

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

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**11 May 2018****Settlement – Metroplex Westgate Industrial Facility**

Further to the ASX announcement dated 6 June 2017, GARDA Capital Limited as responsible entity of GARDA Diversified Property Fund (**Fund**) has today settled the acquisition of the Metroplex Westgate Industrial Facility (**Wacol**), which will comprise a purpose built facility for Volvo Group Australia (**Volvo**), including a 6,057m<sup>2</sup> service warehouse and dealership delivery centre and 3,937m<sup>2</sup> of A- grade office space and showroom.

The transaction value is \$35.25 million representing an initial yield of 6.25%.

Construction of the facility is well advanced, with completion expected by August 2018 whereupon Volvo will commence a 10 year lease.

The acquisition has been fully debt funded from a combination of existing facilities with St George Bank, which recently increased by \$4.4 million to \$88 million following the Heathwood transaction, and a new ANZ facility totalling \$30.65 million which will support the Wacol and Pinkenba projects.

The Pinkenba project has been equity funded to date, with completion of the project anticipated early in the new financial year.

**-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.

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