

29 August 2016

Managed Investment Trust Notice for Custodians and other Intermediary Investors

GARDA Capital Limited as responsible entity of the GARDA Diversified Property Fund (Fund or ASX code: 'GDF') considers the Fund is a managed investment trust for the purposes of Subdivision 12-H of the Taxation Administration Act 1953 (Cth) (Act) in respect of the year ending 30 June 2016.

Set out below are the actual taxable components of the distribution to be paid on 31 August 2016. These components are provided solely for the purposes of Subdivision 12-H of the Act and should not be used for any other purpose. The components are actual taxable components for this distribution, and final tax components for the full year ending 30 June 2016 will be advised in the annual tax statement.

Component	Cents per GDF Unit
Other Australian Taxable Income	1.233257
Interest	0.006258
Tax deferred	1.010485
Total distribution	2.250

For the purposes of section 12-415 of Schedule 1 of the Act, this distribution includes "fund payments" in respect of the financial year ending 30 June 2016 of 1.233257 cents per unit.

Australian resident unitholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions will be provided in the annual tax statement which will be sent to unitholders after the end of financial year.

-Ends-

For more information please contact:

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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 in city and suburban markets as well as industrial facilities along the eastern seaboard of Australia.

GDF currently holds eight established property assets independently valued at \$183 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 10.7% 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.