

Appendix 4D

For the half year ended 31 December 2021
 (Previous corresponding period 31 December 2020¹)

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

				2021	2020
				\$m	\$m
Total revenue and other income	up	38%	to	1,654	1,196
Profit for the half year attributable to stapled securityholders	up	44%	to	565	392
Operating profit after tax	up	9%	to	297	273

Distributions	Record date	Amount per security	Franked amount per security
Interim distribution payable on 28 February 2022	31 December 2021	5.1 cents	-
Interim distribution paid on 1 March 2021	31 December 2020	4.8 cents	-

Additional Information

Ratios	2021	2020
Profit before income tax / Total revenue and other income	37.2%	34.4%
Profit for the half year attributable to stapled security holders / Total equity	5.1%	3.8%

Earnings per stapled security (EPS)	2021	2020
Basic EPS	14.3 cents	10.0 cents
Diluted EPS ²	14.3 cents	10.0 cents

Net tangible asset (NTA) backing per ordinary security ³	2021	2020
Excluding EIS securities	\$2.76	\$2.58
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Results commentary

This document should be read in conjunction with the Mirvac Group 31 December 2021 Interim Report (Interim Report), media release and results presentation released to the Australian Securities Exchange, which also contains commentary on the results. For information regarding the Mirvac Group's joint ventures and associates and details of entities over which control has been gained or lost during the period, refer to the notes to the Consolidated Financial Statements contained in the Interim Report. The contents of this document are based on the consolidated financial statements of Mirvac Group, which have been reviewed by PricewaterhouseCoopers.

¹ Comparative amounts have been restated due to the change in accounting policy in response to the IFRIC agenda decision on Software-as-a-Service arrangements.

² Diluted EPS includes dilutive potential ordinary securities from security-based payments.

³ NTA excludes intangible assets, right-of-use assets and non-controlling interests.