

14 March 2007



BSX Announcements

By Email: [announcements@bsx.com.au](mailto:announcements@bsx.com.au)

(21 page)

Property Fund Managers

**PROPERTY FUNDS AUSTRALIA LIMITED  
PFA DIVERSIFIED PROPERTY TRUST (ARSN 097 860 690)  
BSX CODE - PFD**

**31 DECEMBER 2006 HALF-YEAR RESULTS**

Property Funds Australia Limited ("PFA"), as responsible entity for the PFA Diversified Property Trust ("the Trust") is pleased to announce the Trust's operating and financial performance for the half-year ended 31 December 2006 ("Period").

During the Period, the Trust's property portfolio was further diversified following the acquisition of an industrial/office property located at 706 Mowbray Road, Lane Cove, Sydney for \$29.265M. The Trust's exposure to the Brisbane office market, to which it is was overweight, was decreased following the sale of the Garden Square Office Park, Upper Mt Gravatt, Brisbane. The Garden Square property was sold for \$57M, well above its book value as at 30 June 2006 of \$35M and its initial purchase price of \$20.6M. As a consequence of the sale of the Garden Square property, the Trust will make a special distribution of 5.26 cents per unit to Trust unitholders on 14 March 2007.

As a result of the adjustments following the acquisition of 706 Mowbray Road, the sale of the Garden Square property and the subsequent special distribution, the Trust's NTA per unit as at 31 December 2006 is \$1.17 per unit.

Other financial results during the Period included:-

- Total revenue from operating activities for the six month period was \$22.84M, an increase of 27% over the previous corresponding period.
- Profit (before amortisations and unitholder distributions) for the Period \$22.34M up 65% (December 2005: \$14M).
- Earnings per unit (before amortisations and unitholder distributions) at 12.02 cents – up 28% over the previous corresponding period.
- Total assets as at 31 December 2006 increased to \$482.1M (December 2005: \$364M).
- General monthly distributions have occurred in accordance with previous forecasts.

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PFA's managing director, Mr Chris Morton, said "The financial results for the Period have again been pleasing. Our unitholders have continued to benefit from the stability of the Trust's portfolio income and the strategy for the Trust with an increase in the distribution rate to 9.8 cents per unit and the special distribution of 5.26 cents per unit following the sale of Garden Square. These results have been also been reflected in the Trust's more recent unit trading price of \$1.21 on the Bendigo Stock Exchange. Again, I take this opportunity to thank our existing unitholders for their ongoing support and acknowledge the large number who increased their investment during the Period."

"Our focus for the forthcoming months is the acquisition of replacement assets for Garden Square. Initially it is unlikely that these funds will be reinvested into Queensland as we remain committed to our strategy of increasing the Trust's geographic and sector diversification. PFA is actively seeking to acquire \$80M to \$100M of quality properties throughout Australia during this first half of the year. Depending on the nature, pricing and timing of future acquisitions, there also exists the possibility of a future capital raising for the Trust during the next 6 months."

For further information, please contact Chris Morton (Managing Director of PFA) on (07) 3221-7170 or 0419 302 600.



## Annexure 3A

### BSX Listing Rules

### Half yearly/Yearly Disclosure

#### References

Version 1, Operative 23/8/2000

#### Chapter 3, BSX Listing Rules

#### PFA Diversified Property Trust

Name of entity

097 860 690 (ARSN)

Half yearly (tick)

☒

31/12/2006

ABN, ACN or ARBN

Annual (tick)

☐

Half year/financial year ended  
(‘Current period’)

#### Summary

				\$A,000
Sales revenue or operating revenue	Up	27%	to	22,841
Profit (loss) before impairments and distributions and after tax	Up	124%	to	23,218
Less: Property Impairments	Up	100%	to	1,378
Less: Unitholders Distributions	Up	12%	to	19,101
				Refer to Annexure A (1)
Abnormal items before tax		gain (loss) of		
Profit (loss) after tax but before outside equity interests	Up	172%	to	2,739
Extraordinary items after tax attributable to members		gain (loss) of		
Profit (loss) for the period attributable to members	Up	172%	to	2,739

Dividends (distributions)

Franking rate applicable

N/A

Current period

Final

Refer to Annexure A (2) ¢

Interim

¢

## Annexure 3A Half Yearly/Yearly Disclosure

Previous corresponding period	Final Interim	Refer to Annexure A(2) ¢ ¢
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Record date for determining entitlements to the dividend, (in the case of a trust distribution)	Last day of the month
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Short details of any bonus or cash issue or other items(s) of importance not previously released to BSX:

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### Consolidated profit and loss account

	Current period \$A'000	Previous corresponding period \$A'000
Revenue	37,639	26,326
Expenses	(8,531)	(6,777)
Finance costs – financial institutions	(7,268)	(6,284)
Finance costs – Unitholder distributions	(19,101)	(17,062)
Profit (loss) from ordinary activities before tax	2,739	(3,797)
Income tax on ordinary activities	0	0
Profit (loss) from ordinary activities after tax	2,739	(3,797)
Outside equity interests	0	0
Profit (loss) from ordinary activities after tax attributable to members	2,739	(3,797)
Profit (loss) from extraordinary activities after tax attributable to members	0	0
Profit (loss) for the period attributable to members	2,739	(3,797)
Retained profits (accumulated losses) at the beginning of the financial period	Refer to Annexure A(6)	Refer to Annexure A(6)
Net transfers to and from reserves		
Net effect of changes in accounting policies	Refer to Annexure A(6)	Refer to Annexure A(6)
Dividends paid or payable	Refer to Annexure A(2)	Refer to Annexure A(2)
Retained profits (accumulated losses) at end of financial period	Refer to Annexure A(6)	Refer to Annexure A(6)

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Profit restated to exclude amortisation of goodwill**

	Current period \$A'000	Previous corresponding period \$A'000
Profit (loss) from ordinary activities after tax before outside equity interests and amortisation of goodwill	2,739	(3,797)
Less (plus) outside equity interests	0	0
Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members	2,739	(3,797)

**Revenue and expenses from operating activities**

	Current period \$A'000	Previous corresponding period \$A'000
Details of revenue		
Rent Received	19,650	15,030
Outgoings recovered	2,626	2,250
Interest Received	565	226
Distributions Received	0	483

**Intangible and extraordinary items**

	Consolidated – current period		
	Before tax \$A'000	Related tax \$A'000	After tax \$A'000
Amortisation of goodwill	0	0	0
Amortisation of other intangibles	289	0	289
<b>Total amortisation of intangibles</b>	289	0	289
Extraordinary items (details)	0	0	0
<b>Total extraordinary items</b>	0	0	0

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Comparison of half year profits**  
(Annual statement only)

	Current year - \$A'000	Previous year - \$A'000
Consolidated profit (loss) from ordinary activities after tax attributable to members reported for the 1 <sup>st</sup> half year	2,739	(3,797)
Consolidated profit (loss) from ordinary activities after tax attributable to members for the 2 <sup>nd</sup> half year	0	0

**Consolidated balance sheet**

Current assets	31 Dec 2006 \$A'000	30 June 2006 \$A'000	31 Dec 2005 \$A'000
Cash	15,794	2,777	9,198
Receivables	58,293	1,821	1,037
Investments	0	0	0
Inventories	0	0	0
Other (provide details if material) (Prepaid expenses & deposits)	1,189	929	878
<b>Total current assets</b>	<b>75,276</b>	<b>5,527</b>	<b>11,113</b>
<b>Non-current assets</b>			
Receivables	0	0	0
Investments	406,832	409,954	352,772
Inventories	0	0	0
Other property, plant and equipment (net)	0	0	0
Intangibles (net)	0	0	0
Other (provide details if material)	0	0	0
<b>Total non-current assets</b>	<b>406,832</b>	<b>409,954</b>	<b>352,772</b>
<b>Total assets</b>	<b>482,108</b>	<b>415,481</b>	<b>363,885</b>

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

<b>Current liabilities</b>			
Payables	48,683	8,957	10,357
Borrowings	0	0	0
Provisions	0	0	0
Other (provide details if material)	0	0	0
<b>Total current liabilities</b>	<b>48,683</b>	<b>8,957</b>	<b>10,357</b>
<b>Non-current liabilities</b>			
Accounts payable	0	0	0
Borrowings	209,988	209,779	184,629
Provisions	0	0	0
Other (refer to Annexure A (6))	223,437	196,745	168,899
<b>Total non-current liabilities</b>	<b>433,425</b>	<b>406,524</b>	<b>353,528</b>
<b>Total liabilities</b>	<b>482,108</b>	<b>415,481</b>	<b>363,885</b>
<b>Net assets</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equity (Refer to Annexure A (6))</b>			
Capital	0	0	0
Reserves	0	0	0
Retained profits (accumulated losses)	0	0	0
Equity attributable to members of the parent entity	0	0	0
Outside equity interests in controlled entities	0	0	0
<b>Total equity</b>	<b>0</b>	<b>0</b>	<b>0</b>
Preference capital and related premium included	N/A	N/A	N/A

**Consolidated statement of cash flows**

**Cash flows related to operating activities**

	Current period \$A'000	Previous corresponding period \$A'000
Receipts from customers	23,329	19,005
Payments to suppliers and employees	(10,892)	(6,387)
Dividends received	0	0
Interest and other items of similar nature received	511	559
Interest and other costs of finance paid	(6,851)	(5,991)

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

Income taxes paid	0	0
Other (provide details if material)	0	0
<b>Net operating cash flows</b>	<b>6,097</b>	<b>7,186</b>
<b>Cash flows related to investing activities</b>		
Payments for purchases of property, plant and equipment	(4,141)	(81,495)
Proceeds from sale of property, plant and equipment	0	67,787
Payment for deposit on investment property	(1,500)	0
Proceeds from sale of equity investments	0	10,000
Loans to other entities	0	0
Loans repaid by other entities	0	0
Other (provide details if material)	(90)	3
<b>Net investing cash flows</b>	<b>(5,731)</b>	<b>(3,705)</b>
<b>Cash flows related to financing activities</b>		
Proceeds from issues of securities (shares, options, etc.)	22,327	15,069
Proceeds from borrowings	0	10,800
Repayment of borrowings	0	(2,436)
Distributions / Dividends paid	(8,874)	(17,005)
Other (provide details if material) Financing costs and capital raising costs	(802)	(1,179)
<b>Net financing cash flows</b>	<b>12,651</b>	<b>5,249</b>
<b>Net increase (decrease) in cash held</b>	<b>13,017</b>	<b>8,730</b>
Cash at beginning of period (see Reconciliation of cash)	2,777	468
Exchange rate adjustments	0	0
<b>Cash at end of period</b> (see Reconciliation of cash)	<b>15,794</b>	<b>9,198</b>

**Non-cash financing and investing activities**

*Details of financing and investing transactions which have had a material effect on consolidated assets and liabilities but did not involve cash flows are as follows. If an amount is quantified, show comparative amount.*

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**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Reconciliation of cash**

Reconciliation of cash at the end of the period (as shown in the consolidated statement of cash flows) to the related items in the accounts is as follows.

	Current period \$A'000	Previous corresponding period \$A'000
Cash on hand and at bank	660	9,198
Deposits at call	15,134	0
Bank overdraft	0	0
Other (provide details)	0	0
Total cash at end of period	15,794	9,198

**Ratios**

	Current period	Previous corresponding period
<b>Profit before tax/sales</b>		
Consolidated profit (loss) from ordinary activities before tax as a percentage of sales revenue	12%	-21%
<b>Profit after tax/equity interests</b>		
Consolidated profit (loss) from ordinary activities after tax attributable to members as a percentage of equity (similarly attributable) at the end of the period	Refer to Annexure A (6)	Refer to Annexure A (6)

**Earnings per security (EPS)**

	Current period	Previous corresponding period
Calculation of basic, and fully diluted, EPS in accordance with AASB 133: Earnings per Share		
(a) Basic EPS	Refer to Annexure A (7)	Refer to Annexure A (7)
(b) Diluted EPS (if materially different from (a))		

**NTA backing**

	Current period	Previous corresponding period
Net tangible asset backing per ordinary security	1.169 refer to Annexure A (8)	1.081 refer to Annexure A (8)

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Details of specific receipts/outlays, revenues/expenses**

	Current period A\$'000	Previous corresponding period \$A'000
Interest revenue included	565	226
Interest revenue included but not yet received (if material)	0	0
Interest costs excluded from borrowing costs capitalised in asset values	0	0
Outlays (excepts those arising from the acquisition of an existing business) capitalised in intangibles (if material)	0	0
Depreciation (excluding amortisation of intangibles)	0	0
Other specific relevant items (borrowing costs & capital raising costs)	(802)	(1,179)

**Control gained over entities having material effect**

Name of entity

Refer to Annexure A (4)

Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity since the date in the current period on which control was acquired

2,738,650

Date from which such profit has been calculated

31 December 2006

Profit (loss) from ordinary activities and extraordinary items after tax of the entity for the whole of the previous corresponding period

(3,797,893)

**Loss of control of entities having material effect**

Name of entity

N/A

Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity for the current period to the date of loss of control

\$

Date from which the profit (loss) has been calculated

Consolidated profit (loss) from ordinary activities and extraordinary items after tax of the entity while controlled during the whole of the previous corresponding period

\$

Contribution to consolidated profit (loss) from ordinary activities and extraordinary items from sale of interest leading to loss of control

\$

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Reports for industry and geographical segments**

Refer to Annexure A (3)

**Segments**

Operating Revenue

Sales to customers outside the economic entity

Inter-segment sales

Unallocated revenue

Total revenue

Segment result

Unallocated expenses

Consolidated profit from ordinary activities after tax (before equity accounting)

Segment assets	)	<i>Comparative data for segment assets should be as at the end of the previous corresponding period</i>
Unallocated assets	)	
Total assets	)	

**Dividends**

Date the dividend is payable

Refer to Annexure A (2)
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Record date to determine entitlements to the dividend (ie. on the basis of registrable transfers received up to 5.00 pm)

Last day of month
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**Amount per security**

		<i>Franking rate applicable</i>	%	%	%
<i>(annual report only)</i>					
<b>Final dividend:</b>	Current year	¢	N/A	¢	N/A
	Previous year	¢	¢	¢	¢
<i>(Half yearly and annual statements)</i>					
<b>Interim dividend:</b>	Current year	¢	N/A	¢	N/A
	Previous year	¢	¢	¢	¢

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Total annual dividend (distribution) per security**

*(Annual statement only)*

	Current year	Previous year
Ordinary securities	Refer to Annexure A (2)	Refer to Annexure A (2)
Preference securities	N/A	N/A

**Total dividend (distribution)**

	Current period \$A'000	Previous corresponding period - \$A'000
Ordinary securities	Refer to Annexure A (2)	Refer to Annexure A (2)
Preference securities	N/A	N/A
<b>Total</b>	\$	\$

**Half yearly report – interim dividend (distribution) on all securities or Annual report – final dividend (distribution) on all securities**

	Current period \$A'000	Previous corresponding period - \$A'000
Ordinary securities	\$	\$
Preference securities	\$	\$
<b>Total</b>	\$	\$

The dividend or distribution plans shown below are in operation.

The last date(s) for receipt of election notices to the dividend or distribution plans

Any other disclosures in relation to dividends (distributions)

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Equity accounted associated entities and other material interests**

*Equity accounting information attributable to the economic entity's share of investments in associated entities must be disclosed in a separate notice. See AASB 1016: Disclosure of Information about Investments in Associated Companies.*

Entities share of:	Current period A\$'000	Previous corresponding period A\$'000
Profit (loss) from ordinary activities before tax.	N/A	N/A
Income tax		
Profit (loss) from ordinary activities after tax		
Extraordinary items net of tax		
Net profit (loss)		
Outside equity interests		
Net profit (loss) attributable to members		

**Material interests in entities which are not controlled entities**

*The entity has an interest (that is material to it) in the following entities.*

Name of entity	Percentage of ownership interest held at end of period or date of disposal		Contribution to profit (loss) from ordinary activities and extraordinary items after tax	
Equity accounted associates and joint venture entities	Current period	Previous corresponding period	Current period \$A'000	Previous corresponding period \$A'000
	N/A	N/A	N/A	N/A
<b>Total</b>				
<b>Other material interests</b>				
<b>Total</b>				

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Issued and listed securities**

*Description includes rate of interest and any redemption or conversion rights together with prices and dates.*

**Category of securities**

	Number issued	Number listed	Issue Price (cents)	Paid-up value (cents)
<b>Preference securities</b> <i>(description)</i>	N/A	N/A	N/A	N/A
Changes during current period				
<b>Ordinary securities</b>	190,121,453	190,121,453	Refer to Annexure A(5)	Refer to Annexure A(5)
Changes during current period	22,378,234	22,378,234	Refer to Annexure A(5)	Refer to Annexure A(5)
<b>Convertible debt securities</b> <i>(description and conversion factor)</i>	N/A	N/A	N/A	N/A
Changes during current period	N/A	N/A	N/A	N/A

			Exercise price	Expiry date
<b>Options</b> <i>(description and conversion factor)</i>	N/A	N/A	N/A	N/A
Changes during current period	N/A	N/A	N/A	N/A
Exercised during current period	N/A	N/A	N/A	N/A
Expired during current period	N/A	N/A	N/A	N/A

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

<b>Debentures</b>	N/A	N/A
<b>Unsecured Notes</b>	N/A	N/A

**Discontinuing Operations**

**Consolidated profit and loss account**

	Continuing operations		Discontinuing operations		Total entity	
	Current period - \$A'000	Previous corresponding period - \$A'000	Current period - \$A'000	Previous corresponding period - \$A'000	Current period - \$A'000	Previous corresponding period - \$A'000
Sales revenue or operation revenue						
Other revenue						
Expenses from ordinary activities						
Profit (loss) before tax						
Less tax						
Profit (loss) from ordinary activities after tax						

**Consolidated statement of cash flows**

	Continuing operations		Discontinuing operations		Total entity	
	Current period - \$A'000	Previous corresponding period - \$A'000	Current period - \$A'000	Previous corresponding period - \$A'000	Current period - \$A'000	Previous corresponding period - \$A'000
Net operating cash flows						
Net investing cash flows						

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

Net financing cash flows						
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**Other disclosures**

	Current period A\$'000	Previous corresponding period A\$'000
Carrying amount of items to be disposed of:	N/A	N/A
- total assets		
- total liabilities		
Profit (loss) on disposal of assets or settlement of liabilities	N/A	N/A
Related tax		
Net profit (loss) on discontinuance		

**Description of disposals**

**Comments by *directors***

**Basis of accounts preparation**

*If this statement is a half yearly statement it should be read in conjunction with the last annual report and any announcements to the market made by the entity during the period.*

Material factors affecting the revenues and expenses of the entity for the current period including seasonal or cyclical factors

None



**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

A description of each event since the end of the current period which has had a material effect and is not related to matters already reported, with financial effect quantified (if possible)

None

Franking credits available and prospects for paying fully or partly franked dividends for at least the next year

Not Applicable

Changes in accounting policies since the last annual report and estimates of amounts reported in prior years are disclosed as follows.

Refer to Half-Year Report for this period

Changes in the amounts of contingent liabilities or assets since the last annual report are disclosed as follows.

Refer to Half-Year Report for this period

**Additional disclosure for trusts**

Number of units held by the management company or responsible entity to their related parties.

224,244

A statement of the fees and commissions payable to the management company or responsible entity.

Identify:

- Initial service charges
- Management fees
- Other fees (Capital Raising, Acquisition, Disposal, Accountancy & Registry fees)

0

1,266,329

789,690

**Annexure 3A**  
**Half Yearly/Yearly Disclosure**

**Annual meeting**

*(Annual statement only)*

The annual meeting will be held as follows:

Place

N/A

Date

Time

Approximate date the annual report will be available

**Compliance statement**

- 1 This statement has been prepared under accounting policies which comply with accounting standards as defined in the Corporations Law.
- 2 This statement, and the financial statements under the Corporations Law (if separate), use the same accounting policies.
- 3 In the case of a half-yearly report the same accounting standards and methods of computation are followed as compared with the most recent annual accounts.
- 4 This statement does give a true and fair view of the matters disclosed.
- 5 This statement is based on financial statements to which one of the following applies:

*(Tick one)*

☒ The financial statements have been audited.

☐ The financial statements have been subject to review by a registered auditor (or overseas equivalent).

☐ The financial statements are in the process of being audited or subject to review.

☐ The financial statements have *not* yet been audited or reviewed.

- 6 If the accounts have been or are being audited or subject to review and the audit report is not attached, details of any qualifications will follow immediately they are available\* (*delete one*).
- 7 The entity does not have a formally constituted audit committee.



Sign here: ..... Date: 14 March 2007....  
(Managing Director)

Print name: .....Christopher Morton.....

**Notes**

**True and fair view** If this statement does not give a true and fair view of a matter (for example, because compliance with an Accounting Standard is required) the entity must attach a note providing additional information and explanations to give a true and fair view.

**Income tax** If the amount provided for income tax in this statement differs (or would differ but for compensatory items) by more than 15% from the amount of income tax *prima facie* payable on the profit before tax, the entity must explain in a note the major items responsible for the difference and their amounts.

The Trust should not be subject to taxation on net income derived for tax purposes provided that it is fully distributed to Unitholders.

**Additional information** An entity may disclose additional information about any matter, and must do so if the information is material to an understanding of the financial statements. The information may be an expansion of the material contained in this statement, or contained in a note attached to the statement.

# **THE PFA DIVERSIFIED PROPERTY TRUST**

## **BSX LISTING RULES - ANNEXURE 3A**

### **ANNEXURE A**

#### **For the Half-Year Ended 31 December 2006**

##### **Annexure A (1)**

##### **Profit (loss) after tax**

The calculation of Profit (loss) after tax has been calculated after the deduction of Financing Costs - Unitholders, as this expense is due to AIFRS treatment of unitholders' funds as debt.

	<b><u>31 December 2006</u></b>	<b><u>31 December 2005</u></b>
<b><u>Reconciliation of Profit (loss)</u></b>	<b><u>\$'000</u></b>	<b><u>\$'000</u></b>
Profit(loss) after income tax expense	<b>2,739</b>	<b>(3,797)</b>
Add Back: Financing Costs - Unitholders	19,101	17,062
<b>Profit (loss) before Financing Costs - Unitholders</b>	<b>21,840</b>	<b>13,265</b>

##### **Annexure A (2)**

##### **Distributions Paid**

	<b><u>Current Period</u></b>	<b><u>Cents per unit on an</u></b>	<b><u>Previous Year</u></b>	<b><u>Cents per unit on</u></b>
	<b><u>2006/07</u></b>	<b><u>annual basis</u></b>	<b><u>2005/06</u></b>	<b><u>an annual basis</u></b>
August 2006	\$ 1,374,693	9.80c	\$ 1,168,192	9.476c
September	\$ 1,515,885	9.80c	\$ 1,168,192	9.476c
October	\$ 1,552,722	9.80c	\$ 1,168,192	9.476c
November	\$ 1,552,722	9.80c	\$ 1,168,192	9.476c
December (Special Distribution)	\$ -		\$ 9,996,177	6.76c
December (Special Distribution announcement)	\$ 10,000,000	5.26c	\$ -	
December	\$ 1,552,722	9.80c	\$ 1,168,192	9.476c
January 2007	\$ 1,552,723	9.80c	\$ 1,225,250	9.476c
	<b>\$ 19,101,466</b>		<b>\$ 17,062,387</b>	

##### **Annexure A (3)**

##### **Reports for industry and geographical segments**

The PFA Diversified Property Trust operates in one business segment, being property investment and in one geographical segment being Australia.

##### **Annexure A (4)**

##### **Control gained over entities having material effect**

The merger of PFA Diversified Property Trust (formerly The Trilogy Trust) with the following trusts;

##### **Merging Trusts:**

The Riverdale Fixed Term Property Trust	ARSN : 100 666 920
The Capital Collection - Diverse Sector Fund Syndicate No.1	ARSN : 088 775 375
The Capital Collection - Diverse Sector Fund Trust No.1	ARSN : 088 775 259
The Metropolitan Collection - Brisbane Syndicate	ARSN : 093 295 544
The Metropolitan Collection - Brisbane Trust	ARSN : 093 313 690
Garden Square Syndicate	ARSN : 104 858 219
Garden Square Trust	ARSN : 104 858 264

was effected on the 1 July, 2003. This merger was in accordance with the Explanatory Memorandum dated 2 June, 2003 previously lodged with the BSX.

The merger took place by a series of cancellations of units or lots in all the merging trusts. Ultimately the owners of those units or lots in the merging trusts received units in PFA Diversified Property Trust as consideration. The merged fund PFA Diversified Property Trust became the ultimate holding entity and has (directly or indirectly) 100% of all units or lots on issue in the merging trusts. Through this ownership structure the PFA Diversified Property Trust owns and controls the property portfolio.

# **THE PFA DIVERSIFIED PROPERTY TRUST**

## **BSX LISTING RULES - ANNEXURE 3A**

### **ANNEXURE A**

#### **For the Half-Year Ended 31 December 2006**

##### **Annexure A (5)**

##### **Issue Summary**

	<b>Units</b>	<b>Issue Price (cents)</b>
Units on Issue at beginning of financial year 1 July, 2006	167,743,219	
Units issued to:		
Units issued (Rights issue entitlement) in accordance with the Product Disclosure Statement ("PDS No.4") dated 5 June, 2006	10,940,854	\$1.09
Units issued in accordance with the Product Disclosure Statement ("PDS No.4") dated 5 June, 2006	11,437,380	\$1.11
<b>Units on Issue at 31 December, 2006</b>	<b>190,121,453</b>	

##### **Annexure A (6)**

##### **Unitholders' Equity**

Under AIFRS, asset revaluation reserves were transferred to opening balances of retained earnings and are recognised in Non-Current Other Liabilities. Valuation adjustments under AIFRS are recognised in the Income Statement. Under AIFRS, unitholders' equity contributed to PFA Diversified Property Trust is also recognised as Non-Current Other Liabilities. This means PFA Diversified Property Trust has no Net Assets or Equity.

	<b><u>As at 31 Dec 2006</u></b>	<b><u>As at 30 June 2006</u></b>	<b><u>As at 31 Dec 2005</u></b>
	<b><u>\$'000</u></b>	<b><u>\$'000</u></b>	<b><u>\$'000</u></b>
<b>Non-Current Other Liabilities</b>	<b>223,437</b>	<b>196,745</b>	<b>168,899</b>

##### **Annexure A (7)**

##### **Earnings per Unit**

Earnings per unit information is not disclosed in Annexure 3A for the half-year ended 31 December, 2006, as the units of PFA Diversified Property Trust are considered to be debt instruments in accordance with AASB 132 requirements.

##### **Annexure A (8)**

##### **NTA backing**

Net tangible asset backing per ordinary unit has been calculated by excluding the AIFRS treatment of unitholders equity as a non-current liability (other liabilities) and borrowing costs accounted for in interest bearing liabilities has also been excluded as borrowing costs are recognised as an intangible asset.

	<b><u>As at 31 Dec 2006</u></b>	<b><u>As at 31 Dec 2005</u></b>
<b>NTA backing</b>	<b>1.169</b>	<b>1.081</b>