

21 August 2006



Property Fund Managers

Mr J Citizen & Mrs M Citizen
atf J & M Citizen Superannuation Fund
123 ABC Street
BRISBANE QLD 4000

Dear Mr & Mrs Citizen,

**DISTRIBUTION RATE INCREASE
ANNUAL TAXATION STATEMENT & DISTRIBUTION SUMMARY**

We are pleased to advise that your distribution rate for the **PFA Diversified Property Trust** has **been increased to 9.80 cents per unit per annum** up from that previously paid of 9.48 cents per unit per annum.

Your first distribution calculated at the new rate (\$78.31*) was electronically transferred to your nominated bank account on **21 August 2006**. Your distribution should be easily identified on your bank statement by the credit coding of "PFA Prop Trust".

Until further notice, it is our intention to make regular distributions at the rate of 9.80 cents per unit per annum as was forecast in the product disclosure statement dated 5 June 2006 (PDS No. 4). Your distributions will continue to be electronically transferred to your bank account on or about the 21st of each month.

A monthly distribution policy and proposed calendar for distributions is announced to the Bendigo Stock Exchange (www.bsx.com.au) on a quarterly basis. Distribution policies are subject to review at all times and may change for any reason.

A personal notification will be sent to you when there is any variation to your distribution rate.

Your Annual Taxation Statement & Distribution Summary for the year ended 30 June, 2006 is also enclosed. The Trust statement is issued for taxation purposes and includes explanatory notes to assist you with the completion of your 2006 income tax return. Please read this notice carefully prior to completing your tax return or pass it onto your accountant or tax agent.

If you have any queries about your distributions or your investment generally, please do not hesitate to contact myself or Mary Goodwin on (07) 3221 7170 or 1800 687 170.

Yours faithfully,
PROPERTY FUNDS AUSTRALIA LIMITED

A handwritten signature in black ink, appearing to read 'Brisk'.

Bronwyn Risk
Manager – Investment Services

brisk@pfaltd.com.au

** This figure may vary slightly due to calculation rounding*