



MIRVAC PFA DIVERSIFIED PROPERTY TRUST

28 February 2008

BSX ANNOUNCEMENT

MIRVAC PFA DIVERSIFIED PROPERTY TRUST ANNOUNCES SOLID HALF-YEAR RESULT

FINANCIAL HIGHLIGHTS

- > Half-year net profit after tax¹ of \$10.1 million
- > Total revenue from operating activities was \$29.0 million, an increase of 27.1 per cent
- > Half-year distribution of 4.90 cents per unit in line with our forecasts
- > 24.8 per cent increase in NTA to \$1.46 per unit from \$1.17 per unit at 31 December 2006
- > Gross assets increased by 41.6 per cent to \$682.8 million from \$482.1 million at 31 December 2006
- > Special distribution of 2.88 cents per unit via the sale of 388 Queen Street, Brisbane

Mirvac PFA Diversified Trust (**BSX Code: PFD**) today announced a net profit after tax¹ of \$10.1 million for the six months to 31 December 2007. Total revenue from operating activities increased to \$29.0 million representing a 27.1 per cent increase compared to the same period last year.

The Trust's total assets increased to \$682 million, a rise of 41.6 per cent compared to the previous period. The NTA rose by 29 cents to \$1.46, a 24.8 per cent increase compared to the same period last year.

A half-year distribution of 4.9 cents per unit was paid to unitholders for the period ended 31 December 2007. This excludes the 2.88 cent per unit special distribution which was paid as a result of the sale of 388 Queen Street, Brisbane and brings the total distributions paid to unitholders for the period to 7.78 cents per unit.

Grant Hodgetts, CEO - Australia, Mirvac Funds Management said, "We are extremely pleased with the half-year result. It reinforces the Trust's strategy of securing income streams through a diversified, Australian focussed real estate portfolio and the ability to distribute realised profits to unitholders through the prudent sale of assets at the right time."

"This result provides a strong platform for future growth and expansion of the Trust with the assistance of Mirvac's funds management and development capabilities."

OPERATIONAL HIGHLIGHTS

- > Acquisition of two assets:
 - 390 St Kilda Road, Melbourne for \$63.3 million; and
 - 657 Pacific Highway, St Leonards for \$19.1 million.
- > Successful capital raising completed raising \$43.4 million
- > One asset was revalued at 31 December 2007 resulting in a valuation uplift across the portfolio of \$4.1 million

The Trust's property portfolio continued to expand with the acquisition of two commercial properties located at 390 St Kilda Road, Melbourne for \$63.3 million and 657 Pacific Highway, St Leonards for \$19.1 million. These acquisitions were consistent with the diversification strategy for the Trust and a reduced focus to the Brisbane office market.

In August 2007, Product Disclosure Statement No. 5 closed oversubscribed after \$43.4 million was raised. This was \$18.4 million above the assumed capital raising of \$25 million and enabled the acquisition of 390 St Kilda Road property.

Occupancy rates in the portfolio were 98.5 per cent and the average weighted lease expiry profile, 6.4 years.

A copy of the Trust's property portfolio at 31 December 2007 is attached at Annexure A.

CAPITAL MANAGEMENT

The Trust's debt is financed via a joint finance facility between the Commonwealth Bank of Australia and mortgage funds managed by ING Management Limited. The total debt at 31 December 2007 was \$343 million. Approximately 77 per cent of the Trust's debt funding had fixed interest rates or was hedged with the balance being at the variable rates.

The current debt facility expires in November 2008. Negotiations with a number of financial institutions to replace the facility on terms acceptable to the Trust are underway. The new facility is expected to be in place by 30 June 2008.

OUTLOOK

Recent volatility in global financial markets has put some pressure on the Australian financial sector and consequently may create some uncertainty for the direct property market but the fundamentals of those property markets in which the Trust holds assets still remain positive.

Looking forward, we intend to continue to build on the Trust's sound financial performance and will continue to assess the most appropriate strategy for the Trust's assets. The Manager will also continue to seek diversification opportunities to enable the continued growth of the Trust whilst meeting its investment objectives.

For further information, please contact:

Nicholas Collishaw
Executive Director
Mirvac Funds Management
+61 2 9080 8000

Grant Hodgetts
CEO – Australia
Mirvac Funds Management
+61 3 9695 9401

Mirvac Funds Management is a division of Mirvac, a leading ASX-listed, integrated real estate group with more than \$27.8 billion of activities under control across the real estate, funds management and hotel management spectrum.

Mirvac Funds Management manages approximately \$9.3 billion on behalf of approximately 36,000 institutional and retail investors across three key areas: **real estate equity** – listed and unlisted funds and property mandates, **real estate debt** – debt funds; and **infrastructure funds**.

1. Net profit before unitholder distributions and gain on disposal of investment property.

MIRVAC PFA DIVERSIFIED PROPERTY TRUST
PORTFOLIO SUMMARY
31 DECEMBER 2007

Property	State	Sector	Ownership (%)	Acquisition date	Independent valuation date	Independent valuation (\$m)	Book value (\$m)	Capitalisation rate (%)	Occupancy Rate (%)	WALE (years)	Lettable Area (sqm)
The Homeworld Centre Cnr Anketell St & Soward Way, Tuggeranong	ACT	Retail/ Commercial	100	Dec 99	Jun 06	34.7	34.7	8.25	94.5	4.9	12,354
Civic Tower 66-68 Goulburn Street, Sydney	NSW	Commercial	50	Dec 05	Jun 07	68.7	68.8	6.25	100.0	8.1	23,164
The Octagon 110 George Street, Parramatta	NSW	Commercial	50	May 07	Mar 07	39.0	41.9	7.75	100.0	1.4	20,839
706 Mowbray Road, Lane Cove	NSW	Commercial/ Industrial	100	Jan 07	Dec 06	29.3	31.5	8.50	100.0	5.8	17,364
657 Pacific Highway, St Leonards	NSW	Commercial	100	Oct 07	Sep 07	19.1	20.6	7.00	100.0	4.9	3,665
The Riverdale Centre 49-65 Macquarie Street, Dubbo	NSW	Retail	100	Sep 02	Jun 06	15.8	15.8	7.50	84.8	7.9	6,146
Anzac Square Offices 200 Adelaide Street, Brisbane	QLD	Commercial	100	Apr 99	Jun 07	37.0	37.0	7.25	100.0	6.5	6,180
Cairns Hypermart 101-103 Spence Street, Cairns	QLD	Retail/Industrial/ Commercial	100	Dec 01	Jun 07	25.5	25.5	7.25	100.0	7.3	15,293
180 Queen Street, Brisbane	QLD	Retail/ Commercial	100	Oct 05	Jun 07	25.5	25.5	7.00	89.9	2.5	3,652
The Precinct 41 Harries Road, Coorparoo	QLD	Commercial/ Retail	100	Apr 99	Dec 07	18.0	18.0	7.25	100.0	1.6	4,898
Centro on James – Stage 3 39 James Street, Fortitude Valley	QLD	Retail/Leisure/ Commercial	100	Dec 01	Jun 07	17.9	17.9	6.75	100.0	4.9	3,870
544 Kessels Road, Macgregor	QLD	Retail/Industrial	100	Apr 99	Jun 07	17.7	17.7	7.25	96.5	3.9	8,269
390 St Kilda Road, Melbourne	VIC	Commercial	100	Aug 07	Jul 07	63.3	68.9	7.135	98.9	2.3	16,494
Citigate Melbourne 270-272 Flinders Street, Melbourne	VIC	Hotel	100	Jun 06	Mar 06	34.0	37.6	7.50	100.0	8.5	182 rooms
The Lands Building 134 Macquarie Street, Hobart	TAS	Commercial	100	Mar 04	Jun 07	35.0	35.0	8.00	100.0	10.3	11,675
Foxtel Building 1-21 Dean Street, Moonee Ponds	VIC	Commercial	100	Jun 07	May 07	28.5	30.7	7.30	100.0	9.2	7,136
AAPT Centre 180-188 Burnley Street, Richmond	VIC	Commercial	100	Jun 05	Jun 07	17.5	17.5	7.50	100.0	9.5	5,501
Citigate Perth 707 Wellington Street, Perth	WA	Hotel	100	Jun 07	Apr 07	52.0	56.7	8.00	100.0	9.5	276 rooms
Sevenoaks 303 Sevenoaks Street, Cannington	WA	Commercial	100	Feb 05	Jun 07	52.0	55.0	8.00	100.0	8.4	21,880
33 McDowell Street, Welshpool	WA	Industrial	100	Jun 05	Jun 07	9.8	9.8	8.50	100.0	7.7	14,036
TOTAL						640.3	666.1		98.2	6.4	202,416