



7 July 2009

Dear Investor

**MIRVAC PFA DIVERSIFIED PROPERTY TRUST
SUSPENSION FROM TRADING AND REMOVAL FROM THE BSX**

We wish to advise that as a result of Investors approving the resolution to delist Mirvac PFA Diversified Property Trust (**PFD** or the **Trust**) from the Bendigo Stock Exchange (**BSX**) at an Investors' meeting held on 30 April 2009, trading of PFD units will be suspended by the BSX at close of trade on Wednesday, 15 July 2009. The trading suspension will facilitate the settlement of all trades under the requirements of BSX listing rules.

Removal of PFD from the official list will occur at close of trade on Wednesday, 29 July 2009.

What does this mean for your investment?

As outlined in the Notice of Meeting dated 4 March 2009, the Trust will continue to operate as an unlisted managed investment scheme.

From 30 July 2009, information about the Trust, including monthly distribution details and unit prices, will be available from the Trust's website at www.mirvac.com/mpfa. You can also contact the Trust's information line on 1800 687 170 for information on your investment.

Management is continuing to work on the implementation of its long-term strategy and will send out information in relation to this later in the year.

Yours sincerely
Mirvac PFA Limited

Ben Hindmarsh
Trust Manager

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ABN 92 003 280 699

Mirvac Funds Limited
ABN 70 002 561 640
AFSL 233121

Mirvac Funds Management Limited
ABN 78 067 417 663
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Mirvac REIT Management Limited
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ABN 36 076 204 727
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