Appendix 4E – Full Year Report

For the year ended 30 June 2017
(Previous corresponding period 30 June 2016)

MIRVAC GROUP

Mirvac Group comprises Mirvac Limited ABN 92 003 280 699 and its controlled entities (including Mirvac Property Trust ARSN 086 780 645 and its controlled entities).

Results for Announcement to the Market

				2017 $m	2016 $m
Total revenue and other income	down	1%	to	3,021	3,052
Profit for the year attributable to the stapled securityholders	up	13%	to	1,164	1,033
Operating profit after tax	up	11%	to	534	482

Distributions	**Record date**	**Amount per security**	**Franked amount per security**
Interim distribution paid on 28 February 2017	31 December 2016	4.9 cents	-
Final distribution payable on 31 August 2017	30 June 2017	5.5 cents	-
Total distribution for the year		**10.4 cents**	-

Additional Information

Ratios	**2017**	**2016**
Profit before income tax / Total revenue and other income	36.5%	35.2%
Profit for the year attributable to the stapled securityholders of Mirvac / Total equity	14.6%	14.4%

Earnings per stapled security (EPS)	**2017**	**2016**
Basic EPS	31.4 cents	27.9 cents
Diluted EPS[1]	31.4 cents	27.9 cents

[1] Diluted EPS includes dilutive potential ordinary securities from security based payments.

Net Tangible Asset (NTA) backing per ordinary security	**2017**	**2016**
Excluding EIS securities	$2.13	$1.92
Including EIS securities	$2.13	$1.92