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PRESS RELEASE



PROPERTY FUND MANAGERS

PFA DIVERSIFIED PROPERTY TRUST PDS CLOSES OVERSUBSCRIBED

Property Funds Australia Limited ("PFA"), the responsible entity of the PFA Diversified Property Trust ("the Trust") has today announced that its most recent product disclosure statement (PDS) for the PFA Diversified Property Trust has closed well ahead of schedule. The PDS dated February, 2005 closed oversubscribed following acceptance of \$0.5M (approx) above the targeted \$25M in equity to be raised.

Approximately 70% of the offer was taken up by existing unitholders. Under the Rights Issue which was successfully completed on 24 March, 2005 existing unitholders were offered a one for five entitlement for the purchase of units at a 2¢ discount to the general offer price of \$1.07 as well as the opportunity to purchase additional units above their entitlement at the general offer price.

PFA's Managing Director, Mr Chris Morton, said "We are particularly happy with the strong response from our existing unitholders. The investment inflow particularly from the rights issue exceeded our expectations and demonstrates a high level of satisfaction by investors with their original investment and how it has performed. "

The Trust which is an open-ended Bendigo Stock Exchange Listed diversified trust consists of 12 investment grade properties located across 5 states.

"PFA is actively seeking to acquire further quality investment grade properties throughout Australia which meet the Trust's investment objectives such as our most recent acquisition, the \$38M Sevenoaks commercial office building in Perth. The Sevenoaks property offered strong fundamentals particularly with its long lease to a state government and further enhanced the Trust's geographic and tenant diversification," Mr Morton said.

For further information, please contact Chris Morton (Managing Director of PFA) on (07) 3221-7170 or 0419 302 600.