

8 July 2026

GARDA PROPERTY GROUP - DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES

Garda Holdings Limited (**GHL**) and Garda Capital Limited as responsible entity of Garda Diversified Property Fund (**GDF** or **Fund**), together form a Garda Property Group (**Garda**) stapled security comprising a share in GHL and a unit in GDF.

Garda considers the Fund to be a withholding managed investment trust for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the *Taxation Administration Act 1953* (Cth) (The Act) in respect of the year ending 30 June 2026 and has elected for the Fund to be an attribution managed investment trust for the year ending 30 June 2026.

Set out below are the taxable components of the distribution to be paid on 15 July 2026. These components are provided solely for the purposes of Subdivision 12-H and Division 12A of the Act and should not be used for any other purpose.

Component	GHL	GDF
	Cents per stapled security	Cents per stapled security
Franked dividend	-	-
Unfranked dividend	-	-
Total dividend	-	-
Interest income subject to non-resident withholding tax		1.239153
Australian sourced other general income		0.649394
Other non-attributable amounts	-	0.361453
Total cash distribution	-	2.250000

For the purposes of Subdivision 12-H and Division 12A of the Act, this distribution includes “fund payments” in respect of the financial year ending 30 June 2026 of 0.649394 cents per security.

The proportion of the payment which is attributable to a fund payment from a clean building managed investment trust is NIL cents per security. The portion of the payment which is attributable to Non-concessional MIT income ("NCMI") or amounts that are excluded from NCMI is NIL cents per security.

Australian resident securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions, including the recalculation of the FY26 tax components will be provided in the 2026 Attribution Managed Investment Trust Member Annual Statement, made available in late August 2026 via MUFG Pension & Market Services investor centre.

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