26 August 2004

SUMMARY OF DISTRIBUTION NOTICES YEAR ENDING JUNE 2004

All distributions referred to in this summary have already been announced.

We advise that the distribution payment for the year ending 30 June 2004 was 32.20 cents per stapled security. The following tax components pertain to the Mirvac Property Trust and Mirvac Limited.

Tax statements were despatched to Securityholders on Wednesday 11 August 2004.

MIRVAC PROPERTY TRUST

Payment Date	Distribution payment **C.P.U**	Tax Deferred **C.P.U**	Tax Deferred **%**	Discounted Capital Gain **C.P.U**	Concess. Capital Gain **C.P.U.**	Other Taxable Income **C.P.U**	Taxable Income **%**
24/10/03	4.7400	Total tax deferred for year	Total tax deferred for year			Total taxable income for year	Total taxable income for year
30/01/04	4.8000						
30/04/04	4.8600						
30/07/04	4.9200						
TOTAL	**19.3200**	**7.6224**	**39.45**	**0.1555**	**0.1555**	**11.3866**	**60.55**

MIRVAC LIMITED

Payment Date	Dividend payment C.P.U	Franking Credits
24/10/03	3.1600	These payments are fully franked at the rate of 30%
30/01/04	3.2000	
30/04/04	3.2400	
30/07/04	3.2800	
TOTAL	**12.8800**	

MIRVAC GROUP STAPLED SECURITY

TOTAL	**32.2** C.P.U

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