



DIVIDEND CAPITAL

DIVERSIFIED PROPERTY FUND™

A Daily NAV REIT

Q3'16 Portfolio Update Presentation

November 17, 2016

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.

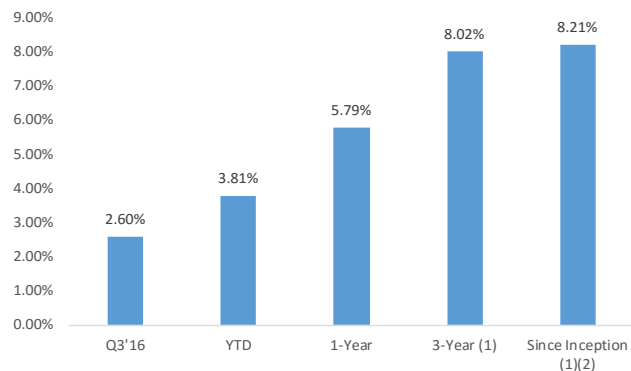
Additional information about our performance, including definitions and reconciliations of non-GAAP financial measures used herein, can be found in our Portfolio Performance and Operational Review for the third quarter of 2016 and our Form 10-K, Form 10-Q, and other public filings available in the Investor 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 2.60% for the quarter ended September 30, 2016, before up-front sales commissions and class-specific expenses
 - Annualized total return of 8.02% over last three years, before up-front sales commissions and class-specific expenses
- Repaid approximately \$129 million of secured borrowings with a weighted average interest rate of approximately 5.6%
- Sold three properties comprising approximately 343,000 square feet for approximately \$28 million.

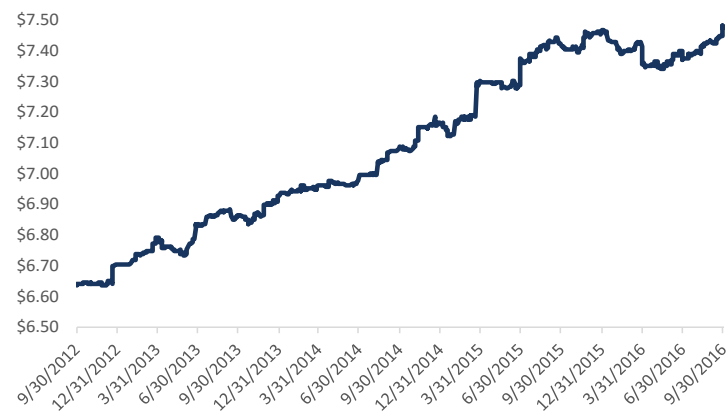
Standardized Performance – Total Return Before Class-Specific Expenses and Any Sales Commissions



(1) Annualized

(2) Inception measured from September 30, 2012

DPF Share Price Performance – Since Inception⁽²⁾





55 properties

- 16 office
- 34 retail
- 5 industrial

20 markets

Approx. 9.0 million net rentable square feet

Approx. 540 tenants

Approx. 91.5% leased

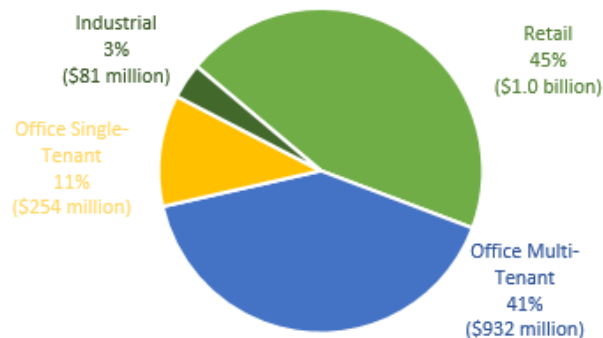
\$2.3B portfolio of high-quality commercial real estate investments

Ten year operating history

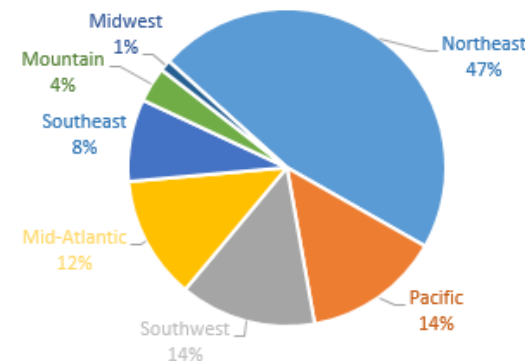
Real Property Ownership^{1,2}



Property Type Allocation



Geographic Diversification



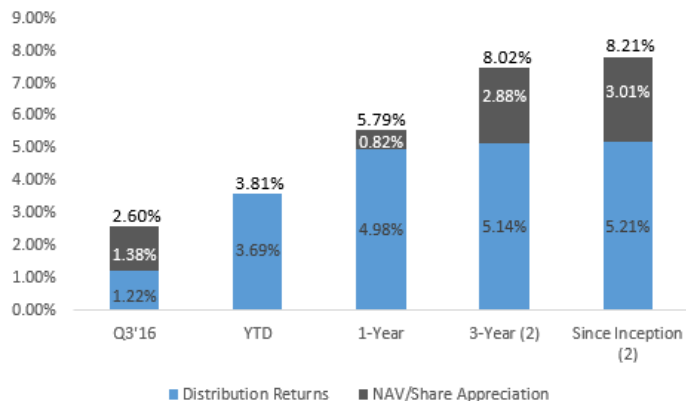
¹ Measured by fair value.

² Any market for which we do not show a corresponding percentage of our total fair value comprises 1% or less of the total fair value of our real property portfolio.

Q3'16 Portfolio Performance

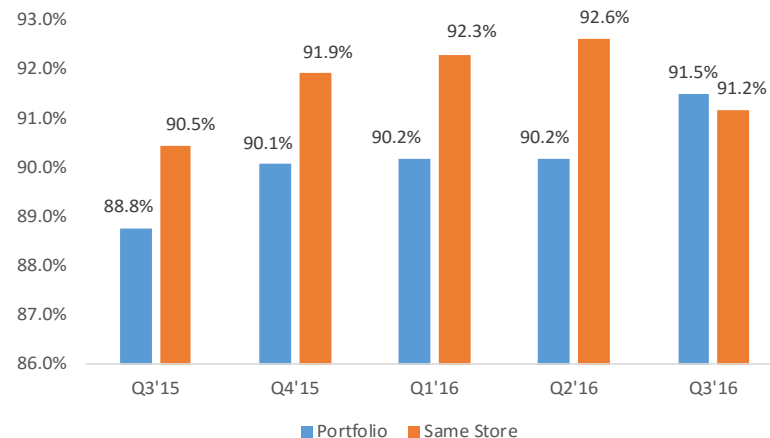


Quarterly Returns: Distribution Returns v NAV/Share Appreciation ⁽¹⁾

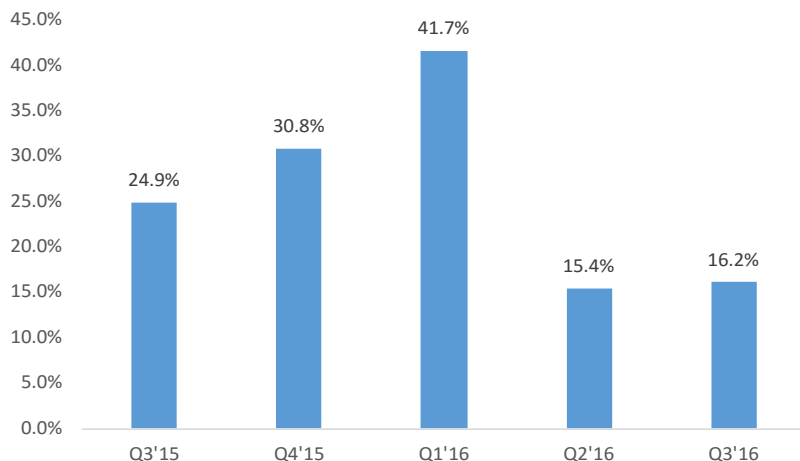


(1) Before up-front sales commissions and class-specific expenses
 (2) Annualized; inception measured from September 30, 2012

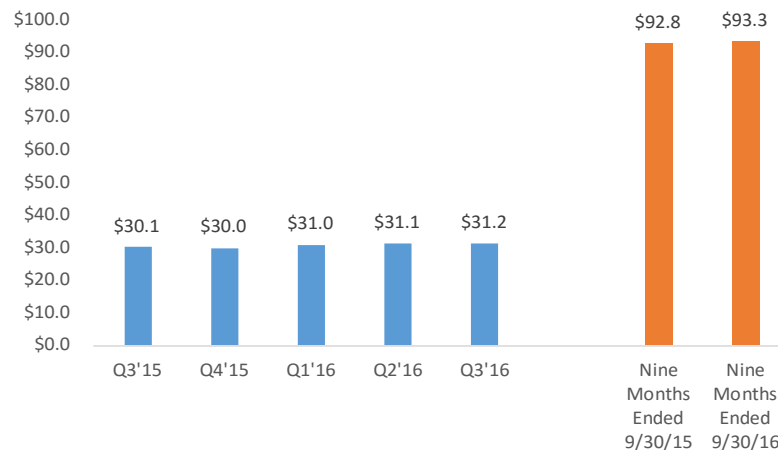
Percentage Leased



Leasing Spreads



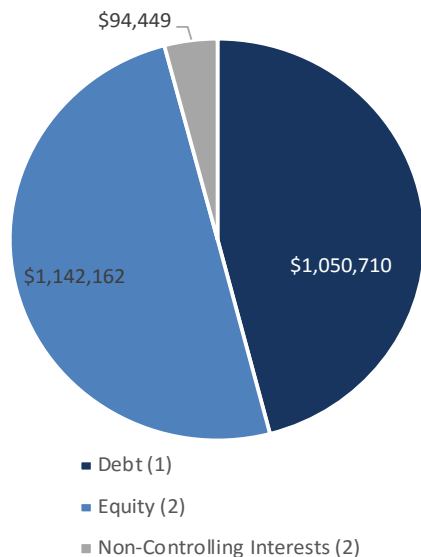
Same-Store NOI (\$mm)⁽¹⁾



(1) Excludes certain GAAP adjustments and income related to debt investments.



Capital Structure



Debt Summary

Average remaining debt maturity (with certain extensions)

Debt to fair value of investments ratio

Unsecured debt / Total debt

Fixed rate debt

Floating rate debt

Weighted average interest rate

As of September 30, 2016	As of June 30, 2016
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4.2 years

3.7 years

46%

44%

63%

55%

66%

81%

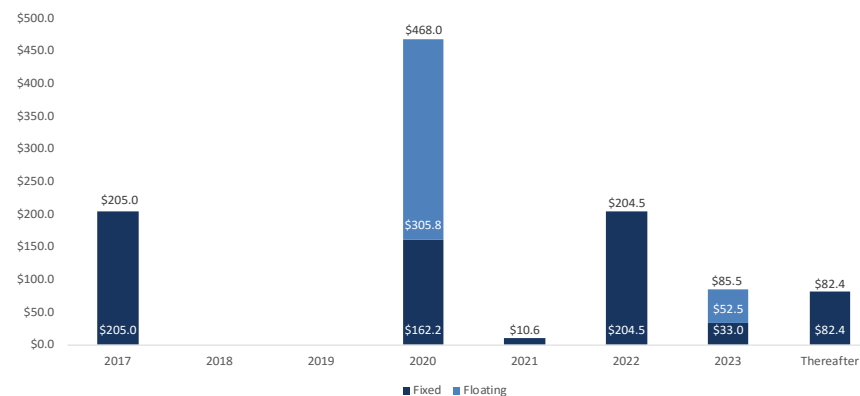
34%

19%

3.2%

3.6%

Debt Maturities (\$MM) (Assuming unsecured debt extension options)



¹ Presented on a GAAP basis.

² Equity figures based on NAV per outstanding share/unit as of September 30, 2016, calculated pursuant to our Valuation Procedures filed as Exhibit 99.1 in our Annual Report on Form 10-K.



Q&A

