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BSX Announcements

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PFA DIVERSIFIED PROPERTY TRUST - BSX CODE: PFD

Temporary Investment in S8 Property Trust

Property Funds Australia Limited ("PFA"), as responsible entity for The PFA Diversified Property Trust ("Trust") announced today the acquisition of 10,571,942 units in the S8 Property Trust at a cost of \$10 million, the units will provide a yield of 9.25% whilst held. The S8 Property Trust (upon completion of its current offer) will be an ASX listed trust holding \$136 million of residential property and apartment management rights.

The Trust has entered into a put option to dispose of the units in 90 days to the Clarence Property Corporation Limited ABN 67 094 710 942 as responsible entity of the Westlawn Property Trust.

The investment in the S8 Property Trust is intended to be a temporary investment of recently raised funds (from the PDS which has just closed) pending its more permanent investment in direct property.

The PFA Diversified Property Trust has recently successfully completed a one for five Rights Issue for Existing Unitholders and will be announcing details of the results of general offer of the \$25M capital raising in May.

This short-term investment in the S8 Property Trust provides a strong distribution yield for part of the proceeds of the recent capital raising whilst enabling future use of these funds for direct property acquisitions.

Chris Morton
Managing Director