

**Orchard Diversified Property Fund – Settlement of Woolworths Regional Distribution Centre  
Townsville QLD**

**30 June 2010**

Orchard Capital Investments Limited (**Orchard**), as the responsible entity of Orchard Diversified Property Fund (**DPF**), today announced the settlement of the purchase of the Woolworths Regional Distribution Centre (**Property**) situated in Townsville QLD for a purchase price of \$12 million.

The Property was contracted to be acquired from Woolworths back in 2006, together with several other assets, on a long-term lease basis to Woolworths. Settlement of the Property was delayed due to the delay in receiving certain consents required to complete the contract of sale.

The Property is described as a modern industrial distribution centre built in December 2005, with a gross building area of 4,726 square metres and being situated on land of 2.925 hectares. The Property comprises a leasehold interest and is entirely leased to Woolworths for a remaining term of 15 years. The building incorporates offices, high clearance warehouse, cold storage, loading dock, is fully sprinkled and is complimented by extensive concrete hardstand and parking areas, and provides potential expansion space.

DPF will fund the purchase using both a vendor finance facility of \$7.6m and existing cash reserves.

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 ARSN 093 304 379