

1 August 2007



Property Fund Managers

BSX Announcements
By Email: announcements@bsx.com.au
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**PROPERTY FUNDS AUSTRALIA LIMITED
PFA DIVERSIFIED PROPERTY TRUST (ARSN 097 860 690)
BSX CODE – PFD
PENDING CLOSURE OF PDS NO. 5 – 24 AUGUST 2007**

Property Funds Australia Limited ("PFA"), the responsible entity of the PFA Diversified Property Trust ("the Trust") today announced the pending closure of the product disclosure statement dated 8 June 2007 ("PDS No. 5") on 24 August 2007.

As a consequence of the recently announced acquisition of 390 St Kilda Road, Melbourne and based on strong current subscription levels, it is PFA's intention as responsible entity of the Trust to accept a level of subscription above the targeted \$25M.

This is primarily proposed to occur as a result of the St Kilda Road property being purchased at \$63.25M which is above the assumed property acquisition in PDS No. 5 at \$40M.

In PDS No. 5, PFA reserved the right to accept oversubscriptions. PFA has considered the effect these oversubscriptions will have on forecast distributions. It has been determined that the effect as a consequence of the acquisition of 390 St Kilda Road is positive.

Prospective investors and their financial advisers who do not have a reserved investment allocation and are wishing to submit new applications should contact Property Funds Australia on (07) 3221-7170 or freecall 1800 687 170.

All outstanding applications must be received by Property Funds Australia by 5.00pm on Friday, 24 August 2007 being the currently intended closure date of the PDS.

Trust units can also be purchased on the Bendigo Stock Exchange (www.bsx.com.au).

For further information please contact:

Brad Macaulay – (07) 3221-7170 or 0413 949 297
General Manager - Distribution

or

Bronwyn Risk - (07) 3221-7170 or freecall 1800 687 170
Manager, Investment Services

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