



Orchard Diversified Property Fund

Extension of BOSI and NAB loan maturities

29 October 2010

The Orchard Diversified Property Fund (**DPF**) has a loan facility with National Australia Bank (**NAB Facility**) which is currently drawn to approximately \$209 million. DPF also has a loan facility with BOS International (Australia) Limited (**BOSI Facility**) which is currently drawn to approximately \$168 million.

Orchard Capital Investments Limited (**Orchard**) has been working with National Australia Bank (**NAB**) and BOS International (Australia) Limited (**BOSI**) to extend the terms of these facilities.

BOSI and NAB have provided preliminary term sheets to DPF which outline a basis for longer term funding arrangements between both banks and DPF up to 31 December 2013. The preliminary terms are supported by credit approval from both banks but remain subject to documentation and satisfaction of conditions precedent.

In order to reach final agreement and documentation of these funding arrangements with NAB and BOSI, Orchard has:

- agreed with NAB to extend the maturity date of the NAB Facility until 30 November 2010; and
- agreed with BOSI to extend the maturity date of the BOSI Facility until 30 November 2010.

The extension of the BOSI facility is subject to BOSI remaining satisfied in its absolute discretion with progress continuing to be made between it and NAB in relation to the likelihood of the longer term stabilisation of the DPF and its banking facilities.

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

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Responsible entity of the Orchard Diversified Property Fund ARSN 093 304 379