



BLACK CREEK® GROUP

Black Creek Diversified Property Fund



Portfolio Summary

AS OF JUNE 30, 2017

This information does not constitute an offer to sell nor a solicitation of an offer to buy securities sold by Black Creek Capital Markets, LLC. Such an offering must be preceded or accompanied by a prospectus which includes management fees, general and fund-specific investment risks and charges and expenses of the investment. Investors should carefully read and consider the prospectus before investing.



Why Invest in Commercial Real Estate?

The U.S. commercial real estate market has become a meaningful and mainstream asset class — the fourth asset class in addition to stocks, bonds and cash. Investing directly in commercial real estate can potentially benefit individual investment portfolios in a number of ways.

- Historical income¹
- Low correlation to other asset classes²
- Capital appreciation potential
- Prospective hedge against inflation³

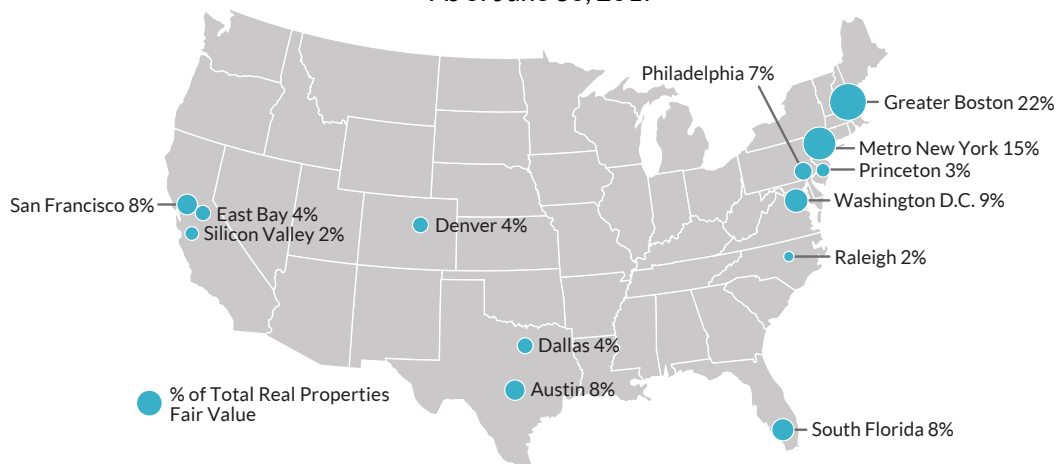
¹ The amount of distributions DPF may make is uncertain, is not guaranteed, may be modified at the program's discretion, and is subject to board approval. DPF may pay distributions from sources other than cash flow from operations including, without limitation, the sale of assets, borrowings or offering proceeds (including the return of principal amounts invested). The use of these sources for distributions would decrease the amount of cash DPF has available for new investments, repayment of debt, share redemptions and other corporate purposes, and could potentially reduce your overall return and dilute the value of your investment in shares of DPF common stock. Because borrowed funds were used to pay distributions, the distribution rate may not be sustainable. For each year from 2012 through 2015 and for the quarters ended June 30, 2016, September 30, 2016, December 31, 2016, March 31, 2017 and June 30, 2017, distributions were funded solely from cash flow from operations. The distributions for the three months ended March 31, 2016 were funded 95.3% from cash flow from operations and 4.7% from other sources.

² Correlation measures how one investment performs in relation to another, with a coefficient of +1 being a perfect, positive correlation and a coefficient of -1 being a perfect, negative correlation. When two asset classes have a correlation of +1, they will both move up or down by the same amount in the same direction. Conversely, a correlation of -1 indicates that when one asset class moves up or down, the other moves in the opposite direction by the same amount. In general, asset classes with a correlation less than 0.70 or greater than -0.70 are considered to have relatively low correlation. Research indicates that direct commercial real estate has a relatively low correlation with other asset classes, and may help reduce the volatility of a stock-and-bond portfolio.

³ Typically, if the overall returns of an asset class exceed inflation, the asset class is considered an inflation hedge. Direct commercial real estate has historically provided overall returns that have exceeded inflation. There is no guarantee, however, that DPF can generate the overall returns needed to out pace inflation.

Portfolio Overview

Direct Real Estate Property Ownership⁴ As of June 30, 2017



Existing Portfolio (as of June 30, 2017)

\$2.3 billion portfolio

51 properties

19 geographic markets

Approximately 8.3 million net rentable square feet

Diversified tenant base – approximately 500 customers

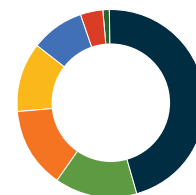
Total portfolio approximately 86.9% leased

4.4-year average portfolio lease term by annualized base rent

Debt to asset ratio:⁵ 49.1%

Weighted average interest rate: 3.3%

Diversified by Geography⁶

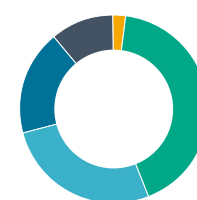


Northeast	46%
Southwest	14%
Pacific	14%
Mid-Atlantic	12%
Southeast	9%
Mountain	4%
Midwest	1%
Total	100%

Select Corporate Tenants⁷

Alliant Techsystems	Nordstroms
Amazon.com	Novo Nordisk
Apple, Inc.	Procter & Gamble
Bank of America	Publix Super Markets
Charles Schwab & Company, Inc.	Seton Healthcare Network
CVS	Starbucks
Flextronics International USA, Inc.	Stop & Shop
Home Depot	The TJX Companies, Inc.
WeWork	Whole Foods Market

Property Type Allocation⁶



Office – Multi-Tenant	42%
Retail – Grocery	27%
Retail – Other Open Air	18%
Office – Single-Tenant	11%
Industrial	2%
Total	100%

There is no guarantee that the investment objective can be achieved. Past performance is not indicative of future results. Actual results may vary. Diversification does not assure a profit or protect against loss in a declining market.

⁴ Based on fair value, real property only. Markets shown comprise greater than 1% of the total fair value of DPF's real property portfolio.

⁵ Total principal outstanding under DPF's total borrowings divided by the fair value of DPF's real property and debt investments.

⁶ Measured by fair value, real property only.

⁷ None of the tenants named have endorsed Black Creek Diversified Property Fund or its public offering. The names are included only for purposes of your evaluation of the quality of the tenant base of the properties owned and operated by Black Creek Diversified Property Fund.

Investor-Aligned Structure⁸

Fund Type	<ul style="list-style-type: none"> Perpetual life, non exchange traded real estate investment trust (REIT)
Offering Price ⁹	<ul style="list-style-type: none"> Generally, equal to most recently published net asset value (NAV) per share for each share class, plus applicable selling commissions and dealer manager fees NAV published within 15 days of month end, and available on blackcreekdiversified.com and in prospectus supplements
Subscription / NAV Frequency	<ul style="list-style-type: none"> Subscription agreements accepted throughout the month Purchases effective as of the first calendar day of each month (subscription requests must be received at least five business days prior to the first calendar day of the month)
Distributions ¹⁰	<ul style="list-style-type: none"> Monthly
Distribution Reinvestment Plan ¹¹	<ul style="list-style-type: none"> Monthly-Automatic
Minimum Initial Investment ¹²	<ul style="list-style-type: none"> \$2,500 \$1,000,000 for class I (unless waived)
Suitability Standards ¹²	<ul style="list-style-type: none"> Either (1) a net worth of at least \$250,000 or (2) a gross annual income of at least \$70,000 and a net worth of at least \$70,000 Certain states have additional suitability standards. See the prospectus for more information
Redemption Program	<ul style="list-style-type: none"> Monthly redemptions will be made at the transaction price, which is generally equal to prior month's NAV Shares not held for at least one year will be redeemed at 95% of the transaction price Overall limit on net redemptions equal to 5% of aggregate NAV per calendar quarter Redemption requests must be received in good order by the second to last business day of the applicable month DPF is not obligated to redeem any shares and may choose to redeem only some, or even none, of the shares that have been requested to be redeemed in any particular month in its discretion The redemption program is subject to other limitations, including class-specific limits, and DPF's board may modify, suspend or terminate the plan
Tax Reporting	<ul style="list-style-type: none"> Form 1099-DIV

Share-Class Specific Fees

	Class T ¹³	Class S ¹³	Class D	Class I
Availability	Through transactional / brokerage accounts		Through fee-based (wrap) programs, registered investment advisors and other institutional and fiduciary accounts	
Up-front Selling Commission	Up to 3.00%	Up to 3.5%	None	None
Up-front Dealer Manager Fee	Up to 0.50%	None	None	None
Annual Distribution Fee (trailing commission)	0.85%	0.85%	0.25%	None
Advisor Fees				
Management Fee	1.10% per annum of NAV, payable monthly			
Performance Participation Allocation	12.5% of the annual total return, subject to a 5% hurdle amount and a high-water mark			

⁸ Terms summarized are for informational purposes and qualified in their entirety by the more detailed information set forth in the DPF prospectus.

⁹ DPF may offer shares at a price that it believes reflects the NAV per share of such stock more appropriately than the prior month's NAV per share, including by updating a previously disclosed offering price, in cases where it believes there has been a material change (positive or negative) to DPF's NAV per share since the end of the prior month.

¹⁰ The amount of distributions DPF may make is uncertain, is not guaranteed, may be modified at the program's discretion, and is subject to board approval. DPF may pay distributions from sources other than cash flow from operations including, without limitation, the sale of assets, borrowings or offering proceeds (including the return of principal amounts invested). The use of these sources for distributions would decrease the amount of cash DPF has available for new investments, repayment of debt, share redemptions and other corporate purposes, and could potentially reduce your overall return and dilute the value of your investment in shares of DPF common stock. Because borrowed funds were used to pay distributions, the distribution rate may not be sustainable. For each year from 2012 through 2015 and for the quarters ended June 30, 2016, September 30, 2016, December 31, 2016, March 31, 2017 and June 30, 2017, distributions were funded solely from cash flow from operations. The distributions for the three months ended March 31, 2016 were funded 95.3% from cash flow from operations and 4.7% from other sources.

¹¹ Stockholders will automatically become a participant in DPF's distribution reinvestment plan unless the stockholder is a resident of a state that prohibits automatic enrollment, is a client of a participating broker dealer that does not permit automatic enrollment in the distribution reinvestment plan, or the stockholder elects not to become a participant by noting such election on their subscription agreement. If a stockholder is a resident of a state prohibiting automatic enrollment, or a client of a participating broker dealer that does not permit automatic enrollment in the distribution reinvestment plan, the stockholder may choose to enroll as a participant in DPF's distribution reinvestment plan. As a participant, the cash distributions attributable to the class of shares that the stockholder owns will automatically be reinvested in additional shares of the same class. The cash distributions the stockholder receives will be reinvested in shares of DPF's common stock at the transaction price in effect on the distribution date. However, DPF's board of directors may determine, in its sole discretion, to have any distributions paid in cash without notice to participants, without suspending the plan and without affecting the future operation of the plan with respect to participants. DPF's board of directors may amend, suspend or terminate the distribution reinvestment plan in its discretion at any time upon 10 days' notice to stockholders. DPF may provide notice by including such information (a) in a Current Report on Form 8-K or in its annual or quarterly reports, all publicly filed with the Commission or (b) in a separate mailing to the participants. Following any termination of the distribution reinvestment plan, all subsequent distributions to stockholders would be made in cash. Investors in the distribution reinvestment plan will experience immediate dilution of the net tangible book value of their shares.

¹² Select broker / dealers may have different suitability standards, may not offer all share classes, and / or may offer DPF at a higher minimum initial investment.

¹³ With respect to Class S shares and Class T shares, the amount of up-front selling commissions and dealer manager fees may vary at select broker-dealers, provided that the sum will not exceed 3.5% of the transaction price.

Why Invest in Black Creek Diversified Property Fund (DPF)?

DPF is a net asset value real estate investment trust — or NAV REIT.

Existing Portfolio

- \$2.3 billion portfolio¹⁴ of high-quality real estate assets

Disciplined Portfolio Construction Process

- DPF can invest across the property spectrum, including office, retail, industrial and multi-family in a single investment vehicle

Access to Institutional-Quality Assets

- DPF provides individual investors the opportunity to invest in institutional-quality commercial real estate assets

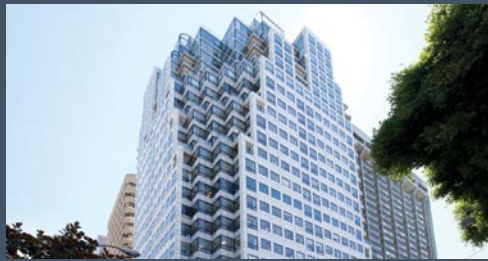
Investor-Aligned Structure

- DPF's advisor is compensated through management fees and a performance participating allocation based on total return. DPF's advisor is not compensated through acquisition, disposition, financing or development fees

Access to Institutional-Quality Assets



Property: Amazon
Location: Greater Louisville, KY
Type: Industrial
Size: 727,000 Sq. Ft.
Major Tenant: Amazon.com



Property: 655 Montgomery
Location: San Francisco, CA
Type: Office
Size: 263,000 Sq. Ft.
Major Tenant: WeWork, Telmate, Redfin Corporation



Property: Shiloh Road
Location: Dallas, TX
Type: Industrial
Size: 446,000 Sq. Ft.
Major Tenant: Flextronics



Property: Chester Springs
Location: Metro New York, NY
Type: Retail
Size: 223,000 Sq. Ft.
Major Tenants: Shoprite, Marshalls, Staples



Property: 1st Avenue Plaza
Location: Denver, CO
Type: Office
Size: 262,000 Sq. Ft.
Major Tenants: Madison Street Company, The Denver Foundation, Stewart Title Co.



Property: Suniland Shopping Center
Location: Miami, FL
Type: Retail
Size: 82,000 Sq. Ft.
Major Tenants: Nicklaus Children's Hospital, CVS

There is no guarantee that the investment objective can be achieved. Past performance is not indicative of future results. Actual results may vary. Diversification does not assure a profit or protect against loss in a declining market.

¹⁴ As of June 30, 2017.

Risk Factors

Past performance is not a guarantee of future results.

- Investing in real estate assets entails certain risks, including changes in: the economy, supply and demand, laws, tenant turnover, interest rates (including periods of high interest rates), availability of mortgage funds, operating expenses and cost of insurance. This investment will offer limited liquidity options to investors. Real estate investment trusts (REITs) are not suitable for all investors.
- Further, investing in Black Creek Diversified Property Fund (DPF) stock involves additional and substantial risks specific to DPF, including, among others, that:
 - i. There is no public trading market for shares of DPF's common stock, and DPF does not expect that there will ever be a public trading market for its shares, so redemption of shares by them will likely be the only way to dispose of your shares.
 - ii. DPF's redemption program imposes limits on redemptions. DPF may amend, suspend or terminate its share redemption program at any time. As a result, DPF's shares have only limited liquidity and may become illiquid.
 - iii. The purchase and redemption price for shares of DPF's common stock will be generally based on the NAV of each class of common stock and will not be based on any public trading market. DPF's NAV will not represent DPF's enterprise value and may not accurately reflect the actual prices at which DPF's assets could be liquidated on any given day, the value a third party would pay for all or substantially all of DPF's shares, or the price that DPF's shares would trade at on a national stock exchange. The board of directors may amend DPF's NAV procedures from time to time.
 - iv. Some of DPF's executive officers and directors and other key personnel are also officers, directors, managers, key personnel and / or holders of an ownership interest in its advisor, its dealer manager and / or other entities related to its advisor. As a result, they face conflicts of interest, including but not limited to conflicts arising from time constraints, allocation of investment opportunities and the fact that the fees its advisor will receive for services rendered to DPF will be based on DPF's NAV, the procedures for which its advisor will assist its board of directors in developing, overseeing, implementing and coordinating.
 - v. If DPF fails to maintain its status as a REIT, it would adversely affect its results of operations and its ability to make distributions to its stockholders.
 - vi. The amount of distributions DPF may make is uncertain, are not guaranteed and may be modified at the program's discretion. DPF may pay distributions from sources other than cash flow from operations including, without limitation, the sale of assets, borrowings or offering proceeds (including the return of principal amounts invested). The use of these sources for distributions would decrease the amount of cash DPF has available for new investments, repayment of debt, share redemptions and other corporate purposes, and could potentially reduce your overall return and dilute the value of your investment in shares of DPF common stock. For each year from 2012 through 2015 and for the quarters ended June 30, 2016, September 30, 2016, December 31, 2016, March 31, 2017, June 30, 2017 and September 30, 2017, distributions were funded solely from cash flow from operations. The distributions for the three months ended March 31, 2016 were funded 95.3% from cash flow from operations and 4.7% from other sources.
 - vii. DPF's use of leverage increases the risk of loss on its investments.
 - viii. The payment of fees by DPF to its advisor and its dealer manager will reduce the cash available for distribution and will increase the likelihood that investors are unable to recover the amount of their investment in DPF.
 - ix. In connection with DPF's offering, it incurs fees and expenses. In particular, DPF expects to incur a dealer manager and distribution fee which are expected to reduce the amount of distributions received by certain investors and as a result will lower the overall return to such investors. Also, DPF has and expects to continue to incur organizational and offering related expenses which reduce the overall cash flow of DPF and negatively impact its NAV and could negatively impact your overall return.

This material must be read in conjunction with the DPF prospectus in order to understand fully all of the implications and risks of the offering of securities to which it relates. This document must be preceded or be accompanied by a prospectus, which contains important information about DPF. This is neither an offer to sell nor a solicitation of an offer to buy the securities described in the DPF prospectus. The offering is being made only by the DPF prospectus. Neither the Securities and Exchange Commission nor any other state securities regulator has approved or disapproved of the securities or determined if the prospectus is truthful or complete. In addition, the Attorney General of the State of New York has not passed on or endorsed the merits of the offering. Any representation to the contrary is unlawful. DPF is not an investment company registered under the Investment Company Act of 1940.

Please be aware that DPF, Black Creek Diversified Property Advisors LLC, Black Creek Diversified Property Advisors Group LLC, Black Creek Capital Markets, LLC and their respective officers, directors, employees and affiliates are not undertaking to provide impartial investment advice or to give advice in a fiduciary capacity in connection with DPF's public offering or the purchase of DPF's common stock and that the Advisor and the Dealer Manager have financial interests associated with the purchase of DPF's common stock, as described in DPF's prospectus, including fees, expense reimbursements and other payments they anticipate receiving from DPF in connection with the purchase of DPF's common stock. These materials are not intended as a recommendation to make an investment in DPF's common stock and investors should consult their financial advisors before making an investment decision.

NOT A DEPOSIT | NOT FDIC INSURED | NOT GUARANTEED BY THE BANK | MAY LOSE VALUE | NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY

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