



To: BSX Announcements
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Classification: Date for Distribution, Distribution Rate, Distribution Record Date.

**MIRVAC PFA DIVERSIFIED PROPERTY TRUST
 DISTRIBUTION AND RECORD DATE**

We wish to announce the following record date for the month ending 31 January 2009:

Entitlement month	Ex date	Books close	Proposed distribution payment date	Proposed monthly distribution amount
January 2009	21 Jan 2009	30 Jan 2009	20 Feb 2009	0.575 cents per unit

Record date

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.

For more information, please contact:

Ben Hindmarsh
 Trust Manager
 Mirvac PFA Diversified Property Trust
 T: + 61 2 9080 8000

Andrew Butler
 Director - Listed and Unlisted Funds
 Mirvac Investment Management
 T: +61 2 9080 8000

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