

To: **BSX Announcements**
Facsimile No. (03) 5444 0033
(1 page)



Document date: Tuesday, 17 February 2004
Classification: February 2004 Distribution Rate

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

Property Funds Australia Limited as responsible entity for the Trust, has determined the monthly distribution policy of the PFA Diversified Property Trust for the distribution shown below:

Entitlement Month	Proposed Distribution Payment date	Monthly Distribution Amount
February, 2004	19 March, 2004	0.7900 cents per unit

This monthly distribution policy is subject to review at all times and may be changed for any reason and without notice particularly if material events not contemplated in the forecasts should occur.


Stephen Barnard
Company Secretary