



Document date: Monday, 2 June 2003

Classification: Notice of Meeting and Explanatory Memorandum for Merger

PROPERTY FUNDS AUSTRALIA

The Trilogy Trust (TTT)

Property Funds Australia ("PFA") announces the proposed merger of The Trilogy Trust (TTT) with all the other PFA managed funds, namely: Garden Square (GSS, GSP), Metropolitan Collection (MBS, MBT), Capital Collection (CCS, CCT) and the Riverdale Property Trust (RFT)

The proposed merger, which is subject to unitholder approval of all the merging trusts, will create a diversified BSX listed property trust with combined property value of \$200m (approx.), with greater geographic diversification, broader sector exposure and improved tenant diversification. The merged fund will be known as the PFA Diversified Property Trust. Application to list the units on the Bendigo Stock Exchange will be made within 7 days.

The Notice of Meeting and the Explanatory Memorandum is being dispatched to unitholders and has also been lodged with the Australian Securities and Investment Commission and the Bendigo Stock Exchange.

Full details of the proposed merger are set out in the Explanatory Memorandum, which includes the report of Independent Expert, Ernst & Young Corporate Finance Pty Limited, who conclude that the merger proposal is Fair and Reasonable to The Trilogy Trust unitholders.

The unitholders meeting is scheduled for Friday, 27th June 2003. Full details of the meeting venue, time and resolutions are set out in the Notice of Meeting

For further information, please refer to the Notice of Meeting and Explanatory Memorandum, or contact PFA on 1800 687 170.

Chris Morton
MANAGING DIRECTOR
COMPANY SECRETARY

e:\trond\andrew\other notices for merger explain memo trilogy.doc

Level 3, 200 Adelaide Street
(Anzac Square Commercial)
BRISBANE QLD 4000

PO Box 10398
BRISBANE ADELAIDE ST QLD 4000
Email: awhittaker@pfald.com.au

AFSL No. 224106
Tel: (07) 3221 7170
Fax: (07) 3221 6729
www.pfald.com.au