

31 January 2012

ANNOUNCEMENT

**PFA DIVERSIFIED PROPERTY TRUST (ARSN 097 860 690)
 DISTRIBUTION AND RECORD DATE**

We wish to announce the record date for the distribution relating to the month ending 31 January 2012 as follows:

Entitlement month	Books close	Proposed distribution payment date	Proposed monthly distribution amount
January 2012	31 January 2012	20 February 2012	0.6042 cents per unit

This monthly distribution policy is subject to review at all times and may be changed for any reason and without notice particularly if material events not contemplated in the forecasts should occur.

For more information, please contact:

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