

ASX Announcement / Media Release**GARDA Capital Group**

3 April 2018**Increase in AUM and Debt Investment – Repayment**

GARDA Capital Group (**GCM** or **GARDA**) is pleased to announce assets under management will increase to approximately \$305 million as a result of an acquisition by GARDA Diversified Property Fund (**GDF**) of an industrial property (**Heathwood**) for \$9.8 million which is expected to settle no later than 26 April 2018.

In addition to the positive impact to GCM's funds and property management revenues, GARDA will also gain exposure to the strong tenant profile that Heathwood offers investors through its indirect 13.5% interest in GDF.

Furthermore, on 19 January 2017 GCM advanced a senior debt facility totalling approximately \$1.2 million, secured against a small land subdivision in north-west Brisbane.

GARDA is pleased to announce that on 29 March 2018, it received full repayment of the debt facility by the borrowers of \$1.9 million, which includes capitalised interest and fee revenue of approximately \$0.7 million.

GARDA is currently considering other investment opportunities for deployment of cash received.

-Ends-

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About GARDA Capital Group

GARDA Capital Group (GCM) is an ASX-listed (ASX: GCM) real estate investment and funds management group. GARDA Capital Group is a stapled structure comprising GARDA Capital Limited and GARDA Capital Trust.

GARDA Capital Limited (AFSL 246714) is the parent entity of the GARDA Capital Group and is also the responsible entity of the ASX-listed property fund, GARDA Diversified Property Fund (GDF).

GARDA Capital Trust is a registered managed investment scheme which is the primary investment vehicle for the GARDA Capital Group.
