



30 July 2010

Orchard Diversified Property Fund

EXTENSION OF FINANCING MATURITY DATES UNTIL 30 SEPTEMBER

The Orchard Diversified Property Fund (**DPF**) has a commercial bill facility with National Australia Bank (**NAB Facility**) which is due to mature today, 30 July 2010. The DPF also has a cash advance facility with BOS International (Australia) Limited (**BOSI Facility**) which is due to mature on 16 August 2010.

Orchard has been working with National Australia Bank (**NAB**) and BOS International (Australia) Limited (**BOSI**) to extend the term of these facilities. In order to facilitate further negotiations in relation to the longer term stability of DPF Orchard has agreed with NAB and BOSI to extend the maturity date of the NAB Facility and the BOSI Facility, both until 30 September 2010.

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