

29 September 2026

ASSET SALE: HEATHWOOD

Garda Property Group (**Garda**) conducted a sales campaign for the industrial property at 67 Noosa Street, Heathwood and announces that The Landrich Trust, an entity associated with the Cypress Tyres group (**the Purchaser**), has entered a contract that is conditional only to finance to acquire the property for \$17.5 million, a \$1.1 million premium (6.7%) to independent valuation of \$16.4 million.

The Purchaser has until 12 October 2026 to confirm finance, triggering settlement on or before 20 November 2026.

Garda will use the net sale proceeds to reduce its drawn debt. Following the Heathwood sale, Garda's drawn debt reduces by approximately \$17.2 million to \$158.8 million, representing gearing of 29.0%, with NTA per security increasing to \$1.65.

Further to the announcement on 28 September, following the sale of both Heathwood and Pinkenba properties, Garda's drawn debt reduces by approximately \$50.1 million in total to \$125.9 million, representing gearing at that time of 23.8%, with NTA per security returning to \$1.64.

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