



Annexure 3A

BSX Listing Rules

Half yearly/Yearly Disclosure

References

Version 1, Operative 23/8/2000

Chapter 3, BSX Listing Rules

Mirvac PFA Diversified Property Trust

Name of entity

097 860 690 (ARSN)

Half yearly (tick)



31/12/2007

ABN, ACN or ARBN

Annual (tick)



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

Summary

				\$A,000
Sales revenue or operating revenue	Up	27%	to	29,038
Profit (loss) before impairments and distributions and after tax	Down	50%	to	11,677
Less: Property Impairments	Up	13%	to	1,561
Less: Unitholders Distributions	Down	16%	to	16,130
				Refer to Annexure A (1)
Abnormal items before tax		gain (loss) of		
Profit (loss) after tax but before outside equity interests	Down	320%	to	(6,014)
Extraordinary items after tax attributable to members		gain (loss) of		
Profit (loss) for the period attributable to members	Down	320%	to	(6,014)

Dividends (distributions)

Franking rate applicable

N/A

Current period

Final

Interim

Refer to Annexure A (2) ¢
¢

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	33,138	37,639
Expenses	(11,225)	(8,531)
Finance costs – financial institutions	(11,797)	(7,268)
Finance costs – Unitholder distributions	(16,130)	(19,101)
Profit (loss) from ordinary activities before tax	(6,014)	2,739
Income tax on ordinary activities	0	0
Profit (loss) from ordinary activities after tax	(6,014)	2,739
Outside equity interests	0	0
Profit (loss) from ordinary activities after tax attributable to members	(6,014)	2,739
Profit (loss) from extraordinary activities after tax attributable to members	0	0
Profit (loss) for the period attributable to members	(6,014)	2,739
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	Refer to Annexure A(6)	Refer to Annexure A(6)
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	(6,014)	2,739
Less (plus) outside equity interests		0
Profit (loss) from ordinary activities after tax (before amortisation of goodwill) attributable to members	(6,014)	2,739

Revenue and expenses from operating activities

	Current period \$A'000	Previous corresponding period \$A'000
Details of revenue		
Rent Received	25,506	19,650
Outgoings recovered	3,102	2,626
Interest Received	430	565
Distributions Received	0	0

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	562	0	562
Total amortisation of intangibles	562	0	562
Extraordinary items (details)	0	0	0
Total extraordinary items	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 st half year	(6,014)	2,739
Consolidated profit (loss) from ordinary activities after tax attributable to members for the 2 nd half year	0	0

Consolidated balance sheet

	31 Dec 2007 \$A'000	30 June 2007 \$A'000	31 Dec 2006 \$A'000
Current assets			
Cash	5,923	10,480	15,794
Receivables	8,961	7,382	60,023
Investments	0	0	0
Inventories	0	0	0
Other (provide details if material) (Prepaid expenses & deposits)	1,656	947	1,189
Total current assets	16,540	18,809	77,006
Non-current assets			
Receivables	0	0	0
Investments	666,090	571,298	404,421
Available for sale financial assets	180	180	90
Other property, plant and equipment (net)	0	0	0
Intangibles (net)	0	0	0
Other (provide details if material)	0	0	0
Total non-current assets	666,270	571,478	404,511
Total assets	682,810	590,287	481,517

Annexure 3A
Half Yearly/Yearly Disclosure

Current liabilities			
Payables	10,930	9,696	48,683
Borrowings	341,875	10,000	0
Provisions	0	0	0
Other (provide details if material)	0	0	0
Total current liabilities	352,805	19,696	48,683
Non-current liabilities			
Accounts payable	0	0	0
Borrowings	0	278,379	209,988
Provisions	0	0	0
Other (refer to Annexure A (6))	330,005	292,212	222,846
Total non-current liabilities	330,005	570,591	432,834
Total liabilities	682,810	590,287	481,517
Net assets	0	0	0
Equity (Refer to Annexure A (6))			
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
Total equity	0	0	0
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	31,509	23,329
Payments to suppliers and employees	(12,014)	(10,892)
Dividends received	0	0
Interest and other items of similar nature received	345	511
Interest and other costs of finance paid	(11,420)	(6,851)

Annexure 3A
Half Yearly/Yearly Disclosure

Income taxes paid	0	0
Other (provide details if material)	0	0
Net operating cash flows	8,420	6,097

Cash flows related to investing activities

Payments for purchases of property, plant and equipment	(92,078)	(4,141)
Proceeds from sale of property, plant and equipment	0	0
Payment for deposit on investment property	0	(1,500)
Proceeds from sale of equity investments	0	0
Loans to other entities	0	0
Loans repaid by other entities	0	0
Other (provide details if material)	(90)	(90)
Net investing cash flows	(92,168)	(5,731)

Cash flows related to financing activities

Proceeds from issues of securities (shares, options, etc.)	43,366	22,327
Proceeds from borrowings	53,637	0
Repayment of borrowings	0	0
Distributions / Dividends paid	(15,836)	(8,874)
Other (provide details if material) Financing costs and capital raising costs	(1,976)	(802)
Net financing cash flows	79,191	12,651
Net increase (decrease) in cash held	(4,557)	13,017

Cash at beginning of period (see Reconciliation of cash)	10,480	2,777
Exchange rate adjustments	0	0
Cash at end of period (see Reconciliation of cash)	5,923	15,794

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	5,923	660
Deposits at call	0	15,134
Bank overdraft	0	0
Other (provide details)	0	0
Total cash at end of period	5,923	15,794

Ratios

	Current period	Previous corresponding period
Profit before tax/sales		
Consolidated profit (loss) from ordinary activities before tax as a percentage of sales revenue	-21%	12%
Profit after tax/equity interests		
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	430	565
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)	(1,977)	(802)

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

6,014,359

Date from which such profit has been calculated

31 December 2007

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

2,738,650

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</i>
Unallocated assets)	<i>end of the previous corresponding period</i>
Total assets)	

Dividends

Date the dividend is payable

Refer to Annexure A (2)

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

Amount per security

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

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	\$	\$
Total	\$	\$

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
Total				
Other material interests				
Total				

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)
Preference securities <i>(description)</i>	N/A	N/A	N/A	N/A
Changes during current period				
Ordinary securities	225,667,727	225,667,727	Refer to Annexure A(5)	Refer to Annexure A(5)
Changes during current period	35,546,274	35,546,274	Refer to Annexure A(5)	Refer to Annexure A(5)
Convertible debt securities <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
Options <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

Debentures	N/A	N/A
Unsecured Notes	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
1,855,868
2,985,379

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: 28 February 2008....
(CEO – Mirvac Funds Management, Australia)

Print name:Grant Hodgetts.....

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.

MIRVAC PFA DIVERSIFIED PROPERTY TRUST

BSX LISTING RULES - ANNEXURE 3A

ANNEXURE A

For the Year Ended 31 December 2007

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.

	<u>31 December 2007</u>	<u>31 December 2006</u>
<u>Reconciliation of Profit (loss)</u>	<u>\$'000</u>	<u>\$'000</u>
Profit(loss) after income tax expense	(6,014)	2,739
Add Back: Financing Costs - Unitholders	16,130	19,101
Profit (loss) before Financing Costs - Unitholders	10,116	21,840

Annexure A (2)

<u>Distributions Paid</u>	<u>Current Period</u>	<u>Cents per unit on an</u>	<u>Previous Year</u>	<u>Cents per unit on</u>
	<u>2007/08</u>	<u>annual basis</u>	<u>2006/07</u>	<u>an annual basis</u>
August 2007	\$ 1,560,445	9.80c	\$ 1,374,693	9.80c
September (Special Distribution)	\$ 5,502,731	9.80c	\$ -	
September	\$ 1,694,792	2.88c	\$ 1,515,885	9.80c
October	\$ 1,843,028	9.80c	\$ 1,552,722	9.80c
November	\$ 1,843,028	9.80c	\$ 1,552,722	9.80c
December (Special Distribution)	\$ -		\$ 10,000,000	5.26c
December	\$ 1,843,028	9.80c	\$ 1,552,722	9.80c
January 2008	\$ 1,843,028	9.80c	\$ 1,552,723	9.80c
	\$ 16,130,082		\$ 19,101,466	

Annexure A (3)

Reports for industry and geographical segments

The Mirvac 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.	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.

Mirvac Holdings Limited (a member of the Mirvac Group) exercised the put and call option on 30 August 2007 to acquire the balance 50% shareholding in Property Funds Australia Limited (The Manager) that it currently does not own. Settlement of the contract to purchase the shares in Property Funds Australia Limited occurred on 10 October 2007.

MIRVAC PFA DIVERSIFIED PROPERTY TRUST

BSX LISTING RULES - ANNEXURE 3A

ANNEXURE A

For the Year Ended 31 December 2007

Annexure A (5)

Issue Summary

	Units	Issue Price (cents)
Units on Issue at beginning of financial year 1 July, 2007	190,121,453	
Units issued to:		
Units issued (Rights issue entitlement) in accordance with the Product Disclosure Statement ("PDS No.5") dated 8 June, 2	35,546,274	\$1.22
Units on Issue at 31 December 2007	<u>225,667,727</u>	

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 Mirvac PFA Diversified Property Trust is also recognised as Non-Current Other Liability. This means Mirvac PFA Diversified Property Trust has no Net Assets or Equity.

	<u>As at 31 Dec 2007</u>	<u>As at 30 June 2007</u>	<u>As at 31 Dec 2006</u>
	<u>\$'000</u>	<u>\$'000</u>	<u>\$'000</u>
Non-Current Other Liabilities	330,005	292,212	222,846

Annexure A (7)

Earnings per Unit

Earnings per unit information is not disclosed in Annexure 3A for the year ended 31 December, 2007 as the units of Mirvac 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.

	<u>As at 31 Dec 2007</u>	<u>As at 31 Dec 2006</u>
NTA backing	<u>1.46</u>	<u>1.17</u>

MIRVAC PFA DIVERSIFIED PROPERTY TRUST

AND CONTROLLED ENTITIES

ARSN 097 860 690

2007 Half-Year Interim Financial Report

Mirvac PFA Limited
ACN 078 199 569
AFSL No 224106

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Mirvac PFA Limited ACN 078 199 569 ("Mirvac PFA") does not guarantee or in any way stand behind the performance of the Mirvac PFA Diversified Property Trust or the repayments of capital by the Mirvac PFA Diversified Property Trust.

The information contained in this half-yearly report ("the Information") does not constitute a securities recommendation. It has not been prepared taking into account your particular investment objectives, financial situation and particular needs. You should assess whether it is appropriate in the light of your own circumstances before acting on it. If you are unsure you should seek the help of your financial adviser.

Whilst all reasonable care has been taken in relation to the preparation and collation of the Information, no person, including Mirvac PFA and its directors, accept responsibility for loss or damage howsoever occurring resulting from a use or reliance on the Information by any person. Past performance is not indicative of future performance and no guarantee of future returns is implied or given.

Directors' Report

The Directors of Mirvac PFA Limited ("the Manager") as responsible entity submit the following Interim Financial Report of the Mirvac PFA Diversified Property Trust ("the Trust") for the half-year ended 31 December 2007 ("the Period").

Directors of the Manager/ Responsible Entity

The name of each person who has been a director of the Manager during the Period and up to the date of this report are:-

Robert Summerton (retired 30 September 2007)

Christopher Morton (retired 10 October 2007)

Dennis Wildenburg (retired 22 November 2007)

Nicholas Collishaw

Jennifer Hutson (retired 10 October 2007)

Grant Hodgetts (appointed 30 September 2007)

Paul Barker (appointed 10 October 2007)

Ross Strang (appointed 22 November 2007)

Richard Turner AM (appointed 22 November 2007)

The Directors have been in office since the start of the Period to the date of this report unless otherwise stated.

Review of Operations

Distributions

Distributions for the Period totalled to 4.90 cents per unit. These distributions were paid on a monthly basis at a rate of 0.8167 cents per unit.

Highlights

The key highlights over the Period and up to the date of this report include:-

- the acquisition of 390 St Kilda Road, Melbourne for \$63.2M settled on 17 August 2007;
- the closure PDS No. 5 after raising \$43.4M and a total of 35,546,274 units having been issued;
- the acquisition of 657 Pacific Highway, St Leonards, NSW for \$19.05M occurred on 8 October 2007; and
- a special distribution of 2.88 cents per unit to be paid to eligible unitholders.

Auditor's Independence Declaration

A copy of the auditor's independence declaration is set out on page 3.

Directors' Report (continued)

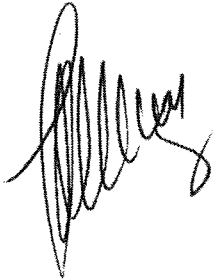
Rounding Amounts

The Mirvac PFA Diversified Property Trust has applied the relief available to it in ASIC Class Order 98/100 and accordingly certain amounts in the financial report have been rounded off to the nearest one thousand dollars.

Further information in respect of the operations of the Trust is set out in the Manager's Report.

Signed in accordance with a resolution of Directors.

Dated this 28th day of February 2008

A handwritten signature in black ink, appearing to read 'Grant Hodgetts', with a stylized flourish at the end.

Grant Hodgetts
CEO - Australia
Mircvac Funds Management



BDO Kendalls

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ABN 70 202 702 402

28 February 2008

The Directors
Mirvac PFA Ltd
GPO Box 1438
BRISBANE QLD 4001

Dear Directors

AUDITOR'S INDEPENDENCE DECLARATION

In relation to our review of the Interim Financial Report of the Mirvac PFA Diversified Property Trust for the half year ended 31 December 2007, to the best of my knowledge and belief, there have been no contraventions of the auditor independence requirements of the Corporations Act 2001 or any applicable code of professional conduct.

Yours faithfully
BDO Kendalls (QLD)

A handwritten signature in black ink, appearing to read 'Craig Jenkins', with a stylized flourish at the end.

Craig Jenkins
Partner

Condensed Income Statement

for the half-year ended 31 December 2007

	Note	Consolidated 31 December 2007 \$ '000	Consolidated 31 December 2006 \$ '000
Revenue			
Operating activities		29,038	22,841
Gain on disposal of investment property		-	14,798
Gain on revaluation of investment property		4,100	-
		33,138	37,639
Expenses			
Property expenses		(6,908)	(5,035)
Amortisation		(280)	(209)
Impairment of investment properties		(1,561)	(1,378)
Fund expenses		(2,476)	(1,909)
		(11,225)	(8,531)
Financing costs – Financial Institutions			
Interest & Amortisation		(11,797)	(7,268)
		(11,797)	(7,268)
Profit before finance costs to Unitholders		10,116	21,840
Financing costs – Unitholders			
Distributions to Unitholders	2	(16,130)	(19,101)
Profit/(loss) before income tax expense		(6,014)	2,739
Income tax expense		-	-
Profit/(loss) after income tax expense		(6,014)	2,739
Changes in net assets attributable to unitholders		6,014	(2,739)
Net Profit/(loss)		-	-

To be read in conjunction with the notes to the Financial Statements.

Condensed Balance Sheet

as at 31 December 2007

	Consolidated 31 December 2007 \$ '000	Consolidated 30 June 2007 \$ '000
CURRENT ASSETS		
Cash and cash equivalents	5,923	10,480
Trade and other receivables	8,961	7,382
Other current assets	1,656	947
Total Current Assets	16,540	18,809
NON-CURRENT ASSETS		
Investment – property	3 666,090	571,298
Available for sale financial assets	180	180
Total Non-Current Assets	666,270	571,478
TOTAL ASSETS	682,810	590,287
CURRENT LIABILITIES		
Trade and other payables	10,930	9,696
Borrowings	4 341,875	10,000
Total Current Liabilities	352,805	19,696
NON-CURRENT LIABILITIES		
Other liabilities	330,005	292,212
Borrowings	-	278,379
Total Non-Current Liabilities	330,005	570,591
TOTAL LIABILITIES	682,810	590,287
NET ASSETS	-	-

To be read in conjunction with the notes to the Financial Statements.

Condensed Statement of Changes in Equity

as at 31 December 2007

	Issued Capital	Retained Earnings	Asset Revaluation Reserve	Total
Balance at 1 July 2006	-	-	-	-
Profit attributable to shareholders	-	-	-	-
Revaluation increment	-	-	-	-
Deferred tax on revaluation of financial assets	-	-	-	-
Dividends paid	-	-	-	-
Balance at 31 December 2006	-	-	-	-
	Issued Capital	Retained Earnings	Asset Revaluation Reserve	Total
Balance at 1 July 2007	-	-	-	-
Profit attributable to shareholders	-	-	-	-
Revaluation increment	-	-	-	-
Deferred tax on revaluation of financial assets	-	-	-	-
Dividends paid	-	-	-	-
Balance at 31 December 2007	-	-	-	-

To be read in conjunction with the notes to the Financial Statements.

Condensed Cash Flow Statement

for the half-year ended 31 December 2007

	Consolidated 31 December 2007 \$ '000	Consolidated 31 December 2006 \$ '000
Cash Flows from Operating Activities		
Property income	31,509	23,329
Interest received and sundry income	345	511
Payments to suppliers	(12,014)	(10,892)
Interest paid	(11,420)	(6,851)
Cash Provided by/(Used in) Operating Activities	8,420	6,097
Cash Flows from Investing Activities		
Investment in Citigate Melbourne Pty Ltd	-	(90)
Investment in Citigate Perth Pty Ltd	(90)	-
Deposit on investment – property	-	(1,500)
Purchase of investment – property and capital improvements	(92,078)	(4,141)
Cash Provided by/(Used in) Investing Activities	(92,168)	(5,731)
Cash Flows from Financing Activities		
Proceeds from borrowings	53,637	-
Financing costs paid	(703)	(79)
Units issued	43,366	24,622
Capital raising funds provided for (used)	-	(2,295)
Cost of equity raising	(1,273)	(723)
Distributions to Unitholders	(15,836)	(8,874)
Cash Provided by/(Used in) Financing Activities	79,191	12,651
Net increase/(decrease) in cash held	(4,557)	13,017
Cash at the beginning of the financial period	10,480	2,777
CASH AS AT 31 DECEMBER	5,923	15,794

To be read in conjunction with the notes to the Financial Statements.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 1 - Basis of Preparation

The half-year interim financial report is a general purpose financial report prepared in accordance with the requirements of the BSX Listing Rules, Corporations Act 2001, Australian Accounting Standard AASB 134: Interim Financial Reporting, Urgent Issues Group Consensus views and other authoritative pronouncements of the Australia Accounting Standards Board. The half-year interim financial report does not include full disclosures of the type normally included in an annual financial report. It is recommended that this interim financial report be read in conjunction with the annual financial statements for the year ended 30 June 2007 and any public announcements made by Mirvac PFA Limited as the responsible entity for the Mirvac PFA Diversified Property Trust and its controlled entities ("Trust") during the half-year in accordance with continuous disclosure requirements arising under the BSX Listing Rules and Corporations Act 2001.

The accounting policies have been consistently applied by the entities in the economic entity and are consistent with those applied in the 30 June 2007 annual report unless otherwise stated.

(a) Rounding of Amounts

The Trust has applied the relief available to it in ASIC Class Order 98/100 and accordingly certain amounts in these financial statements have been rounded off to the nearest one thousand dollars.

(b) Earnings Per Unit

Earnings per unit (EPU) information is not disclosed as the units of the Trust are considered to be debt instruments in accordance with AASB 132 requirements.

(c) Comparative Figures

Where required by the Australian Accounting Standards, comparative figures have been adjusted to conform to changes in presentation for the current financial year.

(d) Condensed Statement of Changes in Equity

The Trust is not required to complete a Condensed Statement of Changes in Equity as all unitholders' funds have been classified as non-current liabilities.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 2 - Distributions Paid and Payable

	Consolidated Entity	
	31 December 2007 \$ '000	31 December 2006 \$ '000
21 August	1,560	1,374
14 September (Special Distribution)	5,503	-
21 September	1,695	1,515
21 October	1,843	1,553
21 November	1,843	1,553
08 December (Special Distribution)	-	-
21 December	1,843	1,553
22 December (Special Distribution announcement)	-	10,000
21 January	1,843	1,553
	16,130	19,101

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 3 – Investment Properties

Property	Type	Ownership %	Date Acquired	Independent Valuation Date	Independent Valuation Amount \$'000	Independent Valuer	Book Value 31 Dec 2007 \$'000	Book Value 30 June 2007 \$'000
Anzac Square, 200 Adelaide Street, Brisbane, QLD, 4000	Commercial	100%	Apr 1999	Jun 2007	37,000	A	37,000	37,000
544 Kessels Road, MacGregor, QLD, 4109	Retail / Bulky Goods	100%	Apr 1999	Jun 2007	17,700	B	17,700	17,700
The Precinct (Lot 1 & 3), Cnr Harries Road & Holdsworth Street, Coorparoo, QLD, 4151	Commercial / Retail	100%	Apr 1999	Dec 2007	18,000	C	18,000	13,900
The Homeworld Centre, 150 - 180 Soward Way, Tuggeranong, Canberra, ACT	Retail	100%	Dec 1999	Jun 2006	34,700	D	34,700	34,700
Cairns Hypermart, Cnr Spence & Draper Streets, Cairns, QLD, 4870	Retail / Bulky Goods	100%	Dec 2001	Jun 2007	25,500	E	25,500	25,500
Centro on James, Cnr James & Robertson Streets, Fortitude Valley, QLD, 4006	Commercial / Retail	100%	Dec 2001	Jun 2007	17,900	F	17,900	17,900
The Riverdale Shopping Centre, 49 - 65 Macquarie Street, Dubbo, NSW, 2830	Retail	100%	Sep 2002	Jun 2006	15,750	G	15,750	15,750
The Lands Building, 134 Macquarie Street, Hobart, TAS, 7000	Commercial	100%	Mar 2004	Jun 2007	35,000	H	35,000	35,000
303 Sevenoaks Street, Cannington, WA, 6107	Commercial	100%	Feb 2005	Mar 2007	55,000	I	55,000	55,000
AAPT Centre, 180 - 188 Burnley Street, Richmond, VIC, 3121	Commercial	100%	Jun 2005	Jun 2007	17,500	J	17,500	17,500
33 McDowell Street, Welshpool, WA, 6106	Industrial	100%	Jun 2005	Jun 2007	9,750	K	9,750	9,750
180 Queen Street, Brisbane, QLD, 4000	Retail / Commercial	100%	Oct 2005	Jun 2007	25,500	L	25,500	25,500
Civic Tower (50% share), 66 - 68 Goulburn Street, Sydney, NSW, 2000	Commercial	100%	Dec 2005	Jun 2007	68,750	M	68,750	68,750
Citigate Melbourne Hotel, 270 - 272 Flinders Street, Melbourne, VIC, 3000	Commercial / Hotel	100%	Jun 2006	Jun 2006	34,000	Held at Cost	37,630	37,081
706 Mowbray Road, Lane Cove, NSW, 2066	Commercial / Industrial	100%	Jan 2007	Dec 2006	29,330	Held at Cost	31,583	31,581
The Octagon (50% share), 110 George Street, Parramatta, NSW, 2150	Commercial	100%	May 2007	Mar 2007	39,000	Held at Cost	41,980	41,980
Citigate Perth Hotel, 707 Wellington Street, Perth, WA, 6000	Commercial / Hotel	100%	Jun 2007	Apr 2007	52,000	Held at Cost	56,659	56,031
Foxtel Centre, 1 - 21 Dean Street, Moonee Ponds, VIC, 3039	Commercial	100%	Jun 2007	Jun 2007	28,500	Held at Cost	30,740	30,676
390 St Kilda Road, Melbourne, VIC, 3000	Commercial	100%	Aug 2007	Jul 2007	63,300	Held at Cost	68,851	-
657 Pacific Highway, St Leonards, NSW, 2065	Commercial	100%	Oct 2007	Sep 2007	19,100	Held at Cost	20,597	-
							666,090	571,299

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 3 – Investment Properties (continued)

Valuers' names and qualifications

- A **Anzac Square, Brisbane:** An Independent valuation of land and buildings was undertaken by Philip Willington FAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 30 June 2007.
- B **544 Kessels Road, MacGregor, Brisbane:** An Independent valuation of land and buildings was undertaken by Philip Willington FAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 30 June 2007.
- C **The Precinct, Coorparoo, Brisbane:** An Independent valuation of land and buildings was undertaken by Tom Irving AAPI, Certified Practising Valuer of CB Richard Ellis. The valuation was based on market value as at 31 December 2007.
- D **Homeworld Centre, Canberra:** An Independent valuation of land and buildings was undertaken by Richard Lawrie AAPI, Certified Practising Valuer of Jones Lang LaSalle. The valuation was based on market value as at 30 June 2006.
- E **Cairns Hypermart, Cairns:** An Independent valuation of land and buildings was undertaken by Matthew Buckley AAPI, Certified Practising Valuer of Savills (QLD) Pty Limited. The valuation was based on market value as at 30 June 2007.
- F **Centro on James (Stage 3), Brisbane:** An Independent valuation of land and buildings was undertaken by Matthew Buckley AAPI, Certified Practising Valuer of Savills (QLD) Pty Limited. The valuation was based on market value as at 30 June 2007.
- G **Riverdale Centre, Dubbo:** An Independent valuation of land and buildings was undertaken by David McLennan AAPI, Certified Practising Valuer of Jones Lang LaSalle. The valuation was based on market value as at 30 June 2006.
- H **Lands Building, Hobart:** An Independent valuation of land and buildings was undertaken by Bernard Smith FAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 30 June 2007.
- I **Sevenoaks, Perth:** An Independent valuation of land and buildings was undertaken by Marc Crowe AAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 31 March 2007.
- J **180-188 Richmond, Melbourne:** An Independent valuation of land and buildings was undertaken by Bernard Smith FAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 30 June 2007.
- K **33 McDowell Street, Perth:** An Independent valuation of land and buildings was undertaken by Geoff Wilkinson AAPI, Certified Practising Valuer of Knight Frank Valuations. The valuation was based on market value as at 30 June 2007.
- L **180 Queen Street, Brisbane:** An Independent valuation of land and buildings was undertaken by Francis Rex AAPI, Certified Practising Valuer of LandMark White. The valuation was based on market value as at 30 June 2007.
- M **Civic Tower, Sydney:** An Independent valuation of land and buildings was undertaken by Roger Price AAPI, Certified Practising Valuer of CB Richard Ellis. The valuation was based on market value as at 30 June 2007.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 4 - Borrowings

The 5 year joint Finance Facility provided by CBA and ING matures on 6 November 2008.

At 31 December 2007 the funds drawn against the facility stood at \$343M.

An indicative offer has been received from a major bank to replace the joint facility when it matures on 6 November 2008. This indicative offer is for a term of 3 years from 6 November 2008.

Discussions are being initiated with a number of institutions to provide a replacement facility from November 2008, with an appropriate term to maturity and acceptable margins to the Trust. It is expected that the new facility will be in place by 30 June 2008.

Note 5 - Segment Information

The Trust and its controlled entities operate predominantly in one geographical segment, being Australia, and one business segment, being property investment.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 6 - Contingent Liabilities

Sale Performance Management Fees

In accordance with the Trust Constitution, the Manager is entitled to remuneration as follows:-

- a) The Manager is entitled to receive a disposal fee from the Trust in respect of the sale of any property equal to 2% of the gross sale price achieved.
- b) If the sale of a property results in a gross sale price above the original gross purchase price, the Manager is entitled to an additional performance fee as follows:-
 - i. 2.5% of the gross sale price (if gross sale price is more than 50% of original gross purchase price); or
 - ii. 1.5% of the gross sale price (if gross sale price is between 30% and 50% more than the original gross purchase price). Original gross purchase price includes that purchase price paid by any sub-trusts of the Trust.
- c) If the Manager is removed as responsible entity of the Trust (other than for its gross negligence or a material fiduciary breach), then it is entitled to be paid 2% of the scheme value as at the time of the removal.

This is outlined in Clause 25.1 of the Trust's Constitution.

Revolving Cash Advance Facility

As at 31 December 2007, the Trust is to provide a \$1,000,000 cash facility to Citigate Melbourne Pty Ltd as per the Revolving Cash Advance Facility Agreement. The Trust holds shares in Citigate Melbourne Pty Ltd and as at 31 December 2007, \$488,343 was drawn down. Interest is accrued monthly in accordance with the Revolving Cash Advance Facility Agreement.

As at 31 December 2007, the Trust is to provide a \$2,000,000 cash facility to Citigate Perth Pty Ltd as per the Revolving Cash Advance Facility Agreement. The Trust holds shares in Citigate Perth Pty Ltd and as at 31 December 2007, \$1,358,355 was drawn down. Interest is accrued monthly in accordance with the Revolving Cash Advance Facility Agreement.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 7 - Contingent Assets

The Trust and its controlled entities (lessor) hold unconditional bank guarantees from lessees. These bank guarantees may crystallise on default by the lessee to the lessor. The total amount of bank guarantees held as at 31 December 2007 was \$6,595,806 for the economic entity.

As at 31 December 2007, the Trust holds income support guarantees covering a maximum period to 31 January 2010 for 706 Mowbray Road, Lane Cove, Sydney of \$979,872, and a maximum period to 16 December 2008 for Civic Tower, Sydney of \$1,725,842 (half share), and a maximum period to 8 May 2009 for The Octagon, Parramatta of \$1,339,254 (half share), and a maximum period to 17 August 2009 for 390 St Kilda Road of \$600,000.

303 Sevenoaks Street, Cannington, WA

The mediation with the Canning Council regarding the compensation for resumption of land to build a road has an agreed settlement of \$1.2M inclusive of costs. The Trust anticipates full payment by the end of February 2008. Once the payment is received it will be determined whether any performance fee is payable by The Trust to Mirvac PFA Ltd.

Note 8 - Events Subsequent to Reporting Date

There have been no events subsequent to the reporting date that would require disclosure in the Interim Financial Report.

Notes to the Financial Statements

for the half-year ended 31 December 2007

Note 9 - Contributed Capital

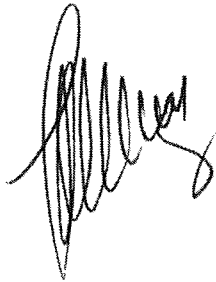
	Parent Entity		Parent Entity	
	2007 \$	2007 Number	2006 \$	2006 Number
Units on Issue at the beginning of the financial year	196,516,263	190,121,453	171,894,743	167,743,219
Units issued during the period in accordance with the Product Disclosure Statement dated 8 June 2007	43,366,091	35,546,274	-	-
Units issued during the period in accordance with the Product Disclosure Statement dated 5 June 2006	-	-	24,621,520	22,378,234
Units on Issue as at 31 December	239,882,354	225,667,727	196,516,263	190,121,453

Declaration by the Directors of the Responsible Entity

The Directors of Mirvac PFA Limited as the responsible entity for The Mirvac PFA Diversified Property Trust declare that:-

1. the accompanying condensed financial statements and notes
 - (a) comply with Australian Accounting Standard AASB 134: Interim Financial Reporting and the Corporations Regulations 2001; and
 - (b) give a true and fair view of the financial position as at 31 December 2007 and performance for the half-year ended on that date; and
2. in the Directors' opinion there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors of Mirvac PFA Limited.



Grant Hodgetts
CEO - Australia
Mircac Funds Management

Sydney
28 February 2008



BDO Kendalls

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ABN 70 202 702 402

INDEPENDENT REVIEW REPORT TO THE MEMBERS OF THE MIRVAC PFA DIVERSIFIED PROPERTY TRUST

Report on the Half-Year Interim Financial Report

We have reviewed the half-year interim financial report of the Mirvac PFA Diversified Property Trust, which comprises the condensed balance sheet as at 31 December 2007, and the condensed income statement and condensed cash flow statement for the half-year ended on that date, other selected explanatory notes and the directors' declaration of the scheme in order for the disclosing entity to lodge the half-year interim financial report with the Bendigo Stock Exchange and Australian Securities and Investments Commission.

Directors' Responsibility for the Half-Year Interim Financial Report

The directors of the responsible entity for the scheme are responsible for the preparation and fair presentation of the half-year interim financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations) and the *Corporations Act 2001*. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the half-year interim financial report that is free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year interim financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 *Review of an Interim Financial Report Performed by the Independent Auditor of the Entity*, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the interim financial report is not in accordance with the *Corporations Act 2001* including: giving a true and fair view of the disclosing entity's financial position as at 31 December 2007 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*. As the auditor of the Mirvac PFA Diversified Property Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year interim financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the *Corporations Act 2001*. We confirm that the independence declaration required by the *Corporations Act 2001* would be in the same terms if it had been given to the directors of the responsible entity at the time that this auditor's review report was made.

Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year interim financial report of the Mirvac PFA Diversified Property Trust is not in accordance with the *Corporations Act 2001* including:

- (a) giving a true and fair view of the scheme's financial position as at 31 December 2007 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 *Interim Financial Reporting* and Corporations Regulations 2001.

BDO Kendalls (QLD)

BDO Kendalls



C R Jenkins
Partner

Brisbane
28 February 2008