

## **Orchard Diversified Property Fund**

ARSN 093 304 379

Responsible entity: Orchard Capital Investments Limited  
ACN 077 235 879

### **Continuous Disclosure Notice - Extension of negotiations with National Australia Bank**

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 made various disclosures in relation to DPF's funding arrangements. Orchard disclosed that if, by 31 January 2010 (or later as may be otherwise agreed between National Australia Bank (**NAB**) and DPF) NAB in its absolute discretion determines it is not satisfied with the progress made between it, Bank of Scotland International (**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.

In order to facilitate continued negotiations between the stakeholders, NAB has offered (subject to appropriate documentation) to extend the deadline for NAB's determination from 31 January 2010 to 28 February 2010. Orchard intends to accept NAB's offer before 31 January 2010 by agreeing appropriate documentation with NAB.

#### **Status of negotiations with BOSI**

Orchard also disclosed on 13 November 2009 that if by 31 January 2010 (or later as may be otherwise agreed between BOSI and DPF) BOSI in its absolute discretion determines it is not satisfied with the progress made between it, NAB and any other stakeholder bank in relation to the longer term stabilisation of DPF, then an event of default may arise under DPF's commercial bill facility with BOSI.

Negotiations between DPF, BOSI and NAB are continuing. Whilst DPF has not yet agreed with BOSI to a similar extension to that with NAB, Orchard currently expects that BOSI will offer to extend the deadline for its determination beyond 31 January 2010.

Please contact the Orchard Investor and Advisor Services team on 1800 008 494 in you have any questions.

**27 January 2010**