

D

RESIDENTIAL
COMMERCIAL

Residential Development 28,436 Lots

\$10,825,631,296



D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA

◀ BACK NEXT ▶

RESIDENTIAL PIPELINE



**FORECAST REVENUE
\$10.8 BILLION**

NSW	35.4%
VIC	28.2%
WA	14.5%
QLD	21.9%



**LOTS UNDER CONTROL
28,436**

NSW	35.7%
VIC	35.5%
WA	14.3%
QLD	14.5%

RESIDENTIAL FORECAST REVENUE



**MIRVAC SHARE
FORECAST REVENUE
\$8.5 BILLION**

NSW	34.2%
VIC	26.8%
WA	13.3%
QLD	25.7%



**HOUSE AND LAND
\$4.4 BILLION**

NSW	36.4%
VIC	30.1%
WA	14.6%
QLD	18.9%



**APARTMENTS
\$4.1 BILLION**

NSW	31.9%
VIC	23.2%
WA	12.0%
QLD	32.9%


 RESIDENTIAL
 COMMERCIAL
 NEW SOUTH WALES
 QUEENSLAND
 VICTORIA
 WESTERN AUSTRALIA

◀ BACK NEXT ▶

IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE FROM ¹	SETTLEMENT DATE TO ¹	CURRENT PRICE RANGE FROM/TO	PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
THE ROYAL	Jun 07	Newcastle	\$154m	167	167	148	146						Apartments	100% Mirvac Limited
Stage 1A			\$87m	94	94	84	82	Apr 10	Sep 13	\$500,000 – \$4.2m	mid 2007 – mid 2013	100%		
Stage 1B			\$67m	73	73	64	64	Apr 10	Sep 13	\$330,000 – \$4.5m	mid 2007 – mid 2013	100%		
RHODES WATERSIDE MWRDP	Jan 07 ³	Rhodes	\$644m	933	933	791	667						Apartments	100% MWRDP (Mircvac Limited 20% equity interest)
Completed Stages			\$170m	259	259	259	259	May 08	May 10	\$380,000 – \$1.4m	end 2006 – mid 2010	100%		
Stage 4 Amarco			\$145m	222	222	222	222	Dec 09	Nov 11	\$453,000 – \$1.0m	early 2008 – end 2011	100%		
Stage 5 Pinnacle			\$170m	231	231	107	0	Oct 13	Aug 14	\$420,000 – \$1.5m	mid 2011 – mid 2014	0%		
Stage 8 Ellinya			\$73m	107	107	104	104	Jul 11	Jun 12	\$350,000 – \$1.2m	mid 2010 – mid 2012	100%		
Stage 9 Waters Edge			\$86m	114	114	99	82	Dec 11	Jul 12	\$420,000 – \$1.4m	early 2011 – mid 2012	100%		
ENDEAVOUR 88	Apr 03	Coogee	\$215m	141	141	141	86						Housing	100% Mirvac Limited
Stage 2			\$50m	35	35	35	35	Mar 11	Jul 11	\$1.2m – \$1.6m	end 2009 – mid 2011	100%		
Stage 3			\$69m	46	46	46	46	Jul 11	Nov 11	\$1.2m – \$1.7m	end 2010 – end 2011	100%		
Stage 4			\$49m	31	31	31	5	Nov 11	Apr 12	\$1.4m – \$1.8m	early 2011 – early 2012	75%		
Stage 5			\$47m	29	29	29	0	Apr 12	Jun 12	\$1.3m – \$1.8m	mid 2011 – mid 2012	35%		
CHATSWOOD, ERA	Jun 08	Chatswood	\$289m	295	295	287	0	May 14	Apr 15	\$495,000 – \$2.1m	early 2011 – end 2015	5%	Apartments	100% Mirvac Limited
HAROLD PARK PRECINCT 1	Dec 10 ⁴	Glebe	\$260m	296	296	153	0	Feb 14	Jul 14	\$495,000 – \$1.7m	early 2012 – mid 2014	0%	Mix of apartments and terraces	100% Mirvac Limited
PANORAMA	Jun 01	Glenfield	\$203m	545	468	439	413						Mix of residential and retail lots	100% Mirvac Limited
Completed Stages			\$97m	250	250	250	250	Dec 05	Sep 10	\$250,000 – \$500,000	mid 2001 – mid 2011	100%	Mix of residential and retail lots	
Stage 2A			\$52m	132	128	128	128	Jun 10	Aug 12	\$245,000 – \$510,000	mid 2001 – mid 2012	95%	Residential lots and spec houses	
Stage 2B			\$24m	64	43	33	8	Jul 11	Mar 13	\$225,000 – \$510,000	mid 2001 – early 2013	100%	Residential lots and spec houses	
Stage 4			\$2m	27	27	27	27	Jul 11	Jul 11	\$1.6m – \$1.6m	early 2007 – mid 2011	100%	Land	
Stage 5			\$28m	72	20	1	0	Feb 12	Dec 13	\$285,000 – \$500,000	mid 2011 – early 2014	50%	Residential lots and spec houses	
NEWBURY ESTATE	Dec 99	Stanhope	\$229m	1,761	1,720	1,713	1,703						Mix of residential and retail lots	PDA with Landcom
Completed Stages			\$198m	1,641	1,641	1,641	1,641	Jun 02	Apr 10	\$150,000 – \$550,000	mid 2000 – end 2010	100%		
Stage 8			\$31m	120	79	72	62	Jun 11	Nov 13	\$300,000 – \$525,000	early 2011 – end 2013	55%		
ASHGROVE	Jun 02	Auburn	\$127m	263	263	263	263	Feb 07	Jul 11	\$185,000 – \$615,000	end 2003 – mid 2011	100%	Residential estate	100% Mirvac Limited
GILLIESTON	Jul 06	Gillieston	\$83m	403	177	136	128	Mar 08	Oct 17	\$135,000 – \$465,000	early 2008 – early 2018	50%	Residential estate	100% Mirvac Limited
SPRING FARM	Jun 08	Spring Farm	\$90m	323	284	232	218							100% Mirvac Limited
Completed Stages			\$1m	1	1	1	1	Jun 10	Jun 10	\$450,000	mid 2008 – mid 2010	100%	Lot sale	
Stage 1			\$39m	124	124	114	114	Oct 08	Jul 12	\$175,000 – \$410,000	mid 2008 – mid 2012	100%	Residential estate	
Stage 2A			\$15m	56	56	52	50	Nov 09	Apr 12	\$160,000 – \$370,000	mid 2008 – mid 2012	95%	Built form and land lots	
Stage 2B			\$13m	47	47	44	40	Dec 10	Feb 12	\$160,000 – \$390,000	mid 2008 – mid 2012	100%	Built form and land lots	
Stage 2C			\$7m	29	29	20	13	Apr 11	May 12	\$175,000 – \$350,000	mid 2008 – mid 2012	100%	Built form and land lots	
Stage 3			\$15m	66	27	1	0	Apr 12	Apr 13	\$160,000 – \$400,000	mid 2008 – mid 2013	70%	Built form and land lots	
MIDDLETON GRANGE	Dec 10	Middleton Grange	\$147m	479	282	228	192						Residential	100% Mirvac Limited
Stage 1 – 2			\$18m	56	52	50	41	Dec 10	Oct 12	\$180,000 – \$415,000	end 2010 – end 2012	80%		
Stage 3			\$26m	67	67	63	63	Jan 11	Mar 12	\$190,000 – \$470,000	end 2010 – early 2012	90%		
Stage 4			\$40m	141	136	111	88	Jun 11	Apr 12	\$200,000 – \$440,000	end 2010 – mid 2012	90%		
Stage 5			\$25m	83	27	4	0	Apr 12	Dec 12	\$215,000 – \$470,000	end 2010 – end 2012	50%		
Stage 6			\$38m	132	0	0	0	Aug 12	Jul 13	\$220,000 – \$415,000	end 2010 – mid 2013	40%		
FLETCHER	Dec 07	Fletcher	\$40m	268	178	142	130	Nov 08	Oct 14	\$160,000 – \$515,000	end 2007 – end 2014	80%	Residential estate	PDA with Kingston Fletcher
ELIZABETH HILLS	Sep 07	Elizabeth Hills	\$55m	217	93	8	0						Residential estate	PDA with Landcom
Stage 1			\$26m	100	93	8	0	Jan 12	Jun 12	\$300,000 – \$550,000	mid 2010 – end 2012	95%		
Stage 2			\$29m	117	0	0	0	Jul 12	May 13	\$235,000 – \$410,000	mid 2010 – end 2013	50%		

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
----------	------------------	----------	---------------------------	------------	--------------------------------	-------------	---------------------

PROPOSED

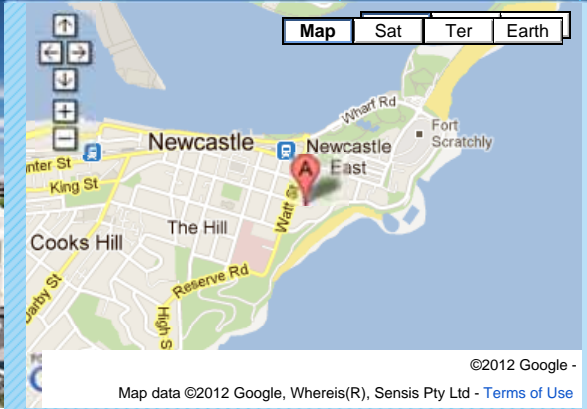
HAROLD PARK	Dec 10 ⁴	Glebe	\$813m	915	mid 2012 – early 2019	Apartments and terraces	100% Mirvac Limited
PANORAMA	Jun 01	Glenfield	\$79m	237	mid 2012 – end 2015	Mix of residential and retail lots	100% Mirvac Limited
SPRING FARM	Jun 08	Spring Farm	\$27m	108	mid 2013 – mid 2014	Houses	100% Mirvac Limited
ELIZABETH HILLS	Sep 07	Elizabeth Hills	\$126m	431	end 2012 – end 2015	Land lots	PDA with Landcom
ELIZABETH POINT (PREVIOUSLY KNOWN AS HOXTON PARK)	Dec 10	Elizabeth Point	\$86m	246	end 2012 – end 2015	Mix of residential and retail lots	100% Mirvac Limited
NEW BRIGHTON GOLF COURSE	Dec 10	New Brighton	\$117m	294	end 2014 – end 2017	Integrated housing	PDA with New Brighton Golf Club
GOOGONG	Dec 11	Googong	\$1.7m	5,774	early 2013 – mid 2033	Land	JV with CIC Australia Ltd

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.
 2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
 3) TRANSACTION DATE.
 4) DATE OPTION ENTERED INTO, SETTLEMENT OCCURRED JULY 2011.

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

THE ROYAL 1 – 7 KING STREET, NEWCASTLE, NSW

DESCRIPTION

The Royal, Newcastle Beach, is located on the site of the former Royal Newcastle Hospital. Landcom was commissioned to create a Concept Plan in 2003 and when the final concept plan was approved expressions of interest were called from companies wishing to partner with Landcom in developing the site. Mirvac Group was selected in 2007.

Mirvac developed the site in various stages which includes 3 buildings being the Nickson, Hannell and McCaffrey buildings. Nickson and Hannell were part of the first stage of the development and contain 94 apartments. The two buildings were designed by multi award winning Tzannes Associates.

The third building, McCaffrey, is a 16 storey building containing 73 apartments. The building includes a 4.5 star hotel, The Sebel Newcastle Beach, which occupies the first 5 floors of the building. The site also includes 4 retail outlets being a bar, cafe, day spa and restaurant.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 07
LOCATION	NEWCASTLE
PROJECT VALUE (INCL. GST)	\$154M
TOTAL LOTS	167
PROJECT PERIOD (CALENDAR YEAR)	MID 2007 – MID 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Stages 1a & 1b are complete. Marketing activity will continue until the remaining stock has sold. Marketing of the retail lots will commence early 2012. Mirvac entered into a put and call in December 2011 in relation to the Hotel. The put and call has not yet been exercised.

The site incorporating Stages 1C and 2 was sold in December 2011 with settlement to occur in July 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

RHODES WATERSIDE MWRDP SHORELINE DRIVE, RHODES, NSW

DESCRIPTION

Rhodes Waterside is located in a fast growing area of Sydney on the Parramatta River adjacent to significant infrastructure including Rhodes railway station, Millennium Parklands, Sydney Olympic Park and Rhodes Shopping Centre. The completed Rhodes Waterside development will comprise 1,469 dwellings developed over 10 stages (933 lots to be developed by Mirvac; the remainder were developed by Walker prior to our acquisition of the site in January 2007).

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JAN 07 ¹
LOCATION	RHODES
PROJECT VALUE (INCL. GST)	\$644M
TOTAL LOTS	933
PROJECT PERIOD (CALENDAR YEAR)	END 2006 – MID 2014
OWNERSHIP STRUCTURE	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

The final building of 231 apartments, Pinnacle, commenced construction late in 2011 and completion is currently forecast for the end of 2013.

1) TRANSACTION DATE.

[VIEW LARGER MAP](#)

D

RESIDENTIAL

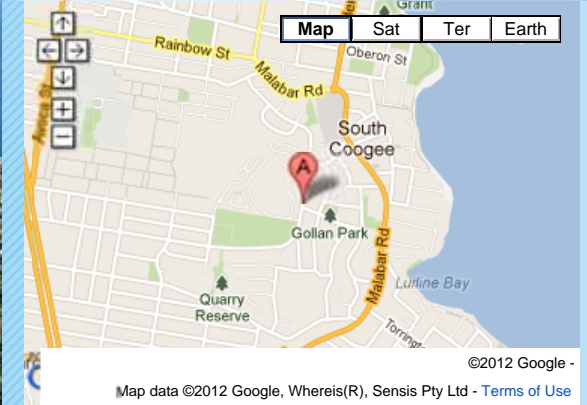
COMMERCIAL

NEW SOUTH WALES

QUEENSLAND

VICTORIA

WESTERN AUSTRALIA


[◀ BACK](#)
[NEXT ▶](#)

ENDEAVOUR 88 88 MOVERLY ROAD, SOUTH COOGEE, NSW

DESCRIPTION

Endeavour 88 is a 6.74ha site located on Moverly Road, South Coogee, between Maroubra and Coogee Beaches. Mirvac acquired the land in April 2003. The Masterplan features a central park with 141 lots comprising attached and detached homes.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	APR 03
LOCATION	COOGEE
PROJECT VALUE (INCL. GST)	\$215M
TOTAL LOTS	141
PROJECT PERIOD (CALENDAR YEAR)	END 2009 – MID 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

All development approvals have been received from Randwick City Council. Construction of Stages 4 and 5 are on program to complete in mid 2012.

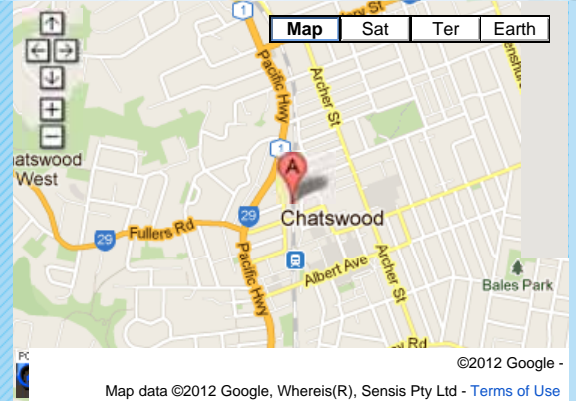
©2012 Google -

 Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - [Terms of Use](#)
[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

**CHATSWOOD ERA
7 RAILWAY STREET, CHATSWOOD, NSW**

DESCRIPTION

ERA is the final building within the extensive Pacific Place mixed-use development in Chatswood. The development is a 42 storey building containing: 295 apartments, 4,900 sqm of office space, 7 basement levels and landscaped public and private open space.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 08
LOCATION	CHATSWOOD
PROJECT VALUE (INCL. GST)	\$289M
TOTAL LOTS	295
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2011 – END 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

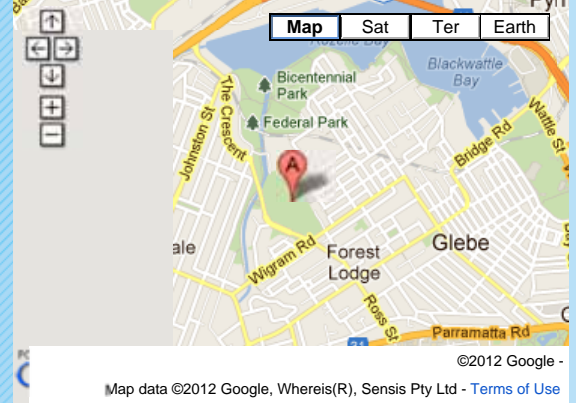
Excavation is approximately 70% complete and Practical Completion is expected in May 2014.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**HAROLD PARK
74 ROSS STREET, GLEBE, NSW**

DESCRIPTION

The site is located in the inner western suburbs approximately 2.5 kilometres from the Sydney CBD and is surrounded by the suburbs of Glebe, Annandale and Forest Lodge. The location is one of the sites key attributes as it has close proximity to:

- > The light rail system (Jubilee Station is connected to the site)
- > Major bus routes direct to the city that pass the site
- > Sydney Harbour
- > Two of Sydney's largest universities – The University of Sydney and The University of Technology

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 10 1
LOCATION	GLEBE
PROJECT VALUE (INCL. GST)	\$260M
TOTAL LOTS	296
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2012 – MID 2019
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Mirvac's proposed scheme incorporates approximately 1,250 medium density dwellings, adaptive reuse of the former Rozelle Tram depot, and will include the dedication of 3.8 hectares of public open space to the City of Sydney Council.

Development of the site is scheduled to commence in early 2012, with settlements forecast from financial year 2014.

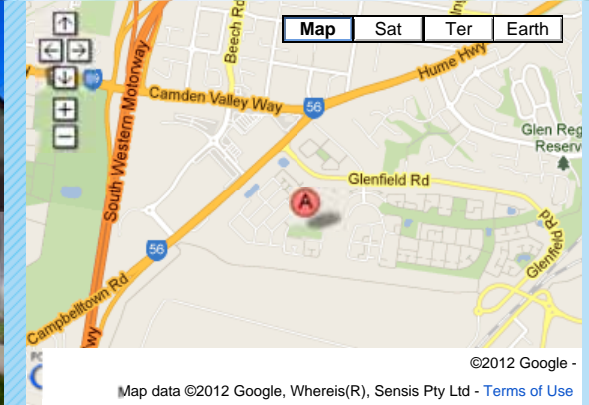
1) DATE OPTION ENTERED INTO, SETTLEMENT OCCURRED JULY 2011

VIEW LARGER MAP

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**PANORAMA
23 BODDINGTONS ROAD, GLENFIELD, NSW**

DESCRIPTION

Panorama is located West of Liverpool and South of Casula within a minutes drive of the M7/M5 intersection and Glenfield railway station.

The site is bordered to the South by Hurlstone Agricultural High School, Campbelltown Rd and Glenfield Rd and sits within the Campbelltown City Council Glenfield Rd Area DCP (total approx 1100 lots).

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 01
LOCATION	GLENFIELD
PROJECT VALUE (INCL. GST)	\$203M
TOTAL LOTS	545
PROJECT PERIOD (CALENDAR YEAR)	MID 2001 – EARLY 2014
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

The majority of Stage 1 is complete and settled.

Stage 2 subdivision works are now complete with the majority of housing construction forecasted to be finished in FY12.

Stage 3 is presently undeveloped. The first stages of construction of stage 3 will begin early 2012.

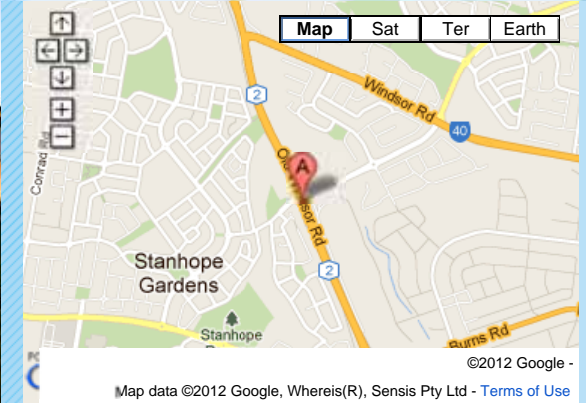
Glenfield Circuit Stage 1 is currently under construction with settlements expected in FY12. Stage 2 will start construction in March 2012 with settlements starting in FY13.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

NEWBURY ESTATE OLD WINDSOR ROAD, STANHOPE GARDENS, NSW

DESCRIPTION

Newbury Estate is a 156ha Masterplanned Community Title estate complete with 3 proposed schools, playing fields and a local Retail District. It is situated at Stanhope Gardens within Blacktown City Council. The Estate is made up of dwellings in seven separate Community Title subdivisions each having their own Community Facility comprising a clubhouse, tennis court, pool, spa and BBQ.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 99
LOCATION	STANHOPE
PROJECT VALUE (INCL. GST)	\$229M
TOTAL LOTS	1,761
PROJECT PERIOD (CALENDAR YEAR)	MID 2000 – END 2013
OWNERSHIP STRUCTURE	PDA WITH LANDCOM

UPDATE

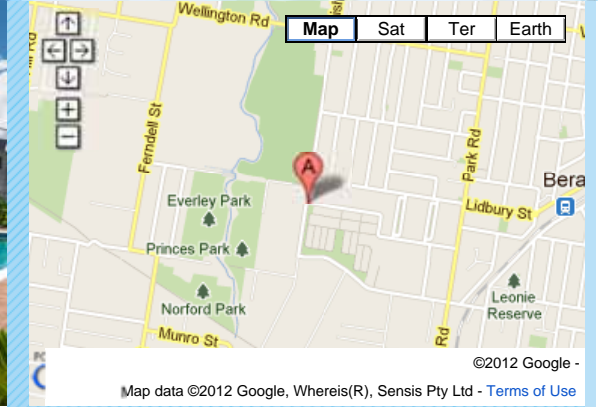
All land and houses in neighbourhoods 1-7 are settled. Civil works for the final stage commenced in February 2012 and the DA for the 37 homes was lodged in December 2011 with construction forecast to commence May 2012.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**ASHGROVE
CNR CHISHOLM & KIRKTON ROAD, AUBURN, NSW**

DESCRIPTION

The Ashgrove is a community title masterplanned estate with 263 dwellings consisting of freestanding homes, attached dwellings and 2-bedroom apartments above garages. The Estate also has a swimming pool, tennis courts and a bbq pavilion. The Estate also incorporates a sophisticated stormwater system which collects and treats roofwater, 70% of stormwater falling on roads within the Estate as well as additional stormwater from the existing Council drainage system.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 02
LOCATION	AUBURN
PROJECT VALUE (INCL. GST)	\$127M
TOTAL LOTS	263
PROJECT PERIOD (CALENDAR YEAR)	END 2003 – MID 2011
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

All lots have been developed and settled. Minor works remaining for the Storm water harvesting system which will occur in February/March 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**GILLIESTON
SADDLER DRIVE (OFF CESSNOCK ROAD),
GILLIESTON HEIGHTS, NSW**

DESCRIPTION

Gillieston is located 3 kilometres South of Maitland and approximately 1.5 hours north of Sydney. The project received Development Approval (DA) in November 2006 from Maitland City Council. The residential lots are to be developed over 10 stages.

Lots currently vary in size from 450m² to over 1,200m² with average lot size being 700m²
The entire estate is over 70HA.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUL 06
LOCATION	GILLIESTON
PROJECT VALUE (INCL. GST)	\$83M
TOTAL LOTS	403
PROJECT PERIOD (CALENDAR YEAR)	EARLY 2008 – MID 2011
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Civil works for stages 1–4 are complete with stage 5 works to complete in February 2012. Stage 6 works expected to begin mid 2012.

VIEW LARGER MAP



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

SPRING FARM
13 BELMONT AVE, SPRING FARM, NSW

DESCRIPTION

Spring Farm is located within the Camden LGA in Sydney's South – West, approximately 65km from the Sydney CBD. The project incorporates residential lots, both speculative and packaged housing, over 5 stages. The development also includes the retention of existing ecology and a park.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 08
LOCATION	SPRING FARM
PROJECT VALUE (INCL. GST)	\$90M
TOTAL LOTS	323
PROJECT PERIOD (CALENDAR YEAR)	MID 2008 – MID 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Stages 1, 2 and 3 have been released for sale to the market, and settlements for Stage 3 are forecast to commence mid 2012. Construction of the park is anticipated to commence by mid 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA


[◀ BACK](#)
[NEXT ▶](#)

MIDDLETON GRANGE MIDDLETON DRIVE & TRUSCOTT AVENUE, MIDDLETON GRANGE, NSW

DESCRIPTION

Middleton Grange forms a part of the Southern Hoxton Park release area, and is situated between the M7 motorway and the Western Sydney Parklands. The site is surrounded by large land holdings that are currently undergoing development.

The site is located on the western side of the M7 motorway and is approximately 50km drive from the Sydney CBD and 10km from the Liverpool CBD (the closest regional centre).

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 10
LOCATION	MIDDLETON GRANGE
PROJECT VALUE (INCL. GST)	\$147M
TOTAL LOTS	479
PROJECT PERIOD (CALENDAR YEAR)	END 2010 – MID 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Civil works for stages 1-5 are complete, stage 6 is underway.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

**FLETCHER
WATERSIDE DRIVE (OFF COUNTY DRIVE),
FLETCHER, NSW**

DESCRIPTION

Fletcher is located 15km west of Newcastle CBD and approximately 1.5 hours north of Sydney. The project has Development Approval (DA) from Newcastle City Council.

Lots vary in size from 470m² to over 2,000m² with the average lot size being 700m². The entire estate is over 60Ha.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 07
LOCATION	FLETCHER
PROJECT VALUE (INCL. GST)	\$40M
TOTAL LOTS	268
PROJECT PERIOD (CALENDAR YEAR)	END 2007 – END 2014
OWNERSHIP STRUCTURE	PDA WITH KINGSTON FLETCHER

UPDATE

Civil works for stages 1–5 are complete. Stage 6 works expected to begin in March 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL

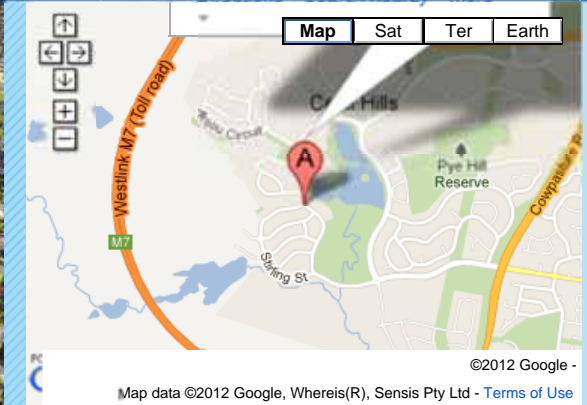
COMMERCIAL

NEW SOUTH WALES

QUEENSLAND

VICTORIA

WESTERN AUSTRALIA


[← BACK](#)
[NEXT ▶](#)

ELIZABETH HILLS CNR OF STIRLING STREET & FEODORE DRIVE, CECIL HILLS, NSW

DESCRIPTION

Elizabeth Hills is located on the eastern side of the M7 motorway adjacent to the established suburb of Cecil Hills, a highly desirable neighbourhood 10 minutes from the Liverpool CBD. The 56Ha estate is being developed as a masterplanned community to be delivered in 6 stages with a diverse range of lot sizes and medium density product.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	SEP 07
LOCATION	ELIZABETH HILLS
PROJECT VALUE (INCL. GST)	\$55M
TOTAL LOTS	217
PROJECT PERIOD (CALENDAR YEAR)	MID 2010 – END 2013
OWNERSHIP STRUCTURE	PDA WITH LANDCOM

UPDATE

Stage 1 was released to the market in November 2011 with an overwhelming response.

Stage 3 is currently under construction and is programmed for completion in March 2012.

Stage 4 development consent has been approved, with Stage 2, 5, and 6 expected in the first half of 2012.

[VIEW LARGER MAP](#)

©2012 Google -

 Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - [Terms of Use](#)



INVESTMENT DEVELOPMENT MAP DOWNLOAD EXCEL PRINT PDF DISCLAIMER



- RESIDENTIAL
- COMMERCIAL
- NEW SOUTH WALES
- QUEENSLAND
- VICTORIA
- WESTERN AUSTRALIA

◀ BACK NEXT ▶

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE FROM ¹	SETTLEMENT DATE TO ¹	CURRENT PRICE RANGE FROM/TO	PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
IN PROGRESS														
MOSSVALE ON MANLY MWRDP	Jun 07 ³	Wakerley	\$120m	180	113	88	85						Houses	100% MWRDP (Mirvac Limited 20% equity interest)
Completed Stages			\$26m	39	39	39	39	Oct 08	Jan 10	\$620,000 – \$740,000	mid 2007 – early 2010	100%		
Stage 9			\$94m	141	74	49	46	Feb 10	Jan 14	\$595,000 – \$765,000	early 2009 – early 2014	70%		
EPHRAIM ISLAND	Nov 01	Paradise Point	\$527m	383	382	333	333						Apartments, villas, marina berths and land	50% Mirvac Limited 50% Lewis Land Group of Companies
Completed Stages			\$185m	101	101	101	101	Apr 06	Feb 10	\$755,000 – \$4.8m	mid 2004 – early 2010	100%		
Stage 1			\$140m	136	135	135	135	Jun 05	Jun 14	\$525,000 – \$2.8m	mid 2003 – mid 2014	100%	Apartments and marina berths	
Stage 3			\$125m	85	85	72	72	Dec 06	Apr 13	\$495,000 – \$4.5m	mid 2005 – mid 2013	100%	Apartments, houses and marina berths	
Stage 4B			\$77m	61	61	25	25	Apr 08	Apr 15	\$525,000 – \$4.7m	mid 2006 – mid 2015	100%	Apartments and marina berths	
THE SANCTURY ON MOGGILL	Sep 04	Moggill	\$84m	289	283	239	225						Houses and land	100% Mirvac Limited
Completed Stages			\$55m	178	178	178	178	Mar 07	Mar 10	\$175,000 – \$4.9m	mid 2006 – mid 2010	100%	Houses and land	
Stage 2A			\$13m	50	50	48	47	Sep 10	Apr 12	\$220,000 – \$285,000	early 2010 – mid 2012	100%	Land	
Stage 2B			\$16m	61	55	13	0	Jan 12	Sep 13	\$240,000 – \$290,000	mid 2011 – end 2013	95%	Land	
TENNYNSON REACH	Aug 05	Tennyson	\$280m	207	206	161	159						Apartments	100% Mirvac Limited
Saffstone and Lushington			\$189m	115	114	111	111	May 09	Oct 12	\$895,000 – \$4.9m	mid 2007 – end 2012	100%		
Farringford			\$91m	92	92	50	48	Mar 10	Apr 16	\$685,000 – \$5.2m	end 2007 – mid 2016	100%		
BROOKWATER	May 06	Springfield	\$28m	57	41	21	21						Townhouses	100% Mirvac Limited
Stage 1			\$12m	23	23	21	21	Jul 09	Jun 12	\$400,000 – \$715,000	end 2007 – mid 2012	100%		
Stage 2			\$16m	34	18	0	0	Jun 12	Nov 13	\$395,000 – \$570,000	mid 2010 – end 2013	30%		
MARINER'S PENINSULA	Jun 06	Townsville	\$27m	19	17	11	4						Houses	100% Mirvac Limited
Completed Stages			\$10m	4	4	4	4	Jun 09	May 10	\$2.3m – \$2.6m	mid 2006 – mid 2010	100%	Houses	
The Point			\$17m	15	13	7	0	Feb 12	Mar 13	\$1.0m – \$1.2m	mid 2011 – early 2013	90%	Vacant land	
MARINER'S PENINSULA MWRDP	Jun 07 ³	Townsville	\$88m	101	101	101	101	Jul 09	Dec 11	\$610,000 – \$2.5m	mid 2007 – end 2011	100%	Apartments	100% MWRDP (Mirvac Limited 20% equity interest)
GAINSBOROUGH GREENS	Oct 06	Pimpama	\$65m	253	210	83	24						Vacant land and houses	100% Mirvac Limited
Precinct 2 – Terrace Green			\$32m	119	119	72	24	Dec 10	Aug 13	\$170,000 – \$590,000	end 2006 – mid 2013	100%		
Precinct 6.1 – Green Park			\$12m	46	22	2	0	Jan 12	Jun 13	\$220,000 – \$265,000	mid 2011 – mid 2013	95%		
Precinct 6.2 – Green Park			\$21m	88	69	9	0	Jan 12	Jun 13	\$190,000 – \$350,000	mid 2011 – mid 2013	95%		
JOYNER	Jan 10	Joyner	\$11m	32	32	31	31	Feb 10	Mar 12	\$320,000 – \$600,000	early 2010 – early 2012	100%	Vacant land & completed house	100% Mirvac Limited
WATERFRONT	Apr 08	Newstead	\$107m	102	102	34	0	Oct 12	Mar 14	\$480,000 – \$2.4m	mid 2010 – mid 2014	60%	Apartments	100% Mirvac Limited
WATERFRONT MWRDP	Jun 08 ³	Newstead	\$352m	99	99	50	50	Mar 11	Jun 14	\$2.0m – \$14.2m	mid 2008 – mid 2014	100%	Apartments	100% MWRDP (Mirvac Limited 20% equity interest)

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
PROPOSED							
THE SANCTURY ON MOGGILL	Sep 04	Moggill	\$18m	68	end 2012 – end 2014	Land	100% Mirvac Limited
WATERFRONT	Apr 08	Newstead	\$843m	591	mid 2014 – early 2024	Apartments	100% Mirvac Limited
BROOKWATER	May 06	Springfield	\$85m	129	mid 2012 – end 2016	Townhouses and houses	100% Mirvac Limited
MARINER'S PENINSULA	Jun 06	Townsville	\$84m	71	mid 2012 – early 2015	Apartments	100% Mirvac Limited
GAINSBOROUGH GREENS	Oct 06	Pimpama	\$649m	1,953	mid 2012 – mid 2021	Vacant land	100% Mirvac Limited
HOPE ISLAND	Jan 07	Hope Island	\$28m	52	end 2012 – end 2014	Vacant land	100% Mirvac Limited
HAMILTON	Jun 10	Hamilton	\$323m	582	end 2012 – mid 2017	Apartments	100% Mirvac Limited

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.
 2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
 3) TRANSACTION DATE.



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**MOSSVALE ON MANLY MWRDP
KATHERINE STREET, WAKERLEY, QLD**

DESCRIPTION

Mossvale on Manly is a 503 lot residential subdivision consisting primarily of Mirvac built spec homes on traditional allotments.

The project includes over 10ha of parklands with recreational facilities and tranquil waterways for residents of the estate. Mossvale on Manly is centrally located in Wakerley near shops, schools and recreational facilities and is approximately 14 kilometres east of the Brisbane CBD and 5 kilometres from Moreton Bay.

MWRDP purchased Stage 9 and 10 (180 lots) from Mirvac in 2007.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 07 ¹
LOCATION	WAKERLEY
PROJECT VALUE (INCL. GST)	\$120M
TOTAL LOTS	180
PROJECT PERIOD	MID 2007 – EARLY 2014
OWNERSHIP STRUCTURE	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

Stage 10 (39 lots) was completed January 2010.

Civil works are complete and titles registered for all Stages.

The main construction and sales focus is currently on Stage 9a (82 lots) with the first house construction starts moving to the final Stage, Stage 9b (59 lots) in February 2012.

As at 31 Dec 2011 85 lots had settled with project completion forecast for early 2014.

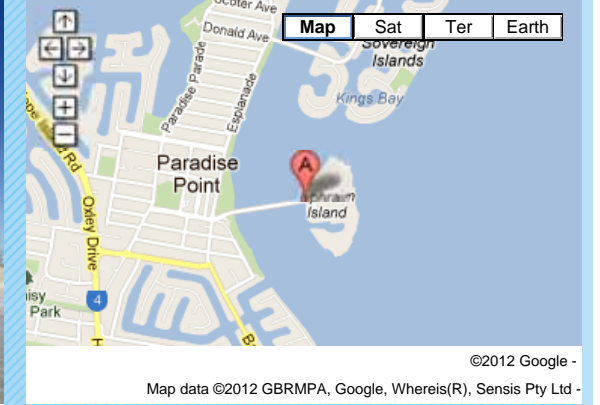
1) TRANSACTION DATE.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK NEXT ▶

**EPHRAIM ISLAND
BUILDING 2, EPHRAIM ISLAND,
PARADISE POINT, QLD**

DESCRIPTION

Ephraim Island is a 9.6 hectare freehold title island located 15 minutes (9 km) north of Surfers Paradise and immediately south of Sovereign Islands on the Broadwater, Gold Coast, Queensland. Developed in 4 stages, Ephraim Island comprises 383 residential dwellings across five designated precincts. The complex includes a restaurant, well-being centre, lap pool, spa, gym and day-spa facility. The island also has 115 private marina berths.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	NOV 01
LOCATION	PARADISE POINT
PROJECT VALUE (INCL. GST)	\$527M
TOTAL LOTS	383
PROJECT PERIOD	MID 2004 – MID 2015
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED 50% LEWIS LAND GROUP OF COMPANIES

UPDATE

Construction on Ephraim island was completed in April 2008. The Promontory Precinct was recently sold out, with the last remaining house settled in December 2011.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**THE SANCTUARY ON MOGGILL
4 SANCTUARY WAY, MOGGILL, QLD**

DESCRIPTION

The Sanctuary on Moggill is located 18km West of the Brisbane CBD. The development contains large residential lots ranging in size from 706m² – 1411m². The estate has a large park and a cricket oval at its heart and is surrounded by semi rural properties and natural bushland while remaining in close proximity to amenities such as local schools, sporting facilities and shopping centres.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	SEP 04
LOCATION	MOGGILL
PROJECT VALUE (INCL. GST)	\$84M
TOTAL LOTS	289
PROJECT PERIOD	MID 2006 – END 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

This development is comprised of 6 stages. 3 stages are complete.

Civil works within stage 2B are complete and the stage is awaiting title registration. Civil works in the final stage is scheduled to commence in late 2012. The project is expected to be complete by October 2014.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK

NEXT ▶

TENNYSON REACH 173 KING ARTHUR TERRACE, TENNYSON, QLD

DESCRIPTION

Tennyson Reach is located on north-facing riverfront land, approximately 8km from the CBD. The Queensland Tennis Centre occupies the southern half of the site with Tennyson Reach on the riverfront.

RESIDENTIAL – TENNYSON REACH

- > 207 apartments over 3 buildings up to 11 storeys
- > Stage 1 comprises 115 apartments, released in June 2007 with 111 exchanged. The average price point was \$1.65m and gross revenue of \$188 million. Stage 1 was completed in April 2009 with settlements commencing in May 2009. 111 apartments have settled to date and there are 4 apartments remaining for sale.
- > Stage 2 comprises 92 apartments, released December 2007 with in excess of \$57 million sold to date, 50 contracts exchanged and a total forecast revenue of \$91 million. Construction was completed in January 2010 and settlements commenced in March 2010.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	AUG 05
LOCATION	TENNYSON
PROJECT VALUE (INCL. GST)	\$280M
TOTAL LOTS	207
PROJECT PERIOD	MID 2007 – MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

The Brisbane flood in January 2011 entered nine ground floor apartments in Stage 1 and the common basement area across both Stages. Mirvac undertook clean-up and rectification works on Common Property on behalf of the Tennyson Reach Body Corporate, and most residents were able to re-occupy their apartments by March, 2011. At Mirvac's cost (approx \$1.8m), the nine ground floor apartments were rectified and handed over in May/June 2011.

In mid 2011 Mirvac made the decision to sell the balance of underdeveloped land parcels to Brisbane City Council as parkland. The sale to Council settled in June 2011 and Mirvac plans to commence parkland construction works in April, 2012. The new parkland will be directly adjacent to Stage 2, which contains the majority of our unsold stock. The Sales Centre reopened on 3 January, 2012, supported by a media campaign.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

**BROOKWATER
MELALEUCA DRIVE, BROOKWATER, QLD**

DESCRIPTION

Located 24km South West of Brisbane CBD and 15 minutes from Ipswich, the Greater Springfield region has been identified by the State Government as a key growth corridor. Brookwater brings Mirvac's signature quality to this dynamic corner of South East Queensland. Nestled amongst the native bushland and surrounded by fairways of the Greg Norman designed Brookwater Golf Course. Brookwaters will comprise contemporary architect-designed dwellings.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	MAY 06
LOCATION	SPRINGFIELD
PROJECT VALUE (INCL. GST)	\$28M
TOTAL LOTS	57
PROJECT PERIOD	END 2007 – END 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

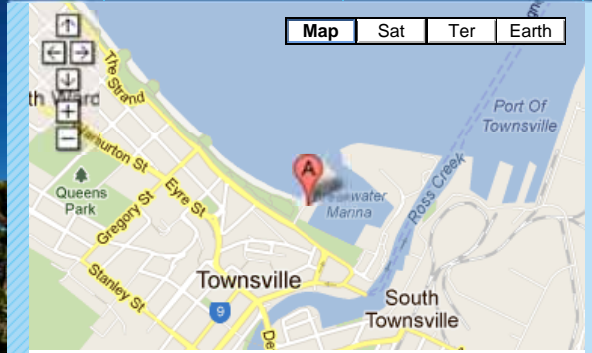
Stage 1 has two lots yet to be sold. Stage 2 has recently received title registration and construction has commenced with settlements to begin in mid 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK

NEXT ▶

MARINER'S PENINSULA MARINER'S DRIVE, NORTH WARD, TOWNSVILLE, QLD

DESCRIPTION

Mirvac purchased the Mariner's Peninsula in 2006. The site is located on 'The Strand' in Townsville and enjoys 270° views across the adjacent marina and Cleveland Bay.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 06
LOCATION	TOWNSVILLE
PROJECT VALUE (INCL. GST)	\$27M
TOTAL LOTS	19
PROJECT PERIOD	END 2007 – END 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

The Point Apartments and The Point Land Lots were released off the plan in October 2010. The Point Land Lots are scheduled to begin settling in February 2012, whilst presales continue in The Point Apartments.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK

NEXT ▶

**MARINER'S PENINSULA MWRDP
MARINER'S DRIVE, NORTH WARD,
TOWNSVILLE, QLD**

DESCRIPTION

Mirvac purchased the Mariner's Peninsula site in 2006. The site is located on 'The Strand' in Townsville and enjoys 270° views across the adjacent marina and Cleveland Bay. Stage 1 of Mariners Peninsula – The Stanton Apartments was acquired by MWRDP in 2007.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 07 ¹
LOCATION	TOWNSVILLE
PROJECT VALUE (INCL. GST)	\$88M
TOTAL LOTS	101
PROJECT PERIOD	MID 2007 – DEC 2011
OWNERSHIP STRUCTURE	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

Construction began in October 2007.
Settlement is complete.

1) TRANSACTION DATE.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

GAINSBOROUGH GREENS, PIMPAMA, QLD

DESCRIPTION

Gainsborough Greens is a large scale master planned community located in one of the fastest growing corridors in Australia, only 50km from the Brisbane CBD and 30kms from Surfers Paradise. The project, is the largest approved residential development on the Gold Coast.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	OCT 06
LOCATION	PIMPAMA
PROJECT VALUE (INCL. GST)	\$65M
TOTAL LOTS	253
PROJECT PERIOD	MID 2006 – MID 2013
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

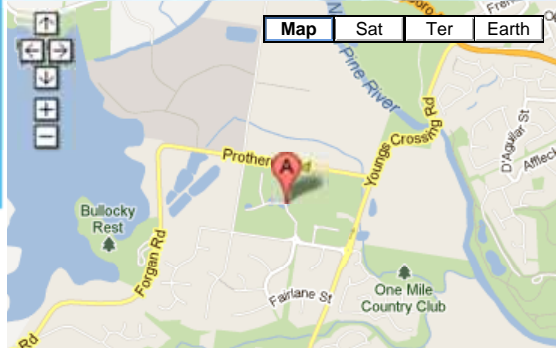
Green Park was released in October 2011.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK

NEXT ▶

JOYNER AMANDA JUNE CLOSE, JOYNER, QLD

DESCRIPTION

A small rural residential land subdivision located in the suburb of Joyner, 22km North of the Brisbane CBD.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JAN 10
LOCATION	JOYNER
PROJECT VALUE (INCL. GST)	\$11M
TOTAL LOTS	32
PROJECT PERIOD	END 2010 – EARLY 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

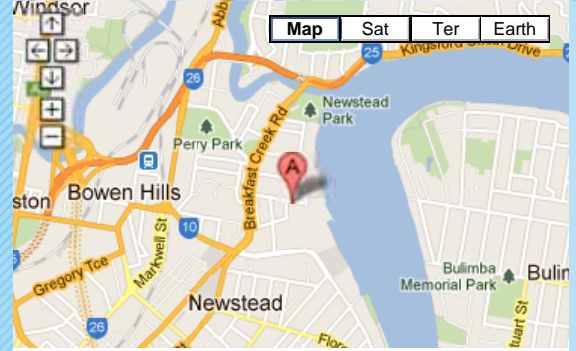
UPDATE

All works are complete with 1 lot remaining for sale.

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -
Map data ©2012 GBRMPA, Google, Whereis(R), Sensis Pty Ltd -

◀ BACK

NEXT ▶

WATERFRONT CUNNINGHAM STREET, NEWSTEAD, QLD

DESCRIPTION

Waterfront, Newstead is a premium residential, retail and parkland development, located on a prime 10.5 hectare, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD and 8km for the Brisbane Airport.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	APR 08
LOCATION	NEWSTEAD
PROJECT VALUE (INCL. GST)	\$107M
TOTAL LOTS	102
PROJECT PERIOD	MID 2010 – MID 2014
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Stage 2, is a 8-16 storey building comprising 102, 1,2 and 3 bedroom apartments and 400sqm of retail space on the ground floor. Park has an eastern aspect overlooking the parklands and represents the entry price point for Waterfront with prices starting just under \$500k. The target market is both investors and owner occupiers. Park was released on 29 March 2010 and there have been 37 apartments sold to date.

[VIEW LARGER MAP](#)

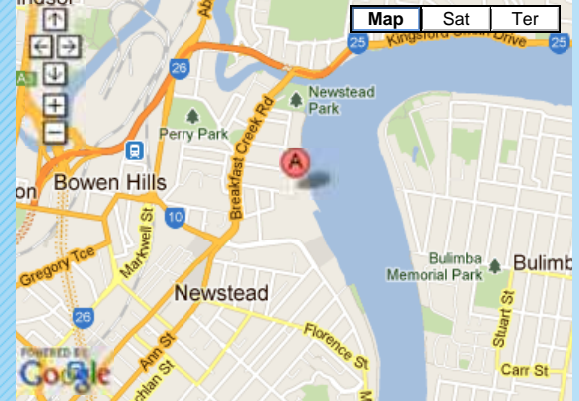
D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA

◀ BACK

NEXT ▶



[VIEW LARGER MAP](#)

WATERFRONT MWRDP 1 NEWSTEAD TERRACE, NEWSTEAD, QLD

DESCRIPTION

Waterfront, Newstead is a premium residential, retail and parkland development, located on a prime 10.5 hectare, north-east facing riverfront site. The site is located in the inner city suburb of Newstead which is 2km from the Brisbane CBD and 8km for the Brisbane Airport.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 08 ¹
LOCATION	NEWSTEAD
PROJECT VALUE (INCL. GST)	\$352M
TOTAL LOTS (APPROX)	99
PROJECT PERIOD	MID 2008 – MID 2014
OWNERSHIP STRUCTURE (EXCLUDES PIER STAGE)	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

Stage 1, comprises 99 luxury 3 and 4 bedroom and penthouse apartments across 2 buildings. The Pier buildings are located with a north-east aspect fronting the Brisbane River and represent the most prestigious apartments to be offered at Waterfront. The size of the apartments range from 180sqm to 380sqm (net) with the Grand Penthouse over 500 sqm. Construction was completed in March 2011. 50 lots have settled to date with 49 lots remaining.

1) TRANSACTION DATE.



INVESTMENT DEVELOPMENT MAP DOWNLOAD EXCEL PRINT PDF DISCLAIMER



RESIDENTIAL
COMMERCIAL
NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA

IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE FROM ¹	SETTLEMENT DATE TO ¹	CURRENT PRICE RANGE FROM/TO	PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
WAVERLEY PARK	Dec 01 ³	Mulgrave	\$626m	1,158	1,008	994	889						Houses	100% Mirvac Limited
Completed Stages			\$294m	623	623	623	623	Nov 03	Mar 11	\$245,000 – \$945,000	mid 2002 – mid 2011	100%		
Stage 5			\$82m	118	114	114	114	Oct 09	Mar 11	\$495,000 – \$900,000	mid 2008 – mid 2011	100%		
Stage 6			\$36m	52	25	25	25	Mar 11	Sep 13	\$485,000 – \$830,000	mid 2010 – end 2013	50%		
Stage 7			\$46m	93	54	54	54	Apr 08	Jun 16	\$370,000 – \$775,000	end 2007 – early 2016	60%		
Stage 8			\$66m	108	28	24	0	Jun 12	Apr 13	\$550,000 – \$800,000	end 2011 – mid 2013	10%		
Stage 10			\$73m	123	123	119	73	Jun 11	Jun 12	\$825,000 – \$495,000	mid 2010 – end 2010	85%		
Stage 12			\$29m	41	41	35	0	Jun 12	Jul 12	\$495,000 – \$1.0m	mid 2011 – end 2012	70%		
YARRA'S EDGE	Mar 04	Docklands	\$411m	432	432	339	143							100% Mirvac Limited
Marina			\$19m	149	149	100	96	Jan 05	Jun 15	\$120,000 – \$225,000	mid 2004 – Dec 2008	100%	Marina berths	
River Precinct Lowrise			\$219m	82	82	78	47	May 10	Dec 12	\$885,000 – \$7.0m	early 2007 – end 2012	85%	Luxury houses including marina berths	
Yarra Point			\$192m	201	201	161	0	Apr 13	Mar 14	\$500,000 – \$2.4m	mid 2008 – mid 2014	35%	Luxury highrise apartments	
ARGYLE AT WATERWAYS MWRDP	Apr 06 ³	Braeside	\$82m	145	145	145	144	Oct 08	Feb 12	\$500,000 – \$850,000	mid 2007 – early 2012	100%	Houses	100% MWRDP (Mirvac Limited 20% equity interest)
LAUREATE	Jul 07	Port Melbourne	\$95m	46	46	44	44	Apr 11	Mar 12	\$1.4m – \$3.2m	mid 2007 – late 2011	100%	Inner city townhouses	100% Mirvac Limited
HARCREST MWRDP	Feb 08 ³	Wantrina South	\$142m	285	175	151	86						Houses and land	100% MWRDP (Mirvac Limited 20% equity interest)
Stage 1			\$56m	104	82	78	37	Jun 11	Oct 14	\$325,000 – \$950,000	end 2010 – end 2014	50%		
Stage 2			\$37m	83	70	66	49	Oct 11	Sep 12	\$310,000 – \$610,000	end 2010 – mid 2012	30%		
Stage 3			\$49m	98	23	7	0	May 12	Jun 13	\$340,000 – \$950,000	Mid 2012 – mid 2013	5%		

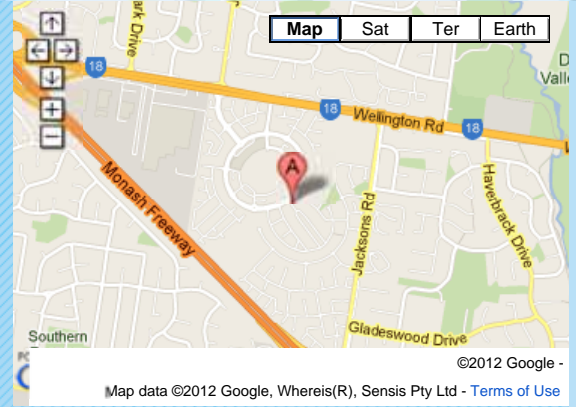
PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
WAVERLEY PARK	Dec 01	Mulgrave	\$89m	149	early 2014 – end 2016	Integrated housing	100% Mirvac Limited
YARRA'S EDGE	Dec 09	Docklands	\$842m	746	early 2012 – early 2019	Apartments	100% Mirvac Limited
ROCKBANK	Nov 06	Rockbank	\$1.1bn	5,780	mid 2014 – end 2031	Land subdivision	50% Mirvac Limited 50% Jayaland Corporation
HARCREST MWRDP	Feb 08 ³	Wantrina South	\$307m	556	early 2012 – mid 2016	Houses and Land	100% MWRDP (Mirvac Limited 20% equity interest)
SMITHS LANE	Nov 11	Clyde North	\$466m	2,107	mid 2015 – early 2026	Land Subdivision	100% Mirvac Limited

1) SETTLEMENT DATES MAY VARY AS CIRCUMSTANCES CHANGE.
2) CONSTRUCTION PROGRESS AS A PERCENTAGE OF COST, WHICH INCLUDES LAND SUBDIVISION BUT NOT LAND ACQUISITION.
3) TRANSACTION DATE.

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**WAVERLEY PARK
GOODISON COURT, MULGRAVE, VIC**

DESCRIPTION

Waverley Park is a masterplanned community located in the South Eastern suburb of Mulgrave, approximately 23 kilometres from the Melbourne CBD. The site was previously an Australia Rule Football venue. The oval and a portion of the stadium have been retained and converted into a retail precinct, now home to the Hawthorn Football Club. The site is over 80 hectares.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 01 ¹
LOCATION	MULGRAVE
PROJECT VALUE (INCL. GST)	\$626M
TOTAL LOTS	1,158
PROJECT PERIOD	MID 2002 – EARLY 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

The project was launched in 2003. Housing construction on Stages 10 and 12 are scheduled for completion in July 2012 and construction of the first homes in Stage 8 commenced in December 2011. In early 2012 Waverley Park reached the 1,000 sales milestone.

1) TRANSACTION DATE.

[VIEW LARGER MAP](#)

D

RESIDENTIAL

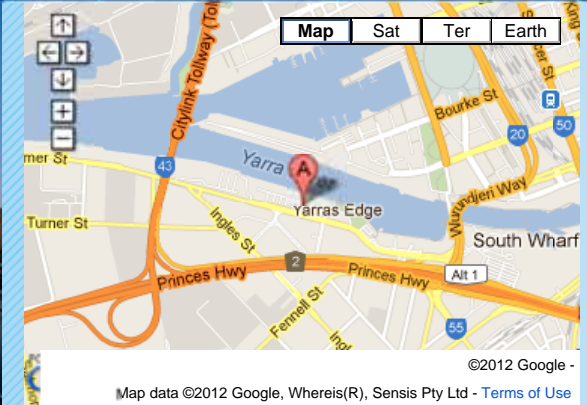
COMMERCIAL

NEW SOUTH WALES

QUEENSLAND

VICTORIA

WESTERN AUSTRALIA


[◀ BACK](#)
[NEXT ▶](#)

YARRA'S EDGE 35 SOUTH WHARF DRIVE, DOCKLANDS, VIC

DESCRIPTION

Yarra Point is a 31 level residential tower of 201 apartments located within the Park Precinct of Mirvac's Yarra's Edge development at Melbourne's Docklands. The site benefits from views to the City, Yarra River and Port Phillip Bay.

Also located at Yarra's Edge is River Homes Precinct which consists 82 strata-free homes across a mix of Riverfront, Terrace and Home Office product offerings, River Precinct is just minutes from Melbourne's CBD and benefits from incredible views of the river and city skyline.

A 149 berth marina is located on the river to the north of the residential component.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	MAR 04
LOCATION	DOCKLANDS
PROJECT VALUE (INCL. GST)	\$411M
TOTAL LOTS	432
PROJECT PERIOD	MID 2004 – MID 2014
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Yarra Point was launched in October 2010 and over 80% of the apartments are now sold. Construction commenced in December 2010 with completion expected in FY13.

Construction on River Homes Stages 1 & 2 is complete and 47 of the 48 homes are sold and settled. The final Stages of River precinct (Stages 3 & 4) are currently under construction and are anticipated to be completed and settled in FY13. To date 31 of the 34 homes in Stages 3 & 4 are sold.

Of the 149 marina berths, 96 are settled and a further 4 exchanged, construction was completed Dec 2008.

[VIEW LARGER MAP](#)

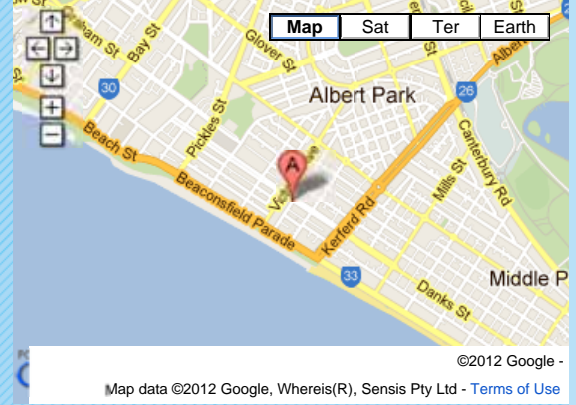
©2012 Google -

 Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - [Terms of Use](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**LAUREATE
25 DANKS STREET, ALBERT PARK, VIC**

DESCRIPTION

Laureate is an 8,144sqm island site located in Albert Park, one of Melbourne's oldest and most prestigious suburbs. Residing only two blocks from Port Phillip Bay and less than 5km from Melbourne's CBD, Laureate benefits from it's close proximity to cafes, restaurants and shops. Rising over three or four levels, the 46 luxury town homes boast large outdoor terraces that maximise the city and bay views on offer.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUL 07
LOCATION	PORT MELBOURNE
PROJECT VALUE (INCL. GST)	\$95M
TOTAL LOTS	46
PROJECT PERIOD	MID 2007 – LATE 2011
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

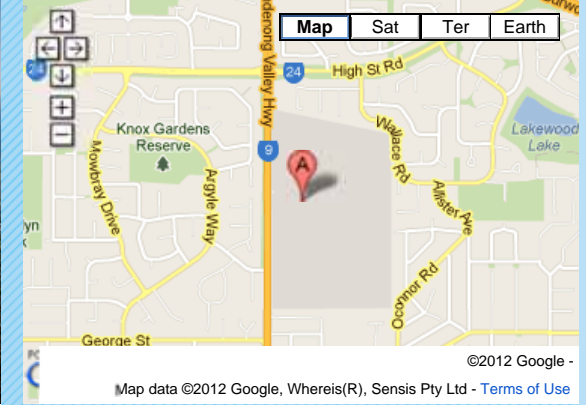
Construction on all 46 dwellings was completed in June 2011. To date 44 of the 46 homes have been sold and settled.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

**HARCREST MWRDP
CNR OF HARCREST BLVD & APPLEDALE WAY,
WANTIRNA SOUTH, VIC**

DESCRIPTION

Harcrest is a 56 hectare infill development, comprising vacant land and integrated housing. Nestled amongst well established suburbs, Harcrest offers buyers a unique opportunity to buy or build a brand new home at the foothills of the Dandenong Ranges. Formally the Austral Bricks Quarry, Harcrest is currently undergoing extensive filling works.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

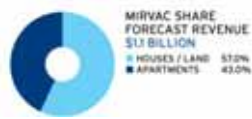
ACQUISITION DATE	FEB 08 ¹
LOCATION	WANTIRNA SOUTH
PROJECT VALUE (INCL. GST)	\$142M
TOTAL LOTS	285
PROJECT PERIOD	END 2010 – END 2014
OWNERSHIP STRUCTURE	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

Sales commenced in October 2010 and first settlements were received in FY11. Land lots within the first two stages are now complete, and construction of Mirvac housing and the retail village are underway. Civil construction is currently taking place on Stage 3 with the first lots in this stage due to settle in April 2012. Earthworks on the balance of the site are continuing, with all works to be completed and ready for further development in mid 2012. Formal project launch is schedule for February 2012.

1) TRANSACTION DATE.

[VIEW LARGER MAP](#)



RESIDENTIAL COMMERCIAL

NEW SOUTH WALES QUEENSLAND VICTORIA WESTERN AUSTRALIA

BACK NEXT

IN PROGRESS

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	RELEASED	EXCHANGED	SETTLED	SETTLEMENT DATE FROM ¹	SETTLEMENT DATE TO ¹	CURRENT PRICE RANGE FROM/TO	PROJECT PERIOD (CALENDAR YEAR)	CONSTRUCTION PROGRESS ²	DESCRIPTION	OWNERSHIP STRUCTURE
MINDARIE KEYS	Jan 96	Mindarie	\$298m	1,541	1,541	1,538	1,538						Land subdivision	15% Equity Share
Completed Stages			\$273m	1,519	1,519	1,519	1,519	Jun 03	Apr 10	\$185,000 – \$12.7m	early 1996 – mid 2010	100%		
Stage 5B ii			\$25m	22	22	19	19	Jun 08	Jun 12	\$790,000 – \$1.8m	mid 2007 – mid 2012	100%		
THE PENINSULA BURSWOOD	Feb 03	Burswood	\$473m	396	386	346	341							50% Mirvac Limited 50% AustralianSuper Fund
Completed Stages			\$217m	168	168	168	168	May 07	Mar 10	\$540,000 – \$13.4m	early 2003 – early 2010	100%	Apartments, housing, commercial land lots	
Allegro – Tower 1			\$2m	2	1	1	1	Apr 09	Oct 13	\$450,000 – \$925,000	early 2003 – mid 2013	100%	Apartments	
Axis – Tower 2			\$27m	29	28	28	28	Apr 09	Jun 13	\$475,000 – \$2.3m	early 2003 – mid 2013	100%	Apartments	
Aurora – Tower 4			\$150m	133	125	99	97	Dec 09	Jun 15	\$590,000 – \$4.2m	mid 2006 – mid 2015	100%	Apartments	
Aquarius – Tower 5			\$77m	64	64	50	47	Jun 10	Apr 14	\$550,000 – \$3.0m	early 2007 – mid 2014	100%	Apartments	
MANDURAH SYNDICATES MWRDP		Mandurah	\$104m	465	297	208	206							100% MWRDP (Mirvac Limited 20% equity interest)
Bridgewater MWRDP	Jun 07 ³		\$35m	157	79	38	38	Jun 08	Sep 13	\$170,000 – \$285,000	mid 2007 – end 2013	100%	Land	
Meadow Springs MWRDP Syndicate	Jun 07 ³		\$46m	234	187	151	150	Mar 09	Jul 13	\$149,000 – \$240,000	mid 2007 – end 2013	90%	Land	
Seascapes Town Centre MWRDP Syndicate	Jun 08 ³		\$23m	74	31	19	18	Mar 09	Oct 13	\$160,000 – \$2.3m	mid 2008 – end 2013	100%	Mix of residential and retail lots	
MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT		Mandurah	\$229m	1,004	836	782	778							
Mirvac Development Fund – Seascapes	Dec 05		\$138m	553	416	383	381	Jun 06	Nov 14	\$120,000 – \$400,000	mid 2006 – end 2014	85%	Land	100% Mirvac Development Fund – Seascapes
Mirvac Development Fund – Meadow Springs	Jun 06		\$91m	451	420	399	397	Dec 06	Oct 12	\$130,000 – \$3.1m	mid 2006 – mid 2012	95%	Land	100% Mirvac Development Fund – Meadow Springs
MEADOW SPRINGS HOUSING	Aug 03	Mandurah	\$92m	183	183	182	182							100% Mirvac Limited
Completed Stages			\$61m	113	113	113	113	Mar 07	Dec 11	\$145,000 – \$17.2m	mid 2003 – end 2011	100%	Architecturally designed homes and Golf Course	
Portrush Green			\$31m	70	70	69	69	May 08	Jan 12	\$350,000 – \$675,000	mid 2003 – early 2012	100%	Houses	
THE POINT	Dec 05	Mandurah	\$162m	138	136	109	109							100% Mirvac Limited
Building A			\$17m	13	13	8	8	Jun 09	Apr 16	\$600,000 – \$4.3m	end 2005 – mid 2016	100%	Hotel and apartments	
Building B			\$87m	78	78	68	68	Dec 08	Jun 16	\$295,000 – \$3.6m	end 2005 – mid 2016	100%	Apartments	
Building C			\$58m	47	45	33	33	Dec 08	Jun 16	\$520,000 – \$3.6m	end 2005 – mid 2016	100%	Apartments	
SWANBOURNE	Jun 05	Swanbourne	\$59m	58	58	55	55						Land subdivision & houses	50% Mirvac Limited 50% Landcorp
Completed Stages			\$49m	51	51	51	51	Nov 07	Jun 09	\$840,000 – \$1.8m	mid 2005 – mid 2009	100%		
Stage 2			\$10m	7	7	4	4	Mar 11	Jun 12	\$1.3 – \$1.6m	early 2008 – mid 2012	100%		
BINNINGUP	Jan 08	Binningup	\$9m	42	40	13	13						Land lots	PDA with Binningup Nominees
Stage 5 – Lakewood Shores			\$3m	18	17	6	6	Jul 09	Jun 13	\$145,000 – \$180,000	mid 2009 – mid 2013	100%		
Stage 6 – Lakewood Shores			\$6m	24	23	7	7	Feb 10	Jun 13	\$210,000 – \$250,000	mid 2009 – mid 2013	100%		
BEACHSIDE LEIGHTON	Aug 06	North Fremantle	\$174m	68	64	54	40							100% Mirvac Limited
Stage 1 – Lot 2			\$158m	61	57	53	40	Nov 10	Apr 15	\$1.0m – \$8.9m	mid 2006 – mid 2015	100%	Apartments / Retail	
Stage 1A – Lot 2			\$16m	7	7	1	0	Oct 12	Jun 15	\$2.5m – \$2.6m	mid 2007 – mid 2015	100%	Terraces	
KENNEDY BAY 4	Oct 06	Port Kennedy	\$161m	445	0	0	0	Dec 13	Jul 23	\$240,000 – \$610,000	end 2006 – mid 2023	10%	Land subdivision	PDA with WABGR
JANE BROOK	Jul 06	Jane Brook	\$10m	38	36	22	21	Jun 11	Feb 15	\$250,000 – \$270,000	mid 2010 – early 2015	100%	Urban land lots	100% Mirvac Limited

PROPERTY	ACQUISITION DATE	LOCATION	PROJECT VALUE (INCL. GST)	TOTAL LOTS	PROJECT PERIOD (CALENDAR YEAR)	DESCRIPTION	OWNERSHIP STRUCTURE
JANE BROOK	Jul 06	Jane Brook	\$60m	178	mid 2010 – early 2016	Land	100% Mirvac Limited
BEACHSIDE LEIGHTON	Aug 06	North Fremantle	\$267m	89	mid 2007 – mid 2019	Houses, hotel and apartments	100% Mirvac Limited
BINNINGUP	Jan 08	Binningup	\$347m	1,303	mid 2013 – end 2026	Land	PDA with Binningup Nominees
SWANBOURNE	Jun 05	Swanbourne	\$58m	36	end 2008 – early 2018	Houses and land	JV with Landcorp
THE PENINSULA BURSWOOD	Feb 03	Burswood	\$305m	273	end 2010 – end 2019	Housing and apartments	JV with AustralianSuper Fund
MANDURAH SYNDICATES MWRDP							
Bridgewater MWRDP	Jun 07	Mandurah	\$46m	160	mid 2013 – early 2015	Land	PDA with MWRDP Mirvac Limited 20% equity interest
Meadow Springs MWRDP	Jun 07	Mandurah	\$57m	244	mid 2007 – end 2016	Land	PDA with MWRDP Mirvac Limited 20% equity interest
Seascapes Town Centre MWRDP	Jun 08	Mandurah	\$36m	97	early 2013 – early 2016	Land	PDA with MWRDP Mirvac Limited 20% equity interest
MANDURAH SYNDICATES MIRVAC FUNDS MANAGEMENT							
Mirvac Development Fund – Meadow Springs	May 02	Mandurah	\$39m	194	mid 2012 – end 2015	Land	100% Mirvac Development Fund – Meadow Springs



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK NEXT ▶

**MINDARIE KEYS
ANCHORAGE DRIVE, MINDARIE, WA**

DESCRIPTION

The site is located within the established suburb of Mindarie and is 35 minutes from the Perth CBD and five minutes from the City of Joondalup. The development comprises developed built form lots as well as the final land subdivision lots around the existing Marina.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JAN 96
LOCATION	MINDARIE
PROJECT VALUE (INCL. GST)	\$298M
TOTAL LOTS	1,541
PROJECT PERIOD	EARLY 1996 – MID 2012
OWNERSHIP STRUCTURE	15% EQUITY SHARE

UPDATE

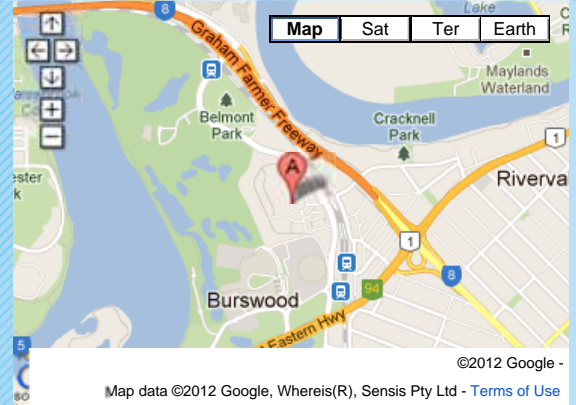
There are 3 lots remaining for sale.
The Mindarie Marina is currently run under management on behalf of the Mindarie Keys Joint Venture by Mindarie Marina Services.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**THE PENINSULA BURSWOOD
26, THE CIRCUS, BURSWOOD, WA**

DESCRIPTION

The 17.1 hectare site is located within the town of Victoria Park approximately 5 kilometres east of Perth CBD, immediately adjacent to the Burswood Casino and Entertainment complex and has magnificent views across the Burswood Park Golf Course and the Swan River to the Perth CBD.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	FEB 03
LOCATION	BURSWOOD
PROJECT VALUE (INCL. GST)	\$473M
TOTAL LOTS	396
PROJECT PERIOD	EARLY 2003 – MID 2015
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED 50% AUSTRALIANSUPER FUND

UPDATE

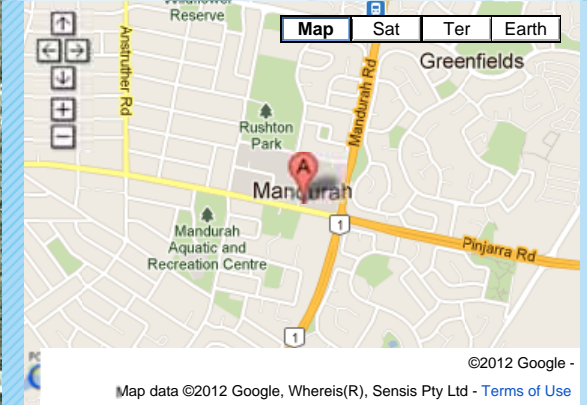
Completed apartments remain for sale in Aurora – Tower 4 and Aquarius – Tower 5.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



©2012 Google -

 Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - [Terms of Use](#)
[◀ BACK](#)
[NEXT ▶](#)

MANDURAH SYNDICATES MWRDP

DESCRIPTION

The Mandurah Syndicates MWRDP comprises the masterplanned communities of Meadow Springs, Seascapes Village and Bridgewater. Mirvac Limited has a 20% ownership in the MWRDP. The developments are all located in the Mandurah metro area and provide amenity in the form of golf course lifestyle for Meadow Springs, coastal living for Seascapes Village and estuary residences for Bridgewater.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 07 ¹
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$104M
TOTAL LOTS	465
PROJECT PERIOD	MID 2007 – END 2013
OWNERSHIP STRUCTURE	100% MWRDP (MIRVAC LIMITED 20% EQUITY INTEREST)

UPDATE

Each project is actively being developed and targeted towards 1st, 2nd and 3rd homebuyers. Meadow Springs is expected to benefit from the soon to be opened Quarry Park and development is progressing at the retail site at Seascapes.

ADDRESSES

Meadow Springs
1 Glendale Street, Meadow Springs WA 6210

Seascapes Village
1 Boardwalk Boulevard, Seascapes WA 6210

Bridgewater
2 Bridgewater Boulevard, Erskine, WA 6210

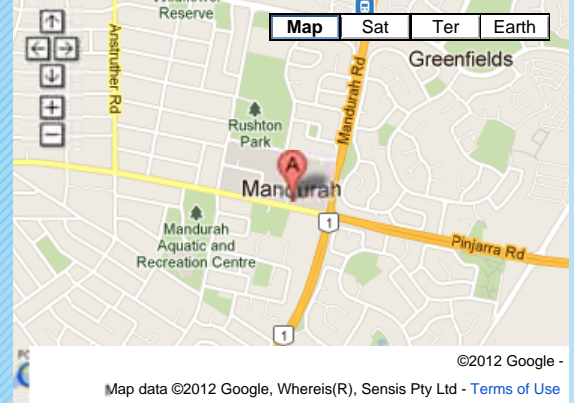
1) TRANSACTION DATE.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**MANDURAH SYNDICATES
MIRVAC FUNDS MANAGEMENT**

DESCRIPTION

The Mandurah Syndicates Mirvac Funds Management comprises the master planned communities of Meadow Springs and Seascapes. The developments are all located in the Mandurah metro area and provide amenity in the form of golf course lifestyle for Meadow Springs, and coastal living for Seascapes.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 05
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$229M
TOTAL LOTS	1,004
PROJECT PERIOD	MID 2006 – END 2014
OWNERSHIP STRUCTURE	100% MIRVAC DEVELOPMENT FUND

UPDATE

Each project is actively being developed and targeted towards 1st, 2nd and 3rd homebuyers. Meadow Springs is expected to benefit from the soon to be opened Quarry Park and development is progressing at the retail site at Seascapes.

ADDRESSES

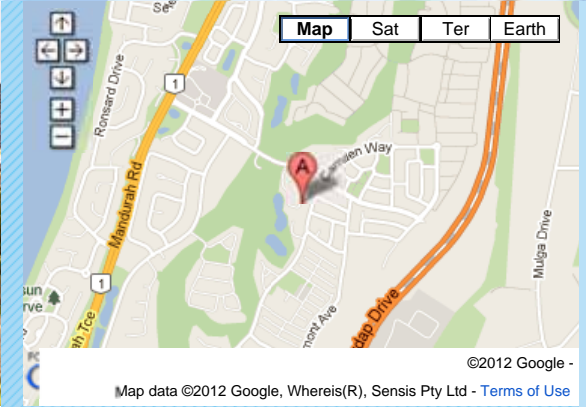
- Meadow Springs**
1 Glendale Street, Meadow Springs WA 6210
- Seascapes Village**
1 Boardwalk Boulevard, Seascapes WA 6210
- Bridgewater**
2 Bridgewater Boulevard, Erskine, WA 6210

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**MEADOW SPRINGS HOUSING
32 MIDDLETON LOOP, MEADOW SPRINGS, WA**

DESCRIPTION

Port Rush Green is Mirvac's final housing project within Meadow Springs, Mandurah. Situated on the corner of Meadow Springs Drive and Camden Way, 70 homes have been constructed and sold.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	AUG 03
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$92M
TOTAL LOTS	183
PROJECT PERIOD	END 2003 – EARLY 2012
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

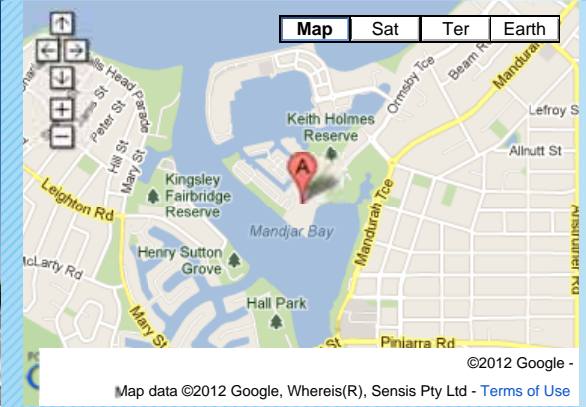
The settlement of the final home in February 2012 will mark the completion of this successful project.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**THE POINT
1-5 MARCO POLO DRIVE, MANDURAH, WA**

DESCRIPTION

Located 50 minutes drive south of Perth overlooking the Harvey Estuary, The Point development comprises three residential apartment towers and includes a Sebel hotel. Facilities include swimming pools, conference facilities and "M on The Point" restaurant.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	DEC 05
LOCATION	MANDURAH
PROJECT VALUE (INCL. GST)	\$162M
TOTAL LOTS	138
PROJECT PERIOD	END 2005 – MID 2016
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

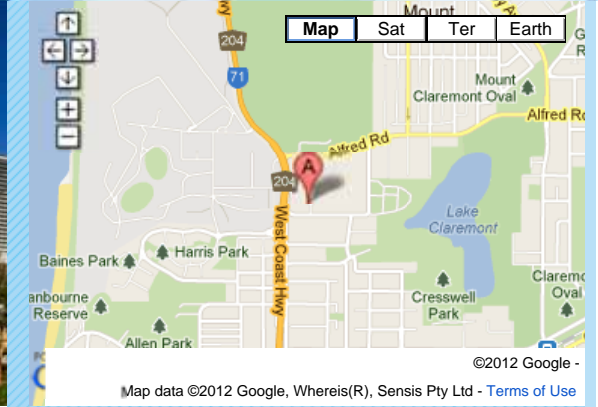
Completed apartments remain for sale.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

SWANBOURNE BIRRIGOON LOOP, SWANBOURNE, WA

DESCRIPTION

The redeveloped former Swanbourne High School site offers a range of housing options in an established Western suburb. It is close to parklands and local amenities and is ideally situated close to Swanbourne beach and 10kms from Perth CBD.

Swanbourne has received a number of awards; the National HIA Greensmart Award for Energy Efficiency and the Western Australia Property Council Award for Best Sustainable Development.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUN 05
LOCATION	SWANBOURNE
PROJECT VALUE (INCL. GST)	\$59M
TOTAL LOTS	58
PROJECT PERIOD	MID 2005 – MID 2012
OWNERSHIP STRUCTURE	50% MIRVAC LIMITED 50% LANDCORP

UPDATE

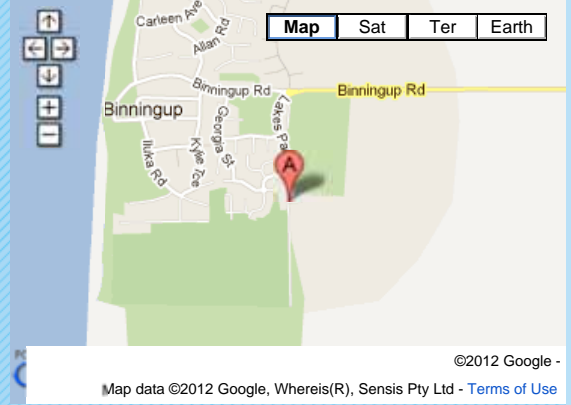
Sales and settlements of the existing housing stock are well progressed. Future land subdivision works are progressing with land lots to be released late May 2012.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

BINNINGUP LAKES PARADE, BINNINGUP, WA

DESCRIPTION

Mirvac has entered into a development services agreement to transform 270 hectares of land located alongside the existing Binningup town site (in Western Australia's South West region) into a vibrant coastal community. The site features over 3kms of frontage to the Indian Ocean and an existing nine-hole golf course. Mirvac is currently working through the structure planning process to deliver a vision for the site including a mix of land lots and a coastal village featuring a range of mixed use facilities.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JAN 08
LOCATION	BINNINGUP
PROJECT VALUE (INCL. GST)	\$9M
TOTAL LOTS	42
PROJECT PERIOD	MID 2009 – MID 2013
OWNERSHIP STRUCTURE	PDA WITH BINNINGUP NOMINEES

UPDATE

Activity in progress consists of existing land subdivision at Lakewood Shores. In July 2011, proposed masterplanned community received its EPBC Federal Environmental Approval and was rezoned to "Residential Development". The Local Structure Plan will be advertised in February 2012 and is expected to be formally adopted in May 2012.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**BEACHSIDE LEIGHTON
1 FREEMAN LOOP, NORTH FREMANTLE, WA**

DESCRIPTION

The site occupies a coastal location approximately 12 km south-west of the CBD. The development is mixed used comprising apartments, terraces, retail and tourism. Beachside Leighton has achieved a number of awards, including HIA Greensmart Design Award 2008, Royal Institute of Architects Harold Krantz (WA) Multiple Dwelling 2011, Best Overall Commercial Contractor, Deep Green Landscaping 2011.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

LOT 2 BEACHSIDE LEIGHTON NORTH

ACQUISITION DATE	AUG 06
LOCATION	NORTH FREMANTLE
PROJECT VALUE (INCL. GST)	\$174M
TOTAL LOTS	68
PROJECT PERIOD	MID 2006 – MID 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Mirvac WA continue to strategically market the apartment and terrace stock. Pricing is in line with comparable surrounding sales evidence.

[VIEW LARGER MAP](#)

D

RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA


[◀ BACK](#)
[NEXT ▶](#)

KENNEDY BAY¹ KENNEDY BAY DR, KENNEDY BAY, WA

DESCRIPTION

Kennedy Bay is a master planned integrated development based on a "main street" beach front village centre precinct. This unique project fronts 4.5km of north facing beachfront within the Shoalwater Islands Marine Park. The project will be developed over 8-10 years in 3 stages, with each stage including a range of housing lot choices, short stay accommodation and public infrastructure.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	OCT 06
LOCATION	PORT KENNEDY
PROJECT VALUE (INCL. GST)	\$161M
TOTAL LOTS	445
PROJECT PERIOD	MID 2006 – MID 2023
OWNERSHIP STRUCTURE	PDA WITH WABGR

UPDATE

Mirvac continues to work through the planning process, with an expected start date on site in 2013.

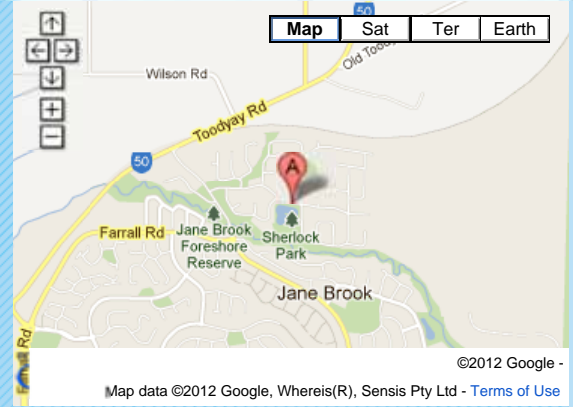
1) THE PROJECT HAS BEEN REVISED TO A LAND SUBDIVISION.

[VIEW LARGER MAP](#)



RESIDENTIAL
COMMERCIAL

NEW SOUTH WALES
QUEENSLAND
VICTORIA
WESTERN AUSTRALIA



◀ BACK

NEXT ▶

**JANE BROOK
JANE BROOK DR, JANE BROOK, WA**

DESCRIPTION

Jane Brook is located 18km north east of the Perth city centre and offers a mix of single residential and rural lifestyle lots for aspiring buyers. The project adjoins the John Forrest National Park and is set in a bushland landscape, enjoying uninterrupted views over the Perth metropolitan area.

SUMMARY INFORMATION – 31 DECEMBER 2011

IN PROGRESS

ACQUISITION DATE	JUL 06
LOCATION	JANE BROOK
PROJECT VALUE (INCL. GST)	\$10M
TOTAL LOTS	38
PROJECT PERIOD	MID 2010 – EARLY 2015
OWNERSHIP STRUCTURE	100% MIRVAC LIMITED

UPDATE

Jane Brook incorporates 152 urban lots and 64 rural lifestyle lots. Following the successful launch of Stage 1, development works for Stages 2 and 3 commenced in February 2012 in response to strong market enquiry.

[VIEW LARGER MAP](#)



INVESTMENT

DEVELOPMENT

MAP

DOWNLOAD EXCEL

PRINT PDF

DISCLAIMER



PROPERTY	LOCATION	OWNERSHIP
8 Chifley Square	Sydney, NSW	50% MPT, 50% K-REIT
Hoxton Distribution Park	Hoxton Park, NSW	100% Mirvac Limited

RESIDENTIAL

COMMERCIAL

◀ BACK

NEXT ▶

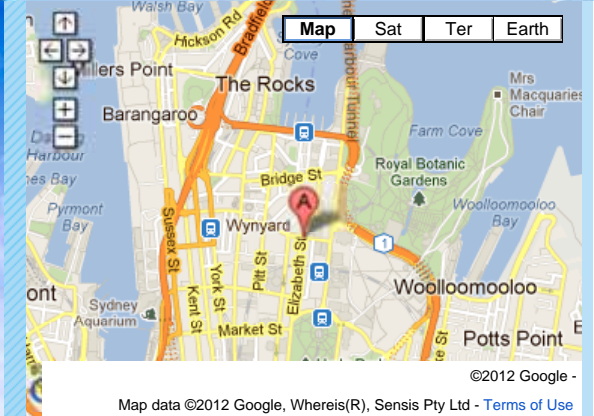
D

RESIDENTIAL

COMMERCIAL

◀ BACK

NEXT ▶



8 CHIFLEY SQUARE, SYDNEY, NSW IN PROGRESS

DESCRIPTION

A premium grade commercial office development on a landmark Sydney CBD site. Key to the design is the innovative tenancy "villages" concept. The tower comprises seven unique villages each providing unparalleled connectivity, interaction and amenity through vertical intergration. The villages range in size from 1,800 to 2,650 sqm and are separated by single floors, with a total net lettable area of over 19,100 sqm.

OWNERSHIP

50% MPT, 50% K-REIT

SUMMARY INFORMATION

VALUATION AS AT 31 DECEMBER 2011	\$81.7M ¹
VALUER	SAVILLS
LAST EXTERNAL VALUATION	31 DEC 11
PROJECT COST	\$154.4M ²
CAPITALISATION RATE	N/A
ACQUISITION DATE	APR 06
FORECAST COMPLETION	FY14

PROJECT UPDATE

Leasing program commenced; Agreement for lease executed on 16th December with Corrs Chambers Westgarth to lease 8,080 square metres (42% of net lettable area).

1) REPRESENTS THE VALUATION FOR 100% OF THE BUILDING.

2) MPT SHARE OF TOTAL PROJECT COSTS.

[VIEW LARGER MAP](#)

©2012 Google -

 Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - [Terms of Use](#)

D

 RESIDENTIAL
 COMMERCIAL

[← BACK](#)


HOXTON DISTRIBUTION PARK, INTERSECTION OF M7 AND COWPASTURE ROAD, HOXTON PARK, NSW IN PROGRESS

DESCRIPTION

Major industrial project comprising two distribution centres 100% preleased to Woolworths Limited. Building 1 comprises a 90,000 sqm state of the art purpose built facility for BIG W. Building 2 is a 43,500 sqm national distribution centre which will house Dick Smith.

OWNERSHIP

100% Mirvac Limited

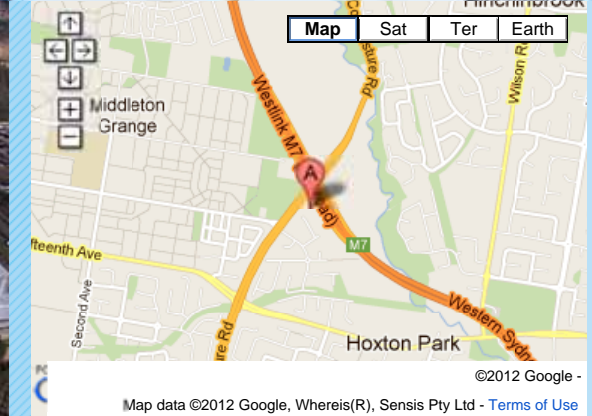
SUMMARY INFORMATION

VALUATION AS AT 31 DECEMBER 2011	N/A
VALUER	N/A
LAST EXTERNAL VALUATION	N/A
PROJECT COST	\$192.4M ¹
YIELD ON COST	8.01%
ACQUISITION DATE	JUL 10
FORECAST COMPLETION	FY12

PROJECT UPDATE

Practical completion achieved in August 2011 for Building 2 (Dick Smith) and October 2011 for Building 1 (BIG W), 5 months ahead of the original development plan for both. Binding agreement entered into in September with AVIVA to sell a 50% interest in both warehouses for \$97.4m. Settlement expected at the end of March 2012.

1) INCLUDES COSTS ASSOCIATED WITH THE RESIDUAL LAND LOT (SETTLED JUNE 11).


[VIEW LARGER MAP](#)