



BSX ANNOUNCEMENT

4 August 2008

MIRVAC PFA DIVERSIFIED PROPERTY TRUST SALE OF CENTRO ON JAMES, SPECIAL & MONTHLY DISTRIBUTION INFORMATION

Mirvac PFA Limited, as responsible entity of the Mirvac PFA Diversified Property Trust (**Trust**) announced today that it completed the sale of Centro on James for \$19.2 million (before costs) on 31 July 2008.

The sale of Centro on James represents an increase of 7.3 per cent on book value at 31 December 2007 and an increase of 100 per cent on its original acquisition price of \$9.6 million.

Ben Hindmarsh, Trust Manager, said, "The sale is part of the Trust's strategy to sell non-core assets and will allow the redeployment of capital to pay down debt which flows through to a stronger balance sheet. Additionally the Trust will pay a 1.1 cent per unit special distribution to investors. The sale represents the first of a number of initiatives management has outlined and we remain on target to deliver on these initiatives in the coming months."

The sale was transacted by Anthony Ott, Joint Managing Director, DTZ – Brisbane.

Special distribution from sale of Centro on James

As a result of the sale of the Centro on James asset the Trust will make a special distribution to investors of 1.1 cents per unit. The special distribution will be paid with the 31 August 2008 distribution on 19 September 2008. When combined with the forecast 6.90 cents per unit income distribution this will take the full year distribution to 30 June 2009 to 8.0 cents per unit.

Distribution and record date information

We wish to announce the following record date for the distribution payment for the month ending 31 August 2008 and for the special distribution:

Entitlement Month	Ex date	Books close	Proposed Distribution Payment Date	Proposed Monthly Distribution Amount
August 2008	20 Aug 2008	29 Aug 2008	19 Sept 2008	0.575 cents per unit
Special distribution	20 Aug 2008	29 Aug 2008	19 Sept 2008	1.1 cents per unit

In accordance with BSX Listing Rule Annexure 4A, the registration of ownership of Units must be completed prior to the record date (books closing date) in order to ensure entitlement to receipt of the distribution. The record date (or books closing date), is the last business day of the calendar month. In accordance with BSX Business Rules, a purchase of Units more than seven (7) business days prior to the record date entitles that purchaser to the distribution. A purchase less than seven (7) business days prior to the record date (or on the seventh day) does not entitle the purchaser to the distribution (the

previous owner receives the distribution). The day which is seven (7) business days prior to the record date is the “ex date”, meaning that on that day, the Units are without (ex) the distribution. Prior to this time, the Units are “cum” and entitle their owner to the distribution.

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.

Change of registered office

The registered office address for the Trust has changed to:

Level 26, 60 Margaret Street
Sydney NSW 2000

The telephone and facsimile numbers are +61 2 9080 8000 and +61 2 9080 8174 respectively.

For further information:

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