

**ANNUAL TAXATION STATEMENT
& DISTRIBUTION SUMMARY
FOR THE YEAR ENDED 30 JUNE, 2005**

Please retain this notice for taxation purposes

MR J CITIZEN & MRS M CITIZEN
ATF J & M CITIZEN SUPERANNUATION FUND
123 ABC STREET
BRISBANE QLD 4000



SAMPLE ONLY

Holder Number: PFD999999

Units Held as at 30 June 2005: 10,000

TAX RETURN DETAILS

TAXABLE AUSTRALIAN INCOME (To be included in Income Tax Return) **\$298.03**

This figure is to be included in your tax return. Please refer to Note 1 below.

NON-TAXABLE INCOME (Do not include in Income Tax Return) **\$649.97**

This figure does not need to be included in your income tax return. Please refer to Note 2 below.

TAX DEFERRED % **68.56%**

This is the percentage of the total distributions during the year ended 30 June, 2005 that is non-taxable.

DISTRIBUTION PAYMENT DATES AND AMOUNTS

Payment Dates	Amount
21 July 2005	\$79.00
21 June 2005	\$79.00
20 May 2005	\$79.00
21 April 2005	\$79.00
21 March 2005	\$79.00
21 February 2005	\$79.00
21 January 2005	\$79.00
21 December 2004	\$79.00
19 November 2004	\$79.00
21 October 2004	\$79.00
21 September 2004	\$79.00
19 August 2004	\$79.00
TOTAL DISTRIBUTIONS FOR THE YEAR 1 JULY, 2004 – 30 JUNE, 2005	\$ 948.00

NOTES TO ANNUAL TAXATION STATEMENT & DISTRIBUTION SUMMARY

Note 1 – Taxable Australia Income This amount generally would appear in the following items on the 2005 Income Tax Return although this is dependent on your accountant/tax agent's method of completion.

Entity	Return Form	Item
Individual	I	Item 12 Label U Tax Pack Supplement
Partnership	P	Item 8 Label R
Trust	T	Item 8 Label R
Company	C	Item 6 Income Label E
Super Fund	F	Item 9a Income Label X

Note 2 – Non-Taxable Income This income reflects the balance of your distributions received after deductions of amounts allowable for tax purposes including decline in value of depreciating assets and capital works or building allowances. The tax consequences for you as a unitholder of receiving this component in distributions can be summarised as follows:-

- ▲ It is not assessable to you upon receipt;
- ▲ The cost base of your unitholding will be reduced by the amount of this income for the purposes of determining either the capital gain or capital loss realised upon disposal of the unitholding or the termination of the Trust.

Disclaimer: Information contained in this Notice is not taxation advice. The information only relates to your investment in The PFA Diversified Property Trust and is not a complete guide to completing your tax return. We recommend that you seek professional assistance when completing your tax return. If you have any questions about your tax return please consult your tax adviser or the ATO.