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BSX Announcements

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PFA DIVERSIFIED PROPERTY TRUST - BSX CODE: PFD

SETTLEMENT OF LANDS BUILDING, 134 MACQUARIE STREET HOBART

Property Funds Australia Limited ("PFA"), as responsible entity for The PFA Diversified Property Trust ("Trust") announced today the completion of its acquisition of the Lands Building located at 134 Macquarie Street, Hobart. The property was purchased for \$28.92 million.

The Lands Building is a 10 level office building located in the prime southern precinct of Hobart's CBD, is one block from the core of Hobart's CBD retail heart and has an excellent outlook over Hobart and its harbour. The Building is fully leased on a 14 year remaining lease term to the State Government of Tasmania and has recently had a substantial refurbishment. It offers strong fundamentals and provides geographic and tenant diversification for the Trust.

After settlement of the property today, the Trust now has a quality property portfolio made up of 11 investment grade properties diversified by geographic location, property sector, tenant and lease expiry. The portfolio is valued at approximately \$236million with almost 80% of the portfolio's income coming from national or government tenants.

PFA is currently offering investors an opportunity to invest in the Trust, through the issue of \$25million in units in the Trust. Details of the offer can be found in the Product Disclosure Statement which can be obtained by contacting PFA on freecall 1800 687 170 or by visiting our website www.pfaltld.com.au

Stephen Barnard
Company Secretary