



DIVIDEND CAPITAL

DIVERSIFIED PROPERTY FUND™

A Daily NAV REIT Q1'15 Portfolio Update Presentation May 20, 2015

E share:	ZDPFEX
I share:	ZDPFIX
W share:	ZDPFWX
A share:	ZDPFAX





CAUTIONARY NOTE REGARDING FORWARD-LOOKING STATEMENTS; WHERE TO FIND MORE INFORMATION

Certain items in this presentation may constitute forward-looking statements within the meaning of the Private Securities Litigation Reform Act of 1995. Words such as “may,” “will,” “expect(s),” “could,” “should,” and “continue” and similar expressions are intended to identify such forward-looking statements. While we believe that any forward-looking statements are based on reasonable assumptions, such statements are subject to the risks detailed in our most recent Annual Report on Form 10-K and other public filings and we can give no assurance that the expectations can be obtained. Factors that could cause actual results to differ materially from our expectations include, but are not limited to, delays in the acquisition, development and construction of real properties, changes in economic conditions generally and the real estate and securities markets specifically. Such forward-looking statements speak only as of the date of this presentation. We expressly disclaim any obligation to release publicly any updates or revisions to any forward-looking statements.

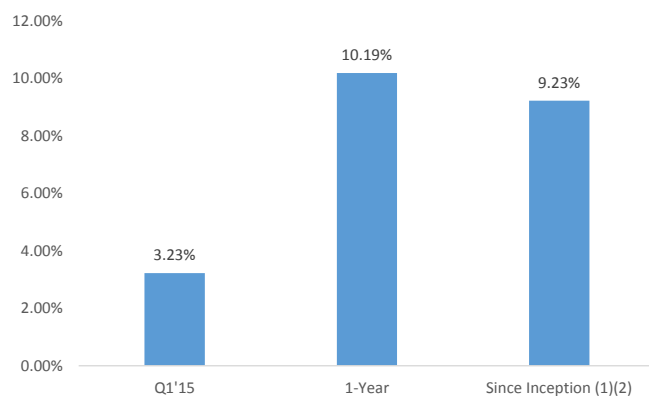
Additional information about our performance, including definitions and reconciliations of non-GAAP financial measures used herein, can be found in our Portfolio Performance and Operational Review for the first quarter of 2015 and our Form 10-K, Form 10-Q, and other public filings available in the Investor Relations section of our website at dividendcapitaldiversified.com. The information in this presentation should be considered in conjunction with the more detailed information about our operating results and total return contained in these filings.



Key Highlights

- Total return of 3.23% for the quarter ended March 31, 2015, before up-front sales commissions and class-specific expenses
 - Annualized total return of 9.23% since NAV inception⁽²⁾ through March 31, 2015, before up-front sales commissions and class-specific expenses
- Over \$500 million of transaction activity in the first quarter
 - \$445 million of dispositions, including a \$399 million portfolio of office and industrial assets
 - \$73 million of acquisitions, including an office asset in Austin, TX and a grocery-anchored retail asset in the Greater Boston market
- Closed \$750 million of senior unsecured credit and term loan facilities

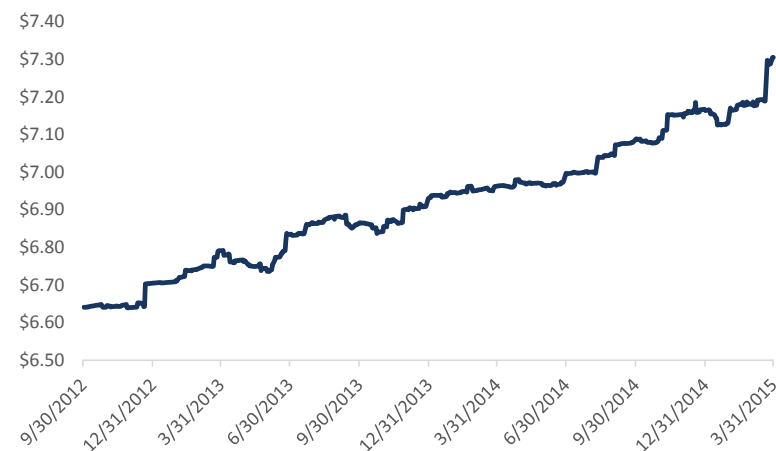
Standardized Performance – Total Return Before Class-Specific Expenses and Any Sales Commissions



(1) Annualized

(2) Inception measured from September 30, 2012

DPF Share Price Performance – Since Inception⁽²⁾





58 properties

- 19 office
- 33 retail
- 6 industrial

21 markets

Approx. 9.3 million net rentable square feet

Approx. 475 tenants

Approx. 89.5% leased

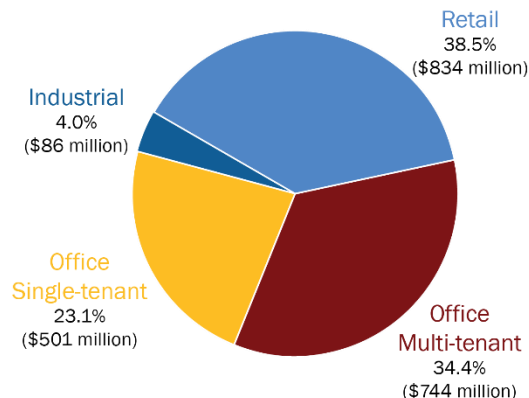
\$2.3B portfolio of high-quality commercial real estate

Nine-year operating history

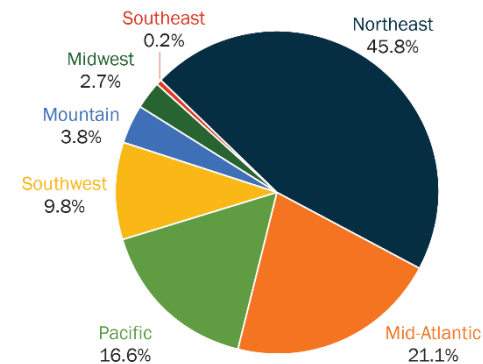
Real Property Ownership^{1,2}



Property Type Allocation



Geographic Diversification

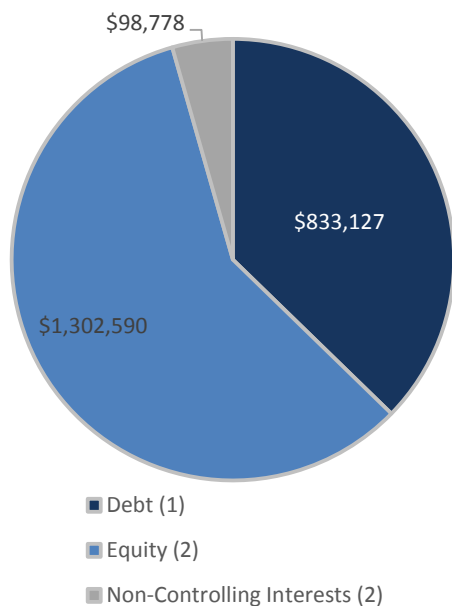


¹ Measured by fair value.

² The following markets are each 1.0% or less of the total real properties fair value: Central Kentucky, Chicago, IL, Fayetteville, AR, Jacksonville, FL, Los Angeles, CA, Louisville, KY, Minneapolis/St. Paul, MN, Pittsburgh, PA, and San Antonio, TX.



Capital Structure



Debt Summary

Average debt remaining maturity (fully extended)

Debt to fair value of investments ratio

Unsecured debt / Total debt

Fixed rate debt

Floating rate debt

Weighted average interest rate

As of
March 31, 2015

As of
December 31, 2014

2.8 years

3.0 years

37%

47%

22%

29%

99%

96%

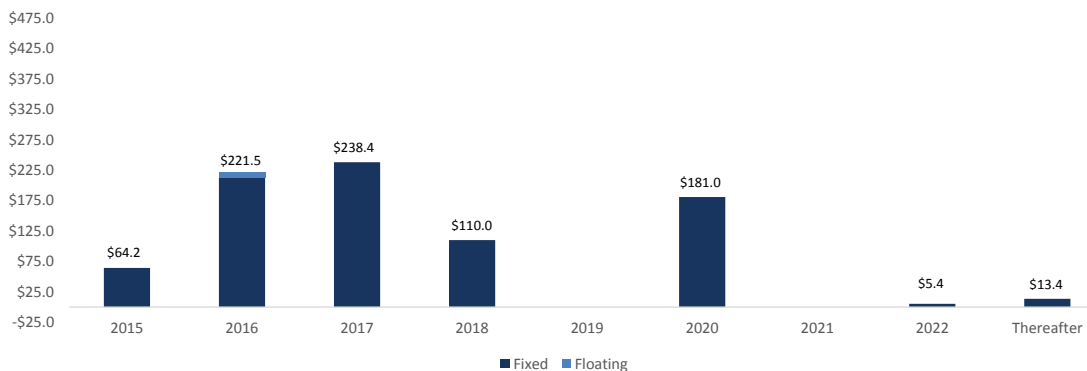
1%

4%

4.9%

4.8%

Debt Maturities (\$MM) (Assuming certain extension options)



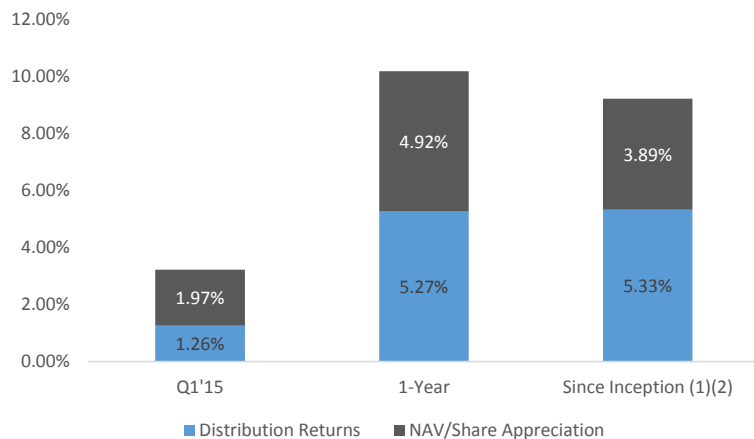
¹ Presented on a GAAP basis

² Equity figures based on NAV per outstanding share/unit as of March 31, 2015, calculated pursuant to our Valuation Procedures filed as Exhibit 99.1 in our Annual Report on Form 10-K.

Q1'15 Portfolio Performance



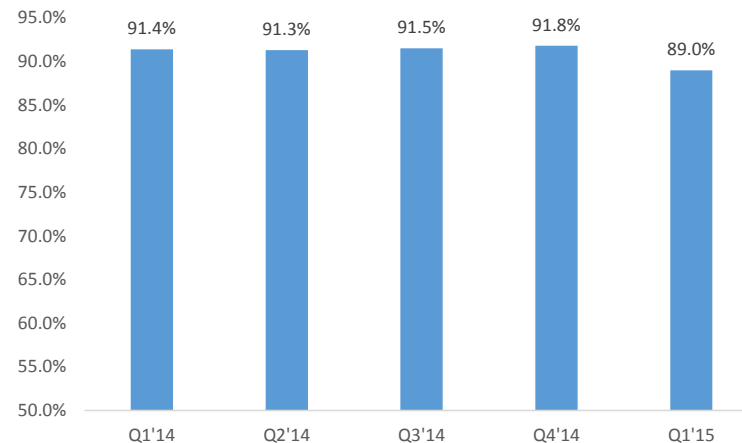
Quarterly Returns: Distribution Returns v NAV/Share Appreciation



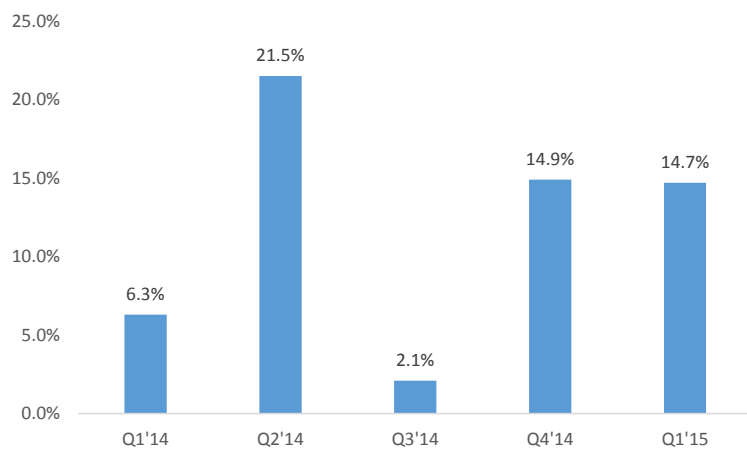
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(2) Inception measured from September 30, 2012

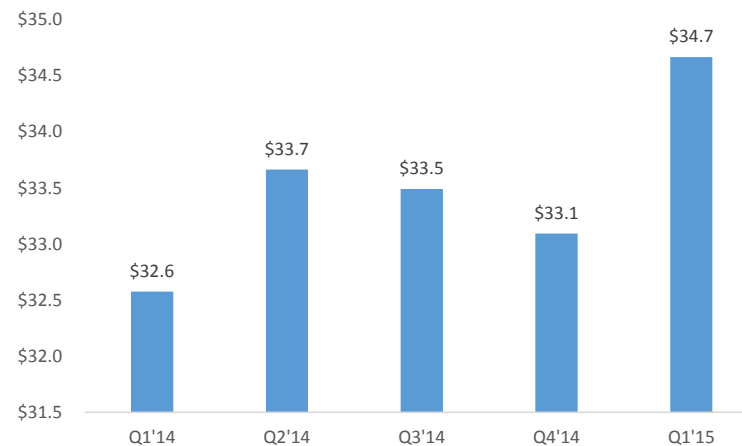
Same Store Occupancy



Leasing Spreads



Same-Store NOI (\$mm)¹



¹ Excludes income related to debt investments.



Q&A

