

Investor Update

Mirvac Tourist Park Fund

Established in March 2004, the Mirvac Tourist Park Fund (the Fund) invests in the real estate component of tourist parks throughout Australia.

The debt crisis, its impact on the financial and property markets, and a number of other issues have had major consequences for the Fund. We are working hard to preserve the value of your investment through these difficult times, however the need to upgrade the sewerage plant at FreeSpirit Resort Darwin and the anticipated higher costs associated with the Fund's debt facility, the potential review of the debt facility covenants and the expiry of a portion of the Fund's debt in the second half of the 2009 financial year have affected the Fund's forecasts for the year ending 30 June 2009.

Taking these issues into account, earnings from the Fund will be retained until such time as the expenditure requirements of the sewerage works and the potential for increased costs that may arise in respect to the Fund's debt facility are known. This may mean that any distributions from the Fund, assuming they are available, may not be declared until the final quarter of the 2009 financial year.

The uncertainty of the economic climate demands that we look at all opportunities to preserve Investors' capital. The interests of Investors may now be best served by exploring various strategic options in relation to the Fund's stated investment objective and its future outlook.

This has included, during the quarter, a review of interest from potential alternative managers who may be able to offer the Fund and its Investors an alternative future strategy. We are in discussions with a potential manager after an expression of interest campaign and, should these discussions be progressed, a recommendation will be put to Investors for consideration, and to vote upon.

Another alternative, given the prospective availability and cost of debt, and the general market and asset outlook, may be to sell the Parks to pay down debt and return equity to Investors.

Portfolio overview

As at 30 September 2008, the Fund's two assets were 100 per cent occupied and are 100 per cent weighted to the tourist park sector. Details of the Fund's portfolio, including the latest asset revaluations, are summarised in the table below:

| Property | State | Ownership (%) | Acquisition date | Independent valuation date | Independent valuation (\$m) | Book value (\$m) | Capitalisation rate (%) | Area (ha) |
|---------------------------------|-------|---------------|------------------|----------------------------|-----------------------------|------------------|-------------------------|-------------|
| FreeSpirit Resort, Darwin | NT | 100 | Mar 2004 | Dec 2007 | 23.5 | 22.5 | 8.50 | 11.3 |
| Fraser Lodge, Hervey Bay | QLD | 100 | Nov 2005 | Dec 2007 | 11.8 | 11.9 | 8.85 | 3.2 |
| Total property portfolio | | | | | 35.3 | 34.4 | | 14.5 |



Performance

The Fund's Net Tangible Assets (NTA) increased from \$1.20 per unit to \$1.21 per unit as at 30 September 2008.

Valuations

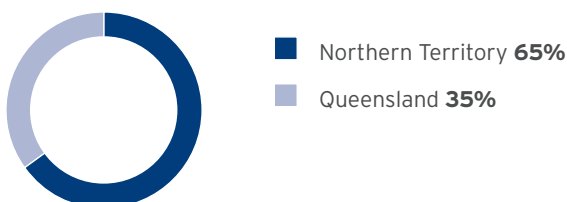
All valuations of investment properties are conducted at least once every two years and is in accordance with the *Corporations Act 2001*, relevant industry standards and the Mirvac Group Real Property Valuation Policy, which is available on Mirvac's website: www.mirvac.com.

Valuation information is disclosed in the half year and full year financial statements for the Fund which are available from the Fund's website at www.mirvac.com/mtpf.

Independent valuations are currently being undertaken on both Parks. An update will be provided in the next Investor Update.

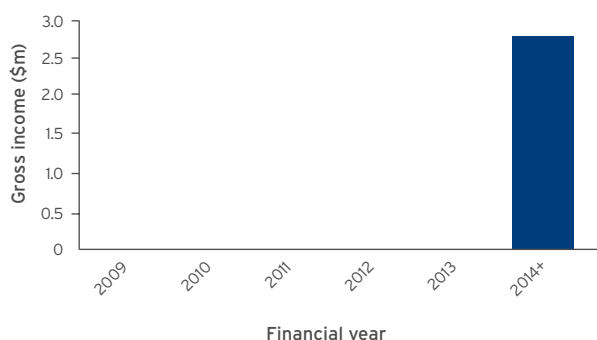
Geographic diversification

The Fund's property assets are weighted, by book value, 65 per cent to the Northern Territory and 35 per cent to Queensland market.



Lease expiry profile

The weighted average lease expiry profile, by income, is 7.3 years. The following chart illustrates the Fund's lease expiry profile, by income.



Top tenants

The tenants listed in the table below, provide five per cent or more of the Fund's gross income.

| Tenant | % of total portfolio's gross income |
|------------------------------------|-------------------------------------|
| FreeSpirit | 85 |
| Australian Fuel Distributors | 15 |
| Total % of portfolio income | 100 |

FreeSpirit Resort, Darwin

The Darwin FreeSpirit Resort is trading at full occupancy. The 'dry season' in Northern Territory has had a longer than usual tail with strong occupancies continuing into October along with solid forward bookings.

Revenue for the last quarter was up on the previous corresponding quarter and ahead of budget. The strong revenue was bolstered by continuing demand for worker accommodation from the gas and infrastructure sectors.

Sewerage plant update

On 21 August 2008 Investors were notified of the need for major capital expenditure which will be required to increase the capacity of the sewerage plant at the FreeSpirit Resort, Darwin.

The independent expert engaged to assess the plant has been working closely with Mirvac Funds Management Limited, the park's operators – FreeSpirit Resorts – and the Northern Territory Government to agree on the preferred design for the plant's upgrade.

This collaborative approach is to ensure the design is compliant with the relevant authorities' requirements and the upgraded sewerage plant will be fit for its purpose on an ongoing basis.

Once these investigations are complete, we will receive a final report advising the preferred design option and costs for the upgrade works by the end of this calendar year. At this stage, costs to the Fund have yet to be finalised but are not expected to exceed \$500,000. The target completion date for the works is March 2009.

The possibility of FreeSpirit contributing to these costs is also being explored.

Fund earnings of approximately \$250,000 from the 2008 financial year, and approximately \$219,000 from the 2009 financial year, have been retained for this purpose.

Fraser Lodge, Queensland

FreeSpirit report that Fraser Lodge's trading was reasonable and in line with the previous corresponding quarter. Tourist activity during the whale watching season at Hervey Bay was lower than previous years, partly attributed to the previously high Australian dollar and increasing access to whale watching along the Eastern seaboard.

The impact of the recent devaluation of the dollar may result in an increase in both domestic and international visits to the area.

FreeSpirit have continued to complete minor capital expenditure projects throughout the Park, along with a 'spring clean' in preparation for the summer and Christmas trading seasons.

Debt management

| Debt facility | |
|--|------|
| Total interest bearing debt (\$m) | 20.9 |
| Total interest bearing debt (amount drawn) (\$m) | 20.6 |
| Hedging ratio (%) | 97 |
| Weighted average hedge rate (%) | 7.39 |
| Weighted average hedge maturity (years) | 0.7 |
| Gearing ratio ¹ (%) | 59.9 |
| Interest cover ² (times) | 2.04 |

- The gearing ratio is calculated using information from the Fund's Annual Financial Statements as at 30 June 2008 and indicates the extent to which the Fund's assets are funded by borrowings. It is calculated by dividing the total interest bearing liabilities by the value of the total property assets. The loan to value covenant ratio disclosed in the debt facility is 64.0 per cent.
- Interest cover ratio is calculated using information from the Fund's Annual Financial Statements as at 30 June 2008 and indicates the extent to which the Fund is able to meet its interest payments from earnings. It is calculated by dividing earnings before income tax, depreciation and amortisation (EBITDA) less unrealised gains plus unrealised losses by interest expense. The interest cover ratio covenant disclosed in the debt facility is 2.0 times.

The Fund's gearing at 30 September 2008 is approximately 60 per cent which is under the maximum loan to value ratio of 64 per cent. With revaluations underway for 31 December 2008, the Fund's loan to value ratio may come under some pressure if the combined value of the Parks falls by more than 11 per cent.

As a result of decreasing income, and increasing expenditure, the Fund may breach its interest cover ratio debt covenant in December 2008. The Fund is submitting a request to the financiers to extend the facility and amend its covenants.

The Fund's existing facilities (\$9.1 million and \$11.8 million) expire in April 2009 and September 2010 respectively with tranches of hedging falling away in December 2008 and April 2009.

Further information on the Fund's debt facility and the financial risk management is contained in the Annual Financial Statements for 30 June 2008, which are available from www.mirvac.com/mtpf.

Redemption availability

As outlined in the Product Disclosure Statements dated 29 March 2004 and 17 October 2005, no redemption or exit facility will be offered during the term of the Fund.

The maximum investment period was 12 years from 2004 (March 2016). After seven years (March 2011), the Fund will be terminated if the holders of 75 per cent of the Units on issue elect to do so.

Going forward

Distributions

The Fund's distribution policy will be to distribute cash earnings subject to tax and debt requirements.

A review of the Fund's forecast earnings, including the estimated costs for the sewerage work and the anticipated cost of the new debt facility, indicated that a forecast distribution of approximately 5.00 cents per unit for the 2009 financial year may be made available. This amount, however, remains subject to review and may be impacted by a variety of factors including any further deterioration in market conditions.

The distribution amount, and timing of the payment, will be determined once the sewerage works are completed and the Fund's debt facility is renegotiated. This may mean that distributions from the Fund, assuming they are available, may not be declared until the final quarter of the 30 June 2009 financial year.

Strategy

We will continue to work with the independent expert and the Northern Territory Government to expedite the work required for the completion of the sewerage plant at the Darwin asset.

As we advised in our correspondence dated 10 November 2008, in exploring the various strategic options available, the Fund has been undertaking an expression of interest campaign with regard to the sale of assets and wind up of the Fund or a transfer of management rights (change of Responsible Entity). We are in now in discussions with a potential manager and should these discussions be satisfactorily completed, a recommendation will be put to Investors for consideration, and to vote upon.

Key financial statistics

| Quarter ended | 30 September 2008 |
|--|-------------------|
| Fund size (\$m) | 37.1 |
| Net tangible assets (NTA) per unit (\$) | 1.21 |
| Annualised distribution yield – unit issue price \$1.00 (%) ¹ | 5.0 |
| Annualised distribution yield – unit issue price \$1.06 (%) ¹ | 4.7 |
| Management fee (%) | 65 |
| Distributions ² | Nil |

- Subject to the cost of the sewerage works and debt negotiations.
- As previously advised, earnings from the Fund will continue to be retained until such time as the expenditure requirements of the sewerage works and debt negotiations are known. There has been no distribution payment made for the year ending 30 June 2009.



Investor information

New website – ongoing communication

Investors will continue to receive quarterly Investor Updates. Ongoing communication and information relating to the Fund, will be updated via the Fund's new website at www.mirvac.com/mtpf and may be accessed at any time. Investors may also log in to the Investor Information area to access a wide variety of holding information, make some changes to your holding details online or download forms.

Once logged in, Investors can:

- > check holding balances;
- > access security prices;
- > change address details;
- > enter/update email addresses;
- > enter/amend TFN, ABN and exemption details;
- > provide/amend direct credit/bank instructions; and
- > consolidate holdings.

The new website also contains general information on the Fund, such as property portfolio details, distribution/taxation information, news and reports. A hard copy of information available on the website will also be provided to Investors on request.

Ranking of Investors

The fully paid ordinary units issued to Investors rank behind creditors if the Fund was to be wound up.

Related party transactions

Mirvac recognises its responsibilities in relation to conflicts of interest and related party transactions and has created specific policies that outline its position.

Information about related party transactions, including details of investments, loans, guarantees and fees to a related party, is provided in the Fund's Annual Financial Statements which are available from www.mirvac.com/mtpf. Since the 30 June 2008 Financial Statements were prepared, there have been no material changes to this information.

Complaints

Mirvac Funds Management Limited (MFML) has an established policy for dealing with complaints. Investors wishing to complain should write to:

Mirvac Tourist Park Fund

c/- Computershare Investor Services Pty Limited
GPO Box 2975
Melbourne VIC 3001

or

Manager, Investor Relations
Level 26
60 Margaret Street
Sydney NSW 2000

MFML is a member of an independent dispute resolution, the Financial Ombudsman Service (FOS).

Privacy

The responsible entity collects personal information to enable us to tailor our service to the needs of our customers. We only collect personal information directly from customers, for example through application or enquiry forms, letters and visits to our website or our office. If Investors discover that personal information we hold is inaccurate, incomplete or out-of-date, or if they no longer wish to receive material from the responsible entity, they should contact our Privacy Officer on the numbers listed below.

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