806**	**4,227,628**
Balance at 1 July 2007	**3,322,183**	**77,093**	**611,218**	**69,916**	**4,080,410**
Increment on revaluation of property, plant and equipment, net of tax	-	40,771	-	-	40,771
Exchange differences on translation of foreign operations	-	(1,798)	-	-	(1,798)
Net income recognised directly in equity	-	38,973	-	-	38,973
Net profit for the half year	-	-	388,373	-	388,373
Total recognised income and expenses for the period	-	38,973	388,373	-	427,346
Share based payment transactions	-	2,571	-	-	2,571
Equity based compensation – movement in retained earnings	-	-	336	-	336
EIS securities converted/sold/forfeited	5,956	-	-	-	5,956
Contributions of equity, net of transaction costs	70,846	-	-	-	70,846
Distributions provided for or paid	-	-	(168,556)	-	(168,556)
Minority interest	-	-	-	(316)	(316)
Balance at 31 December 2007	**3,398,985**	**118,637**	**831,371**	**69,600**	**4,418,593**

The above consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Mirvac Group
Consolidated Cash Flow Statement
For the half year ended 31 December 2008

	First half 2009 $'000	First half 2008 $'000
Cash flows from operating activities		
Receipts from customers (inclusive of goods and services tax)	**899,727**	1,148,316
Payments to suppliers and employees (inclusive of goods and services tax)	**(946,229)**	(937,705)
	(46,502)	210,611
Interest received	**3,440**	6,488
Joint venture and associates distributions received	**25,239**	38,283
Dividends received	**765**	1,013
Borrowing costs paid	**(87,624)**	(87,462)
Income taxes refund received	**21,706**	4,919
Net cash (outflows)/ inflows from operating activities	**(82,976)**	173,852
Cash flows from investing activities		
Payment for property, plant and equipment	**(42,452)**	(34,252)
Proceeds from the sale of property, plant and equipment	**314**	48,270
Payments for investment properties	**(22,193)**	(170,472)
Proceeds from the sale of investment properties	**-**	154,158
Proceeds from the sale of assets held for sale	**6,000**	53,489
Payment for loans to related entities	**(3,116)**	(32,325)
Repayment of loans from related entities	**1,804**	3,311
Payment for loans to unrelated entities	**(9,720)**	(2,296)
Repayment of loans from unrelated entities	**-**	5,894
Contributions to joint venture operations/entities	**(45,828)**	(33,489)
Proceeds from sale of investments	**-**	28,724
Purchase of controlled entities	**(1,724)**	(59,074)
Net cash outflows from investing activities	**(116,915)**	(38,062)
Cash flows from financing activities		
Proceeds from borrowings	**311,967**	415,539
Repayment of borrowings	**(550,344)**	(387,034)
Proceeds from issue of shares	**500,191**	-
Capital raising costs	**(16,618)**	-
Dividends/distributions paid	**(47,273)**	(91,906)
Net cash inflows/(outflows) from financing activities	**197,923**	(63,401)
Net (decrease)/increase in cash and cash equivalents	**(1,968)**	72,389
Cash overdraft on acquisition of business combinations	**(611)**	12,719
Cash and cash equivalents at the beginning of the period	**29,273**	25,294
Effects of exchange rate changes on cash and cash equivalents	**195**	-
Cash and cash equivalents at the end of the period	**26,889**	110,402

The above consolidated Cash Flow Statement should be read in conjunction with the accompanying notes.

1. Basis of preparation of the half year report

Basis of preparation

This general purpose financial report for the interim half year reporting period ended 31 December 2008 has been prepared in accordance with Accounting Standard AASB 134 *Interim Financial Reporting* and the Corporations Act 2001.

The financial statements of the Mirvac Group consist of the consolidated financial statements of Mirvac Limited (the Parent entity) and its controlled entities, which includes Mirvac Property Trust (the Trust) and its controlled entities.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the period ended 30 June 2008 and any public announcements made by the Mirvac Group during the interim reporting period in accordance with the continuous disclosure requirements of the Corporations Act 2001.

Apart from the charges in the accounting policy noted below, the accounting policies adopted are consistent with those of the most recent annual financial report.

Changes in accounting policy

From 1 July 2008, the following Standards and Interpretations became mandatory. However, these standards and interpretations did not have any effect on the financial performance of the Mirvac Group.

- Interpretation 13 Customer Loyalty Programmes.
- Interpretation 14 The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction.
- Interpretation 16 Hedges of a Net Investment in a Foreign Operation.

2. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

(a) Critical judgements in applying the Mirvac Group's accounting policies

The following are the critical judgements (estimations are detailed below), that management has made in the process of applying the Mirvac Group's accounting policies and that have the most significant effect on the amounts recognised in the financial statements.

(i) Revenue recognition

Construction revenue

The Mirvac Group has recognised construction revenue using the percentage of completion basis. The percentage of completion is determined by calculating the expenses incurred to date as a percentage of total estimated costs. Management is confident that the percentage of completion calculated in determining the above revenue represents that actual percentage of the completed contracts.

2. Critical accounting estimates and judgements (continued)

Development revenue

Recognition of development revenue requires management to use estimations and judgement around future selling prices, selling rates and future development costs.

(b) Key sources of estimation uncertainty

In preparing the financial statements of the Mirvac Group, management are required to make estimations and assumptions. The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year:

(i) Inventories

The Mirvac Group is required to carry inventory at the lower of cost or net realisable value. The net realisable value of inventories is the estimated selling price in the ordinary course of business less estimated costs of completion and cost to sell. Estimates of net realisable value are based on the most reliable evidence available at the time the estimates are made, of the amount the inventories are expected to realise and the estimate of costs to complete. These estimates take into consideration fluctuations of price or cost directly relating to events occurring after the end of the period to the extent that such events confirm conditions existing at the end of the period. The key assumptions require the use of management judgement and are reviewed annually.

(ii) Impairment of goodwill

The Mirvac Group as a minimum annually tests whether goodwill has suffered any impairment. Determining whether goodwill is impaired requires an estimation of the value in use of the cash-generating units to which goodwill has been allocated. The value in use calculation requires the entity to estimate the future cash flows expected to arise from each cash-generating unit and a suitable discount rate in order to calculate the present value. The carrying amount of goodwill at the balance sheet date was $51,354,000 (June 2008: $259,474,000). There was an impairment loss of $214,371,000 recognised during the period (June 2008: nil). Details on the assumptions used are provided in note 7.

(iii) Estimated impairment of investments accounting for using the equity method

The investments are tested for impairment, by comparing recoverable amounts (higher of value in use and fair value less costs to sell) with the carrying amounts, whenever there is indication that the investment may be impaired. In determining the value in use of the investment, the Mirvac Group estimates the present value of the estimated future cash flows expected to arise from dividends to be received from the investment and from its ultimate disposal.

(iv) Fair value of investments not traded in active markets

The fair value of investments that are not traded in an active market is determined by the unit price as advised by the Fund Manager. The unit price is determined by the net present value calculations using future cash flows and an appropriate post tax discount rate. The carrying value of investments not traded in an active market is determined using the above described techniques and assumptions are $19,134,000 (June 2008: $19,262,000) and are disclosed as financial assets at fair value through profit or loss.

(v) Valuation of derivatives and other financial instruments

The Mirvac Group uses judgement in selecting the appropriate valuation technique for financial instruments not quoted in an active market. Valuation of derivative financial instruments involves assumptions based on quoted market rates adjusted for specific features of the instrument. The valuations of any financial instrument may change in the event of market volatility.

2. Critical accounting estimates and judgements (continued)

(vi) Carrying value of management rights

The carrying value of management rights are initially carried at fair values as at the date of acquisition. The Mirvac Group has used discounted cash flow analysis to assess the carrying value of the acquired management rights. During the period the Mirvac Group assessed an impairment of management rights of $32,450,000 (June 2008: $18,910,000) which was expensed during the period. Further information on the impairment expense is detailed in note 7. The carrying value of management rights at 31 Dec 2008 was $29,130,000 (June 2008:$60,343,000) and is disclosed as part of intangibles (note 7).

(vii) Valuation of investment properties and owner occupied properties

The Mirvac Group uses judgement in respect of the fair values of investment properties and owner occupied properties. Investment properties and owner occupied properties are re-valued by external valuers on a rotation basis with at least one half of the portfolio being valued annually. Investment properties which are not subject to an external valuation at the reporting date are fair valued internally by management. The assumptions used in the estimations of fair values include expected future market rentals, discount rates, market prices and economic conditions. The carrying value as at balance date for investment property is $3,300,178,000 (June 2008: $3,436,782,000) and owner occupied property $265,720,000 (June 2008: $285,803,000).

(vii) Uncertainty around property valuations

The global market for many types of real estate has been severely affected by the recent volatility in global financial markets. The lower levels of liquidity and volatility in the banking sector have translated into a general weakening of market sentiment towards real estate and the number of real estate transactions has significantly reduced. Fair value of investment property is the price at which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. A "willing seller" is not a forced seller prepared to sell at any price. The best evidence of fair value is given by current prices in an active market for similar property in the same location and condition.

The current lack of comparable market evidence relating to pricing assumptions and market drivers means that there is less certainty in regard to valuations and the assumptions applied to valuation inputs. The period of time needed to negotiate a sale in this environment may also be significantly prolonged. The fair value of investment property has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the balance sheet date, the current market uncertainty means that if investment property is sold in future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the financial statements.

(xi) Valuation of assets acquired in business combinations

During the period the Mirvac Group completed the acquisitions Mirvac UK Property Limited (formerly Chantrey Limited) and Mirvac UK Funds Management Limited (formerly Chantrey Funds Management Limited (note 11). On recognising this acquisition, management used estimations and assumptions on the fair value of the assets and liabilities assumed at date of exchange.

(x) Valuation of share based payment transactions

Valuation of share based payment transactions is performed using judgements around the fair value of the equity instruments on the date at which they are granted. The fair value is determined using a bi-nominal option pricing model. The Mirvac Group recognises a share based payment over the vesting period which is based on the estimation of the number of equity instruments likely to vest. At the end of the vesting period the Mirvac Group will assess the total expense recognised comparison to the number of equity instruments that ultimately vested.

3. Segment information

a) Primary reporting business segments

The Mirvac Group's segment reporting format is that of business segments, as the Mirvac Group's risks and rates of return are affected predominately by differences in the products and services produced.

The operating businesses are organised and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. The Mirvac Group is organised into the following core business segment divisions:

- **Development**

  Development segment's primary operations are construction and property development of residential, commercial, industrial and retail development projects throughout Australia. In addition project management fees are received from the management of development and construction projects on behalf of joint ventures and residential development funds.

- **Investment**

  Investment comprises Mirvac Property Trust and Mirvac Assets Management (formerly Mirvac Real Estate Services). The Investment segment has properties covering the retail, commercial, industrial and hotel sectors, held for the purpose of producing rental income throughout Australia. Income is also derived from investments in associated entities including Mirvac Real Estate Investment Trust and Mirvac Industrial Trust. Fees are also received by Mirvac Asset Management which provides asset management services to both Investment and Investment Management divisions.

- **Investment Management**

  Investment Management segment includes Hotel Management. Funds Management and Hotel Management facilitate capital interaction between Mirvac Group's two core divisions, being Investment and Development, and undertake the management of external funds and hotels across Australasia.

b) Geographical segment

The Group operates predominantly in Australia.

c) Inter-segment transfers

Segment revenues, expenses and results include transfers between segments. Such transfers are based on an arm's length basis and eliminated on consolidation.

d) Comparative information

When necessary, comparative information has been reclassified to achieve consistency in disclosure in current financial year amounts and other disclosures.

Mirvac Group
Notes to the Consolidated Financial Statements
For the half year ended 31 December 2008

3. Segment information (continued)

First half 2009	Development $'000	Investment MPT/MAM $'000	Investment Management Hotel Management $'000	Investment Management External Funds $'000	Unallocated $'000	Elimination $'000	Totals $'000
Revenue							
Development and construction revenue	516,338	-	-	-	-	-	516,338
Development management fee revenue	14,682	-	-	166	-	(2,620)	12,228
Revenue from investment properties	61	163,412	-	-	-	(2,030)	161,443
Hotel operations revenue	-	-	79,130	-	-	-	79,130
Investment management fee revenue	2,367	4,926	-	17,869	-	(1,608)	23,554
Interest revenue	3,811	438	88	4,088	3,408	(530)	11,303
Dividend and distribution revenue	-	833	-	93	-	(161)	765
Other revenue	2,921	1,198	237	207	56	349	4,968
Inter-segment sales	37,966	36,046	5	1,165	1,140	(76,322)	-
Total revenue	**578,146**	**206,853**	**79,460**	**23,588**	**4,604**	**(82,922)**	**809,729**
Cost of property development and construction	501,607	-	-	-	-	(31,596)	470,011
Investment property expenses	254	39,102	-	15	-	50	39,421
Hotel operating expenses	-	-	25,901	-		(1,229)	24,672
Employee benefits expense	21,015	8,042	36,093	13,297	20,677	(46)	99,078
Depreciation and amortisation	1,506	6,060	2,674	663	1,241	1,602	13,746
Finance costs expense	32,729	43,690	45	7,602	6,418	(43,397)	47,087
Selling and marketing	9,495	372	4,125	17	19	-	14,028
Impairment of goodwill, management rights and other intangibles	120,269	-	-	127,580	-	-	247,849
Impairment of loans	-	-	-	15,541	-	-	15,541
Net loss from fair value adjustments on investment properties	-	236,271	-	-	-	(20,937)	215,334
Share of net (profit)/losses of associates and joint ventures accounted for using the equity method	(7,424)	84,242	-	11,091	-	205	88,114
Net loss/(gain) on financial instruments	-	150,866	-	-	(150,521)	794	1,139
Net foreign exchange loss	-	-	(169)	-	151,712	-	151,543
Net loss/(gain) on sale of property, plant & equipment	97	35	-	-	(5)	-	127
Other expenses	17,690	6,204	2,244	17,995	3,436	(2,095)	45,474
Profit/(loss) before income tax	**(119,092)**	**(368,031)**	**8,547**	**(170,213)**	**(28,373)**	**13,727**	**(663,435)**
Income tax benefit							14,794
Loss for the period							**(648,641)**
Profit attributable to minority interest							2,912
Net loss attributable to the stapled security holders of the Mirvac Group							**(645,729)**

3. Segment information (continued)

First half 2008	Development $'000	Investment MPT/MAM $'000	Investment Management Hotel Management $'000	External Funds $'000	Unallocated $'000	Elimination $'000	Totals $'000
Revenue							
Development and construction revenue	571,730	-	-	-	-	(2,490)	569,240
Development management fee revenue	16,928	-	-	-	-	(2,522)	14,406
Revenue from investment properties	-	162,631	-	-	-	(1,061)	161,570
Hotel operations revenue	-	-	90,777	-	-	-	90,777
Investment management fee revenue	2,370	3,761	-	15,965	-	1,309	23,405
Interest revenue	2,024	841	72	6,080	2,229	50	11,296
Dividend and distribution revenue	-	927	-	5	-	-	932
Other revenue	7,122	1,516	517	207	27	(704)	8,685
Inter-segment sales	26,750	35,536	-	231	1,392	(63,909)	-
Total revenue	**626,924**	**205,212**	**91,366**	**22,488**	**3,648**	**(69,327)**	**880,311**
Other income							
Net gain from fair value adjustments on investment properties		179,131	-	-	-	(35,731)	143,400
Share of net gains of associates and joint ventures accounted for using the equity method	13,803	13,510	-	(5,136)	-	(307)	21,870
Net gain on financial instruments	-	14,562	-	-	22,877	(310)	37,129
Net foreign exchange gain/(loss)	-	-	(51)	-	16,935	460	17,344
Net gain on sale of investments	-	-	-	2,406	-	-	2,406
Net gain on sale of investment property	-	46,212	-	-	-	-	46,212
Net gain on assets classified as held for sale	-	48,578	-	-	-	-	48,578
Net gain/(loss) on sale of property, plant & equipment	14,004	(41)	(176)	(51)	(465)	-	13,271
Total segment revenue and other income	**654,731**	**507,164**	**91,139**	**19,707**	**42,995**	**(105,215)**	**1,210,521**
Cost of property development and construction	508,321	-	-	-	-	(30,151)	478,170
Investment property expenses	204	39,206	-	12	-	(506)	38,916
Hotel operating expenses	-	-	31,953	-	-	(825)	31,128
Employee benefits expense	24,919	8,755	40,259	6,695	17,867	-	98,494
Depreciation and amortisation	1,779	5,190	2,561	324	564	2,958	13,376
Finance costs expense	37,609	61,265	903	5,647	6,838	(33,729)	78,533
Selling and marketing	15,428	216	4,748	14	64	4	20,474
Other expenses	15,427	6,817	3,174	5,209	8,754	(3,714)	35,667
Profit before income tax	51,044	385,715	7,541	1,806	8,909	(39,252)	415,763
Income tax expense	-	-	-	-	-		(25,578)
Profit for the period	**-**	**-**	**-**	**-**	**-**		**390,185**
Profit attributable to minority interest	-	-	-	-	-		(1,812)
Net profit attributable to the stapled security holders of the Mirvac Group				**-**	**-**		**388,373**

3. Segment information (continued)

		Investment	Investment Management				
	Development	MPT/MAM	Hotel Management	External Funds	Unallocated	Elimination	Totals
December 2008	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Total assets	5,456,685	4,925,811	330,792	825,984	5,087,525	(9,484,085)	7,142,712
Total liabilities	5,360,647	1,280,200	274,678	952,560	4,224,743	(9,177,744)	2,915,084
Investment in associates and joint ventures	240,852	269,597	-	32,638	-	(54,537)	488,550
Acquisitions of investments and property, plant & equipment	532	518	747	66	1,796	-	3,659
Depreciation and amortisation expense	1,506	6,060	2,674	663	1,240	1,603	13,746
June 2008							
Total assets	5,129,143	5,253,453	293,299	866,762	4,612,363	(8,662,245)	7,492,775
Total liabilities	4,917,146	1,634,175	242,492	829,597	3,808,063	(8,348,865)	3,082,608
Investment in associates and joint ventures	241,612	366,928	-	38,542	-	(46,900)	600,182
Acquisitions of investments and property, plant & equipment	3,403	233,376	4,527	552	6,690	-	248,548
Depreciation and amortisation expense	3,338	11,159	4,906	863	1,882	5,580	27,728

4. Earnings per security

Earnings per security have been calculated in accordance with AIFRS. In calculating basic earnings per security, securities issued under the Mirvac Employee Incentive Scheme have been excluded from the weighted average number of securities.

	First half 2009 Cents	First half 2008 Cents
Earnings per security		
Basic earnings per security	**(51.96)**	38.65
Diluted earnings per security[1]	**(51.28)**	37.97
Reconciliation of earnings used in calculating earnings per security	**$'000**	$'000
Basic and diluted earnings per security		
Net (loss)/profit used in calculating earnings per security	**(645,729)**	388,373
Weighted average number of securities used as denominator	**Number**	Number
Weighted average number of securities used in calculating basic earnings per security	**1,242,648,104**	1,004,928,865
Adjustment for calculation of diluted earnings per security:		
Securities issued under EIS	**16,565,106**	17,847,047
Weighted average number of securities used in calculating diluted earnings per security	**1,259,213,210**	1,022,775,912

[1] Diluted securities does not include the options and rights issued under the current LTI plan as the exercise of these equity instruments are contingent on conditions during the vesting period.

5. Finance costs

	First half 2009 $'000	First half 2008 $'000
Interest and finance charges paid/payable net of provision release	**77,748**	87,630
Amount capitalised	**(48,526)**	(34,461)
Interest capitalised in current and prior periods expensed this period	**16,635**	23,160
Borrowing costs amortised	**1,230**	2,204
Total finance costs	**47,087**	78,533

6. Associates and joint ventures

	December 2008 $'000	June 2008 $'000
Investments in equity accounted associates – note 6 (a)	**207,964**	284,180
Investments in joint ventures - note 6 (b)	**280,586**	316,002
Investments accounted for using the equity method	**488,550**	600,182

a) Investment in associates

		Ownership		Investment	
Name	**Principal activities**	**December 2008 %**	June 2008 %	**December 2008 $'000**	June 2008 $'000
177 Salmon Street	Property development	**20%**	20%	**367**	-
Archbold Road Trust	Property development	**20%**	20%	**30**	30
Chantrey City Regeneration Fund	Property development	**20%**	20%	**6,185**	5,104
Freespirits Resorts Pty Limited	Tourist park management	**25%**	25%	**9**	-
Mirvac Real Estate Investment Trust	Listed property investment trust	**23%**	23%	**90,266**	130,966
Mirvac Wholesale Hotel Fund	Hotel investment	**45%**	45%	**102,244**	122,248
Mirvac Industrial Trust	Listed property investment trust	**14%**	14%	**5,445**	21,602
New Forests Pty Limited	Forestry and environmental asset manager	**20%**	20%	**378**	478
BAC Devco Pty Limited	Property development	**33%**	33%	**223**	191
Mindarie Keys Joint Venture	Property development	**15%**	15%	**1,410**	2,019
Panorama Joint Venture	Property development	**17%**	17%	**-**	3
Tuckerbox Pty Ltd	Hotel investment	**1%**	1%	**1,334**	1,494
Diggers Rest Pty Ltd	Property development	**25%**	25%	**73**	45
Total equity accounted associates				**207,964**	284,180

6. Associates and joint ventures (continued)

b) Investment in joint venture entities

Name	Principal activities	Ownership December 2008 %	Ownership June 2008 %	Investment December 2008 $'000	Investment June 2008 $'000
197 Salmon Street Trust	Property investment	**50%**	50%	**53,478**	55,476
Australian Centre for Life Long Learning	Property development	**50%**	50%	**8,001**	8,714
Bankstown Airport Development Pty Limited	Property development	**50%**	50%	**4**	4
Bargara Lifestyle Development Pty Limited	Property development	**50%**	50%	**156**	574
BL Developments Pty Limited	Property development	**50%**	50%	**45,900**	41,947
Bromelton	Property development	**50%**	-	**2,400**	-
Chantrey Limited [1]	Property investment	**-**	50%	**-**	4,963
City West Property Investments (No.1) Trust	Property development	**50%**	50%	**8,778**	8,395
City West Property Investments (No.2) Trust	Property development	**50%**	50%	**8,778**	8,395
City West Property Investments (No.3) Trust	Property development	**50%**	50%	**8,778**	8,395
City West Property Investments (No.4) Trust	Property development	**50%**	50%	**8,778**	8,395
City West Property Investments (No.5) Trust	Property development	**50%**	50%	**8,778**	8,395
City West Property Investments (No.6) Trust	Property development	**50%**	50%	**8,778**	8,395
CN Collins	Property development	**50%**	50%	**15,000**	15,000
Domaine Investment Trust	Funds management	**50%**	50%	**438**	633
Prosaine Management Pty Limited	Funds management	**50%**	50%	**514**	393
Ephraim Island Joint Venture	Property development	**50%**	50%	**18,252**	20,036
HPAL Freehold Pty Limited	Property development	**50%**	50%	**4,057**	416
Infocus Infrastructure Management Pty Limited	Facility management	**50%**	50%	**1,672**	1,672
Lifestyle Villages Management Pty Limited	Property development	**50%**	50%	**100**	100
Lifestyle Villages Trust	Property development	**50%**	50%	**2,054**	2,054
Mirvac AustralianSuper Trust	Property investment/ development	**50%**	50%	**5,171**	23,484
Mirvac Lend Lease Village Consortium/Newington Olympic Village	Property development	**50%**	50%	**1,603**	7,823
Mirvac Pacific Pty Limited [2]	Property development	**50%**	50%	**21,452**	21,462
Mirvac Wholesale Residential Development Partnership Trust	Property development	**20%**	20%	**12,377**	11,065
MVIC Finance 2 Pty Limited	Property development	**50%**	50%	**37**	37
New Zealand Sustainable Forestry Investors	Property investment	**33%**	33%	**14,847**	15,804

6. Associates and joint ventures (continued)

b) Investment in joint venture entities (continued)

Name	Principal activities	Ownership December 2008 %	Ownership June 2008 %	Investment December 2008 $'000	Investment June 2008 $'000
Old Wallgrove Road Trust	Property investment	**50%**	50%	**2,039**	2,228
Quadrant Real Estate Advisors LLC	Funds management	**50%**	50%	**-**	1,874
Rockbank	Property development	**50%**	50%	**14,042**	14,100
Swanbourne Joint Venture	Property development	**50%**	50%	**4,324**	15,773
Total joint venture entities				**280,586**	316,002

All joint venture and associate entities are incorporated in Australia with the exception of Quadrant Real Estate Advisors, LLC which is incorporated in the United States and Chantrey Limited and Chantrey City Regeneration Fund which are incorporated in the United Kingdom.

[1] The Mirvac Group has acquired the remaining 50% equity of Chantrey Limited on 1 July 2008. See Note 11 for details.

[2] The Mirvac Group has acquired the remaining 50% equity of Mirvac Pacific Pty Limited on 2 February 2009.

7. Intangible assets

	Management rights $'000	Goodwill $'000	Other Infinite Intangibles $'000	Carbon sequestrat-ion rights $'000	Total $'000
December 2008					
Balance at 1 July 2008	60,343	259,474	-	1,028	320,845
Acquisition/(disposal) of subsidiary	315	6,072	-	-	6,387
Additions	1,360	179	-	-	1,539
Impairment of intangibles[1]	(32,450)	(214,371)	-	(1,028)	(247,849)
Amortisation	(438)	-	-	-	(438)
Balance at 31 Dec 2008	**29,130**	**51,354**	**-**	**-**	**80,484**
June 2008					
Balance at 1 July 2007	67,777	212,727	9,969	1,025	291,498
Acquisition/(disposal) of subsidiary	12,177	46,747	(9,969)	3	48,958
Impairment of intangibles[1]	(18,910)	-	-	-	(18,910)
Amortisation	(701)	-	-	-	(701)
Balance at 30 June 2008	**60,343**	**259,474**	**-**	**1,028**	**320,845**

[1] The impairment of intangibles has been recognised as a separate line item in the income statement.

7. Intangible assets (continued)

(a) Intangible assets by Cash Generating Unit ("CGU")

A segment level summary of the intangibles allocations is presented below:

		Investment	Investment Management		Total
	Development	MPT/MAM	Hotel Management	External Funds	
December 2008	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Management rights - indefinite life[2]	9,817	2,636	-	16,677	29,130
Goodwill	-	39,219	6,317	5,818	51,354
Balance as at 31 December 2008	**9,817**	**41,855**	**6,317**	**22,495**	**80,484**
June 2008					
Management rights - indefinite life[2]	9,817	2,636	-	47,221	59,674
Management rights - finite life	-	-	-	669	669
Carbon sequestration rights	-	-	-	1,028	1,028
Goodwill	120,269	39,219	6,317	93,669	259,474
Balance as at 30 June 2008	**130,086**	**41,855**	**6,317**	**142,587**	**320,845**

[2] Management rights are primarily held in relation to funds established or rights established by entities acquired by the Mirvac Group. These funds are considered to be open-ended and therefore have no expiry. The Mirvac Group also holds strategic stakes in these funds in order to protect its interests.

(b) Key assumptions used for value-in-use calculations for Goodwill and Intangibles

The recoverable amount of a CGU is determined using the higher of fair value less cost to sell and its value in use.

The value in-use calculation is based on financial budgets and forecasts approved by management covering a five-year period. For the Hotels and Investment Management CGU's, cash flows beyond the five-year period are extrapolated using the estimated growth rates stated below. For the Property Investment and Property Development CGU's no forecast growth rate is assumed as the value in use calculations are based on forecast cashflows from existing projects and investment properties. The growth rate is consistent with past experience and does not exceed the long-term average growth rate for the business in which the CGU operates.

The discount rates used are post-tax (except in relation to the Property Development and Property Investment CGU's which use a pre-tax discount rate) and reflect specific risks relating to the relevant segments and the countries in which they operate.

A terminal growth rate of 3% has also been applied.

December 2008	Growth rate	Discount rate
CGU	**2008**	**2008**
Property investment	-	10%
Property development	-	18%
Hotels	3%	13%
Investment management	3%	13%

7. Intangible assets (continued)

June 2008 **CGU**	**Growth rate 2008**	**Discount rate 2008**
Property investment	5%	10%
Property development	-	18%
Hotels	5%	13%
Investment management	10%	11%

(c) Impairment of Intangibles

Investment Management

During the period the carrying value of intangibles attributable to the Investment Management division were impaired by $127,579,839 (2008: $18,910,000).

Intangibles	**Dec-08 $'000**	**Jun-08 $'000**
Goodwill	94,102	-
Management Rights	32,450	18,910
Carbon Sequestration Rights	1,028	-
	127,580	18,910

The impairment charge is due to a combination of i) an increase in the discount rate and a more conservative growth outlook for the CGU. Both have been adjusted in light of the current economic environment; and ii) a further slowing in the level of transaction fees and a delay in the launching of new funds.

Property Developments

During the period the carrying value of goodwill attributable to the Property development division was impaired by $120,268,600. The impairment charge represents the difference between the net present value of future cash flows and the carrying value of goodwill. The lower forecast cash flows are a result of the deferral of a number of residential and non-residential development projects, and a more conservative outlook for future growth in light of the current economic environment.

8. Borrowings

	December 2008 $'000	June 2008 $'000
Unsecured		
Unsecured bank loans	**1,089,841**	1,228,236
Domestic medium term notes	**500,000**	500,000
Foreign medium term notes	**551,282**	399,570
Secured		
Other bank borrowings	**125,092**	74,055
Commercial notes	**-**	138,000
Deferred borrowing costs	**(1,503)**	(1,963)
Total borrowings	**2,264,712**	2,337,898
Total borrowings comprise of:		
Current	**-**	138,000
Non-current	**2,264,712**	2,199,898
Total borrowings	**2,264,712**	2,337,898

Unsecured Bank loans

The Mirvac Group has an unsecured revolving syndicated loan facility totalling $2,225 million (June 2008: $2,225 million), of which $1,112.5 million undrawn at 31 December 2008 (June 2008: $1,112.5 million) matures in June 2009 and $1,112.5 million (June 2008: $1,112.5million) matures in June 2011.

Mirvac has $200m of bilateral facilities. $150m expires in March 2011 and $50m in June 2011. Subject to the compliance with the terms, the bank loan facilities may be drawn at any time.

Commercial notes (CMBS)

The Mirvac Group had one issue of commercial notes under its Commercial Mortgage Backed Securities (CMBS) program totalling $138 million which was repaid on 22 October 2008 (June 2008: $138 million).

Domestic medium term notes

The Mirvac Group completed a domestic bond issue in September 2006 for $200 million maturing in September 2010. This was followed up by a second domestic bond issue in February 2007 for $300 million maturing in March 2010. Interest is payable either quarterly or semi-annually in arrears in accordance with the terms of the notes.

Foreign medium term notes

The Mirvac Group completed a note issue in the US Private Placement market in November 2006. The issue is made up of US$275 million maturing in November 2016 and US$100 million maturing in November 2018. An additional AUD $10m maturing in November 2016 was also issued in conjunction with this placement. Interest is payable semi-annually in arrears for all notes. The notes were issued with fixed and floating rate coupons payable in USD and swapped back to AUD floating rate coupons through cross currency principal and interest rate swaps.

8. Borrowings (continued)

Other bank borrowings

Controlled entities have secured bank facilities totalling $77 million (June 2008: $77 million) maturing in February 2010 and June 2010.

Financing arrangements

	December 2008 $'000	June 2008 $'000
Total facilities		
Domestic medium term notes	**500,000**	500,000
Commercial mortgage backed securities (CMBS)	**-**	138,000
Secured other bank borrowings	**77,000**	77,000
Foreign medium term notes	**551,282**	399,570
Unsecured bank loans	**2,425,000**	2,425,000
	3,553,282	3,539,570
Used at balance date		
Domestic medium term notes	**500,000**	500,000
Commercial mortgage backed securities (CMBS)	**-**	138,000
Secured other bank borrowings	**74,468**	74,055
Foreign medium term notes	**551,282**	399,570
Unsecured bank loans	**1,139,841**	1,228,236
	2,265,591	2,339,861
Unused at balance date		
Domestic medium term notes	**-**	-
Commercial mortgage backed securities (CMBS)	**-**	-
Secured other bank borrowings	**2,532**	2,945
Foreign medium term notes	**-**	-
Unsecured bank loans	**1,285,159**	1,196,764
	1,287,691	1,199,709

9. Equity securities issued

	December 2008 $'000	June 2008 $'000
Total ordinary securities	**4,358,843**	3,771,459

Movement in the number of securities during the half year:	**Number**
Opening balance 1 July 2008	1,084,371,184
Movements:	
Security placement	555,767,560
Dividend reinvestment plan	39,033,637
EIS securities converted/sold/forfeited	1,383,370
Closing balance 31 December 2008	**1,680,555,751**

Capital placement

During the period the Mirvac Group completed a fully underwritten capital placement, comprising of 462.8 million securities under an institutional placement and 92.9 million securities under a retail placement at an offer price of $0.90 per stapled security.

Securities issued on ASX

Under AIFRS, securities issued under the Mirvac Employee Incentive Scheme (EIS) and Long Term Incentive Plan (LTI) are required to be accounted for as options and are excluded from the total issued capital.

Total ordinary securities issued as detailed above is reconciled to securities issued on the Australian Stock Exchange (ASX) as follows:

	Number
Total ordinary securities issued	1,680,555,751
Securities issued under EIS and LTI	16,171,953
Total securities issued on ASX at 31 December 2008	**1,696,727,704**

10. Distributions

Distributions paid or provided to security holders during the financial period were as follows:

	First half 2009 $'000	First half 2008 $'000
5.000 cents per fully paid stapled security paid on 24 October 2008 (Un-franked distribution)	**56,768**	
2.800 cents per fully paid stapled security paid on 30 January 2009 (Un-franked distribution)	**47,508**	
8.225 cents per fully paid stapled security paid on 26 October 2007 (Un-franked distribution)		84,042
8.225 cents per fully paid stapled security paid on 25 January 2008 (Un-franked distribution)		84,514
Total distribution	**104,276**	168,556

10. Distributions (continued)

Distribution Reinvestment Plan (DRP)

Distributions actually paid/payable or satisfied by issue of securities under the Mirvac Group's distribution reinvestment plan were as follows:

	First half 2009 $'000	First half 2008 $'000
Paid/payable in cash	**81,043**	101,620
Satisfied by the issue of securities	**23,233**	66,936
Total distribution	**104,276**	168,556

11. Acquisition of businesses

Mirvac UK Property Limited

The Mirvac Group acquired the remaining 50% interest in Mirvac UK Property Limited (formerly Chantrey Limited) and Mirvac UK Funds Management Limited (formerly Chantrey Funds Management Limited) for a consideration of $1.7 million (£0.8 million) on 1 July 2008.

Details of the preliminary fair value of the net assets acquired and goodwill arising on acquisition of the remaining 50% interest are as follows:

	$'000
Purchase Consideration	1,724
Less: Fair Value of net identifiable assets acquired	(357)
Goodwill	**1,367**

On consolidation of the original 50% interest acquired in Mirvac UK Property Limited and Mirvac UK Funds Management Limited, $4,486,754 has been recognised in goodwill. Together with the above $1,367,171 of goodwill arising from the acquisition of the remaining 50% interest on 1 July 2008, the total goodwill balance at 31 Dec 2008 is $5,853,924.

Assets and Liabilities Acquired at 1 July 2008	**100% Acquiree's carrying amount 1 July 2008**	**100% Preliminary Fair Value 1 July 2008**
	$'000	$'000
Property, plant and equipment	335	335
Accounts receivables	2,489	1,296
Prepayments	303	303
Management contracts	-	315
Other assets	111	111
Total assets	**3,238**	**2,360**
Bank Overdraft	(611)	(611)
Accounts payable	(189)	(189)
Accruals	(536)	(536)
Other liabilities	(216)	(216)
Deferred income tax liability	-	(95)
Total liabilities	**(1,552)**	**(1,647)**

11. Acquisition of businesses (continued)

Assets and Liabilities Acquired at 1 July 2008	**100% Acquiree's carrying amount 1 July 2008**	**100% Preliminary Fair Value 1 July 2008**
Net Identifiable Assets Acquired	1,686	713
Goodwill	-	5,854
	1,686	**6,567**

A final payment amount relating to the acquisition is due to be made on 1 October 2010. The amount payable is based on a pre-determined formula using funds under management and EBITDA derived over the period 1 July 2008 - 30 June 2010. As at the date of this financial report no provision had been made as the final payment amount is unable to be reliably measured. When this payment amount is brought to account it will be treated as a component of the goodwill arising on the acquisition.

All figures quoted above are provisional, subject to the finalisation of the Mirvac UK Property Limited accounts for the year ended 30 June 2008.

From the date of acquisition Mirvac UK Property Limited and Mirvac UK Funds Management Limited have contributed to the Group $993,840 in revenues and a loss before tax of $2,605,030.

12. Contingent liabilities and Commitments

a) Contingent liabilities

	December 2008 $'000	June 2008 $'000
Bank guarantees and performance bonds issued by external parties in respect of certain performance obligations granted in the normal course of business	**95,139**	112,856

There have been no other material changes to any contingent liabilities that were disclosed in the financial statements at 30 June 2008.

b) Performance guarantees

The Mirvac Group has also provided performance guarantees which are indeterminable in amount in the course of normal business.

No material losses are anticipated in respect of these contractual obligations.

13. Note to cash flow statement

	Note	Consolidated First half 2009 $'000	First half 2008 $'000
a) Reconciliation of cash			
Cash at the end of the financial year as shown in the statement of cash flows is the same as the Balance Sheet, the detail of which follows			
Cash on hand		**-**	287
Cash at bank		**26,753**	33,092
Deposits at call		**136**	77,023
Cash assets		**26,889**	110,402

b) Reconciliation of profit after income tax to net cash (outflows)/inflows from operating activities

	Note	First half 2009 $'000	First half 2008 $'000
(Loss)/profit after tax		**(648,641)**	390,185
Revaluation of investment properties		**215,334**	(143,400)
Depreciation and amortisation		**13,746**	13,376
Loss/(profit) on sale of non-current assets		**127**	(110,470)
Share based payments expense		**5,808**	4,555
Unrealised loss/(gain) on financial instruments		**1,139**	(37,128)
Unrealised loss/(gain) on foreign exchange		**151,543**	(1,173)
Impairment of goodwill, management rights and other intangibles		**247,849**	-
Impairment of loans		**15,541**	-
Share of (loss)/profits of associates and joint ventures not received as distributions		**88,114**	(21,644)
Dividends from Joint venture partnerships		**25,239**	38,283
Change in operating assets and liabilities, net of effects from purchase of controlled entity:			
Increase in income taxes payable		**32,771**	10,933
(Decrease)/increase in tax effected balances		**(27,191)**	21,542
Decrease in receivables		**6,990**	190,613
Increase in inventories		**(101,570)**	(93,427)
Decrease in other assets/liabilities		**5,841**	549
Decrease/(increase) in financial assets		**632**	(1,026)
Decrease in creditors		**(118,943)**	(87,779)
Increase/(decrease) in provisions for employee entitlements		**2,695**	(137)
Net cash (outflows)/inflows from operating activities		**(82,976)**	173,852

14. Events occurring after reporting date

Debt refinancing

On 6 February 2009 the Mirvac Group reached an agreement on a new unsecured debt facility of $805 million. This facility will replace the Mirvac Group's existing $1.1 billion syndicated facility which is due to expire in June 2009 but undrawn at 31 December 2008.

Key terms of $805 million unsecured bank syndicate include:

- Term of three years expiring on 31 January 2012;
- 275 basis points inclusive of line fees and margin; and
- Interest cover ratio covenant of 2.25 and the total liabilities to total tangible assets covenant of 55 per cent remains unchanged.

Acquisition of Mirvac Pacific Pty Ltd

On 2 February 2009 the Mirvac Group acquired City Pacific Limited's 50% interest in its joint venture entity, Mirvac Pacific Pty Ltd, owner of Gainsborough Greens residential development in Queensland. Total consideration of $15.9 million was paid for the 50% interest, with $5.9 million used to repay a Mirvac Group development expenditure facility that was put in place to allow City Pacific to meet its obligations under the Joint Venture. This has resulted in a net payment of $10 million to City Pacific.

For the half year ended 31 December 2008

In the Directors' opinion:

(a) the financial statements and notes set out on pages 10 and 33 are in accordance with the *Corporations Act 2001*, including:

(i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and

(ii) giving a true and fair view of the company's and consolidated entity's financial position as at 31 December 2008 and of its performance, as represented by the results of their operations, changes in equity and their cash flows, for the financial period ended on that date; and

(b) there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Directors.

N R Collishaw
Director

Sydney
17 February 2009

PRICEWATERHOUSECOOPERS

PricewaterhouseCoopers
ABN 52 780 433 757

Darling Park Tower 2
201 Sussex Street
GPO BOX 2650
SYDNEY NSW 1171
DX 77 Sydney
Australia
Telephone +61 2 8266 0000
Facsimile +61 2 8266 9999
www.pwc.com/au

Independent auditor's review report to the members of Mirvac Limited

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Mirvac Group, which comprises the balance sheet as at 31 December 2008, and the income statement, statement of changes in equity and cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration for the Mirvac Group. The Mirvac Group comprises Mirvac Limited and the entities it controlled during that half-year, including Mirvac Property Trust and the entities it controlled during the half-year.

Directors' responsibility for the half-year financial report

The directors of the Mirvac Limited are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Mirvac Limited, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. It also includes reading the other information included with the financial report to determine whether it contains any material inconsistencies with the financial report. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

For further explanation of a review, visit our website http:/www.pwc.com/au/financialstatementaudit.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

Our review did not involve an analysis of the prudence of business decisions made by directors or management.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001.*

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Mirvac Limited is not in accordance with the *Corporations Act 2001* including:

(a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and of its performance for the half-year ended on that date; and

(b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and *Corporations Regulations 2001.*

PricewaterhouseCoopers

RL Gavin
Partner

Sydney
17 February 2009

MIRVAC PROPERTY TRUST

Half year Report for the period ended 31 December 2008

This financial report represents Mirvac Property Trust (ARSN 086 780 645) and its controlled entities.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report and the annual report of the Mirvac Property Trust for the period ended 30 June 2008 and any public announcements made by the Mirvac Property Trust during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

Mirvac Property Trust and its controlled entities
Directors' Report

The Board of directors of Mirvac Funds Limited (ABN 70 002 561 640), the Responsible Entity of Mirvac Property Trust ("the Trust") present their report, as well as the consolidated financial report for the Trust and its controlled entities ("consolidated entities"), for the half year ended 31 December 2008.

Mirvac Property Trust and its controlled entities together with Mirvac Limited and its controlled entities form the stapled entity, Mirvac Group.

Responsible Entity

The Responsible Entity of the Trust is Mirvac Funds Limited, an entity incorporated in New South Wales. The immediate parent entity of the Responsible Entity is Mirvac Woolloomooloo Pty Limited (ABN 44 001 162 205), incorporated in New South Wales, and its ultimate parent entity is Mirvac Limited (ABN 92 003 280 699), incorporated in New South Wales.

Directors of the Responsible Entity

The following persons were Directors of Mirvac Funds Limited during the whole of the financial period and up to the date of this report:

- Mr J A C MacKenzie
- Mr N R Collishaw
- Mr G J Paramor (retired 26 August 2008)
- Mr P J Biancardi
- Mr A G Fini (became non-executive director on 1 January 2009)
- Mr P J O Hawkins
- Ms P Morris
- Mr R W Turner

Principal activities

The principal continuing activities of the consolidated entity consisted of property investment for the purpose of deriving rental income and investments in listed and unlisted funds.

Mirvac Property Trust and its controlled entities
Directors' Report

Review of Operations

The net loss after tax for the consolidated entity attributable to unitholders for the half year ended 31 December 2008 was $365.0 million (31 December 2007: net profit $383.2 million). The operating profit (profit before specific non-cash and significant items) for the half year ended 31 December 2008 was $116 million (31 December 2007: $193.4 million).

Operating profit is a financial measure of 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 the core earnings of the consolidated entity.

The following table summarises key reconciling items between net profit after tax and operating profit.

	First half 2009 $'000	First half 2008 $'000
Net (loss)/profit attributable to the unitholders	**(365,149)**	383,186
Specific non-cash items		
Net loss/(gain) from fair value of investment properties	**232,719**	(179,131)
Net loss/(gain) on fair value of derivative financial instruments	**151,531**	(14,171)
Amortisation of lease incentives	**4,498**	3,761
Net loss/(gain) from fair value of investment properties, derivatives and other specific non-cash items included in share of associates profits	**95,778**	(276)
Net gain from fair value of investment properties, derivatives and other specific non-cash items included in minority interests	**(3,358)**	-
Operating profit (profit before specific non-cash and significant items)	**116,019**	193,369

Value of assets

	December 2008 $'000	June 2008 $'000
The total consolidated entities assets are as follows:		
Total assets	**4,862,179**	5,131,964

Auditor's independence declaration

A copy of the Auditors' Independence Declaration required under section 307C of the *Corporations Act 2001* is set out on page 4 and forms part of this report.

Rounding of amounts

The Trust is of the kind referred to in Class Order 98/0100 issued by the Australian Securities & Investments Commission, relating to the "rounding off" of amounts in the directors' report and financial report. Amounts in the directors' report and financial report have been rounded off to the nearest thousand dollars in accordance with that Class Order.

This statement is made in accordance with a resolution of the Directors.

N R Collishaw
Director

Sydney
17 February 2009

PricewaterhouseCoopers
ABN 52 780 433 757

Darling Park Tower 2
201 Sussex Street
GPO BOX 2650
SYDNEY NSW 1171
DX 77 Sydney
Australia
Telephone +61 2 8266 0000
Facsimile +61 2 8266 9999
www.pwc.com/au

Auditor's Independence Declaration

As lead auditor for the review of Mirvac Property Trust for the half year ended 31 December 2008, I declare that to the best of my knowledge and belief, there have been:

a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and

b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Mirvac Property Trust and the entities it controlled during the period.

RL Gavin
Partner
PricewaterhouseCoopers

Sydney
17 February 2009

Mirvac Property Trust and its controlled entities
Consolidated Income Statement
For the half year ended 31 December 2008

	Note	**First half 2009 $'000**	First half 2008 $'000
Revenue			
Revenue from investment properties		**158,391**	160,032
Interest revenue		**36,549**	34,210
Distribution revenue		**833**	927
Other revenue		**301**	388
Total revenue		**196,074**	195,557
Other income			
Net gain from fair value adjustments on investment properties		**-**	179,131
Share of net profit of associates and joint ventures accounted for using the equity method		**-**	13,260
Net gain on financial instruments		**-**	14,171
Net gain on sale of investment property		**-**	46,211
Net gain on non-current assets classified as held for sale		**-**	48,578
Net gain on other financial assets at fair value through profit or loss		**665**	391
Total other income		**665**	301,742
Total revenues and other income		**196,739**	497,299
Net loss from fair value adjustments on investment properties		**(232,719)**	-
Share of net loss of associates and joint ventures accounted for using the equity method		**(84,452)**	-
Net loss on financial instruments		**(151,531)**	-
Investment property expenses		**(42,395)**	(43,048)
Amortisation expense		**(5,939)**	(5,044)
Finance costs expense	5	**(43,595)**	(61,115)
Other expenses		**(2,901)**	(3,110)
(Loss)/Profit before income tax		**(366,793)**	384,982
Income tax expense		**(68)**	-
(Loss)/Profit for the period		**(366,861)**	384,982
Loss/(profit) attributable to minority interest		**1,712**	(1,796)
Net (loss)/profit attributable to the unitholders of the Mirvac Property Trust		**(365,149)**	383,186

Earnings per unit for net profit attributable to the unitholders of the Mirvac Property Trust

		Cents	Cents
Basic earnings per security	4	(29.38)	38.13
Diluted earnings per security	4	(29.00)	37.47

The above consolidated Income Statement should be read in conjunction with the accompanying notes.

Mirvac Property Trust and its controlled entities
Consolidated Balance Sheet
As at 31 December 2008

	Note	December 2008 $'000	June 2008 $'000
Current assets			
Cash and cash equivalents		**9,636**	8,503
Receivables		**924,880**	887,904
Other financial assets at fair value through profit or loss		**26,283**	25,618
Other assets		**2,164**	6,137
Total current assets		**962,963**	928,162
Non-current assets			
Derivative financial instruments		**13,800**	63,826
Investments accounted for using the equity method	6	**267,925**	365,257
Investment properties		**3,475,043**	3,628,531
Property, plant and equipment		**92,500**	96,240
Intangible assets		**49,948**	49,948
Total non-current assets		**3,899,216**	4,203,802
Total assets		**4,862,179**	5,131,964
Current liabilities			
Payables		**105,269**	133,231
Provisions		**47,508**	90,555
Total current liabilities		**152,777**	223,786
Non-current liabilities			
Borrowings	7	**996,996**	1,326,734
Derivative financial instruments		**101,505**	-
Deferred tax liabilities		**286**	206
Total non-current liabilities		**1,098,787**	1,326,940
Total liabilities		**1,251,564**	1,550,726
Net assets		**3,610,615**	3,581,238
Equity			
Contributed equity	8	**3,382,233**	2,880,164
Reserves		**65**	(27)
Retained earnings		**173,376**	642,802
Total parent entity interest		**3,555,674**	3,522,939
Minority interest		**54,941**	58,299
Total equity		**3,610,615**	3,581,238

The above consolidated Balance Sheet should be read in conjunction with the accompanying notes.

Mirvac Property Trust and its controlled entities
Consolidated Statement of Changes in Equity
For the half year ended 31 December 2008

	Issued Capital $'000	Reserves $'000	Retained Earnings $'000	Minority Interest $'000	Total $'000
Balance at 1 July 2008	**2,880,164**	**(27)**	**642,802**	**58,299**	**3,581,238**
Exchange differences on translation of foreign operations	-	92	-	-	92
Net loss recognised directly in equity	-	92	-	-	92
Net loss	-	-	(365,149)	-	(365,149)
Total recognised income and expenses for the year	-	92	(365,149)	-	(365,057)
EIS securities converted/sold/forfeited	1,371	-	-	-	1,371
Contributions of equity, net of transaction costs	500,698	-	-	-	500,698
Distributions provided for or paid	-	-	(104,277)	-	(104,277)
Minority interest	-	-	-	(3,358)	(3,358)
Balance at 31 December 2008	**3,382,233**	**65**	**173,376**	**54,941**	**3,610,615**
Balance at 1 July 2007	**2,512,905**	**-**	**595,657**	**60,054**	**3,168,616**
Exchange difference on translation of foreign operations	-	(1)	-	-	(1)
Net income recognised directly in equity	-	(1)	-	-	(1)
Net profit for the half year	-	-	383,186	-	383,186
Total recognised income and expenses for the year	-	(1)	383,186	-	383,185
EIS securities converted/sold/forfeited	4,253	-	-	-	4,253
Contributions of equity, net of transaction costs	57,108	-	-	-	57,108
Distributions provided for or paid	-	-	(168,556)	-	(168,556)
Minority interest	-	-	-	-	-
Balance at 31 December 2007	**2,574,266**	**(1)**	**810,287**	**60,054**	**3,444,606**

The above consolidated Statement of Changes in Equity should be read in conjunction with the accompanying notes.

Mirvac Property Trust and its controlled entities
Consolidated Cash Flow Statement
For the half year ended 31 December 2008

	First half 2009 $'000	First half 2008 $'000
Cash flows from operating activities		
Receipts from customers (inclusive of goods and services tax)	**173,048**	164,956
Payments to suppliers (inclusive of goods and services tax)	**(88,033)**	(55,847)
	85,015	109,109
Interest received	**38,083**	29,656
Distributions received	**17,157**	14,496
Income taxes paid	**(68)**	-
Borrowing costs paid	**(44,674)**	(57,334)
Net cash inflows from operating activities	**95,513**	95,927
Cash flows from investing activities		
Payments for property, plant and equipment	**(320)**	(148)
Payments for investment properties	**(50,399)**	(185,464)
Proceeds from the sale of investment properties	**-**	207,703
Contributions to joint venture and associate entities	**(1,504)**	(9,025)
Contributions from associated entities	**-**	12,800
Loans to entities related to the responsible entity	**(64,734)**	(15,000)
Loans from entity related to the responsible entity	**-**	28,002
Repayment of loans by entities related to the responsible entity	**-**	115,000
Net cash (outflows)/inflow from investing activities	**(116,957)**	153,868
Cash flows from financing activities		
Proceeds from borrowings	**57,500**	223,716
Repayment of borrowings	**(404,233)**	(395,000)
Distributions paid	**(45,387)**	(87,881)
Distributions paid to minority interests in controlled entities	**(1,647)**	(1,796)
Proceeds from issue of units	**431,265**	-
Units issue transaction costs	**(14,848)**	-
Net cash inflows/(outflows) from financing activities	**22,650**	(260,961)
Net increase/(decrease) in cash and cash equivalents	**1,206**	(11,166)
Cash and cash equivalents at the beginning of the period	**8,503**	16,299
Effect of exchange rate changes on cash and cash equivalents	**(73)**	-
Cash and cash equivalents at the end of the period	**9,636**	5,133

The above consolidated Cash Flow Statement should be read in conjunction with the accompanying notes.

1. Basis of preparation of the half year report

This general purpose financial report for the interim half year reporting period ended 31 December 2008 has been prepared in accordance with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Act 2001*.

The financial statements consist of the consolidated financial statements of Mirvac Property Trust and its controlled entities.

This interim financial report does not include all the notes of the type normally included in an annual financial report. Accordingly, this report is to be read in conjunction with the annual report for the period ended 30 June 2008 and any public announcements made by the Mirvac Group during the interim reporting period in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

The accounting policies adopted are consistent with those of the previous financial year and corresponding interim reporting period.

2. Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the entity and that are believed to be reasonable under the circumstances.

Key sources of estimation uncertainty

In preparing the Financial Statements of the consolidated entity, management are required to make estimations and assumptions. The following are the key assumptions concerning the future, and other key sources of estimation uncertainty at the balance sheet date, that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year:

(i) Impairment of goodwill

The consolidated entity annually tests whether goodwill has suffered any impairment. Determining whether goodwill is impaired requires an estimation of the value in use of the cash-generating units to which goodwill has been allocated. The value in use calculation requires the entity to estimate the future cash flows expected to arise from each cash-generating unit and a suitable discount rate in order to calculate the present value.

The carrying amount of goodwill at the balance sheet date was $49,948,000 (June 2008: $49,948,000). There was no impairment loss recognised during the period (June 2008: nil).

(ii) Estimated impairment of investments accounting for using the equity method

The investments are tested for impairment, by comparing recoverable amounts (higher of value in use and fair value less costs to sell) with the carrying amounts, whenever there is indication that the investment may be impaired.

In determining the value in use of the investment, the consolidated entity estimates the present value of the estimated future cash flows expected to arise from dividends to be received from the investment and from its ultimate disposal.

2. Critical accounting estimates and judgements (continued)

(iii) Fair value of investments not traded in active markets

The fair value of investments that are not traded in an active market is determined by the unit price as advised by the Fund Manager. The unit price is determined by the net present value calculations using future cash flows and an appropriate post tax discount rate.

The carrying value of investments not traded in an active market is determined using the above described techniques and assumptions are $26,283,000 (June 2008: $25,618,000) and are disclosed as financial assets at fair value through profit or loss.

(iv) Fair value of investment properties

Valuation of investment properties

The consolidated entity uses judgement in respect of the fair values of investment properties. Investment properties are re-valued by external valuers on a rotation basis with one half of the portfolio being valued annually. Investment properties which are not subject to an external valuation at the reporting date are fair valued internally by management. The assumptions used in the estimations of fair values include expected future market rentals, discount rates, market prices and economic conditions. The carrying value as at balance date for investment property is $3,475,043,000 (June 2008: $3,628,531,000).

Uncertainty around property valuations

The global market for many types of real estate has been severely affected by the recent volatility in global financial markets. The lower levels of liquidity and volatility in the banking sector have translated into a general weakening of market sentiment towards real estate and the number of real estate transactions has significantly reduced.

Fair value of investment property is the price at which the property could be exchanged between knowledgeable, willing parties in an arm's length transaction. A "willing seller" is not a forced seller prepared to sell at any price. The best evidence of fair value is given by current prices in an active market for similar property in the same location and condition.

The current lack of comparable market evidence relating to pricing assumptions and market drivers means that there is less certainty in regard to valuations and the assumptions applied to valuation inputs. The period of time needed to negotiate a sale in this environment may also be significantly prolonged.

The fair value of investment property has been adjusted to reflect market conditions at the end of the reporting period. While this represents the best estimates of fair value as at the balance sheet date, the current market uncertainty means that if investment property is sold in future the price achieved may be higher or lower than the most recent valuation, or higher or lower than the fair value recorded in the financial statements.

(v) Valuation of derivatives and other financial instruments

The consolidated entity uses judgement in selecting the appropriate valuation technique for financial instruments not quoted in an active market. Valuation of derivative financial instruments involves assumptions based on quoted market rates adjusted for specific features of the instrument. The valuations of any financial instrument may change in the event of market volatility.

3. Segment information

a) Primary reporting business segment

The consolidated entity operates in the property investment segment and derives income from investments in property, short-term deposits and securities authorised by the Trust Constitution.

b) Geographical segment

The consolidated entity operates predominantly in Australia.

4. Earnings per unit

	First half 2009 Cents	First half 2008 Cents
Earnings per unit		
Basic earnings per unit	(29.38)	38.13
Diluted earnings per unit [1]	(29.00)	37.47
Reconciliation of earnings used in calculating earnings per unit	**$'000**	**$'000**
Basic and diluted earnings per unit		
Net (loss)/profit used in calculating basic and diluted earnings per unit	**(365,149)**	383,186
Weighted average number of securities used as denominator	**Number**	Number
Weighted average number of securities used in calculating basic earnings per unit	**1,242,648,104**	1,004,928,865
Adjustment for calculation of diluted earnings per unit: Securities issued under EIS	**16,565,106**	17,847,047
Weighted average number of securities used in calculating diluted earnings per unit	**1,259,213,210**	1,022,775,912

[1] Diluted units does not include the options and rights issued under the current LTI plan as the exercise of these equity instruments are contingent on conditions during the vested period.

5. Finance costs

	First half 2009 $'000	First half 2008 $'000
Interest and finance charges paid/payable	**42,453**	58,958
Borrowing costs amortised	**1,142**	2,157
Total finance costs	**43,595**	61,115

6. Associates and joint ventures

	December 2008 $'000	June 2008 $'000
Investments in equity accounted associates - note 6 (a)	**204,890**	281,911
Investments in joint ventures - note 6 (b)	**63,035**	83,346
Investments accounted for using the equity method	**267,925**	365,257

a) Investment in associates

		Ownership		Investment	
		December 2008	June 2008	December 2008	June 2008
Name	Principal activities	%	%	$'000	$'000
Mirvac Real Estate Investment Trust	Listed property investment trust	**23%**	23%	**94,141**	134,841
Mirvac Industrial Trust	Listed property investment trust	**14%**	14%	**7,000**	23,156
Tuckerbox Pty Ltd	Hotel investment	**1%**	1%	**1,333**	1,494
Mirvac Wholesale Hotel Fund	Hotel investment	**45%**	45%	**102,416**	122,420
Total equity accounted associates				**204,890**	281,911

Each of the above associates is incorporated in Australia.

b) Investment in joint venture entities

Name	Principal activities				
197 Salmon Street Trust	Property investment	**50%**	50%	**54,301**	56,299
Mirvac AustralianSuper Trust	Property investment	**50%**	50%	**5,214**	23,527
Old Wallgrove Road Trust	Property investment	**50%**	50%	**3,520**	3,520
Total joint ventures entities				**63,035**	83,346

Each of the above joint venture entities is incorporated in Australia.

7. Borrowings

	December 2008 $'000	June 2008 $'000
Unsecured		
Unsecured bank loans	**498,499**	828,697
Domestic medium term notes	**500,000**	500,000
Deferred borrowing costs	**(1,503)**	(1,963)
	996,996	1,326,734
Total borrowings comprise of:		
Non-current	**996,996**	1,326,734
Total borrowings	**996,996**	1,326,734

Unsecured Bank loans

The Mirvac Group has an unsecured revolving syndicated loan facility totalling $2,225 million (June 2008: $2,225 million), of which $1,112.5 million undrawn at 31 December 2008 (June 2008: $1,112.5 million) matures in June 2009 and $1,112.5 million (June 2008: $1,112.5 million) matures in June 2011. The Trust and an entity related to the responsible entity are both borrowers under the Mirvac Group facility, and are party to a deed poll of guarantee. The Trust had drawn down $498 million of this syndicated multi-option borrowing facility at 31 December 2008.

The Mirvac Group has $200 million of bilateral facilities. $150 million expires in March 2011 and $50 million in June 2011. Subject to the compliance with the terms, the bank loan facilities may be drawn at any time. .

Commercial notes (CMBS)

The Mirvac Group had one issue of commercial notes under its Commercial Mortgage Backed Securities (CMBS) program totalling $138 million which was repaid on 22 October 2008 (June 2008: $138 million).

Domestic Medium Term Notes Program

The Mirvac Group completed a domestic bond issue in September 2006 for $200 million maturing in September 2010. This was followed up by a second domestic bond issue in February 2007 for $300 million maturing in March 2010. Interest is payable either quarterly or semi-annually in arrears in accordance with the terms of the notes.

8. Equity units issued

	December 2008 $'000	June 2008 $'000
Total ordinary units	**3,382,233**	2,880,164

Movement in the number of units during the half year:	**Number**
Opening balance 1 July 2008	1,084,371,184
Movements:	
Security placement	555,767,560
Dividend reinvestment plan	39,033,637
EIS units converted/sold/forfeited	1,383,370
Closing balance 31 December 2008	**1,680,555,751**

Capital raising

During the period the Mirvac Group completed a fully underwritten capital placement, comprising of 462.8 million securities under an institutional placement and 92.9 million securities under a retail placement at an offer price of $0.90 per stapled security. The Trust received $417 million net of capital raising costs.

Units issued on ASX

Under AIFRS, units issued under the Mirvac Employee Incentive Scheme (EIS) are required to be accounted for as an option and are excluded from the total issued capital.

Total ordinary units issued as detailed above is reconciled to units issued on the Australian Stock Exchange (ASX) as follows:

	Number
Total ordinary units issued	1,680,555,751
Units issued under EIS	16,171,953
Total units issued on ASX at 31 December 2008	**1,696,727,704**

9. Distributions

Distributions paid or provided to unit holders during the financial period were as follows:

Ordinary units	First half 2008 $'000	First half 2007 $'000
Quarterly ordinary distributions paid as follows:		
5.000 cents per ordinary unit paid on 24 October 2008	**56,768**	
8.225 cents per ordinary unit paid on 26 October 2007		84,042
2.800 cents per ordinary unit paid on 30 January 2009	**47,509**	
8.225 cents per ordinary unit paid on 25 January 2008		84,514
Total distribution	**104,277**	168,556

Distributions actually paid or satisfied by the issue of units under the group distribution reinvestment plans during the half years ended 31 December 2008 and 31 December 2007 were as follows:

Paid in cash	**45,387**	87,881
Satisfied by the issue of units	**101,936**	60,886
Total distribution	**147,323**	148,767

10. Events occurring after reporting date

On 6 February 2009 the Mirvac Group reached an agreement on a new unsecured debt facility of $805 million. This facility will replace the Mirvac Group's existing $1.1 billion syndicated facility which is due to expire in June 2009 but undrawn at 31 December 2008.

Key terms of $805 million unsecured bank syndicate include:

- Term of three years expiring on 31 January 2012;
- 275 basis points inclusive of line fees and margin; and
- Interest cover ration covenant of 2.25 and the total liabilities to total tangible assets covenant of 55 per cent remains unchanged.

Mirvac Property Trust and its controlled entities
Directors' declaration
For the half year ended 31 December 2008

In the Directors' opinion:

(a) the financial statements and notes set out on pages 5 to 15 are in accordance with the *Corporations Act 2001*, including:

  (i) complying with Accounting Standards, the Corporations Regulations 2001 and other mandatory professional reporting requirements; and

  (ii) giving a true and fair view of the Trust's and consolidated entity's financial position as at 31 December 2008 and of its performance, as represented by the results of their operations, changes in equity and their cash flows, for the half year ended on that date; and

(b) there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable; and

This declaration is made in accordance with a resolution of the Directors of Mirvac Funds Limited as the Responsible Entity for Mirvac Property Trust.

N R Collishaw
Director

Sydney
17 February 2009

PRICEWATERHOUSECOOPERS

PricewaterhouseCoopers
ABN 52 780 433 757

Darling Park Tower 2
201 Sussex Street
GPO BOX 2650
SYDNEY NSW 1171
DX 77 Sydney
Australia
Telephone +61 2 8266 0000
Facsimile +61 2 8266 9999
www.pwc.com/au

Independent auditor's review report to the members of Mirvac Property Trust

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of Mirvac Property Trust, which comprises the balance sheet as at 31 December 2008, and the income statement, statement of changes in equity and cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration for the Mirvac Property Trust.

Directors' responsibility for the half-year financial report

The directors of the Mirvac Funds Limited, the responsible entity for Mirvac Property Trust, are responsible for the preparation and fair presentation of the half-year financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes establishing and maintaining internal control relevant to the preparation and fair presentation of the half-year financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of Mirvac Property Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. It also includes reading the other information included with the financial report to determine whether it contains any material inconsistencies with the financial report. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

For further explanation of a review, visit our website http:/www.pwc.com/au/financialstatementaudit.

While we considered the effectiveness of management's internal controls over financial reporting when determining the nature and extent of our procedures, our review was not designed to provide assurance on internal controls.

Our review did not involve an analysis of the prudence of business decisions made by directors or management.

PRICEWATERHOUSECOOPERS

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of Mirvac Property Trust is not in accordance with the *Corporations Act 2001* including:

(a) giving a true and fair view of the consolidated entity's financial position as at 31 December 2008 and of its performance for the half-year ended on that date; and

(b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and *Corporations Regulations 2001*.

Pricewaterhouse Coopers

PricewaterhouseCoopers

RL Gavin
Partner

Sydney
17 February 2009