



PROPERTY FUND MANAGERS

**FACSIMILE**

**Fax No:** 03 5444 0033  
**To:** Bendigo Stock Exchange  
**Attention:** George Wgatt  
**From:** Michael White  
**Date:** 5 April, 2005  
**No of Pages:** 5  
(including this page)

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PLEASE ADVISE SENDER IMMEDIATELY IF ANY PAGES ARE MISSING OR REPRODUCED UNSATISFACTORILY  
TELEPHONE: (07) 3221 7170

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**MESSAGE:**

Dear George,

**Quotation of Additional Securities**

We attach completed Annexure 2A for units recently issued.

Yours faithfully,  
**PROPERTY FUNDS AUSTRALIA LIMITED**



**Michael White**  
Administration Manager

**References**

Version 1, Operative 23/8/2000

**Chapter 2, BSX Listing Rules****Instructions:**

*An entity seeking quotation of additional securities must complete and return this annexure to BSX.*

*Please complete the sections of the application that are relevant to your entity. If there is not enough space attach extra sheets.*

*Please note that information and documents (including this annexure) given to BSX in support of an application become BSX's property and may be made public.*

Name of entity

ACN, ARBN or ARSN

<b>PFA Diversified Property Trust</b>	<b>097 860 690</b>
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We apply for the quotation of additional securities.

**All Entities**

<b>1</b>	<b>Number of securities for which quotation is sought</b>	<b>18,925,148</b>
<b>2</b>	<b>Class of securities for which quotation is sought</b>	<b>Ordinary Units</b>
<b>3</b>	<b>Principal terms of the securities (eg, if options, exercise price and expiry date; if partly paid securities, the amount outstanding and due dates for payment; if convertible securities, the conversion price and dates for conversion)</b>	<b>On terms equal to the units already quoted.</b>
<b>4</b>	<b>Date of allotment of the additional securities</b>	<b>01 April 2005</b>
<b>5</b>	<b>Dates of despatch of certificates</b>	<b>08 April 2005</b>
<b>6</b>	<b>Number of holders of the additional securities</b>	<b>1,242</b>

**Annexure 2A**

**Quotation of Additional Securities Application**

7	Issue price of the additional securities	9,213,311 @ \$1.05 9,711,837 @ \$1.07
8	Purpose of the issue. (If issued upon conversion of another security, clearly identify that other security. If issued as consideration for the acquisition of assets, clearly identify those assets.)	See section 1.3 of the Product Disclosure Statement dated 7 February 2005.
8	<p>Do the securities rank equally in all respects from the date of allotment with an existing class of quoted securities? If the additional securities do not rank equally, please state:</p> <ul style="list-style-type: none"> <li>• the date from which they do;</li> <li>• the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment;</li> <li>• the voting rights of the additional securities;</li> <li>• the rights of the additional securities to participate in the new issues of securities.</li> </ul>	Yes, units rank equally with existing units on offer in the trust.
10	Number and class of all securities quoted on BSX (including the securities in clause 1)	144,925,148
11	Number and class of all securities not quoted on BSX (excluding the securities in clause 1)	N/A
12	Were the securities issued for cash?	Yes

(tick one of 13 or 14)

13    ☒    Cheque for fees.

14    ☐    Periodic payment as agreed with the home branch has been arranged.

*Note: Arrangements can be made for employee incentive schemes that involve frequent issues of securities.*

**Additional Securities Forming a New Class of Securities**

*Tick the information or documents you are providing*

*Indicate where the information or document can be found? (eg, prospectus)*

Date 23/08/2000

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**Annexure 2A**

**Quotation of Additional Securities Application**

*cross reference)*

15        A specimen  
certificate/issuer sponsor holding  
statement

16        The names of the 20  
largest holders of the additional  
securities, and the number and  
percentage of additional  
securities held by those holders.

17        A distribution schedule of  
the additional securities setting  
out the number of holders in the  
categories:

1-1,000

1,001-5,000

5,001-10,000

10,001-100,000

100,001 and over

18        A copy of any trust deed  
for the additional securities.

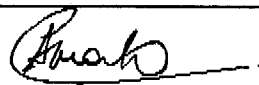
**Restricted securities**

19        Executed restriction  
agreements (refer Annexure 8A).

20        Undertakings from a bank  
or recognised trustee.

Signed:

  
.....  
(Director)

  
.....  
(Managing Director)

Print name: David Conquest

Chris Morton

Dated: 04 April 2005