



Notification of dividend / distribution

Announcement Summary

Entity name

GARDA DIVERSIFIED PROPERTY FUND

Security on which the Distribution will be paid

GDF - ORDINARY UNITS FULLY PAID

Announcement Type

New announcement

Date of this announcement

Monday November 13, 2017

Distribution Amount

AUD 0.02250000

Ex Date

Monday December 18, 2017

Record Date

Tuesday December 19, 2017

Payment Date

Monday January 22, 2018

Additional Information

Nil

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

GARDA DIVERSIFIED PROPERTY FUND

1.2 Registered Number Type

ARSN

Registration Number

104391273

1.3 ASX issuer code

GDF

1.4 The announcement is

New announcement

1.5 Date of this announcement

Monday November 13, 2017



1.6 ASX +Security Code

GDF

ASX +Security Description

ORDINARY UNITS FULLY PAID

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Sunday December 31, 2017

2A.4 +Record Date

Tuesday December 19, 2017

2A.5 Ex Date

Monday December 18, 2017

2A.6 Payment Date

Monday January 22, 2018

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?

- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount

per +security (in primary currency) for all	Estimated or Actual?
dividends/distributions notified in this form	Actual

AUD 0.02250000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We do not have a securities plan for dividends/distributions on this security

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.02250000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.02250000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

Estimated taxable components for this distribution will be provided in the MIT notice made available through the Investor Centre at www.gardacapital.com.au on the business day immediately prior to the distribution payment date.

Part 5 - Further information



5.1 Please provide any further information applicable to this dividend/distribution

Nil

5.2 Additional information for inclusion in the Announcement Summary

Nil