

12<sup>th</sup> November, 2004

BSX Announcements  
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(1 page)

**PLACEMENT AGREEMENT IN RESPECT OF 5,000,000 UNITS IN THE  
PFA DIVERSIFIED PROPERTY TRUST (PFD)**


Property Funds Australia Limited (PFA) advise that it has entered into a placement agreement on behalf of PFD to allot 5,000,000 units in PFD to Macarthur Cook Funds Management Limited as responsible entity for the Macarthur Cook Property Securities Fund ("The Fund"). The proposed placement is at an issue price of \$1.02 per unit. This issue price is at the same issue price as units were issued under the recently closed public offer under product disclosure statement ("PDS"). The issue price of the placement is in accordance with the obligations of the responsible entity and clause 7.4 of PFD's Constitution.

The agreement to issue the units to the Fund is conditional upon:-

- (a) the underwriter of the Fund's recently announced capital raising (i.e. Macquarie Equity Capital Markets Limited) not terminating its underwriting agreement before 31 December, 2004; and
- (b) the units in the Macarthur Cook Property Securities Fund being admitted to the official list of the ASX before 31 December, 2004.

It is anticipated that the proposed placement would occur around 14 December, 2004.

The capital raised through the placement will be used for the same purposes as the proceeds of the capital raising carried out under the recently closed Product Disclosure Statement (PDS) including temporary reduction of debt and assist with further property acquisition for PFD.



Stephen Barnard  
COMPANY SECRETARY