



20 January 2009

BSX ANNOUNCEMENT

MIRVAC PFA DIVERSIFIED PROPERTY TRUST

DISTRIBUTION COMPONENT NOTICE – MONTH ENDED 31 DECEMBER 2008

Further to the announcement made on 17 December 2008 regarding the distribution payment of 0.575 cents per unit for Mirvac PFA Diversified Property Trust for the month ended 31 December 2008, due to be paid on 21 January 2009, we provide the components for this distribution payment:

Components	Cents per Unit	%
Australian interest income	0.013328	2.317909%
Dividends – franked	0.000000	0.000000%
Dividends – unfranked	0.000000	0.000000%
Foreign source income	0.000000	0.000000%
Fund payment gross capital gain ¹	0.561672	97.682091%
Fund payment other ²	0.000000	0.000000%
Tax deferred income	0.000000	0.000000%
Total distribution payment	0.575000	100.000000%
<i>Other information</i>		
Discounted capital gain ³	0.280836	

- 1 Fund payment (gross capital gains on taxable Australian property)
- 2 Fund payment other (excluding capital gains on taxable Australian property)
- 3 Discounted capital gains on taxable Australian property

Mirvac PFA Diversified Property Trust declares that it is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 in respect of the income year ending 30 June 2009.

Mirvac Limited
 ABN 92 003 280 699

Mirvac Funds Limited
 ABN 70 002 561 640
 AFSL 233121

Mirvac Funds Management Limited
 ABN 78 067 417 663
 AFSL 220718

Mirvac REIT Management Limited
 ABN 70 002 060 228
 AFSL 233787

Mirvac Capital Investments
 Pty Limited
 ABN 86 093 644 252

Mirvac Wholesale Funds Management
 Limited
 ABN 36 076 204 727
 AFSL 226441

Mirvac Domaine Property Funds
 Limited
 ABN 96 085 616 824
 AFSL 225131

Mirvac PFA Limited
 ABN 58 078 199 569
 AFSL 224106

Mirvac Management Limited
 ABN 29 086 453 205
 AFSL 233116

The Fund Payment, being part of the payment from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Tax Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule, is 0.561672 cents per unit, and relates to the income year ending 30 June 2009.

Australian resident Investors should not rely on this notice or the information contained in the table above for the purposes of completing their income tax returns. Details of the full year components of the Trust's distributions will be provided in the annual tax statement which will be provided after 30 June 2009.

For more information, please contact:

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Andrew Butler
Director - Listed and Unlisted Funds
Mirvac Investment Management
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Mirvac Investment Management manages approximately \$7.2 billion on behalf of more than 36,000 institutional and retail investors across listed, unlisted and wholesale funds and joint ventures.

Mirvac Investment Management is part of Mirvac, a leading ASX-listed, integrated real estate group with approximately \$27.2 billion of activities under control across the real estate, investment and development spectrum.