

12 October 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 2027 and has elected for the Fund to be an attribution managed investment trust for the year ending 30 June 2027.

Set out below are the taxable components of the distribution to be paid on 15 October 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	-	-
Australian sourced other general income	-	2.081250
Other non-attributable amounts	-	0.168750
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 2027 of 2.081250 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 FY27 tax components will be provided in the 2027 Attribution Managed Investment Trust Member Annual Statement, made available in late August 2027 via MUFG Pension & Market Services investor centre.

– END –

For more information please contact:

Paul Brown

Head of Treasury and Investor Relations

Garda Property Group

Phone: 07 3002 5362

pbrown@gardaproperty.com.au