

Orchard Diversified Property Fund

Extension of National Australia Bank Maturity Date to 30 July 2010

Extension of BOS International (Australia) Limited Review Date to 30 July 2010

24 June 2010

Orchard Capital Investments Limited (**Orchard**) as responsible entity for the Orchard Diversified Property Fund (**DPF**) provides the following information by way of continuous disclosure.

On 13 November 2009 Orchard disclosed that if, by 31 January 2010 (or later as may be otherwise agreed between National Australia Bank (**NAB**) and DPF) (**Review Date**) NAB in its absolute discretion determines it is not satisfied with the progress made between it, BOS International (Australia) Limited (**BOSI**) and any other stakeholder bank in relation to the longer term stabilisation of DPF, then an event of default would arise within DPF's commercial bill facility with NAB (**NAB Facility**). Orchard also disclosed a reciprocal condition from BOSI in relation to DPF's cash advance facility with BOSI (**BOSI Facility**).

Orchard subsequently agreed with NAB and BOSI to extend the Review Date on various occasions and most recently the Review Date was extended to 30 June 2010 in respect of the BOSI Facility, and was extinguished in respect of the NAB Facility.

The maturity date of the NAB Facility is 30 June 2010. NAB has today confirmed that it has obtained credit approval to extend the maturity date of the NAB Facility to 30 July 2010, subject to execution of necessary documentation.

The maturity date of the BOSI Facility is 16 August 2010. The Review Date in relation to the BOSI Facility has today been extended from 30 June 2010 to 30 July 2010 (subject to formal documentation), meaning that on that date BOSI may determine that it is not satisfied with the progress of negotiations, and if it is not satisfied, an event of default will arise within the BOSI Facility.

Please contact Orchard Investor and Adviser Services on 1800 008 494 if you have any questions.

Orchard Capital Investments Limited ACN 077 235 879 AFSL No. 233190

Responsible entity of the Orchard Diversified Property Fund