

*Daily buy-back notice***Bendigo Stock Exchange****Daily buy-back notice****Name of entity****ABN**

|   |
|---|
| Property Funds Australia Limited ('PFA') as responsible entity of the PFA Diversified Property Trust ARSN 097 860 690 ('the Trust') |
|---|

|                |
|----------------|
| 58 078 199 569 |
|----------------|

We (the entity) give BSX the following information.

**Information about buy-back**

- |   |  |  |
|---|--|--|
| 1 | Type of buy-back                         | On market buy back of units in the PFA Diversified Property Trust ARSN 097 860 690 |
| 2 | Date notice of buy back was given to BSX | 4 February 2004  |

**Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day**

|   | Before previous day  | Previous day |
|---|--|--------------|
| 3 | Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received | 238,046      |
|   |  | 8,270        |
| 4 | Total consideration paid or payable for the shares/units   | \$238,046.00 |
|   |  | \$8,270.00   |

## Daily buy-back notice

| Before previous day | Previous day |
|---------------------|--------------|
|---------------------|--------------|

- 5 If buy-back is an on-market buy-back

|                                |                                  |
|--------------------------------|----------------------------------|
| Highest price paid:<br>date: - | Highest price paid:<br>\$1.00    |
| Lowest price paid:<br>Date: -  | Lowest price paid:<br>\$1.00     |
|                                | Highest price allowed:<br>\$1.00 |

## Participation by directors

- 6 Did any directors or their related parties participate in the buy back?

No

## How many shares/units may still be bought back?

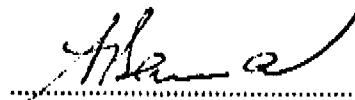
- 7 If the company has disclosed an intention to buy back a maximum number of shares/units - the remaining number of shares/units to be bought back

253,684 units

## Compliance statement

- 8 There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:



Date: 24/2/04

(Director/Company secretary)

Print name:

STEPHEN BANNAN