



AVENIR DIVERSIFIED INCOME TRUST

PRESS RELEASE

For Immediate Release: April 25, 2005

Avenir Diversified Income Trust Completes Financial Services Transaction

CALGARY, ALBERTA-Avenir Diversified Income Trust (the "Trust") (TSX: AVF.UN) is pleased to announce, that in conjunction with the recently announced Rentcash Inc. ("Rentcash") acquisition of Instaloans, the Trust has entered into an agreement with the vendors of Instaloans to fund an additional \$5.25 million in customer loan contracts. The contract terms are similar to the previous \$11.65 million in loans that the Trust currently has outstanding with customers of Rentcash. Rentcash is a publicly listed company trading on the TSX under the symbol "RCS".

This transaction further expands the Trust's financial services business unit and is accretive to the Trust's cashflow per unit. Funding for this transaction was provided from a portion of the proceeds of the Trust's recently closed equity financing.

The Trust is an income trust established to provide sustainable distributions and growth from a diverse portfolio of operating assets in the sectors of energy, financial services and real estate.

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The TSX has not reviewed and does not accept responsibility for the adequacy or accuracy of this Release.

Forward Looking Statements

Certain information regarding Avenir Diversified Income Trust (the "Trust") set forth in this document, including management's assessment of the Trust's future plans and operations contains forward looking statements that involve substantial known and unknown risks and uncertainties. These forward looking statements are subject to numerous risks and uncertainties, some of which are beyond the Trust's and management's control, including but not limited to, the impact of general economic conditions, industry conditions, fluctuation of commodity prices, fluctuation of foreign exchange rates, imperfection of reserve estimates, environmental risks, industry competition, availability of qualified personnel and management, stock market volatility, timely and cost effective access to sufficient capital from internal and external sources. The Trust's actual results, performance or achievement could differ materially from those expressed in or implied by, these forward looking statements and accordingly, no assurance can be given that any of the events anticipated to occur or transpire from the forward looking statements will provide what, if any benefits to the Trust.