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Mirvac Funds Limited
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 AFSL 233121
 as responsible entity of the
Mirvac Property Trust
 ARSN 086 780 645
 www.mirvac.com

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PJFW PTY LTD
 <THE WEISZ S/F A/C>
 6/122 SAILORS BAY ROAD SAILORS
 BAY APARTMENTS
 NORTHBRIDGE NSW 2063

STATEMENT DATE: 31 August 2021
REFERENCE NUMBER: X*****7341

TFN/ABN RECEIVED AND RECORDED

Mirvac Group

Attribution Managed Investment Trust Member Annual Statement and Guide

FOR THE YEAR ENDED 30 JUNE 2021

This Mirvac Group 2021 Attribution Managed Investment Trust (“AMIT”) Member Annual Statement and Guide have been prepared to assist you with the completion of your Australian Income Tax Return for the year ended 30 June 2021.

PERIOD END DATE	NO. OF SECURITIES HELD AT PERIOD END	DISTRIBUTION AMOUNT PER SECURITY	MIRVAC PROPERTY TRUST DISTRIBUTIONS	MIRVAC LTD DIVIDEND	TOTAL
31/12/2020 (paid 01/03/2021)	24,378	\$0.048	\$1,170.14	\$0.00	\$1,170.14
30/06/2021 (paid 31/08/2021)	24,378	\$0.051	\$1,243.28	\$0.00	\$1,243.28
Total Paid		\$0.099	\$2,413.42	\$0.00	\$2,413.42

PART A – SUMMARY OF 2021 TAX RETURN/SUPPLEMENTARY SECTION ITEMS

ITEM	INDIVIDUAL TAX RETURN LABELS	AMOUNT
Franked dividend income	11T	\$0.00
Franking credits	11U	\$0.00
TFN amounts withheld from dividends	11V	\$0.00
Franked distributions from trusts	13C	\$0.00
Non primary production income	13U	\$1,439.84
Franking credits from trusts	13Q	\$0.00
Credit for non-resident withholding amounts (excluding capital gains)	13A	\$0.00
Credit for TFN/ABN amounts withheld from interest, dividends and unit trust distributions	13R/13P	\$0.00
Total current year capital gains	18H	\$534.38
Net capital gain	18A	\$267.19
Credit for non-resident capital gains withholding amounts	18X	\$0.00
Assessable foreign sourced income/Other net foreign source income	20E/20M	\$0.00
Foreign income tax offset	20O	\$0.00

PART B - COMPONENTS OF ATTRIBUTION

	NOTES	CASH DISTRIBUTION	FRANKING CREDITS	ATTRIBUTED TAXABLE INCOME	INDIVIDUAL TAX RETURN LABEL
Australian Income					
Dividends franked	1	\$0.00	\$0.00	\$0.00	
Dividends unfranked	2	\$0.00		\$0.00	
Interest	3	\$0.15		\$0.15	
NCMI – Non-primary production	4	\$0.14		\$0.14	
Excluded from NCMI – Non-primary production	5	\$23.81		\$23.81	
Other Income	6	\$1,415.74		\$1,415.74	
Non primary production income		\$1,439.84	\$0.00	\$1,439.84	13U
Capital Gains					
			FOREIGN INCOME TAX OFFSET		
Capital gains discount – Taxable Australian property	7 & 13	\$267.19		\$267.19	
Capital gains discount – Non-taxable Australian property	7 & 13	\$0.00		\$0.00	
Capital gains other – Taxable Australian property	8 & 13	\$0.00		\$0.00	
Capital gains other – Non-taxable Australian property	8 & 13	\$0.00		\$0.00	
NCMI - capital gains	4	\$0.00		\$0.00	
Excluded from NCMI - capital gains	5	\$0.00		\$0.00	
Distributed capital gains		\$267.19			
Net capital gains				\$267.19	18A
Assessable Foreign Income	9 & 10	\$0.00	\$0.00	\$0.00	20E/20M
Non-Assessable Amounts					
Non-assessable amounts	11	\$706.39			
Total Cash Distribution		\$2,413.42			

PART C - ATTRIBUTION MANAGED INVESTMENT TRUST (“AMIT”) COST BASE ADJUSTMENTS

AMIT cost base net increase amount	12	\$0.00
AMIT cost base net decrease amount	12	\$439.20

PART D - ADDITIONAL CAPITAL GAINS INFORMATION FOR ITEM 18

Capital gains – discount method (grossed up amount)	13	\$534.38	
Capital gains - other		\$0.00	
Total Current Year Capital Gains		\$534.38	18H

PART E - WITHHOLDING AND ATTRIBUTION MANAGED INVESTMENT TRUST (“AMIT”) AMOUNTS

Withholding and AMIT Amounts					
Credit for TFN/ABN amounts withheld from interest, dividends and unit trust distributions	14	\$0.00			13R/13P
Total of the amounts withheld by the payer from your AMIT fund payments	15	\$0.00			
Total of the fund payments covered by this payment summary	15	\$0.00			
Total non-resident withholding tax withheld from interest	16	\$0.00			
Name of recipient of the withholding payments fund payments					
Recipient’s TFN or ABN					

Please retain this statement for Australian Income Tax purposes.

AMIT Member Annual Statement Guide

This Guide provides general information to assist in the completion of an Australian Income Tax Return for the financial year ended 30 June 2021. This guide has been prepared on the basis that you hold your Mirvac Group securities on capital account. Whilst every care has been taken in the preparation of this Guide, Mirvac Group does not provide taxation advice and nothing in this document is to be regarded as advice. If you have any doubt about your tax position, or if you require any further information about your tax affairs or the completion of an Australian Income Tax Return, you should consult your professional adviser without delay.

Mirvac Property Trust ("MPT") is an attribution managed investment trust ("AMIT") for the year ended 30 June 2021. Information on the AMIT regime can be obtained from the My Securities section of the Investor Centre section of Mirvac's website at <https://www.mirvac.com/investor-centre>.

PART A – WHAT DO YOU DO WITH THE AMOUNTS THAT APPEAR IN PART A?

Your AMIT Member Annual Statement has been designed so that the amounts in Part A correspond with the amounts you are required to enter into your 2021 Individual Tax Return/Supplementary Section for Australian-residents and includes the distribution components from your investment that are relevant for the completion of your Australian Income Tax Return. Please note that there are no dividend amounts from Mirvac Limited to be included in your Australian Income Tax Return for the year ended 30 June 2021.

PART B – WHAT DO YOU DO WITH THE AMOUNTS THAT APPEAR IN PART B?

Part B of your AMIT Member Annual Statement provides additional information relating to the components of the distribution from MPT that were attributed to you in respect of the year ended 30 June 2021. Please note that there were no dividend amounts from Mirvac Limited to be included in your Australian Income Tax Return for the year ended 30 June 2021.

NON PRIMARY PRODUCTION INCOME

Note 1 - Dividends – Franked amounts

This is your share of franked dividends. Your share of franking credits in relation to franked dividends is provided in the "Franking Credits" column. Although you do not receive the franking credits in cash, you must, in most cases, include them as part of your assessable income in your tax return. You may be entitled to tax offsets in respect of the franking credits distributed, to reduce your income tax or give you a tax refund.

Note 2 - Dividends – Unfranked amounts

This is your share of unfranked dividends. No franking credits are attached to these dividends.

Note 3 – Interest

This income relates to interest earned on amounts such as cash or fixed interest for securities held in Australia.

Note 4 - NCMI

"NCMI" refers to non-concessional managed investment trust income.

Note 5 - Excluded from NCMI

"Excluded from NCMI" refers to income that would be NCMI but for a transitional election made by MPT or its sub trusts.

Note 6 - Other Income

Other income is any other income from Australian sources (excluding capital gains) that is taxable. This includes rental income from direct or indirect property investments but excludes income from NCMI non-primary production and income Excluded from NCMI - non-primary production.

CAPITAL GAINS

Note 7 – Capital Gains Discount

Capital gains discount are gains on the disposal of investments that have been held for at least 12 months. The gain has been reduced by 50 per cent as a result of the Capital Gains Tax ("CGT") discount. For additional information refer to Part D overleaf.

Note 8 – Capital Gains – Other

Capital gains – other shows the part of the capital gains where the discount method has not been applied (such as for CGT assets held for less than 12 months or capital gains where the indexation method has been applied).

FOREIGN INCOME

Note 9 – Assessable Foreign Income

Foreign assessable income is foreign income including foreign sourced interest income, foreign dividend income and foreign rental income which is attributed at 30 June 2021.

Note 10 – Foreign Income Tax Offset

Foreign income tax offsets are tax offsets you may be entitled to or in respect to tax paid on foreign sourced income included in your assessable income. The foreign income tax offset is only available to non-residents in certain circumstances such as where certain income distributed is taxed as assessable income in Australia. Your entitlement to a foreign income tax offset may be subject to a foreign tax offset limit. We recommend you refer to the Australian Taxation Office (“ATO”) publication “Guide to Foreign Income Tax Offset Rules 2021”. This can be downloaded from the ATO website at www.ato.gov.au.

NON-ASSESSABLE AMOUNTS

Note 11 – Non-Assessable Amounts

Non-assessable amounts are distributions that are not immediately assessable for income tax purposes and are therefore not included in your Australian Income Tax Return. Under the AMIT regime you should not reduce your cost base for the non-assessable amount.

Under the AMIT regime, the adjustment to the cost base of your MPT units will be determined in accordance with the figures in Part C.

PART C – WHAT DO YOU DO WITH THE AMOUNTS THAT APPEAR IN PART C?

AMIT COST BASE ADJUSTMENTS

Note 12 – AMIT Cost Base Amounts

Under the AMIT regime you must:

- increase the cost base in your MPT units by your share of the MPT’s taxable income (before the application of the CGT discount); and
- decrease the cost base in your MPT units by the amount distributed to you.

If there is a net decrease amount that exceeds the cost base of your MPT units, the excess will be treated as a capital gain. The amount stated in Part C represents the net change in the cost base in your MPT units for the year ended 30 June 2021. For this year, you will have a net decrease in your cost base.

PART D – WHAT DO YOU DO WITH THE AMOUNTS THAT APPEAR IN PART D?

Note 13 – Additional Capital Gains Information

Part D of your AMIT Member Annual Statement provides additional CGT information relating to the components of the distributions from MPT. There are three methods that are used to calculate a capital gain: indexation method; the discount method and the other method. There is only one way to calculate a capital loss. In some cases, you may be able to choose either the discount or indexation method to calculate your capital gain. In these cases you can use the method that gives you the better result. We recommend you refer to the ATO website page, “Guide to Capital Gains Tax 2021” and the publication “Personal Investors Guide to Capital Gains Tax 2021”. The ATO website address is www.ato.gov.au.

The discounted capital gain amount and the net capital gain amount in the capital gains section of Part B are based on the 50 per cent CGT discount, which is available to individuals and trusts. Accordingly, a company or complying superannuation fund should use the information contained in the “Additional Capital Gains Information” section in Part D as a basis to determine their net capital gain amount to be included in the 2021 Australian Income Tax Return. We recommend you refer to the ATO website page, “Guide to Capital Gains Tax 2021” and the publication “Personal Investors Guide to Capital Gains Tax 2021”. The ATO website address is www.ato.gov.au.

If you disposed of your investment in Mirvac Group during the year ended 30 June 2021 you may be required to declare a gain or loss on your investment. This should also be disclosed under Item 18.

PART E – WHAT DO YOU DO WITH THE AMOUNTS THAT APPEAR IN PART E?

Note 14 – Credit for TFN/ABN Amounts Withheld


If you have not provided a TFN, ABN or exemption for your investment, withholding tax at the highest marginal rate (including Medicare levy) of 47.0 per cent has been deducted from your distributions. You should record the total amount detailed at “Credit for TFN/ABN amounts withheld” at item 13R or 13P.

Note 15 – Total Amount of “Fund Payments” Made to Non-Resident and Applicable Tax Withheld from those Payments

If you are a non-resident securityholder, tax has been withheld from parts of your distribution that related to certain Australian sourced income. A Payment Summary for the year ended 30 June 2021 has been provided to you in Part E because tax has been withheld from your distribution.

Note 16 – Total Non-Resident Withholding Tax Withheld from Interest

If you are a non-resident securityholder, non-resident withholding tax has been deducted from your interest income. A Payment Summary for the year ended 30 June 2021 has been provided to you in Part E because tax has been withheld from your distribution.



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