



January 4, 2017

## Dividend Capital Diversified Property Fund Declares Quarterly Dividend

DENVER, Jan. 04, 2017 (GLOBE NEWSWIRE) -- Dividend Capital Diversified Property Fund Inc. ("DPF"), a public reporting, daily NAV REIT (NASDAQ:ZDPFEX) (NASDAQ:ZDPFAX) (NASDAQ:ZDPFWX) (NASDAQ:ZDPFIX), announced today that its Board of Directors authorized for each class of common stock a dividend of \$0.09 per share, subject to adjustment for class-specific expenses, for the quarter ending March 31, 2017. The dividend will be payable to stockholders of record as of the close of business on each day during the period from January 1, 2017 to March 31, 2017, pro-rated for the period of ownership. The dividend will accrue daily and be paid no later than April 30, 2017. With this dividend, DPF will have paid a quarterly dividend for 44 consecutive quarters dating back to 2006.

On September 27, 2016, DPF's Board of Directors authorized for each class of common stock a dividend of \$0.09 per share, subject to adjustment for class-specific expenses, for the quarter ending December 31, 2016. The dividend will be paid according to the table below on January 17, 2017 to stockholders of record as of the close of business on each day during the period from October 1, 2016 to December 31, 2016, pro-rated for the period of ownership.

Q4 2016 Dividends Payable on January 17, 2017				
	E Share	A Share <sup>1</sup>	W Share <sup>2</sup>	I Share <sup>3</sup>
<b>Quarterly Dividend per Share</b>	\$0.0900	\$0.0692	\$0.0787	\$0.0881
<b>NAV per Share<sup>4</sup></b>	\$7.5694	\$7.5694	\$7.5694	\$7.5694
<b>Associated Annualized Dividend Yield Based on NAV per Share<sup>4</sup></b>	4.76%	3.66%	4.16%	4.66%

<sup>1</sup> DPF pays its dealer manager (1) a dealer manager fee equal to 1/365<sup>th</sup> of 0.60% of the NAV per share, and (2) a distribution fee equal to 1/365<sup>th</sup> of 0.50% of the NAV per share, for Class A shares each day. These expenses are allocated to Class A stockholders and reduce the dividend otherwise payable to Class A stockholders.

<sup>2</sup> DPF pays its dealer manager a dealer manager fee equal to 1/365<sup>th</sup> of 0.60% of NAV per share for Class W shares each day. This expense is allocated to Class W stockholders and reduces the dividend otherwise payable to Class W stockholders.

<sup>3</sup> DPF pays its dealer manager a dealer manager fee equal to 1/365<sup>th</sup> of 0.10% of NAV per share for Class I shares each day. This expense is allocated to Class I stockholders and reduces the dividend otherwise payable to Class I stockholders.

<sup>4</sup> Net Asset Value ("NAV"). NAV and related yield calculations are as of the final trading day of the related quarter.

### About Dividend Capital Diversified Property Fund

Dividend Capital Diversified Property Fund is a public reporting, daily NAV vehicle based in Denver, CO that invests in a diversified portfolio of commercial real estate assets. DPF owned 55 properties totaling approximately 9.0 million square feet in 20 geographic markets as of September 30, 2016. More information is available at [www.dividendcapitaldiversified.com](http://www.dividendcapitaldiversified.com).

### Forward-Looking Information

*This material may contain 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 statements are intended to identify such forward-looking statements. These statements are based on management's current expectations and beliefs and are subject to a number of risks and uncertainties that could lead to actual results that are materially different than those described in the forward-looking statements. Dividend Capital Diversified Property Fund cannot give assurance that its expectations will be attained. Factors that could cause actual results to differ materially from Dividend Capital Diversified Property Fund's expectations include, but are not limited to, the uncertainty of funding Dividend Capital Diversified Property Fund's future capital needs, delays in the acquisition, development, and construction of real properties, changes in economic conditions generally and the real estate and securities markets specifically, and other risks detailed from time to*

*time in Dividend Capital Diversified Property Fund's Securities and Exchange Commission reports, particularly the section entitled "Risk Factors" in Item 1A of the Company's Annual Report on Form 10-K. Such forward-looking statements pertain only as of the date of this press release. Dividend Capital Diversified Property Fund expressly disclaims any obligation to release publicly any updates or revisions to any forward-looking statements contained herein to reflect any change in the Company's expectations with regard thereto or change in events, conditions, or circumstances on which any statement is based.*

Contact

Eric Paul

Dividend Capital

(303) 228-2200