

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

28 November 2018**Positive impact of settlement by GDF of material litigation**

GARDA Capital Group (**Group** or **GCM**) notes the announcement made by GARDA Diversified Property Fund (**Fund** or **GDF**) after close of trade on 27 November 2018 regarding the settlement of material litigation.

GDF will receive an \$8 million payment not later than 24 December 2018. The settlement represents approximately \$0.05 per GDF unit.

GARDA Capital Group holds approximately 21.9 million GDF units (13.8% of issued units).

The result of the settlement is approximately a \$1.1 million increase in the value (on an NTA basis) of the Group's holding in GDF, which in turn reflects an increase in the NTA of each GARDA Capital Group security of approximately 4.4 cents.

-Ends-

For more information please contact:**Matthew Madsen**

Executive Chairman

GARDA Capital Group

Phone: 07 3002 5300

matthew.madsen@gardacapital.com.au**Paul Brown**

Manager, Investor Relations

GARDA Capital Group

Phone: 07 3002 5362

paul.brown@gardacapital.com.au

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.
