

MAB DIVERSIFIED PROPERTY TRUST

ARSN 103 463 467

**INTERIM FINANCIAL REPORT
FOR THE HALF-YEAR ENDED
31 DECEMBER 2010**

This half-year report is to be read in conjunction with the
financial report for the year ended 30 June 2010

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Directors' of Responsible Entity Report

The directors of MAB Funds Management Ltd ("Responsible Entity"), the Responsible Entity of the MAB Diversified Property Trust ("the Scheme") presents their report together with the financial report of the Scheme for the half-year ended 31 December 2010 and the auditors' independent review report thereon. This financial report has been prepared in accordance with Australian Accounting Standards.

Principal Activities

The Scheme is a Managed Investment Scheme domiciled in Australia. The principal activity of the Scheme during the half-year ended 31 December 2010 was property investment in accordance with the Scheme's constitution. There has been no significant change in the nature of these activities during the half-year ended 31 December 2010. The Scheme did not have any employees during the period.

Directors

The directors of the Responsible Entity during or since the end of the financial year are:

Name

Andrew Buxton B Sc	Appointed 22 November 2001 Experience and special responsibilities Andrew Buxton began his career in the quarry and asphalt industry. From 1974 to 1988 Andrew was Co-Managing Director of the Associated Quarries and Asphalts Group. Andrew diversified into property development and in 1995 founded MAB Corporation with Michael Buxton. He has over 20 years experience in the property industry and is also the Managing Director of MAB Corporation Pty Ltd.
Michael Buxton AAPI, MREI	Appointed 22 November 2001 Experience and special responsibilities Michael Buxton has over 40 years of experience in the property industry that commenced with property management and sales in his family's business, JR Buxton Pty Ltd. In 1976 Michael co-founded Becton Corporation and as a Joint Managing Director built the company into one of the most successful property investment and development companies in Australia. At the end of 1994, Michael sold his interest in Becton Corporation and in 1995 founded MAB Corporation with his brother Andrew. Michael is also Executive Director of MAB Corporation Pty Ltd.
Nicholas Gray B Sc, AAPI, MRICS	Appointed 22 November 2001 Experience and special responsibilities Nicholas Gray has 35 years experience in the property industry, the last 30 of which have been in property investment and funds management. He is responsible for the overall management of the Company's operations. Nicholas has wide experience in the UK from 1976 to 1985 and in Australia since 1985. He was Head of Property at Norwich Union and Norwich Investment Management Ltd from 1987 to 1998 and during 1996-1997 was also General Manager - Funds Management of GRW Property Ltd, a company controlled by Norwich. In 1998 Nicholas was appointed Fund Manager of the Colonial First State Commercial Property Trust. Nicholas joined MAB Corporation in 2001 to establish its property funds management operation. Nicholas is also a member of the Compliance Committee.

Directors' of Responsible Entity Report (Continued)

Compliance Committee

In accordance with the Corporations Act 2001, the Responsible Entity has established a Compliance Committee in respect of the Scheme. A majority of the members of the Compliance Committee are independent of the Responsible Entity. The Compliance Committee Charter governs the operation of the Compliance Committee. The general functions of the Compliance Committee under the Compliance Committee Charter include:

- monitoring the compliance of the Responsible Entity with the Corporations Act, the Compliance Plan, the Constitution and the Responsible Entity's Australian Financial Securities License and reporting any breach to the Board;
- reporting to ASIC if the Compliance Committee is of the view that the Responsible Entity has not taken, or does not propose to take, appropriate action to deal with a matter reported;
- assessing, at regular intervals, whether the Compliance Plan is adequate;
- reporting to the Board on its assessment of the Compliance Plan; and
- making recommendations to the Board about any changes that it considers should be made to the Compliance Plan.

Independent members of the compliance committee include:

Bleddyn Gambold

Mr. Gambold has over 25 years experience of providing administration services to international investment funds. In 2003 Mr Gambold co-founded Columbus Investment Services, a provider of responsible entity and trustee services to managed investment schemes in Australia. In addition to his experience with Columbus, he worked in a variety of roles with the Bank of Bermuda in Bermuda, London and Hong Kong and with LGT Asset Management (which became INVESCO) in Hong Kong and Australia. Mr Gambold is a founding director of Intrinsic Value Investments and NavralInvest, two boutique fund management companies based in Sydney. Mr. Gambold has a BA (Hons) degree in Accountancy and qualified as a chartered accountant in the United Kingdom with Price Waterhouse.

Paul Wheeler

Mr. Wheeler has more than 40 years experience of property consultancy, valuations and estate agency in Victoria and the United Kingdom. His contribution to the real estate sector includes ten years on the Victorian Board of the Property Council of Australia and a similar period on the Victorian Committee of the Australian Property Institute. Paul obtained an MA in Land Economy from Cambridge University, is a Fellow of the Royal Institution of Chartered Surveyors and is a Life Fellow of the Australian Property Institute. He has satisfied ASIC PS 146 compliance requirements and has acted as a responsible officer for an ASIC licensed responsible entity.

Paul's last full time position was with Urbis where he undertook a wide variety of valuation and consultancy projects. He retired as Director and Chairman in 2002. He is currently Director and Chairman of People First Retirement Services, an organisation active in the Aged Care sector.

Review of Operations

1. Results

The result of the Scheme's operations and its performance were as follows:

	Half-year ended 31 Dec 2010 \$ '000	Half-year ended 31 Dec 2009 \$'000
Net loss	(2,158)	(389)
Distributions paid and payable for the period	1,317	988
Changes in equity	(2,782)	(2,882)
Distribution – cents per unit	2.00 cpu	1.50 cpu

Directors' of Responsible Entity Report (Continued)

2. Value of Scheme's Assets

	31 December 2010 \$'000	30 June 2010 \$'000
Total equity attributable to unitholders	53,733	56,555
Net tangible asset backing per unit	\$0.82	\$0.86

3. Extraordinary General Meeting

An extraordinary general meeting of unitholders in the Scheme was held on 7 September 2010 to vote upon two resolutions regarding the future of the Scheme. The meeting was held in accordance with the requirements of the Scheme's Product Disclosure Statement to hold a review event where unitholders would be given the opportunity to vote on resolutions regarding the future of the Scheme. The first resolution tabled included an extension to the Scheme's term by three years and the second to conduct a unit buyback with the proceeds from selected asset sales. Neither resolution was passed at this meeting.

Given the results of the vote and the preference of a majority of unitholders it was determined that an orderly wind up of the Scheme would occur. The sale and settlement of the Scheme's assets is expected to occur over the period to 31 March 2012. Management's aim is for asset sales to be completed by the end of calendar year 2011 however there is a possibility that this could extend into the first quarter of 2012 for some properties.

Rounding

The amounts contained in this report and in the financial report have been rounded to the nearest \$1,000 (where rounding is applicable) under the option available to the Scheme under ASIC Class Order 98/100. The Scheme is an entity to which the Class Order applies.

Auditor's Independence Declaration

A copy of the auditor's independence declaration in relation to the audit for the financial year is provided with this report.

Signed in accordance with a resolution of the directors.



Nicholas George Gray
Director

Melbourne
1 March 2011

AUDITOR'S INDEPENDENCE DECLARATION

To the Directors of MAB Funds Management Ltd, the Responsible Entity of the MAB Diversified Property Trust

In relation to the independent review for the half-year ended 31 December 2010, to the best of my knowledge and belief there have been:

- (i) No contraventions of the auditor independence requirements of the Corporations Act 2001; and
- (ii) No contraventions of any applicable code of professional conduct



T J BENFOLD

Partner

Date 2 March 2011



PITCHER PARTNERS

Melbourne

Condensed Statement of Comprehensive Income

For the Half-Year 31 December 2010

	Note	31 December 2010 \$ '000	31 December 2009 \$ '000
INCOME			
Net rental income	2	5,499	5,764
Interest income		14	6
Foreign currency gains		-	151
TOTAL INCOME		5,513	5,921
EXPENSES			
Audit fees	3	31	11
Custody, registry and accounting fees		104	108
Finance costs		3,216	3,462
Responsible entity fees		372	385
Net loss on financial instruments at fair value through profit and loss		(98)	42
Foreign currency losses		937	-
Net loss from fair value movements in investment properties		2,150	2,012
Other expenses		73	90
TOTAL EXPENSES		6,785	6,110
NET OPERATING LOSS BEFORE TAX		(1,272)	(189)
Income tax expense		193	200
NET LOSS		(1,465)	(389)
OTHER COMPREHENSIVE INCOME			
Movement in cash flow hedging reserve		-	1,504
TOTAL COMPREHENSIVE INCOME FOR THE YEAR		(1,465)	1,115

The accompanying notes form part of these financial statements

Condensed Statement of Financial Position

As at 31 December 2010

	Note	31 December 2010 \$'000	30 June 2010 \$'000
CURRENT ASSETS			
Cash and cash equivalents		1,299	1,464
Trade and other receivables		810	359
Derivative financial instruments		-	8
Assets held for sale	5	141,190	-
TOTAL CURRENT ASSETS		143,299	1,831
NON CURRENT ASSETS			
Investments – Direct property	4	-	145,443
TOTAL NON CURRENT ASSETS		-	145,443
TOTAL ASSETS		143,299	147,274
LIABILITIES			
Trade and other payables		1,385	1,400
Distribution payable	6	659	659
Interest bearing liabilities	7	85,731	86,814
Derivative financial instruments		-	106
TOTAL CURRENT LIABILITIES		87,775	88,979
NON CURRENT LIABILITIES			
Deferred tax		1,751	1,740
TOTAL NON CURRENT LIABILITIES		1,751	1,740
TOTAL LIABILITIES		89,526	90,719
NET ASSETS		53,773	56,555
EQUITY			
Issued equity		60,633	60,633
Accumulated losses		(6,860)	(3,385)
Reserves		-	(693)
TOTAL EQUITY		53,773	56,555

The accompanying notes form part of these financial statements

Condensed Statement of Changes in Equity

For the Half-Year 31 December 2010

	31 December 2010				31 December 2009			
	Issued Equity	Retained Earnings	Reserves	Total Equity	Issued Equity	Retained Earnings	Reserves	Total Equity
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
OPENING BALANCE	60,633	(3,385)	(693)	56,555	60,633	2,671	(2,665)	60,639
Net profit/(loss) for period	-	(1,465)	-	(1,465)	-	(389)	-	(389)
Movement in cashflow hedging reserve	-	(693)	693	-	-	-	1,504	1,504
Total comprehensive income for the year	-	(2,158)	693	(1,465)	-	(389)	1,504	1,115
Transactions with owners in their capacity as owners:								
Proceeds from units issued	-	-	-	-	-	-	-	-
Redemption of units on issue	-	-	-	-	-	-	-	-
Distributions paid	-	(1,317)	-	(1,317)	-	(988)	-	(988)
CLOSING BALANCE	60,633	(6,860)	-	53,773	60,633	1,294	(1,161)	60,766

The accompanying notes form part of these financial statements

Condensed Statement of Cash Flows

For the Half-Year ended 31 December 2010

	Note	31 December 2010 \$'000	31 December 2009 \$'000
CASH FLOW FROM OPERATING ACTIVITIES			
Rental income received		5,792	6,424
Interest received		14	6
Other expenses		(1,178)	(1,488)
Net cash provided by operating activities		4,628	4,942
CASH FLOW FROM INVESTING ACTIVITIES			
Capital expenditure on investment properties		-	(1,119)
Property selling costs		(13)	-
Net cash used in investing activities		(13)	(1,119)
CASH FLOW FROM FINANCING ACTIVITIES			
Borrowing costs paid		(3,437)	(3,362)
Proceeds from borrowings		-	408
Distribution paid		(1,317)	(988)
Net cash used in financing activities		(4,754)	(3,942)
Net decrease in cash and cash equivalents		(138)	(119)
Effects of exchange rate fluctuations on balances of cash held in foreign currency		(27)	4
Cash and cash equivalents at beginning of half year		1,464	1,353
Cash and cash equivalents at end of the half year		1,299	1,238

The accompanying notes form part of these financial statements

Notes to the Financial Statements

For the half-year ended 31 December 2010

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES

MAB Diversified Property Trust ("the Scheme") is a registered managed investment scheme under the Corporations Act 2001. The condensed interim financial report of the Scheme is for the half-year ended 31 December 2010.

The condensed interim financial report is a general purpose financial report which has been prepared in accordance with AASB 134 Interim Financial Reporting and the Corporations Act 2001.

The condensed interim financial report does not include all of the information required for a full annual financial report, and should be read in conjunction with the annual financial report of the Scheme as at and for the year ended 30 June 2010.

The half-year financial statements have been prepared using the same accounting policies as used in the annual financial statements for the year ended 30 June 2010.

(a) Basis of preparation of the financial report

The financial report has been prepared under the historical cost convention, as modified by revaluations to fair value for certain classes of assets as described in the accounting policies.

(b) Going Concern

An extraordinary general meeting of unitholders in the Scheme was held on 7 September 2010 to vote upon two resolutions regarding the future of the Scheme. The meeting was held in accordance with the requirements of the Scheme's Product Disclosure Statement to hold a review event where unitholders would be given the opportunity to vote on resolutions regarding the future of the Scheme. The first resolution tabled included an extension to the Scheme's term by three years and the second to conduct a unit buyback with the proceeds from selected asset sales. Neither resolution was passed at this meeting.

Given the results of the vote and the preference of a majority of unitholders it was determined that an orderly wind up of the Scheme would occur. The sale and settlement of the Scheme's assets is expected to occur over the period to 31 March 2012. Management's aim is for asset sales to be completed by the end of calendar year 2011 however there is a possibility that this could extend into the first quarter of 2012 for some properties.

All debt facilities of the Scheme have a 31 January 2011 maturity and as at period end Management were confident in obtaining a long term extension. Subsequent to year end all debt facilities have been extended to September 2012.

(c) Distributions and taxation

Under current legislation the Scheme is not subject to income tax as its taxable income (including assessable realised capital gains) is distributed in full to the unitholders.

In accordance with the Product Disclosure Statement and Constitution, the Scheme fully distributes its distributable income to unitholders by cash.

(d) Financial Instruments

Classification

The Scheme classifies its financial instruments in the following categories: financial assets at fair value through profit or loss and loans and receivables. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition.

Loans and Receivables

Loans and receivables are measured at fair value at inception and subsequently at amortised cost using the effective interest rate method.

Financial Liabilities

Financial liabilities include trade payables, other creditors and loans from third parties including amounts due to director-related entities.

Non-derivative financial liabilities are recognised at cost, comprising original debt less any principal payments.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Hedge Accounting

Certain derivatives are designated as cash flow hedges by documenting the relationship between the hedging instruments and hedged items, its risk management objective and its strategy for undertaking the hedge transaction. The Scheme also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions have been and will continue to be highly effective in offsetting changes in the cash flows of hedged items.

Cash flow hedge

To qualify as a cash flow hedge the underlying transactions generating the cash flows must be highly probable.

Changes in the fair value of derivatives that are designated and qualified as cash flow hedges are recognised in net assets attributable to unitholders in the cash flow hedging reserve. This gain or loss is released to profit or loss in the same period when the forecast transactions occur, thereby mitigating any exchange fluctuations that would have transpired in the absence of the hedge.

For cash flow hedges, other than those described above, the associated cumulative gain or loss is removed from equity and recognised in the income statement in the same period or periods during which the hedged forecast transaction affects profit or loss. The ineffective part of any gain or loss is recognised immediately in the income statement.

(e) Investment Property

In prior periods, property held by the Scheme was classified as investment properties. Investment properties were properties which were held either to earn rental income or for capital appreciation or for both. Investment properties were stated at fair value. The scheme had an internal valuation process for determining the fair value at each reporting date. An external, independent valuer, having an appropriate recognised professional qualification and recent experience in the location and category of property being valued, valued individual properties every two years on a rotation basis or on a more regular basis if considered appropriate and as determined by management in accordance with Responsible Entity approved valuation policy. These external valuations were taken into consideration when determining the fair value of the investment properties. The fair values were based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.

Valuations reflect, where appropriate; the type of tenants actually in occupation or responsible for meeting lease commitments or likely to be in occupation after letting of vacant accommodation and the market's general perception of their credit-worthiness; the allocation of maintenance and insurance responsibilities between lessor and lessee; and the remaining economic life of the property. It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices and where appropriate counter notices have been served validly and within the appropriate time.

(f) Assets Held-For-Sale

As explained in note 1(b) the directors have commenced an orderly wind up of the scheme. Consequently investment properties held by the trust are now classified as 'Assets held-for-sale' and their carrying amounts will be recovered principally through a sale transaction rather than through continued use. Assets classified as held-for-sale are measured at the lower of their carrying amount and fair value less costs to sell where fair value is determined under the policy outlined for investment properties in Note 1(e).

Assets are classified as held-for-sale where a sale is considered highly probable and that their carrying amount will be recovered principally through a sale transaction rather than through continued use. Assets classified as held-for-sale are presented separately from the other assets in the statement of financial position.

Assets classified as held-for-sale are measured at the lower of their carrying amount and fair value less costs to sell. Changes to fair value are recorded in the income statement.

An impairment loss is recognised for any subsequent write-down of the asset (or disposal group) to fair value less costs to sell. A gain is recognised for any subsequent increases in fair value less costs to sell of an asset (or disposal group), but not in excess of any cumulative impairment previously recognised. Assets are not depreciated or amortised while they are classified as held for sale. Interest and other expenses attributable to the liabilities of a disposal group classified as held for sale continue to be recognised in the profit and loss.

(g) Rounding Amounts

The Scheme is of a kind referred to in ASIC Class Order 98/100 dated 10 July 1998 and in accordance with the Class Order, amounts in the financial report have been rounded off to the nearest thousand dollars unless otherwise stated.

NOTE 1: STATEMENT OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

(h) Comparatives

Comparative data has been presented on a consistent basis with the prior reporting period.

NOTE 2: NET RENTAL INCOME

	31 December 2010 \$'000	31 December 2009 \$'000
Property rental income	8,798	8,643
<i>Less</i>		
Property expenses	(3,299)	(2,879)
Net property income	5,499	5,764

NOTE 3: AUDITOR'S REMUNERATION

	31 December 2010 \$'000	31 December 2009 \$'000
Remuneration of the auditor of the Scheme for:		
Auditing the financial report	21	11
Other services	10	-
Total auditor's remuneration	31	11

NOTE 4: INVESTMENT PROPERTY

	31 December 2010 \$'000	30 June 2010 \$'000
(a) Investment in properties – Freehold properties		
Carrying value of investment properties	-	145,443
<u>Movements in carrying amount of property investments:</u>		
Opening balance	145,443	150,412
Property purchase costs & capital expenditure	-	2,277
Foreign exchange movements	-	325
Fair value adjustment to investment properties	-	(7,571)
Transfer to assets available for sale	(145,443)	-
Closing balance at period end	-	145,443

The scheme leases out its investment property under operating leases. As at the end of the financial year all properties were earning rental income. Refer to Note 1(e) for the basis of valuation of investment properties.

(b) Amount recognised in profit and loss for investment properties

Refer to note 2 for information on property revenue and expenses recognised for investment properties.

NOTE 5: ASSETS AVAILABLE FOR SALE

<u>Movements in carrying amount of assets available for sale:</u>		
Opening balance	-	-
Transfer from investment property	145,443	
Foreign exchange movements	(2,103)	-
Fair value adjustment as a result of revaluation	-	-
Provision for selling costs attributable to assets held for sale	(2,150)	
Closing balance at period end	141,190	-

Following the extraordinary general meeting held in September 2010 it has been decided that all investment property assets of the Scheme will be marketed for sale and that their carrying amount will be recovered principally through a sale transaction rather than through continued use.

NOTE 6: DISTRIBUTIONS

	31 December 2010 \$'000	31 December 2009 \$'000
Interim distributions paid		
September	658	494
Total Interim distributions paid	658	494
Provision for final distribution payable December	659	494
Total provision for distribution payable	659	494

NOTE 7: INTEREST BEARING LIABILITIES

	31 December 2010 \$'000	30 June 2010 \$'000
Current:		
Interest bearing senior debt	85,731	86,814
Total interest bearing liabilities	85,731	86,814

All interest bearing senior debt is secured by first registered mortgages over the investment properties of the Trust shown in Note 4 and Note 5.

All interest bearing liabilities have a maturity date during January 2011. Subsequent to the end of the period all loan facilities have been extended to September 2012.

NOTE 8: NET ASSETS BACKING PER UNIT

	31 December 2010 \$'000	30 June 2010 \$'000
Total equity at the end of the period	53,773	56,555
Units on issue		
Units on issue as at beginning of the year	65,866	65,866
Units issued as cash application	-	-
Units redeemed	-	-
Units on issue as at the end of the year	65,866	65,866
	\$	\$
Net assets attributable to unitholders per unit	0.82	0.86

NOTE 9: CONTINGENT LIABILITIES

There are no contingent liabilities as at 31 December 2010 and there have been no changes in contingent liabilities since 30 June 2010.

NOTE 10: SEGMENT INFORMATION

The Scheme's operation consists of direct investments in Australian and New Zealand property.

NOTE 11: SUBSEQUENT EVENTS

Subsequent to period end all debt facilities have been extended to September 2012.

There has been no other matter or circumstance, which has arisen since 31 December 2010 that has significantly affected or may significantly affect:

- (a) the operations, in financial years subsequent to 31 December 2010, of the Scheme, or
- (b) the results of those operations, or
- (c) the state of affairs, in financial years subsequent to 31 December 2010, of the Scheme.

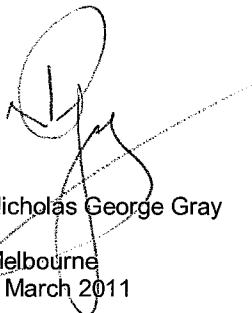
Directors' of Responsible Entity Declaration

The directors declare that the financial statements and notes set out on pages 5 to 13, are in accordance with the *Corporations Act 2001* and:

- (a) Comply with Accounting Standard AASB 134: Interim Financial Reporting and the Corporations Regulations 2001, and
- (b) Give a true and fair view of the financial position of the Scheme as at 31 December 2010 and of its performance as represented by the results of its operations and its cash flows, for the half year ended on that date.

In the directors' opinion there are reasonable grounds to believe that MAB Diversified Property Trust will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the directors.



Nicholas George Gray
Melbourne
1 March 2011

INDEPENDENT AUDITOR'S REVIEW REPORT TO THE MEMBERS OF THE MAB DIVERSIFIED PROPERTY TRUST

Report on the Half-Year Financial Report

We have reviewed the accompanying half-year financial report of MAB Diversified Property Trust. The half-year financial report comprises the condensed statement of financial position as at 31 December 2010, and the condensed statement of comprehensive income, condensed statement of changes in equity and cash flows for the half-year ended on that date, notes comprising a summary of significant accounting policies and other explanatory information, and the directors' declaration.

Directors' Responsibility for the Half-Year Financial Report

The directors of MAB Funds Management Ltd ("Responsible Entity") are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards and the Corporations Act 2001 and for such control as the directors determine is necessary to enable the preparation of the half-year financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on the half-year financial report based on our review. We conducted our review in accordance with Auditing Standard on Review Engagements ASRE 2410 Review of a Financial Report Performed by the Independent Auditor of the Entity, in order to state whether, on the basis of the procedures described, we have become aware of any matter that makes us believe that the financial report is not in accordance with the Corporations Act 2001 including: giving a true and fair view of the scheme's financial position as at 31 December 2010 and its performance for the half-year ended on that date; and complying with Accounting Standard AASB 134 Interim Financial Reporting and the Corporations Regulations 2001. As the auditor of MAB Diversified Property Trust, ASRE 2410 requires that we comply with the ethical requirements relevant to the audit of the annual financial report.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Independence

In conducting our review, we have complied with the independence requirements of the Corporations Act 2001.


Conclusion

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the half-year financial report of MAB Diversified Property Trust is not in accordance with the Corporations Act 2001 including:

- (a) giving a true and fair view of the scheme's financial position as at 31 December 2010 and of its performance for the half-year ended on that date; and
- (b) complying with Accounting Standard AASB 134 Interim Financial Reporting and Corporations Regulations 2001.



PITCHER PARTNERS
Melbourne



T J BENFOLD
2 MARCH 2011