



Property Fund Managers

14 March, 2007

Mr J & Mrs M Citizen
atf Citizen Superannuation Fund
123 ABC Street
BRISBANE QLD 4001

Dear Mr & Mrs Citizen

**PFA DIVERSIFIED PROPERTY TRUST
PAYMENT OF 5.26 CENTS PER UNIT SPECIAL DISTRIBUTION**

We are pleased to advise that as a consequence of the sale of Garden Square Office Park, your special distribution of \$526.00* was electronically transferred to your nominated bank account on 14 March 2007. Your special distribution should be easily identified on your bank statement by the credit coding of "PFADPT Spec Dist".

The special distribution of 5.26 cents per unit is based on your unitholding of 10,000 units as at 1 March 2007.

The special distribution has been paid from the proceeds of the sale of the Garden Square property. The amount of the special distribution does not represent your share of the capital gain for taxation purposes. Advice as to the amount of this capital gain will be provided on your Annual Taxation Statement and Distribution Summary for the year ended 30 June 2007.

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

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