



April 13, 2017

Dividend Capital Diversified Property Fund Declares Quarterly Dividend

DENVER, April 13, 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 June 30, 2017. The dividend will be payable to stockholders of record as of the close of business on each day during the period from April 1, 2017 to June 30, 2017, pro-rated for the period of ownership. The dividend will accrue daily and be paid no later than July 31, 2017. With this dividend, DPF will have paid a quarterly dividend for 45 consecutive quarters dating back to 2006.

On December 14, 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 March 31, 2017. The dividend will be paid according to the table below on April 17, 2017 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.

Q1 2017 Dividends Payable on April 17, 2017				
	E Share	A Share ¹	W Share ²	I Share ³
Quarterly Dividend per Share	\$0.0900	\$0.0695	\$0.0788	\$0.0881
NAV per Share ⁴	\$7.5219	\$7.5219	\$7.5219	\$7.5219
Associated Annualized Dividend Yield Based on NAV per Share ⁴	4.79%	3.70%	4.19%	4.69%

¹ DPF pays its dealer manager (1) a dealer manager fee equal to 1/365th of 0.60% of the NAV per share, and (2) a distribution fee equal to 1/365th 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.

² DPF pays its dealer manager a dealer manager fee equal to 1/365th 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.

³ DPF pays its dealer manager a dealer manager fee equal to 1/365th 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.

⁴ 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 December 31, 2016. More information is available at 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.

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