



GARDA Capital Limited
 (ABN 53 095 039 366) (AFSL 246714)
 as the responsible entity of the
 GARDA Diversified Property Fund (ARSN 104 391 273)

All Registry communications to:
 C/- Link Market Services Limited
 Locked Bag A14, Sydney South, NSW 1235
 Telephone (toll free within Australia) +61 1300 554 474
 ASX Code: GDF
 Email: registrars@linkmarketservices.com.au
 Website: www.linkmarketservices.com.au



MS MARILYN ELIZABETH NAYLOR &
 MR ROBERT WILLIAM NAYLOR
 <MARILYN NAYLOR S/FUND A/C>,
 16 SUVLA STREET
 BALMORAL QLD 4171

Name of Fund:	GARDA Diversified Property Fund
ASX Code:	GDF
Responsible Entity:	GARDA Capital Limited
Statement Period:	01/07/2018 – 30/06/2019
Security Reference Number:	I00000360871
Date:	25/11/2019

GARDA DIVERSIFIED PROPERTY FUND PERIODIC STATEMENT

This statement represents a periodic statement for the period 1 July 2018 to 30 June 2019 for your holding in GARDA Diversified Property Fund (**GDF**)¹.

Transaction details

Date ²	Transaction	Units	Units held ³	Unit price ⁴	Unit value A\$ ⁵
01/07/2018	Opening balance	1,991	1,991	\$1.16500000	\$2,319.52
30/06/2019	Closing balance	1,991	1,991	\$1.40000000	\$2,787.40

Distribution details

Record date	Payment date	Distribution rate \$	Gross distribution A\$	Withholding tax A\$ ⁶	Net distribution A\$
28/09/2018	23/10/2018	\$0.02250000	\$44.80	\$0.00	\$44.80
31/12/2018	21/01/2019	\$0.02250000	\$44.80	\$0.00	\$44.80
29/03/2019	16/04/2019	\$0.02250000	\$44.80	\$0.00	\$44.80
28/06/2019	20/08/2019	\$0.02250000	\$44.80	\$0.00	\$44.80
Total for statement period			\$179.20	\$0.00	\$179.20

Costs of your investment

Fees	Amount
Total direct fees paid ⁷	\$0.00
Other management costs for this period ⁸	\$47.92
Total fees paid⁹	\$47.92

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 BALMORAL QLD 4171

20 August 2019
 Reference No. 10000360871

**GARDA Diversified Property Fund
 Attribution Managed Investment Trust Member Annual Statement
 for the year ended 30 June 2019**

Part A: Summary of 2019 tax return (supplementary section) items for a resident individual

Tax return (supplementary section)	Amount	Tax return label
Non-Primary Production income	41.93	13U
Franked distribution from trusts	0.00	13C
Other deductions relating to non-primary production income	0.00	13Y
Share of franking credits from franked dividends	0.00	13Q
Share of credit for amounts withheld from foreign resident withholding (excluding capital gains)	0.00	13A
Share of credit for tax amounts withheld from trust distributions	0.00	13P/13R
Net capital gain	0.00	18A
Total current year capital gains	0.00	18H
Assessable foreign source income	0.00	20E
Other net foreign source income	0.00	20M
Australian franking credits from a New Zealand franking company	0.00	20F
Foreign income tax offset*	0.00	20O

*To work out your foreign income tax offset (FITO) entitlement, see **20 Foreign source income and foreign assets or property** or the *Guide to foreign tax offset rules 2017*

Part B: Capital gains tax information - Additional information for item 18

	Amount	
Capital gains - discounted method	0.00	(gross amount)
Capital gains - indexation method	0.00	
Capital gains - other method	0.00	
Total current year capital gains	0.00	

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website: www.linkmarketservices.com.au

Part D: Tax offsets

Tax offsets	Amount
Franking credit tax offset	0.00
Foreign income tax offset	0.00
Total tax offsets	0.00

Part E: Attribution Managed Investment Trust ('AMIT') cost base adjustments

AMIT cost base net amount - excess (decrease)	137.27
AMIT cost base net amount - shortfall (increase)	0.00

Part F: Payment summary information for the year ended 30 June 2019 (for non-resident unitholders only)

Total fund payment	0.00
Total amounts withheld from fund payment	0.00
Interest income	0.00
Non-resident interest withholding tax	0.00
Deemed withholding tax	0.00

An AMMA statement tax guide is available at www.gardacapital.com.au



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Name of Fund:	GARDA Diversified Property Fund
ASX Code:	GDF
Responsible Entity:	GARDA Capital Limited
Statement Period:	01/07/2017 – 30/06/2018
Security Reference Number:	I00000360871
Date:	21/12/2018

GARDA DIVERSIFIED PROPERTY FUND PERIODIC STATEMENT

This statement represents a periodic statement for the period 1 July 2017 to 30 June 2018 for your holding in GARDA Diversified Property Fund (**GDF**)¹.

Transaction details

Date ²	Transaction	Units	Units held ³	Unit price ⁴	Unit value A\$ ⁵
01/07/2017	Opening balance	1,991	1,991	\$1.12000000	\$2,229.92
30/06/2018	Closing balance	1,991	1,991	\$1.16500000	\$2,319.52

Distribution details

Record date	Payment date	Distribution rate \$	Gross distribution A\$	Withholding tax A\$ ⁶	Net distribution A\$
29/09/2017	25/10/2017	\$0.02250000	\$44.80	\$0.00	\$44.80
19/12/2017	22/01/2018	\$0.02250000	\$44.80	\$0.00	\$44.80
29/03/2018	19/04/2018	\$0.02250000	\$44.80	\$0.00	\$44.80
29/06/2018	24/08/2018	\$0.02250000	\$44.80	\$0.00	\$44.80
Total for statement period			\$179.20	\$0.00	\$179.20

Costs of your investment

Fees	Amount
Total direct fees paid ⁷	\$0.00
Other management costs for this period ⁸	\$43.16
Total fees paid⁹	\$43.16

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Key Details

Payment date: 23 October 2018
Record date: 28 September 2018
SRN/HIN: I00000360871

TFN/ABN RECEIVED AND RECORDED

Distribution statement for the period ended 30 September 2018

The final details of the distribution components (including any non-assessable amounts) will be advised in the Attributed Managed Investment Trust Member Annual Statement for the year ended 30 June 2019.

Unit description	Rate per unit	Participating units	Gross amount	Withholding tax	Net amount
Fully Paid Ordinary Units	A\$0.0225	1,991	\$44.80	\$0.00	\$44.80
Total net amount:					\$44.80

Your distribution payment is comprised of \$0.00675 Australian sourced other general income (subject to withholding tax) and \$0.01575 other non-attributable amounts (not subject to withholding tax and formerly classified as tax deferred prior to AMIT).

The number of units participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

This is an important document and should be retained, however 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 2019 Attribution Managed Investment Trust Member Annual Statement.

PAYMENT INSTRUCTIONS

MACQUARIE BANK

BSB: 182-512

ACC: *****9998 **ACCOUNT NAME:** ME NAYLOR & RW NAYLOR ATF MARILYN NAYLOR SUPER FUN

PAYMENT REFERENCE NUMBER: 001222656060

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 10 business days.

Retain this statement to assist in preparing your tax return.



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 035 1081
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16 SUVLA STREET
BALMORAL QLD 4171

Key Details

Payment date: 21 January 2019
Record date: 31 December 2018
SRN/HIN: I00000360871
TFN/ABN RECEIVED AND RECORDED

Distribution statement for the period ended 31 December 2018

The final details of the distribution components (including any non-assessable amounts) will be advised in the Attributed Managed Investment Trust Member Annual Statement for the year ended 30 June 2019.

Unit description	Rate per unit	Participating units	Gross amount	Withholding tax	Net amount
FULLY PAID ORDINARY UNITS	2.25 CENTS	1,991	\$44.80	\$0.00	\$44.80
Total net amount:					\$44.80

Your distribution payment is comprised of \$0.00675 Australian sourced other general income (subject to withholding tax) and \$0.01575 other non-attributable amounts (not subject to withholding tax and formerly classified as tax deferred prior to AMIT).

The number of units participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

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PAYMENT INSTRUCTIONS

MACQUARIE BANK

BSB: 182-512

ACC: *****9998 **ACCOUNT NAME:** ME NAYLOR & RW NAYLOR ATF MARILYN NAYLOR SUPER FUN

PAYMENT REFERENCE NUMBER: 1224064425

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 10 business days.

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16 SUVLA STREET
BALMORAL QLD 4171

Key Details

Payment date: 16 April 2019
Record date: 29 March 2019
SRN/HIN: I00000360871

TFN/ABN RECEIVED AND RECORDED

Distribution statement for the period ended 31 March 2019

The final details of the distribution components (including any non-assessable amounts) will be advised in the Attributed Managed Investment Trust Member Annual Statement for the year ended 30 June 2019.

Unit description	Rate per unit	Participating units	Gross amount	Withholding tax	Net amount
FULLY PAID ORDINARY UNITS	2.25 CENTS	1,991	\$44.80	\$0.00	\$44.80
Total net amount:					\$44.80

Your distribution payment is comprised of \$0.00675 Australian sourced other general income (subject to withholding tax) and \$0.01575 other non-attributable amounts (not subject to withholding tax and formerly classified as tax deferred prior to AMIT).

The number of units participating does not reflect any ex-distribution transactions registered after the ex-distribution date, or any transactions registered after the record date.

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PAYMENT INSTRUCTIONS

MACQUARIE BANK

BSB: 182-512

ACC: *****9998 **ACCOUNT NAME:** ME NAYLOR & RW NAYLOR ATF MARILYN NAYLOR SUPER FUN

PAYMENT REFERENCE NUMBER: 1228675019

The payment has been made to the above account. If this account is not valid please turn over for instructions to update your details. Once your details have been updated, payment will be made within 10 business days.

Retain this statement to assist in preparing your tax return.