

Investor Name \_\_\_\_\_

# Subscription Agreement

CLASS T SHARES, CLASS S SHARES, CLASS D SHARES AND CLASS I SHARES

Effective as of September 2020



**BLACK CREEK GROUP**

Black Creek Diversified Property Fund

## 1. Investment – See payment instructions on next page

Please check the appropriate box:

- Initial Investment** – Please see account minimum in section 2.
- Additional Investment** – This is an additional investment: \$500 minimum.

Total \$ Invested _____
-------------------------

Account # \_\_\_\_\_

State of Sale \_\_\_\_\_

## 2. Account Type

Please consult with your financial professional regarding the account type and commissions structure of your investment and check one of the following options. The prospectus of Black Creek Diversified Property Fund Inc. as amended and supplemented as of the date hereof (the "Prospectus") contains additional information regarding the different share classes.

- Share Class T** (minimum investment \$2,500)
- Share Class S** (minimum investment \$2,500)
- Share Class D** (minimum investment \$2,500)
  - Available for eligible investors as described in the Prospectus
- Share Class I** (minimum investment \$1,000,000 unless waived by dealer manager)
  - Available for eligible investors as described in the Prospectus

## 3. Type of Ownership (All authorized owners must sign in section 10)

### Non-Custodial Ownership

Brokerage Account Number \_\_\_\_\_

- Individual Ownership**
- Joint Tenants with Rights of Survivorship**
  - Transfer on Death**  
Fill out Transfer on Death Form to effect designation.  
(Available through your financial professional)
- Tenants in Common**
- Community Property**
- Uniform Gift to Minors Act**
- Plan**  
Additional documentation required in section 4C.
- Trust**  
Additional documentation required in section 4C.
- Corporation/Partnership**  
Additional documentation required in section 4C.
- Other (Specify)**  
\_\_\_\_\_

### Custodial Ownership

Custodian Account Number \_\_\_\_\_

- Traditional IRA**
  - Roth IRA**
  - Decedent IRA**
- Name of Deceased \_\_\_\_\_
- Simplified Employee Pension/Trust (SEP)**
  - Other (Specify)**  
\_\_\_\_\_

**(Required for custodial ownership accounts.)**

#### Custodian Information

To be completed by Custodian listed above.

Name of Custodian \_\_\_\_\_

Custodian Tax ID # \_\_\_\_\_

Custodian Telephone # \_\_\_\_\_

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## 4. Subscriber Information

### A. Investor Information

(Investor/Trustee/Executor/Authorized Signatory information)

First Name Last Name

Social Security/Taxpayer ID # Date of Birth (MM/DD/YYYY)

Telephone # E-mail Address

**Residential Address** (no P.O. Box)

Street Address City State Zip

**Mailing Address** (if different from above)

Street Address City State Zip

**Please Indicate Citizenship Status**

U.S. Citizen  Resident Alien  Non-Resident Alien

### B. Co-Investor Information

(Co-Investor/Co-Trustee/Co-Authorized Signatory Information, if applicable)

First Name Last Name

Social Security/Taxpayer ID # Date of Birth (MM/DD/YYYY)

Telephone #

**Residential Address** (no P.O. Box)

Street Address City State Zip

**Mailing Address** (if different from above)

Street Address City State Zip

**Please Indicate Citizenship Status**

U.S. Citizen  Resident Alien  Non-Resident Alien

### C. Entity Information – Retirement Plan/Trust/Corporation/Partnership/Other

(Trustee(s) and/or Authorized Signatory(s) information MUST be provided in sections 4A and 4B)

Entity Name Entity Tax ID # Date of Trust

**Entity Type** (Select one – required)

- |   |  |
|---|--|
| <input type="checkbox"/> Retirement Plan (Plan documentation required)                          | <input type="checkbox"/> LLC (Plan documentation required)         |
| <input type="checkbox"/> Taxable Trust (First and last pages of the trust document required)    | <input type="checkbox"/> Partnership (Plan documentation required) |
| <input type="checkbox"/> Tax-exempt Trust (First and last pages of the trust document required) | <input type="checkbox"/> Estate (Letter of Testamentary required)  |
| <input type="checkbox"/> S-Corp (Corporate Resolution required)                                 | <input type="checkbox"/> Other (Specify)                           |
| <input type="checkbox"/> C-Corp (Corporate Resolution required)                                 |  |

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**Black Creek Diversified Property Fund**

## 5. E-consent

Instead of receiving paper copies of the prospectus, prospectus supplements, annual reports, tax documents, proxy statements, and other stockholder communications and reports, you may elect to receive electronic delivery of stockholder communications from Black Creek Diversified Property Fund. If you would like to consent to electronic delivery, including pursuant to e-mail, please check the box below for this election.

We encourage you to reduce printing and mailing costs and to conserve natural resources by electing to receive electronic delivery of stockholder communications and statement notifications. By consenting below to electronically receive stockholder communications, including your account specific information, you authorize us to either (i) e-mail stockholder communications to you directly or (ii) make them available on our website and notify you by e-mail when and where such documents are available.

Your consent to electronic delivery will be on an unlimited duration and you will not receive paper copies of these electronic materials unless (i) specifically requested, (ii) you inform us in writing that you revoke your consent, (iii) the delivery of electronic materials is prohibited or (iv) we, in sole discretion, elect to send paper copies of materials.

By consenting to electronic access, you will be responsible for your customary internet service provider charges and may be required to download software in connection with access to these materials.

I consent to electronic delivery

\_\_\_\_\_  
E-mail Address

If blank, the e-mail address provided in section 4 will be used.

## 6. Investment Method

**By Mail** – Attach a check made payable to Black Creek Diversified Property Fund.

**By Wire** – **Account Name:** UMB Bank, N.A., Kansas City, MO 64106  
**ABA Routing Number:** 101000695  
**Account Number:** 9871976114  
**Beneficiary:** Black Creek Diversified Property Fund

Please request when sending a wire that the wire reference the subscriber's name in order to assure that the wire is credited to the proper account.

**Asset Transfer** –

Asset transfer form sent to transferring institution.

Asset transfer form included with subscription.

## 7. Distributions

If you wish to enroll in the Distribution Reinvestment Plan, check this box:

If you **do not** wish to enroll in the Distribution Reinvestment Plan, please complete the information below. If you do not make an election, then your distributions will be paid in cash to your custodian OR address of record.

### Non-Custodial Ownership

I prefer that my distribution be deposited directly into the account listed in section 8.

I prefer that my distribution be paid by check and sent to the address listed in section 4.

### Custodial Ownership

I prefer that my distribution be sent to my Custodian for deposit into my Custodial account cited in section 3.

**For Custodial accounts, if you elect cash distributions, the funds must be sent to the Custodian.**

## 8. Bank or Brokerage Account Information

Complete this section **ONLY** if you do **NOT** wish to enroll in the Distribution Reinvestment Plan and you instead elect to receive cash distributions.

\_\_\_\_\_  
Name of Financial Institution

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
Name(s) on Account

\_\_\_\_\_  
ABA Numbers/Bank Account Number

\_\_\_\_\_  
Account Number

Checking (Attach a voided check.)

Savings (Attach a voided deposit slip.)

Brokerage

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Black Creek Diversified Property Fund

## 9. Suitability and Other Representations (required)

Please separately initial each of the representations below. In the case of joint investors, each investor must initial. Except in the case of fiduciary accounts, you may not grant any person power of attorney to make such representations on your behalf. Unless noted otherwise below, "liquid net worth" is defined as that portion of net worth that consists of cash, cash equivalents and readily marketable securities. In order to induce Black Creek Diversified Property Fund to accept this subscription, I (we) hereby represent and warrant that:

- a) I (we) have received a copy of the final Prospectus.
- b) I (we) acknowledge that my (our) subscription request will not be accepted before the later of (i) two business days before the first calendar day of the month and (ii) three business days after the transaction price is made available. I (we) acknowledge that I (we) am (are) not committed to purchase shares at the time my (our) subscription order is submitted and I (we) may cancel my (our) subscription at any time before the time it has been accepted as described in the previous sentence. I (we) acknowledge that I (we) may withdraw my purchase request by notifying the transfer agent, through my (our) financial intermediary, or directly through Black Creek Diversified Property Fund's toll-free, automated telephone line, 888.310.9352.
- c) I (we) understand that the transaction price per share at which my (our) investment will be executed will be made available at [www.blackcreekdiversified.com](http://www.blackcreekdiversified.com) and in a prospectus supplement filed with the SEC, available at [www.sec.gov](http://www.sec.gov).
- d) I (we) have (i) a net worth (exclusive of home, home furnishings and automobiles) of \$250,000 or more; or (ii) a net worth (exclusive of home, home furnishings and automobiles) of at least \$70,000 AND had during the last tax year, or estimate that I (we) will have during the current tax year, a minimum of \$70,000 annual gross income; or (iii) that I (we) meet the higher suitability requirements imposed by my (our) state of primary residency as set forth in the Prospectus under "Suitability Standards." I (we) acknowledge that these suitability requirements can be met by myself or the fiduciary acting on my (our) behalf.
- e) I am (we are) purchasing Shares for my (our) own account and acknowledge that the investment is not liquid.
- f) If the investor is a partnership, limited liability company, or other corporate entity, each equity owner of such entity meets, on an individual basis, the suitability standards set forth in the Prospectus, including the state-specific requirements as applicable to such equity owner.
- g) If an affiliate of the Company or its advisor, Black Creek Diversified Property Advisors LLC, I (we) represent that the Shares are being purchased for investment purposes only and not for immediate resale.
- h) I (we) hereby authorize the Company, upon occurrence of a Liquidity Event (as defined in the Company's Prospectus), to share with the broker of record or custodial firm for my account the identification number that is assigned to my securities account at the transfer agent's custodian bank in order to facilitate potential transfer of my securities from the transfer agent to the broker of record.
- i) If I am (we are) an **ALABAMA** investor, I (we) have a liquid net worth of at least 10 times my investment in the Company and its affiliates.
- j) If I am (we are) an **IDAHO** investor, I (we) have (i) either (a) an annual gross income of at least \$85,000 and liquid net worth of at least \$85,000 or (b) a liquid net worth of at least \$300,000. I am (we are) not investing more than 10% of my (our) liquid net worth.
- k) If I am (we are) an **IOWA** investor, I (we) have (i) either (a) an annual gross income of at least \$100,000 and a net worth of at least \$100,000, or (b) a net worth of at least \$350,000 (net worth should be determined exclusive of home, auto and home furnishings); and (ii) my (our) aggregate investment in this offering and in the securities of other non-publicly traded real estate investment trusts is no more than 10% of my (our) liquid net worth (liquid net worth should be determined as that portion of net worth that consists of cash, cash equivalents and readily marketable securities).
- l) If I am (we are) a **KANSAS** investor, I (we) acknowledge that the Kansas Securities Commissioner recommends that Kansas investors not invest, in the aggregate, more than 10% of their liquid net worth in this and other non-traded real estate investment trusts. Liquid net worth is defined as that portion of net worth which consists of cash, cash equivalents and readily marketable securities.
- m) If I am (we are) a **KANSAS** investor, I (we) have (i) a net worth (exclusive of home, home furnishings and automobiles) of \$250,000 or more; or (ii) a net worth (exclusive of home, home furnishings and automobiles) of at least \$70,000 AND a minimum of \$70,000 gross income in the last 12 months. I (we) acknowledge that these suitability requirements can be met by myself (ourselves) or the fiduciary acting on my (our) behalf.
- n) If I am (we are) a **KENTUCKY** investor, I am (we are) not investing more than 10% of my liquid net worth (cash, cash equivalents and readily marketable securities) in the Company's shares or shares of affiliated non-publicly traded real estate investment trusts.
- o) If I am (we are) a **MAINE** investor, I (we) acknowledge that the Maine Office of Securities recommends that my (our) aggregate investment in this offering and similar direct participation investments not exceed 10% of my liquid net worth. Liquid net worth is defined as that portion of net worth which consists of cash, cash equivalents and readily marketable securities.
- p) If I am (we are) a **MASSACHUSETTS** investor, I am (we are) not investing more than 10% of my liquid net worth in the Company and other direct participation programs.
- q) If I am (we are) a **MISSOURI** investor, I am (we are) not investing more than 10% of my liquid net worth in the Company's shares.
- r) If I am (we are) a **NEBRASKA** investor and I am (we are) not an accredited investor within the meaning of the Federal Securities laws, my (our) aggregate investment in this offering and in the securities of other non-publicly traded real estate investment trusts (REITs) does not exceed 10% of my (our) net worth (exclusive of home, home furnishings and automobiles).
- s) If I am (we are) a **NEW JERSEY** investor, I (we) have either (i) a liquid net worth of \$100,000 and a gross annual income of \$70,000; or (ii) a liquid net worth of \$350,000. Additionally, my (our) total investment in the Company and similar direct participation investments does not exceed 10% of my (our) liquid net worth.
- t) If I am (we are) a **NEW MEXICO** investor, I am (we are) not investing more than 10% of my (our) liquid net worth in the Company, affiliates and other non-traded real estate investment trusts.
- u) If I am (we are) a **NORTH DAKOTA** investor, I (we) have a net worth of at least 10 times my (our) investment in the Company.
- v) If I am (we are) an **OHIO** investor, I am (we are) not investing in excess of 10% of my (our) liquid net worth in the Company, affiliates and other non-traded real estate investment programs. "Liquid net worth" is defined as that portion of net worth (total assets exclusive of primary residence, home furnishings, and automobiles, minus total liabilities) comprised of cash, cash equivalents, and readily marketable securities.
- w) If I am (we are) an **OREGON** investor, I (we) have a net worth of at least 10 times my (our) investment in this offering and other Black Creek real estate programs.
- x) If I am (we are) a **PENNSYLVANIA** investor, I am (we are) not investing more than 10% of my (our) net worth (exclusive of home, home furnishings and automobiles) in the Company.
- y) If I am (we are) a **TENNESSEE** investor, I (we) have (i) a net worth (exclusive of home, home furnishings and automobiles) of \$500,000 or more; or (ii) a net worth (exclusive of home, home furnishings and automobiles) of at least \$100,000 AND had during the last tax year, or estimate that I (we) will have during the current tax year, a minimum of \$100,000 annual gross income. I am (we are) not investing more than 10% of my (our) liquid net worth in the Company. I acknowledge that it is recommended that my (our) aggregate investment in direct participation program investments not exceed 10% of my (our) liquid net worth.
- z) If I am (we are) a **VERMONT** investor, my (our) investment in the Company does not exceed 10% of my (our) liquid net worth, which is defined as my (our) total assets (not including home, home furnishings and automobiles) minus total liabilities. If I am (we are) an "accredited investor" as defined in 17 C.F.R. § 230.501, I am (we are) not subject to the foregoing limitation. For these purposes, "liquid net worth" is defined as an investor's total assets (not including home, home furnishings, or automobiles) minus total liabilities.

**Investor**                      **Co-Investor**  
(a) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(b) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(c) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(d) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(e) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(f) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(g) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(h) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(i) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(j) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(k) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(l) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(m) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(n) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(o) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(p) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(q) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(r) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(s) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(t) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(u) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(v) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(w) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(x) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(y) Initials \_\_\_\_\_ Initials \_\_\_\_\_

(z) Initials \_\_\_\_\_ Initials \_\_\_\_\_

Investor Name \_\_\_\_\_

# Subscription Agreement

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Effective as of September 2020



**BLACK CREEK® GROUP**

**Black Creek Diversified Property Fund**

## 10. Subscriber Signatures — All parties must sign.

I (we) declare that the information supplied is true and correct and may be relied upon by the Black Creek Diversified Property Fund. I (we) acknowledge and agree that the terms of this Subscription Agreement include only those terms on the Subscription Agreement and those specifically required to complete the Subscription Agreement. Any additional terms added to the Subscription Agreement by hand or otherwise are void and of no effect. The terms of the offering set forth in the Prospectus cannot be altered by this Subscription Agreement.

### TAXPAYER IDENTIFICATION NUMBER CERTIFICATION (required)

The investor signing below, under penalties of perjury, certifies that 1) the number shown in the Investor Social Security/Taxpayer ID # field in section 4 of this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and 2) I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and 3) I am a U.S. person (including a resident alien). NOTE: You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return.

The Internal Revenue Service does not require your consent to any provision of this document other than the certifications required to avoid backup withholding.

I acknowledge that the Registered Representative (broker of record) indicated in the section below will have full access to my account information, including, but not limited to, the number of shares I own, tax information (including the Form 1099), redemption information, and my social security number and other personal identifying information. Investors may change the broker of record at any time by contacting the Company's transfer agent, DST Systems, Inc.

\_\_\_\_\_  
Signature of Investor or Trustee

\_\_\_\_\_  
Signature of Co-Investor or Trustee, if applicable

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Custodian

Investor Name

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Effective as of September 2020



**BLACK CREEK GROUP**

**Black Creek Diversified Property Fund**

## 11. Broker/Dealer – To be completed by the Registered Representative (RR).

The Broker/Dealer (B/D) or authorized representative must sign below to complete the order. The undersigned confirms by its signature, on behalf of the Broker/Dealer, that he or she is duly licensed and may lawfully sell shares of common stock in the state designated as the investor's legal residence. The undersigned confirms by its signature, on behalf of the Broker/Dealer, that it (i) has reasonable grounds to believe that the information and representations concerning the investor identified herein are true, correct and complete in all respects; (ii) has verified that the form of ownership selected is accurate and, if other than individual ownership, has verified that the individual executing on behalf of the investor is properly authorized and identified; (iii) has discussed such investor's prospective purchase of shares with such investor; (iv) has advised such investor of all pertinent facts with regard to the liquidity and marketability of the shares; (v) has delivered or made available a current Prospectus and related supplements, if any, to such investor; and (vi) has reasonable grounds to believe that the purchase of shares is a suitable investment for such investor, that such investor meets the suitability standards applicable to such investor set forth in the Prospectus and related supplements, if any, and that such investor is in a financial position to enable such investor to realize the benefits of such an investment and to suffer any loss that may occur with respect thereto. The undersigned further represents and certifies that, if the investor is a "retail customer" as defined in Regulation Best Interest, (i) the undersigned has a reasonable basis to believe that (a) an investment in shares of Black Creek Diversified Property Fund would be in the best interest of the investor based upon the investor's investment profile and the potential risks, rewards, and costs associated with such an investment and (b) the undersigned has not placed its interests or those of the Broker/Dealer ahead of the interest of the investor in recommending such investment and (ii) the undersigned and the Broker/Dealer have complied with any applicable enhanced standard of conduct, including, but not limited to, the other requirements of Regulation Best Interest in relation to the proposed investment by the investor in shares of Black Creek Diversified Property Fund. The Broker/Dealer agrees to maintain records of the information used to determine that an investment in shares is suitable and appropriate for the investor for a period of six years. The undersigned further represents and certifies, on behalf of the Broker/Dealer, that in connection with this subscription for shares, he or she has complied with and has followed all applicable policies and procedures under his or her firm's existing Anti-Money Laundering Program and Customer Identification Program.

The undersigned further confirms by its signature, on behalf of the Broker/Dealer that, to the extent the investor identified herein is a plan, plan fiduciary, plan participant or beneficiary, IRA, or IRA owner subject to Title I of the Employee Retirement Income Security Act of 1974, as amended (ERISA) or Section 4975 of the Internal Revenue Code of 1986, as amended (Code): (i) there is no financial interest, ownership interest, or other relationship, agreement, or understanding that would limit its ability to carry out its fiduciary responsibility to such investor beyond the control, direction, or influence of other persons involved in such investor's purchase of shares; (ii) it is capable of evaluating investment risk independently, both in general and with regard to particular transactions and investment strategies; and (iii) it is a fiduciary under ERISA or the Code, or both, with respect to such investor's purchase of shares, and it is responsible for exercising independent judgment in evaluating such investor's purchase of shares.

The undersigned confirms that the investor(s) meet the suitability standards set forth in the Prospectus and that the suitability provisions in section 9 of this form have been discussed with the investor(s), if applicable, for their state of residence.

Name of RR			Broker/Dealer Name			Telephone Number		
Mailing Address						Home Office Mailing Address		
City	State	ZIP	City	State	ZIP			
B/D Rep #		CRD#		RR Telephone Number		RR E-mail Address		
Signature – RR						Signature – Broker/Dealer, if applicable		

Please be aware that Black Creek Diversified Property (DPF), Black Creek Diversified Property Advisors LLC (the "Advisor"), Black Creek Diversified Property Advisors Group LLC, Black Creek Capital Markets, LLC (the "Dealer Manager") 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 professionals before making an investment decision.

No sale of shares may be completed until at least five business days after you receive the final Prospectus. You will receive a confirmation of your purchase. All items on the Subscription Agreement must be completed in order for a subscription to be processed. Subscribers should read the Prospectus in its entirety. For investors participating in the Distribution Reinvestment Plan or making additional purchases of shares, we request that such investors promptly notify Black Creek Diversified Property Fund and their Broker/Dealer in writing if they experience a material change to their financial condition, including failure to meet the minimum income and net worth standards applicable to such investor, and can no longer make the representations and warranties set forth in section 9.

Please mail completed Subscription Agreement (with all signatures) and check(s) payable to: **Black Creek Diversified Property Fund**

<b>Direct Overnight Mail:</b> Black Creek Diversified Property Fund c/o DST Systems, Inc. 430 West 7th Street, Suite 219079 Kansas City, MO 64105	<b>P.O. Box:</b> Black Creek Group c/o DST Systems, Inc. P.O. Box 219079 Kansas City, MO 64121-9079
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### Black Creek Diversified Property Fund Contact Information:

Phone: 866.324.REIT (7348)

Website: blackcreekgroup.com

E-mail: operations@blackcreekgroup.com