

Appendix 3E

Daily share buy-back notice (except minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

Name of entity	ABN/ARSN
GARDA Diversified Property Fund	104 391 273

We (the entity) give ASX the following information.

Information about buy-back

1	Type of buy-back	On market buy-back
2	Date Appendix 3C was given to ASX	1 July 2015

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

		Before previous day	Previous day
3	Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received		23,482
4	Total consideration paid or payable for the shares/units		\$23,364.59

+ See chapter 19 for defined terms.

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Before previous day	Previous day
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5	If buy-back is an on-market buy-back	highest price paid: date:	highest price paid: \$0.995
		lowest price paid: date:	lowest price paid: \$0.995 highest price allowed under rule 7.33: \$1.0525

Participation by directors

6	Deleted 30/9/2001.	Not applicable
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How many shares/units may still be bought back?

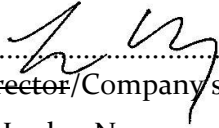
7	If the company/trust has disclosed an intention to buy back a maximum number of shares/units – the remaining number of shares/units to be bought back	18,949,191 units
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Compliance statement

- The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

- The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust’s constitution, relevant to this buy-back.
- There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:  Date: 10/08/2015
 (Director/Company secretary)
 Print name: Leylan Neep

+ See chapter 19 for defined terms.