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BSX Announcements

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**PFA DIVERSIFIED PROPERTY TRUST - BSX CODE: PFD
SETTLEMENT OF 33 MCDOWELL STREET, WELSHPOOL, WA**

Property Funds Australia Limited (“PFA”), as responsible entity for The PFA Diversified Property Trust (“Trust”) today announced the completion late yesterday of its acquisition of an industrial property located in the Perth suburb of Welshpool Western Australia. The property was purchased for \$6.9 million.

The Welshpool property is a large warehouse and distribution facility located in the industrial suburb of Welshpool, approximately 13 kilometres east of the Perth CBD. The property has a building area of approximately 14,037m² comprising 3 warehouses of 11,250m², free-standing offices of 851m², a covered loading dock of 1,812m² and truck maintenance workshop of 124m². The total site area is 2.8996 hectares.

The Kewdale/Welshpool area is one of the prime industrial locations in the Perth metropolitan area. It contains many national and strong local companies and has excellent access to all parts of the metropolitan area via major arteries from this location. It is also in close proximity to the Perth International and Domestic Air Terminals.

The property was acquired from 1st Fleet Pty Ltd under a sale and leaseback structure with a commencement yield of 9% and a new 10 year “double net” lease arrangement. 1st Fleet Pty Ltd is a national distribution and logistics company providing contract services to businesses including Dairy Farmers, Woolworths, Gordon & Gotch, Network Services and Mitsubishi. It maintains warehouses in all major states and approximately 750 trucks and couriers vans. 1st Fleet would be in the 10 largest trucking and logistic organisations in Australia.

Property Funds Australia Managing Director, Mr Chris Morton, said “We are pleased with this new acquisition. It provides a number of diversification benefits to the Trust including an increased exposure to the industrial sector and also to Perth. The acquisition delivers to the Trust an initial yield of 9% from

a quality tenant which will assist to further underpin the future stability of Trust income. In a time of firming yields we consider this to be a sound acquisition.”

The Welshpool acquisition has been funded through existing cash reserves following the recent successful equity raising for the Trust.

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