

29 February 2012

TRUST ANNOUNCEMENT

PFA DIVERSIFIED PROPERTY TRUST

DISTRIBUTION COMPONENT NOTICE – MONTH ENDED 31 JANUARY 2012

Further to the announcement made 31 January 2012 regarding the distribution payment of 0.6042 cents per unit for PFA Diversified Property Trust for the month ended 31 January 2012, paid on 19 February 2012, we provide the components for this distribution payment:

Components	Cents per Unit	%
Australian interest income	0.003327	0.550646%
Dividends – franked	0.000000	0.000000%
Dividends – unfranked	0.000000	0.000000%
Foreign source income	0.000000	0.000000%
Fund payment gross capital gain ¹	0.521920	86.381992%
Fund payment other ²	0.078953	13.067362%
Tax deferred income	0.000000	0.000000%
CGT Concession Amount	0.000000	0.000000%
Total distribution payment	0.604200	100.000000%
<i>Other information</i>		
Discounted capital gain ³	0.260960	

1. Fund payment (gross capital gains on taxable Australian property)
2. Fund payment other (excluding capital gains on taxable Australian property)
3. Discounted capital gains on taxable Australian property

PFA Diversified Property Trust declares that it is a managed investment trust for the purposes of Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 in respect of the income year ending 30 June 2012.

The Fund Payment, being part of the payment from which an amount would have been required to be withheld under Subdivision 12-H of Schedule 1 to the Tax Administration Act 1953 if the payment had been made to an entity covered by section 12-410 of that Schedule, is 0.598569 cents per unit, and relates to the income year ending 30 June 2012.

Australian resident Investors should not rely on this notice or the information contained in the table above for the purposes of completing their income tax returns. Details of the full year components of the Trust's distributions will be provided in the annual tax statement which will be provided after 30 June 2012.

For more information, please contact:

Adriano Cragolini
Chief Financial Officer
PFA Diversified Property Trust
T: + 61 7 3004 1222

Bridget Woods
Investor Relations Manager
PFA Diversified Property Trust
T: 1300 668 698
