

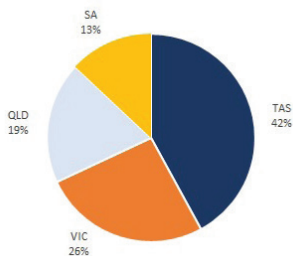
GDA DIVERSIFIED PROPERTY TRUST

March 2020

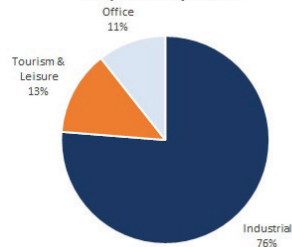
GDA DIVERSIFIED PROPERTY TRUST

The GDA Diversified Property Trust (“DPT”) is an open ended unlisted property trust that primarily invests in a diversified portfolio of direct commercial properties. It is an established trust, having been in operation since December 2004. The Trust held total assets of \$51.11m as at 31 March 2020.

Properties by Geographical Location¹



Properties by Sector¹



DPT’s objective is to provide investors with a regular and competitive level of tax advantaged distributable income combined with the potential for capital growth.

DPT has been rated Investment Grade by Atchinson Consultants.

GDA SECURITIES

GDA Securities (“GDA”) is an experienced fund manager with over 15 years in the industry specialising in property investment and property development in Australia.

STATUS	OPEN
Distributions	5.68% ² p.a. paid quarterly
Portfolio occupancy	100%
Gearing ratio	43.64% ³
Borrowing facility expiration	November 2024
Weighted average lease expiry	6.65 years
Withdrawal mechanisms	<ul style="list-style-type: none"> Limited Six-Monthly Withdrawal Offers (March and September) Five-Year Liquidity Events (next scheduled for March 2024)
Risks	Investments are subject to risks (see section 5 of the PDS for the risks associated with an investment in the DPT)
Minimum investment	\$10,000.00
Reinvestment option	Available
Management fee	0.60% pa of gross assets (see section 6 of the PDS for all the fees and costs)

PERFORMANCE⁴

	1 Year	2 Years	3 Years	5 Years	7 Years	10 Years
Distribution Return	6.87%	7.22%	7.16%	7.53%	7.64%	7.00%
Growth Return	10.26%	15.68%	8.11%	6.97%	3.66%	2.60%
Total Return	17.13%	22.90%	15.27%	14.50%	11.30%	9.60%

1. Calculated by asset value.

2. Based on actual distribution of 5.75 cents per annum per unit and a current unit price of \$1.0122 as at 31 March 2020. Distributions for future quarters may vary.

3. Total interest bearing liabilities divided by total assets.

4. Performance data for the periods longer than one year have been annualised. Capital growth and income distributions are not guaranteed and are subject to the assumptions and risks contained in the PDS. Past performance is not a reliable indicator of future performance.

INVESTMENT PORTFOLIO

DPT currently has a portfolio of six direct commercial properties. The total portfolio is 100% occupied with a weighted average lease expiry of 6.65 years.



2 GORDONS HILL ROAD, ROSNY PARK, TASMANIA

Sector: Office
 Tenant: Department of Human Services (Centrelink and Medicare Customer Service Centre)
 Occupancy: 100%
 Lease Term: 6.34 years
 Asset Value: \$4.70m



24-30 BLANCK STREET, ORMEAU, QUEENSLAND

Sector: Industrial
 Tenant: Probiotics Australia Pty Ltd
 Occupancy: 100%
 Lease Term: 8.17 years
 Asset Value: \$8.40m



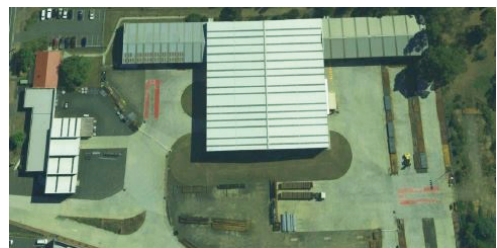
49 ELECTRA PLACE, MORNINGTON, TASMANIA

Sector: Tourism and Leisure
 Tenant: Oceana Aquatic & Fitness
 Occupancy: 100%
 Lease Term: 16.76 years
 Asset Value: \$5.83m



93-99 LAMBECK DRIVE, TULLAMARINE, VICTORIA

Sector: Industrial
 Tenant: UPS SCS (Australia) Pty Ltd
 Occupancy: 100%
 Lease Term: 5.08 years
 Asset Value: \$11.50m



343-345 HOBART ROAD, KINGS MEADOWS, TASMANIA

Sector: Industrial
 Tenant: One Steel Trading Pty Ltd
 Occupancy: 100%
 Lease Term: 3.10 years
 Asset Value: \$8.10m



579 SOUTH ROAD, REGENCY PARK, SOUTH AUSTRALIA

Sector: Industrial
 Tenant: Pro-Pac Packaging Manufacturing (Melb) Pty Ltd
 Occupancy: 100%
 Lease Term: 2.33 years
 Asset Value: \$5.75m

Important Information

The responsible entity of and issuer of units in the GDA Diversified Property Trust (ARSN 108 321 651) ("Trust") is GDA Securities Ltd ("GDA") (ABN 58 105 612 600 AFSL 233013). GDA as responsible entity for the Trust has issued a Product Disclosure Statement ("PDS") dated 4 March 2019 which sets out the offer to apply for units in the Trust. This document is not intended to be and does not constitute a PDS or disclosure document as those terms are defined in the Corporations Act 2001 (Cth). It does not constitute an offer for the issue sale or purchase of any securities or any recommendation in relation to investing in any asset. This document has been prepared without taking account of any particular investor's objectives financial situation or needs. While every care has been taken in the preparation of this document, GDA does not make any representation or warranty as to the accuracy or completeness of any statement in it, including without limitation any forecasts or opinions, and persons viewing this document should conduct their own inquiries and investigations. Distribution forecasts are subject to risks outlined in the PDS and distributions may vary in the future. The information in this document is subject to change, and GDA is not responsible for providing updated information to any person. To the maximum extent permitted by law GDA disclaims all liability for any loss or damage which may arise out of the provision to or are by any person of the information contained in this document. All figures stated herein are as at 31 March 2020 and in Australian dollars unless otherwise stated.

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