
9 June 2017

Sale Settlement of 12-14 The Circuit, Eagle Farm, QLD

Further to the ASX announcement dated 5 June 2017, GARDA Capital Limited (**GARDA**) as responsible entity of GARDA Diversified Property Fund (**Fund**) has today settled on the sale of 12-14 The Circuit, Eagle Farm, QLD (**CASA Building**) for \$23 million.

Following the sale of the CASA Building and the acquisition of Metroplex Westgate Wacol, as announced on 6 June 2017, the Fund will have \$195 million in property assets, a WALE (by income) of 4.3 years and occupancy of 93%¹.

-Ends-

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About GARDA Diversified Property Fund (ARSN 104 391 273)

GDF is an ASX listed real estate investment trust (REIT) which invests in commercial offices in city and suburban markets as well as industrial facilities along the eastern seaboard of Australia.

GDF currently holds seven established property assets independently valued at \$160 million.

About GARDA Capital Limited

GARDA Capital Group is an ASX listed (ASX: GCM) real estate investment and funds management group. The GARDA Capital Group is co-invested in GDF holding a 9% stake.

GARDA Capital Limited is the responsible entity of GDF, is a member of the GARDA Capital Group and holds AFSL 246714 which permits it to act as the responsible entity for GDF.

¹ WALE and occupancy (by income) calculated on current portfolio excluding 12-14 The Circuit, Eagle Farm (see ASX announcement dated 5 June 2017), with the addition of the Wacol acquisition (see ASX announcement dated 6 June 2017) as if completed as at 1 July 2017.