18 May 2006

ASX Announcement

JFFM LAUNCHES SECOND UNLISTED DEVELOPMENT FUND

James Fielding Funds Management Limited (**JFFM**), a wholly owned subsidiary of Mirvac Group, is pleased to announce the launch of the James Fielding Property Development Fund – Meadow Springs Project (the **Fund**).

The Fund, the second in a series of residential development funds, follows on from the successful launch in November 2005 of the James Fielding Property Development Fund – Seascapes, Mandurah Project.

The Fund is seeking to raise approximately $16.0 million, which, when combined with debt, will purchase for the Fund the development rights arising from the development of part of the land within the Meadow Springs Estate.

The Meadow Springs Estate is an established residential area situated within, and around, a championship golf course in the city of Mandurah, approximately 75 kilometres south of the Perth CBD in Western Australia. Mandurah is one of the fastest growing cities in Australia and is widely recognised by residents and visitors for its pristine waterways, beaches and relaxed atmosphere.

Mirvac Fini, the Western Australian division of Mirvac, will manage the development and sale of the Lots on behalf of the Fund.

The Project is expected to be completed in 2010 with the Fund being wound up shortly thereafter. Investors will participate in the returns generated from the development of the Project over the period from 21 June 2006 to 31 December 2010. The annualised pre-tax investor return over this period is forecast to be approximately 18.6 per cent. Distributions will be made progressively following the completion of the sale of the developed Lots.

Mr Grant Hodgetts, General Manager Wholesale Funds, said, "We are extremely pleased to be able to offer investors a further opportunity to share in the rewards of quality property development projects identified and managed by the experienced funds management and development teams within Mirvac."

"Meadow Springs is a further example of our strategy to expand our range of investment products from developing assets owned by Mirvac," Mr Hodgetts said.

Mr Greg Paramor, Managing Director of Mirvac Group, said "Meadow Springs is consistent with Mirvac's strategy of more efficiently using Mirvac's capital and developing recurrent earnings from funds management, development management, sales and marketing fees."

"The sale of the Meadow Springs development rights was already included in our FY06 earnings guidance."

The Offer opened on 18 May 2006 and is expected to close at 5:00 pm on 16 June 2006. JFFM reserves the right to vary the offer period without notice. The Offer price is $1.00 per unit and the minimum investment is $25,000.

Anyone wishing to acquire units in the Fund will need to consider the Product Disclosure Statement (**PDS**) for the Fund in deciding whether to acquire units and complete an application form accompanying the PDS. The PDS, issued by JFFM, will be available from 19 May 2006 by downloading a copy from the funds management section of Mirvac's website www.mirvac.com.au or by calling 1800 333 704.

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