

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

23/9/2026

Distribution Amount

AUD 0.02250000

Ex Date

29/9/2026

Record Date

30/9/2026

Payment Date

15/10/2026

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

23/9/2026

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)

30/9/2026

2A.4 +Record Date

30/9/2026

2A.5 Ex Date

29/9/2026

2A.6 Payment Date

15/10/2026

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 0.02250000

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 0.02250000

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 0.02250000

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	0.0016875	Estimated
Managed investment trust fund payments	9.105		
Franked distributions from trusts	9.120		
Gross cash distribution	9.121	0.022500	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	0.0208125	Estimated

Royalties	9.135
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NCMI	
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Excluded from NCMI	
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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
