

Unit Holder Number: 0225

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17 September 2020

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Mr G and Mrs P Roberts  
 G Roberts Superannuation Fund  
 1557 Midland Highway  
 BAGDAD TAS 7030

Dear Graeme and Phillipa,

**GDA Diversified Property Trust**

We are pleased to enclose your copy of the 2020 annual financial statements for the GDA Diversified Property Trust ('Trust') which contains the results of the operations of the Trust for the financial year ended 30 June 2020.

Trust Highlights

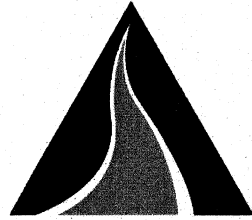
- The Trust produced a total return of 6.48% over the 12 months to 30 June 2020. The Trust's performance for the last 10 years is summarised in the below table.

	1 Year	2 Years	3 Years	5 Years	10 Years
<b>Distribution Return</b>	6.18%	6.37%	7.02%	7.22%	7.02%
<b>Growth Return</b>	0.30%	2.15%	7.60%	4.45%	2.33%
<b>Total Return</b>	6.48%	8.52%	14.62%	11.67%	9.35%

- The Trust's properties are 100% occupied with a weighted average lease term of 6.90 years.
- The Trust's property portfolio increased by \$15.65 million this financial year with two property acquisitions.
- The Trust acquired a property in Regency Park, SA in November 2019 that is wholly leased to Pro-Pac Packaging Manufacturing which is one of Australia's largest specialist manufacturers and distributors of stretch film wrap and associated products.
- The Trust acquired a property in Ashgrove, QLD in June 2020 that is wholly leased to the Bank of Queensland and two well-established medical tenants.
- The Trust extended its loan facility with the Commonwealth Bank to 13 June 2025.

The low growth for 1 Year to 30 June 2020 reflects the known impacts of COVID-19, including impact on property values and rental allowances provided, as well as acquisition costs from the two properties acquired during the year. The acquisition of these properties further strengthens the income base and provides the potential to increase distributions going forward.

At the time of writing, the Trust is in discussion with two existing tenants regarding potential projects. If either, or both, are successful it should see an increase in unit price, extension of the weighted average lease term and/or further strengthen the income base which underpins distributions paid to unitholders.



## INCOME & TAXATION SUMMARY FOR THE YEAR ENDED 30 JUNE 2020

Investor No: 0225

Name of Unit Holder: Graeme Victor Roberts & Phillippa Clare Roberts atf G Roberts Superannuation Fund

Amounts to be included in your 2020 Income Tax Return

### (a) GDA Diversified Property Trust Distribution Components

Distribution Components	Net Amount Distributed
<b>Taxable Amount</b>	
<i>Australian Non Primary Production Income</i>	
Share of Net Assessable Income	2,657.21
<b>Total Taxable Amount</b>	<b>2,657.21</b>
<b>Non Assessable Amounts</b>	
Tax Deferred Amount <sup>1</sup>	1,873.80
<b>Total Non Assessable Amount</b>	<b>1,873.80</b>
<b>Total Cash Distribution</b>	<b>4,531.01</b>

### (b) Summary of Distributions Received

Period Covered	\$ Amount
01/07/2019 - 30/09/2019	1,503.01
01/10/2019 - 31/12/2019	1,073.76
01/01/2020 - 31/03/2020	977.12
01/04/2020 - 30/06/2020	977.12
<b>Total Cash Distributions</b>	<b>4,531.01</b>

Please note the amount of cash distribution received is NOT your taxable amount.

#### Notes

- 1 The Tax Deferred Amount generally arises from capital allowances and depreciation amounts claimed by the Trust. The tax deferred component is not included in your income tax return for the year. However, the amount received reduces the cost base of your units in the Trust.

**Important Notice:** This statement contains information to assist you in preparing your 2020 income tax return. In preparing your income tax return you will need to take into account all of your other assessable income and allowable deductions for the year ended 30 June 2020. The notes provided are of a general nature only and do not take into account your particular circumstances. It is recommended that unit holders seek their own professional advice when preparing their income tax return.



Open for Investment  
New and additional investments in the Trust are welcome. An application form to add to your existing investment is enclosed for your convenience.

A copy of the Trust's Product Disclosure Statement (PDS) is available on our website at [www.gdargroup.com.au/forms-and-downloads](http://www.gdargroup.com.au/forms-and-downloads).

Enclosed Documents

In addition to the financial statements please also find enclosed the following:

- Disclosure Update – This update outlines 6 benchmarks and 8 disclosure principles covering information that is considered key to analysing the risks associated with unlisted property schemes. The enclosed document provides an explanation of the disclosure principles and applies each one to the Trust. The information disclosed is based on the 2020 annual financial statements, unless otherwise stated.
- Tax Statement – The enclosed tax statement should be used when preparing your tax return for the financial year ended 30 June 2020. Please see your accountant or tax adviser for more details.

- Annual Unit Holding Statement – The enclosed annual unit holding statement shows your unit holder balance as at 30 June 2020 and summarises any changes to your unit holding during the 2020 financial year. Please note that any transactions after 30 June 2020 are not reflected in this statement.

- Product Flyer – This flyer contains a summary of the Trust, including its performance and investment portfolio as at 30 June 2020.

- Additional Unit Application Form

If you have any questions or wish to discuss any matter regarding your investment, please do not hesitate to call me or Geoff Harper on (03) 6234 4413. Alternatively you can contact your financial advisor.

Yours sincerely,



John Di Monda

Director

GDA Securities