



25 May 2004

The Manager  
Company Announcements Office  
Australian Stock Exchange Limited  
20 Bridge Street  
Sydney NSW 2000

DB Real Estate Australia Limited  
ABN 47 006 036 442  
Licensed Dealer in Securities  
Level 21 83 Clarence Street  
Sydney NSW 3000  
PO Box N127  
Grosvenor Place NSW 2001  
Telephone 61 2 9249 9000  
Direct 61 2 9249 9256  
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Dear Sir/Madam

**Deutsche Diversified Trust ("Trust") – March 2004 DRP**

DB Real Estate Australia Limited, the Responsible Entity of Deutsche Diversified Trust, ("the Trust"), is pleased to announce that the Trust's Distribution Reinvestment Plan for the March quarter 2004 has been fully underwritten by J.P. Morgan Australia Limited.

Details of the DRP are as follows

- The underwritten DRP will raise approximately \$22.70 million of equity;
- DRP Issue Price of \$1.1427;
- New units arising from the DRP will be allotted 27 May 2004; and
- Capital generated by the DRP will be used to fund the working capital requirements of the Trust.

Pursuant to paragraph 4 of Category 3 of Schedule C of ASIC class order [CO 02/1180] the Responsible Entity notifies Australian Stock Exchange Limited (ASX) that as at 25 May 2004 there is no information of the kind that:

- (a) The Responsible Entity is not required to include in a continuous disclosure notice provided to ASX because it is covered by an express exemption in the listing rules of ASX; and
- (b) that would be required to be disclosed in a Product Disclosure Statement, as defined in the Corporations Act 2001, for an offer of units in DDF.

We attach:

- the Appendix 3B – New Issue announcement, application for quotation of additional securities and agreement; and
- a letter that will be sent to unitholders.

For further information please contact Greg Lee, General Manager, Deutsche Diversified Trust, on (02) 9249 9256.

Yours faithfully,

Ian Thompson  
Company Secretary

# Appendix 3B

## New issue announcement, application for quotation of additional securities and agreement

*Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.*

Introduced 1/7/96. Origin: Appendix 5. Amended 1/7/98, 1/9/99, 1/7/2000, 30/9/2001, 11/3/2002, 1/1/2003.

Name of entity

DB Real Estate Australia Limited as responsible entity for the Deutsche Diversified Trust  
('Trust')

ABN

47 006 036 442  
(ARSN of the Trust 089 324 541)

We (the entity) give ASX the following information.

### Part 1 - All issues

*You must complete the relevant sections (attach sheets if there is not enough space).*

- 1 +Class of +securities issued or to be issued 

Ordinary units in the Trust
-----------------------------
  
- 2 Number of +securities issued or to be issued (if known) or maximum number which may be issued 

19,871,668
------------
  
- 3 Principal terms of the +securities (eg, if options, exercise price and expiry date; if partly paid +securities, the amount outstanding and due dates for payment; if +convertible securities, the conversion price and dates for conversion) 

The new units have been issued on the same terms as existing ordinary units.
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+ See chapter 19 for defined terms.

**Appendix 3B**  
**New issue announcement**

<p>4 Do the +securities rank equally in all respects from the date of allotment with an existing +class of quoted +securities?</p> <p>If the additional securities do not rank equally, please state:</p> <ul style="list-style-type: none"> <li>• the date from which they do</li> <li>• the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment</li> <li>• the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment</li> </ul>	<p>Yes</p>				
<p>5 Issue price or consideration</p>	<p>\$1.1427</p>				
<p>6 Purpose of the issue          (If issued as consideration for the acquisition of assets, clearly identify those assets)</p>	<p>Funds raised through the underwritten Distribution Reinvestment Plan will be used to provide working capital for the Trust.</p>				
<p>7 Dates of entering +securities into uncertificated holdings or despatch of certificates</p>	<p>27 May 2004</p>				
<p>8 Number and +class of all +securities quoted on ASX (including the securities in clause 2 if applicable)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Number</th> <th style="width: 50%;">+Class</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <p>The number units on issue and quoted on ASX is: 996,612,986</p> </td> <td style="vertical-align: top;"> <p>Ordinary</p> </td> </tr> </tbody> </table>	Number	+Class	<p>The number units on issue and quoted on ASX is: 996,612,986</p>	<p>Ordinary</p>
Number	+Class				
<p>The number units on issue and quoted on ASX is: 996,612,986</p>	<p>Ordinary</p>				

+ See chapter 19 for defined terms.

	Number	+Class
9	Number and +class of all +securities not quoted on ASX (including the securities in clause 2 if applicable)	Nil
10	Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests)	There will be no change in the distribution policy.

## Part 2 - Bonus issue or pro rata issue

11	Is security holder approval required?	Not applicable
12	Is the issue renounceable or non-renounceable?	Not applicable
13	Ratio in which the +securities will be offered	Not applicable
14	+Class of +securities to which the offer relates	Not applicable
15	+Record date to determine entitlements	Not applicable
16	Will holdings on different registers (or subregisters) be aggregated for calculating entitlements?	Not applicable
17	Policy for deciding entitlements in relation to fractions	Not applicable
18	Names of countries in which the entity has +security holders who will not be sent new issue documents  Note: Security holders must be told how their entitlements are to be dealt with. Cross reference: rule 7.7.	Not applicable
19	Closing date for receipt of acceptances or renunciations	Not applicable

+ See chapter 19 for defined terms.

**Appendix 3B**  
**New issue announcement**

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20	Names of any underwriters	Not applicable
21	Amount of any underwriting fee or commission	Not applicable
22	Names of any brokers to the issue	Not applicable
23	Fee or commission payable to the broker to the issue	Not applicable
24	Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of +security holders	Not applicable
25	If the issue is contingent on +security holders' approval, the date of the meeting	Not applicable
26	Date entitlement and acceptance form and prospectus or Product Disclosure Statement will be sent to persons entitled	Not applicable
27	If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders	Not applicable
28	Date rights trading will begin (if applicable)	Not applicable
29	Date rights trading will end (if applicable)	Not applicable
30	How do +security holders sell their entitlements <i>in full</i> through a broker?	Not applicable
31	How do +security holders sell <i>part</i> of their entitlements through a broker and accept for the balance?	Not applicable

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+ See chapter 19 for defined terms.

- 32 How do +security holders dispose of their entitlements (except by sale through a broker)?
- 33 +Despatch date

### Part 3 - Quotation of securities

*You need only complete this section if you are applying for quotation of securities*

- 34 Type of securities  
(tick one)
- (a)  Securities described in Part 1
- (b)  All other securities  
Example: restricted securities at the end of the escrowed period, partly paid securities that become fully paid, employee incentive share securities when restriction ends, securities issued on expiry or conversion of convertible securities

#### Entities that have ticked box 34(a)

#### Additional securities forming a new class of securities

*Tick to indicate you are providing the information or documents*

- 35  If the +securities are +equity securities, the names of the 20 largest holders of the additional +securities, and the number and percentage of additional +securities held by those holders
- 36  If the +securities are +equity securities, a distribution schedule of the additional +securities setting out the number of holders in the categories  
1 - 1,000  
1,001 - 5,000  
5,001 - 10,000  
10,001 - 100,000  
100,001 and over
- 37  A copy of any trust deed for the additional +securities

+ See chapter 19 for defined terms.

**Entities that have ticked box 34(b)**

38 Number of securities for which  
 +quotation is sought

39 Class of +securities for which  
 quotation is sought

40 Do the +securities rank equally in all  
 respects from the date of allotment  
 with an existing +class of quoted  
 +securities?

If the additional securities do not  
 rank equally, please state:

- the date from which they do
- the extent to which they  
 participate for the next dividend,  
 (in the case of a trust,  
 distribution) or interest payment
- the extent to which they do not  
 rank equally, other than in  
 relation to the next dividend,  
 distribution or interest payment

41 Reason for request for quotation  
 now

Example: In the case of restricted securities, end of  
 restriction period

(if issued upon conversion of  
 another security, clearly identify that  
 other security)

	Number	+Class
42 Number and +class of all +securities quoted on ASX ( <i>including</i> the securities in clause 38)		

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+ See chapter 19 for defined terms.

**Quotation agreement**

1 +Quotation of our additional +securities is in ASX's absolute discretion. ASX may quote the +securities on any conditions it decides.

2 We warrant the following to ASX.

- The issue of the +securities to be quoted complies with the law and is not for an illegal purpose.
- There is no reason why those +securities should not be granted +quotation.
- An offer of the +securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.

Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty

- Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any +securities to be quoted and that no-one has any right to return any +securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the +securities be quoted.
- We warrant that if confirmation is required under section 1017F of the Corporations Act in relation to the +securities to be quoted, it has been provided at the time that we request that the +securities be quoted.
- If we are a trust, we warrant that no person has the right to return the +securities to be quoted under section 1019B of the Corporations Act at the time that we request that the +securities be quoted.

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+ See chapter 19 for defined terms.

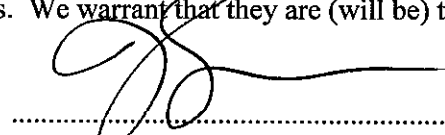


**Appendix 3B**  
**New issue announcement**

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- 3 We will indemnify ASX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.
- 4 We give ASX the information and documents required by this form. If any information or document not available now, will give it to ASX before<sup>+</sup>quotation of the <sup>+</sup>securities begins. We acknowledge that ASX is relying on the information and documents. We warrant that they are (will be) true and complete.

Sign here:

  
..... Date: 25/05/2004  
(Director/Company secretary)

Print name:

IAN S THOMPSON  
.....

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<sup>+</sup> See chapter 19 for defined terms.

612 92499169

**DB Real Estate**  
**Deutsche Bank Group**

27 May 2004

DB Real Estate Australia Limited  
ABN 47 006 036 442  
Australian Financial Services  
Licence Holder  
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Sydney NSW 2000  
PO Box N127  
Grosvenor Place NSW 1220  
Telephone 61 2 9249 9000  
Direct 61 2 9249 9557  
Facsimile 61 2 9249 9220  
Email deam-australia.ddf@db.com

Dear Unitholder

**DEUTSCHE DIVERSIFIED TRUST – PORTFOLIO UPDATE**

Along with details of your distribution for the March 2004 Quarter, DB Real Estate Australia Limited ("DBRE") the Responsible Entity ("RE") of the Deutsche Diversified Trust ("DDF") is pleased to provide the following portfolio update.

**Controlled Climate Logistics ("CCL") Pty Ltd, Eastern Creek**

DDF acquired 26,590 m<sup>2</sup> of land at Eastern Creek, Sydney, for \$4,980,000 to be developed in accordance with an Agreement for Lease entered into with CCL for 16,580 m<sup>2</sup> of net lettable area at a cost of circa \$18 million.

The acquisition of the CCL facility provides DDF with exposure to what is largely being recognised as the premier industrial development precinct of the Sydney Metropolitan area.

**Axxess Corporate Park**

DDF has entered into a 3 year Development Agreement with Commercial & Industrial Property (CIP) to develop 50,000 m<sup>2</sup> of land at Axxess Corporate Park, Mount Waverley, Vic ("Axxess"). DDF will receive a \$1.2 million development fee over three years from CIP who will also take elements of development risk not taken by DDF. In return, CIP will be remunerated with a pre-agreed share of the unrealised gain (market value less total development costs) generated on each project developed.

Pursuant to the Development Agreement, DDF has entered into an Agreement for Lease with Draeger Safety & Draeger Medical Australia ("Draeger") to develop an office, warehouse and technical facility of 3,021 m<sup>2</sup>. The lease has a seven-year lease term, with annual reviews of 3.5%.

**Kings Park Industrial Estate**

DDF will develop an 1,800 m<sup>2</sup> office and warehouse facility at Kings Park in accordance with an Agreement for Lease entered into with CSL Limited. The lease is for a seven-year term, with annual reviews of 3.5%.

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**DB Real Estate**  
Deutsche Bank Group**One Chifley Square, Sydney**

DDF entered into a put and call option for the sale of One Chifley Square. Key details of the transaction are:

- Receipt of an option fee of \$6 million
- Total Consideration of \$60 million (including option fee)
- Put and call to be exercised at or around 31 December 2004 but no later than 31 March 2005
- Purchaser guarantees property income of 7.25% per annum up to date of settlement.

**Whitford City Shopping Centre, WA**

The retail expansion of Whitford was completed this quarter on time and on budget.

**West Lakes Shopping Centre, SA**

The retail expansion of West Lakes continues on time and in accordance with the budgeted costs.

Leasing of the expanded area currently exceeds the manager's expectations in terms of timing.

**Leasing**

Over the quarter to March 31 2004, a total of 41,881 m<sup>2</sup> has been leased which equates to 7.5% of the total NLA. The current vacancy is 5%.

The Trust's transactions detailed above have been funded with a combination of equity generated by the DDF's Distribution Reinvestment Plan (DRP) and available borrowings.

Yours sincerely,

Greg Lee  
General Manager, Deutsche Diversified Trust