



MIRVAC PFA DIVERSIFIED PROPERTY TRUST
ARSN 097 860 690
Responsible entity: Mirvac PFA Limited
ABN 58 078 199 569 AFSL 224106
www.pfaltld.com.au

All Registry communications to:
Link Market Services Limited
PO Box 20043
World Square NSW 2002 Australia
Telephone: 1800 687 170
From outside Australia: +61 2 8280 7026
Facsimile: +61 2 9287 0303
BSX Code: PFD
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

Dear Investor,

SPECIAL DISTRIBUTION & CHANGE OF UNIT REGISTRY

As an Investor in Mirvac PFA Diversified Property Trust, you will shortly be receiving your Annual Report for the financial year ended 30 June 2008. In the interim, we would like to provide an update on some important information regarding your investment in the Trust.

On 31 July 2008 the Trust announced the sale of Centro on James for \$19.2 million (before costs), representing 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. 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.

Additionally, the sale resulted in a special distribution of 1.1 cents per unit, payable to Investors with the 31 August 2008 distribution payment on 19 September 2008.

Important information – change to Mirvac PFA Diversified Property Trust Unit Registry

The Trust's registry is now managed by Link Market Services (Link). You do not need to take any action to transfer your details – this has been done on your behalf.

Enclosed is a new holding statement which provides you with the new address details for Link Market Services. Please retain this statement in a safe place.

All Investor enquiries should now be directed to Link. Link's contact details are:

Street address: Level 12, 680 George Street, Sydney, NSW, 2000
Postal address: PO Box 20043, World Square, NSW 2002
Phone: 1800 687 170 (Australia)
International: +61 2 8280 7026
Fax: +61 2 9287 0303
Email: registrars@linkmarketservices.com.au
Website: www.linkmarketservices.com.au

Change of registered office address

Along with the change of location of the Fund's registrar, we wish to advise that the registered office of Mirvac PFA Limited has changed to:

Address: Level 26, 60 Margaret Street, Sydney, NSW, 2000
Phone: (02) 9080 8000
Fax: (02) 9080 8174

The change of location of the Trust's registrar and the location of Mirvac PFA's registered office does not affect your investment in Mirvac PFA Diversified Property Trust. All other details regarding your Trust remain unchanged.

We look forward to updating Investors on the progress of the Trust throughout the year. In the meantime if you have any questions regarding your investment, please contact your adviser or the Trust's information line on 1800 687 170.

Yours sincerely
Mirvac PFA Limited

Ben Hindmarsh
Trust Manager