GARDA

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PINKENBA INDUSTRIAL SALE

Further to the announcement on 8 July 2026 and the annual results presentation of 30 July 2026, Garda Property Group (**Garda**) commenced an off-market sales campaign for the industrial property at 70-82 Main Beach Road, Pinkenba which ran in parallel to both re-instatement works and re-leasing efforts.

Garda today announces that 2MB Co Pty Ltd (**the Purchaser**) has entered a conditional contract to acquire the Pinkenba property from Garda for $33.25 million, a small discount to independent valuation of $34.0 million.

The Purchaser has until 13 October 2026 to complete due diligence, triggering settlement by 22 January 2027.

Garda will use the net sale proceeds to reduce its drawn debt. Garda's drawn debt reduces by approximately $32.9 million to $143.1 million, representing gearing of 26.7%, and NTA per security will remain at $1.64.

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Authorised for release by: Matthew Madsen (Executive Chairman)

For more information please contact:

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