

SUMMER 2020

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OPINION

CHAIRMAN'S VIEW

We are coming to the end of 2020, a year which has seen many changes including the advent of Covid-19, the election of Joe Biden as President of the United States of America and a change in the demeanour of China on the world stage. But some things continue on as normal, Hobart in summer has already had snow on the mountain!

GDA, primarily off the back of referrals from our clients, has continued its year on year growth and, in 2020, has seen the addition of three new staff members including two accountants. We anticipate the addition of a further two staff members in the first half of 2021 including another Senior Research Analyst.

We have seen the continued growth in size of the GDA Diversified Property Trust and also the continuation of it producing a very high level of returns to our clients, something that we have done for many years. We anticipate the Trust will continue to grow further in 2021. GDA has two primary goals within the Trust, those being to produce solid returns and to minimise risk to investors. In this newsletter we have provided an update on the Trust.

I truly wish I could say that all things change but unfortunately, I can't. The following is a classic example of some things that remained the same in 2020 as they were over 30 years ago.

Freedom Foods has just had to restate its 2019 accounts from a profit of \$11.6 million to a loss of \$145.8 million. It also went on to lose another \$174.5 million in 2020. The total asset write downs and restatements to cover 2020 and prior years amounted to \$590 million.

In 1984 and 1987 Rothwell's issued accounts showing profits rising steadily from \$3.1 million to \$28.7 million. A later reconstruction of accounts by Deloitte showed the true results were losses increasing from \$4.6 million to \$108 million. By 1987 shareholder funds which had been shown as \$65.6 million were actually a deficiency of \$58.4 million.

In both instances, the companies had many years of "clean" audits, which really is an indictment when you think about it. So, while some things change, others remain the same. If you were to look at the mix of GDA staff you will see there is a blend of young and old, I would like to put the "old" first but some of the younger ones might complain, but in all seriousness we maintain that mix because knowledge of the past is very important when looking to protect our client's interests.

We at GDA certainly hope that 2021 will be a good year for all our clients and that it turns out to be Happy, Healthy and Prosperous.

We will be here for you during good times and bad, and rest assured we will be acting in your best interest.

Merry Christmas and a Happy New Year.

John Fairlie, Chairman

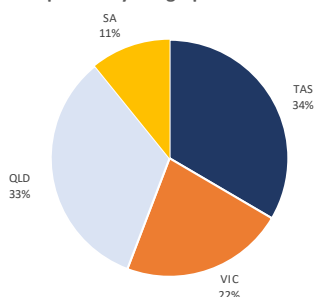


GDA DIVERSIFIED PROPERTY TRUST

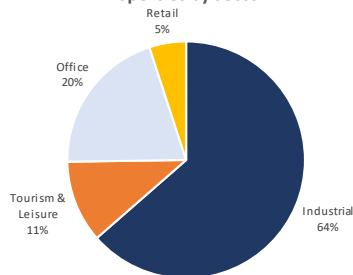
GDA DIVERSIFIED PROPERTY TRUST

The GDA Diversified Property Trust ("DPT") is an open ended unlisted property trust established and operated by GDA Securities ("GDAS"). GDAS is an experienced fund manager with over 16 years in the industry specialising in property investment and property management. DPT primarily invests in a diversified portfolio of direct commercial properties. It is an established trust, having been in operation since December 2004.

Properties by Geographical Location¹



Properties by Sector¹



At the time of writing GDA is in negotiation with tenants leasing two of the Trust's properties. A positive outcome in the first half of 2021 will see further development of both properties and new leases put in place with extended lease terms and potentially a positive impact on performance.

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. Speaking of the Trusts investors, many had been investing in GDA property trusts prior to the commencement of the GDA Diversified Property Trust.

Looking back, some of the original GDA Property Trust investors, who rolled their funds into the GDA Diversified Property Trust at inception, and are still invested today, some 24 years later, have seen an average total return on their investment of just over 10 percent per annum.

STATUS	OPEN
Distributions	6.05% ² p.a. paid quarterly
Portfolio occupancy	100%
Gearing ratio	45.89% ³
Borrowing facility expiration	June 2025
Weighted average lease expiry	6.48 years
Withdrawal mechanisms	<ul style="list-style-type: none"> Limited Three-Monthly Withdrawal Offers (March, June, September and December) 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)

Performance ²	1 year	2 years	3 years	5 years	7 years	10 years
Distribution Return	6.58%	6.60%	7.08%	7.20%	7.60%	7.10%
Growth Return	7.57%	5.46%	10.02%	6.10%	3.81%	2.96%
Total Return	14.15%	12.06%	17.10%	13.30%	11.41%	10.06%

1. Calculated by asset value.
2. Based on actual distribution of 6.20 cents per annum per unit and a current unit price of \$1.0245 as at 30 November 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.

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 30 November 2020 and in Australian dollars unless otherwise stated.

GDA DIVERSIFIED PROPERTY TRUST

INVESTMENT PORTFOLIO

DPT currently has a portfolio of seven direct commercial properties. The total portfolio is 100% occupied with a weighted average lease expiry of 6.48 years.



9 ASHGROVE AVENUE, ASHGROVE, QUEENSLAND

Sector: Retail / Office

Tenant: Bank of Queensland, Ashgrove Clinic, RecoverWise Physio

Occupancy: 100%

WALE: 7.71 years



579 SOUTH ROAD, REGENCY PARK, SOUTH AUSTRALIA

Sector: Industrial

Tenant: Pro-Pac Packaging Manufacturing (Melb) Pty Ltd

Occupancy: 100%

WALE: 1.67 years



2 GORDONS HILL ROAD, ROSNY PARK, TASMANIA

Sector: Office

Tenant: Services Australia

Occupancy: 100%

WALE: 5.67 years



24-30 BLANCK STREET, ORMEAU, QUEENSLAND

Sector: Industrial

Tenant: Probiotics Australia

Occupancy: 100%

WALE: 9.50 years



49 ELECTRA PLACE, MORNINGTON, TASMANIA

Sector: Tourism and Leisure

Tenant: Oceana Aquatic & Fitness

Occupancy: 100%

WALE: 16.10 years



93-99 LAMBECK DRIVE, TULLAMARINE, VICTORIA

Sector: Industrial

Tenant: UPS SCS (Australia) Pty Ltd

Occupancy: 100%

WALE: 4.42 years



341-349 HOBART ROAD, YOUNGTOWN, TASMANIA

Sector: Industrial

Tenant: InfraBuild Trading Pty Ltd

Occupancy: 100%

WALE: 2.43 years

GDA REVIEW

JOHN DI MONDA



Every year presents new challenges and 2020 was obviously without exception. Whether they be personal or professional, it was definitely a year where COVID-19 provided challenges to everyone in some capacity. On a professional front, we saw staff work remotely from home during the early stages of the pandemic and credit to our team who adapted to this new environment and continued to professionally assist and service our clients during this period.

We also saw the national commercial property market negatively affected from businesses struggling during COVID-19. I am pleased to say that through our active management of our property portfolio, we were able to assist our tenants in need of financial assistance and were able to minimise any underperformance. We have since seen the GDA Diversified Property Trust perform quite strongly in the second half of the 2020 calendar year and outperform the broader market. On a personal front, we have been very fortunate in Tasmania to have been fairly sheltered from the impact of COVID-19 compared to what we have seen on a global scale. While we have not been able to travel internationally or interstate for the most part of the year, it has created the opportunity to travel more within our own state and remind us how beautiful Tasmania actually is. As we look forward to 2021, and the new challenges and opportunities that it will present us, I hope you have an enjoyable Christmas and New Year spent with family and friends.

John

MALCOLM PENGLASE



Having joined GDA just prior to Christmas last year, I was excited by the prospect of the challenges and opportunities the new year would bring. And hasn't 2020 delivered some challenges and opportunities. Technology was thrust upon many that had little use for it previously. Before this year, Zoom was the sound a car made through the ears of a five year old.

Now we all know the phrase, "I can see you but I can't hear you, can you hear me?" Thank you Zoom.

I would like to say thank you to all those that have seen a new face as their financial planner this year. Change can be challenging at times, but I'm sure the team at GDA will continue to provide professional and appropriate advice on your financial journey.

The end of the year brings no greater joy than the opportunity to express to all Season's Greetings and best Wishes.

I hope that you get the opportunity to spend time with your loved ones, friends and family, that many have been unable to do in person for the majority of the year. Stay safe and enjoy.

Again, I look forward to the challenges and opportunities the new year will bring.

Mal Penglase

WARREN BURT



Hasn't it been a fabulous year? We have had Tasmania to ourselves, no major disasters and Trump has finally stopped tweeting! Well almost stopped. I thank COVID-19 for giving us the opportunity to spend four months at home. Yes, we did work! Spending more time with family was great and being close to the coffee machine and fridge was fantastic, however the waistline expanded and has yet to recover.

At home, life and conversations are dominated by football (soccer, some would say), to the extent that when the season ends, we often take a few weeks to adapt to normal life. This year, the outbreak of COVID-19 added a new dimension to football and coaching responsibilities. Training sessions had heavy restrictions, including player numbers, where to enter and exit the field and the use of equipment – training bibs could not be shared and footballs were sterilized! Unfortunately, the team I coach finished mid-table, but my daughter's team won the Summer Cup in February, were second in the WSL Premiership and won the Statewide Cup in an exciting November final. Preseason training starts next week, so no rest this year!

I hope you have also had a good year and will have an opportunity to mix with family and friends over the festive season.

Have a very merry Christmas and New Year.

Cheers, Warren



THANK YOU

A big thank you to all our fabulous support staff- Sarah, Ryan, Emma, Kimberly, Raf, Paul, Joseph, Jeric, Cassandra, Noel and Rhea. Without them we couldn't provide our high quality service to you.



GEOFF HARPER



What a year it has been with many challenges around ever changing Government rules, stimulus packages, JobKeeper, JobSeeker, rental allowances, Cash Boost programs etc. Thankfully all these have helped many businesses continue to operate and keep staff employed, although turnover has significantly been impacted in many cases.

Unfortunately there were a few clients who were forced to close their doors totally but have now re-opened and seeing turnover gradually improve. The year has ended on a brighter note for me with a trip to Darwin, without too much trouble and without needing to quarantine, to finally meet face to face and have some fun with my fourth grandson who is growing up fast and is already 7 months old. We are very fortunate with modern technology to have been able to have regular video calls to see him in the early months of his life. To finish the year I will be getting plenty of exercise and fresh air by walking the Three Capes Track.

I wish all our clients an enjoyable Christmas and a safe and happy new year.

Geoff

MICHAEL DRIESSEN



Well, what a year 2020 has been. With the justifiable fear of the global health pandemic and uncertain markets, 2020 has been a challenging year for most and whilst it is easier to discuss all the 'bad' that has happened, there has been much 'good' as well. Over the last month or so I have been discussing this with clients, family and friends and once we take time to focus on this, we can find wins in 2020 even if they are only small wins.

Life in Tasmania slowed down, even if only for a few months and that provided time for reflection and refocus on what was important to us all as we all adapted to working from home and a trip to the local supermarket was either nerve racking or the new definition of a holiday.

For me personally my wins have been on a number of levels but the most memorable for me will be the additional time I was able to spend with my children, even if my 8 year old daughter didn't want to hear how dad did math as I attempted to assist with home school back in April. A lot has changed in 25 years of education and this was clearly explained to me.

As we near the end of 2020, I would like to take the opportunity to wish everyone a Merry Christmas and Safe New Year and I look forward to seeing you all in 2021.

Michael

HELEN COWHAN



Having only joined the GDA team in December this year, I'm looking forward to bringing my twenty years of accounting knowledge to the team for 2021. While 2020 has bought an interesting raft of challenges for us all, I've been delighted to observe the resilience and creativity of the Tasmanian people as they've adjusted to our new restrictions and adapted themselves or their business to ensure they are still moving forward and achieving despite the additional hurdles.

It has also bought the opportunity to see more of our beautiful state, of which I've taken full advantage, to spend more time with family, and to increase our communication with those in our lives – near or far – albeit through the uptake of various electronic devices and use of previously overlooked software.

Wishing you a relaxing and revitalising festive season, I look forward to working with you in the New Year.

Helen Cowhan

General Advice Warning: This advice may not be suitable for you because it contains general advice that has not been tailored to your personal circumstances.

Please seek personal financial advice prior to acting on this information. Investment Performance: Past performance is not a reliable guide to future returns as future returns may differ from and be more or less volatile than past returns.

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