

ASX Announcement / Media Release**GARDA Diversified Property Fund (GDF)**

30 April 2018

Settlement – 67 Noosa Street, Heathwood (QLD)

Further to the ASX announcement dated 29 March 2018, GARDA Capital Limited (**GARDA**) as responsible entity of GARDA Diversified Property Fund (**Fund**) has today settled the acquisition of the industrial property located at 67 Noosa Street, Heathwood (QLD) for \$9.8 million.

Heathwood has been acquired fully let with a 10 year lease. The Fund offers a weighted average lease expiry (WALE by income) at 30 April 2018 of 5.5 years and occupancy (by income) of 97%.

-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 and industrial facilities along the eastern seaboard of Australia.

GDF currently holds eleven assets, three of which are under construction, including current unconditional contract acquisitions. GDF's property portfolio is independently valued at \$305 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 13.5% 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.
