



Announcement Summary

---

**Entity name**

GARDA PROPERTY GROUP

**Security on which the Distribution will be paid**

GDF - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

**Announcement Type**

New announcement

**Date of this announcement**

17/12/2025

**Distribution Amount**

AUD 0.02000000

**Ex Date**

29/12/2025

**Record Date**

30/12/2025

**Payment Date**

16/1/2026

**Additional Information**

Nil
-----

Refer to below for full details of the announcement



## Announcement Details

---

### Part 1 - Entity and announcement details

---

**1.1 Name of +Entity**

GARDA PROPERTY GROUP

**1.2 Registered Number Type**

other

**Registration Number**

comprising: Garda Holdings Limited ACN 636 329 774  
and Garda Capital Limited ACN 095 039 366 as  
responsible entity of the Garda Diversified Property Fund  
ARSN 104 391 273

**1.3 ASX issuer code**

GDF

**1.4 The announcement is**

New announcement

**1.5 Date of this announcement**

17/12/2025

**1.6 ASX +Security Code**

GDF

**ASX +Security Description**

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

### Part 2A - All dividends/distributions basic details

---

**2A.1 Type of dividend/distribution**

Ordinary

**2A.2 The Dividend/distribution:**

relates to a period of one quarter

**2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)**

31/12/2025

**2A.4 +Record Date**

30/12/2025

**2A.5 Ex Date**

29/12/2025

**2A.6 Payment Date**

16/1/2026

**2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?**

- Security holder approval



- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

**2A.8 Currency in which the dividend/distribution is made ("primary currency")**

AUD - Australian Dollar

**2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form**

Estimated or Actual?  
Actual

AUD 0.02000000

**2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?**

No

**2A.11 Does the entity have a securities plan for dividends/distributions on this +security?**

We do not have a securities plan for dividends/distributions on this security

**2A.12 Does the +entity have tax component information apart from franking?**

Yes

---

**Part 3A - Ordinary dividend/distribution**

**3A.1 Is the ordinary dividend/distribution estimated at this time?**

No

**3A.1a Ordinary dividend/distribution estimated amount per +security**

AUD

**3A.1b Ordinary Dividend/distribution amount per security**

AUD 0.02000000

**3A.2 Is the ordinary dividend/distribution franked?**

No

**3A.3 Percentage of ordinary dividend/distribution that is franked**

0.0000 %

**3A.4 Ordinary dividend/distribution franked amount per +security**

AUD 0.00000000

**3A.5 Percentage amount of dividend which is unfranked**

100.0000 %

**3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount**

AUD 0.02000000

**3A.7 Ordinary dividend/distribution conduit foreign income amount per security**

AUD 0.00000000

## Part 3E - Other - distribution components / tax

**3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).**

Estimate taxable components for this distribution will be provided in the AMIT fund payment notice made available through the Investor Centre at on the business day prior to the payment.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
Unfranked dividends declared to be conduit foreign income	9.81		
Assessable foreign source income	9.91		
Tax-free amounts	9.96		
Tax-deferred amounts	9.97	0.020000	Estimated
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.020000	Actual
Interest exempt from withholding	9.122		
Capital Gains discount method Non-Taxable Australian property	9.124		
Capital gains other Non-Taxable Australian property	9.126		
Other income	9.130		



Royalties	9.135
-----------	-------

NCMI

Excluded from NCMI

#### Part 5 - Further information

---

##### 5.1 Please provide any further information applicable to this dividend/distribution

Nil

##### 5.2 Additional information for inclusion in the Announcement Summary

Nil