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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 May 2009:

Entitlement month	Ex date	Books close	Proposed distribution payment date	Proposed monthly distribution amount
May 2009	20 May 2009	29 May 2009	19 June 2009	0.6042 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:

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