

Monthly net tangible asset (NTA) backing per share and top 20 investments as at 31 January 2019

	Before Tax*	After Tax*
31 January 2019 Ex Div	\$2.13	\$1.94
31 December 2018 Cum Div	\$2.21	\$2.04

The January 2019 figures are after the provision for the interim and special dividend of 13.5 cents per share and the December 2018 figures are before the provision for the dividend.

* The before and after tax numbers relate to the provision for deferred tax on the unrealised gains in the Company's investment portfolio. The Company is a long term investor and does not intend disposing of its total long term investment portfolio. Under current Accounting Standards, the Company is required to provide for tax on any gains that may arise on such a theoretical disposal, after the utilisation of brought forward losses.

Key facts

Investment objectives: Mirrabooka aims to provide medium to long term investment gains through holding core investments in selected small and medium sized companies (companies which fall outside the S&P/ASX 50 Leaders Index) and to provide attractive dividend returns to shareholders from these investments.

Benchmark: Combined S&P/ASX Mid 50 and Small Ordinaries Accumulation Indices.

Size of portfolio: \$365.3 million at 31 January 2019.

Management cost: 0.60 per cent, no performance fees.

Investment style: long-term, fundamental, bottom-up.

Suggested investment period: five years to 10 years or longer.

Net asset backing: released every month with top 20 investments.

Listed on ASX: code MIR.

Key benefits

Diversified portfolio primarily of ASX-listed Australian equities.

Tax-effective income via fully franked dividends.

Consistent after tax paid investment returns achieved over the long term.

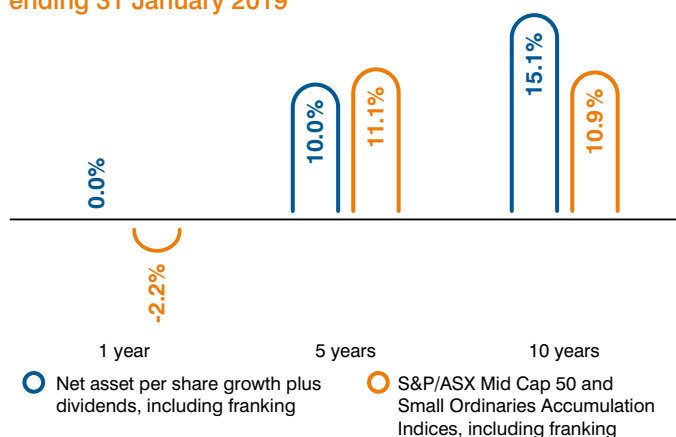
Professional management and an experienced Board, investment and management team.

Low-cost investing.

Ease of investing, transparent ASX pricing, good liquidity in shares.

Shareholder meetings on a regular basis.

Portfolio performance percentage per annum-periods ending 31 January 2019

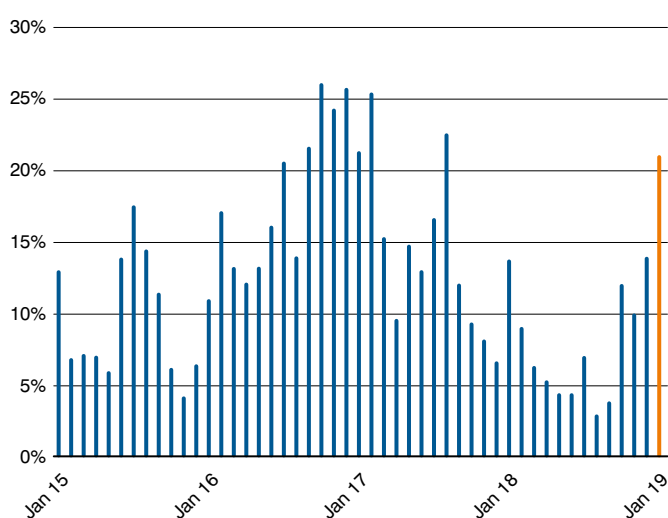


Figures assume an investor can take full advantage of the franking credits.

Note: Mirrabooka's net asset per share growth plus dividend series is calculated after management fees, income tax and capital gains tax on realised sales of investments. It should also be noted that index returns for the market do not include the impact of management expenses and tax on their performance.

Past performance is not indicative of future performance.

Share price premium/discount to NTA



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Portfolio facts

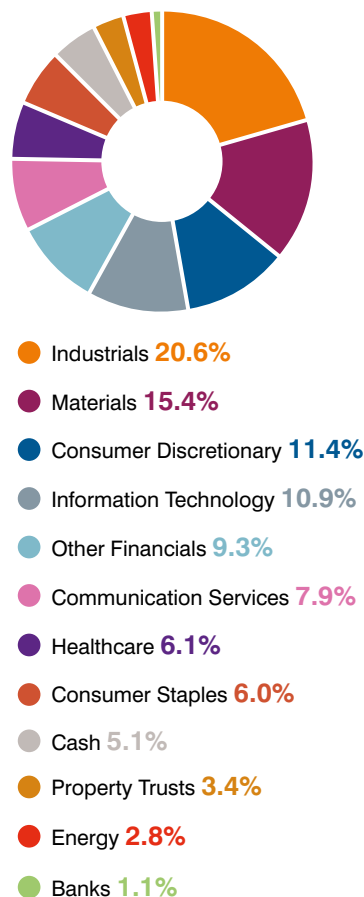
Top 20 investments valued at closing prices at 31 January 2019

		Total Value \$m	% of the Portfolio
1	Mainfreight	15.0	4.3
2	Qube Holdings	14.1	4.1
3	Lifestyle Communities	12.4	3.6
4	Alumina*	11.3	3.3
5	Reliance Worldwide Corporation	9.1	2.6
6	IRESS	9.1	2.6
7	Seek*	9.0	2.6
8	EQT Holdings	8.7	2.5
9	Freedom Foods Group	8.7	2.5
10	ARB Corporation	8.6	2.5
11	James Hardie Industries	8.5	2.5
12	Reece	8.3	2.4
13	Carsales.com	7.9	2.3
14	Brickworks	7.6	2.2
15	AUB Group	7.5	2.2
16	Breville Group	7.1	2.0
17	TPG Telecom*	7.1	2.0
18	Wellcom Group	6.7	1.9
19	Webjet	6.6	1.9
20	ALS*	6.4	1.9
Total		179.7	

As a percentage of total portfolio value (excludes cash) 51.9%

* Indicates that options were outstanding against part of the holding.

Investment by sector at 31 January 2019



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