Announcement Summary

Entity name

GARDA PROPERTY GROUP

Announcement Type

New announcement

Date of this announcement

Thursday October 29, 2026

The +securities to be quoted are:

+Securities issued under an +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer

Total number of +securities to be quoted

ASX +security code	Security description	Number of +securities to be quoted	Issue date
GDF	FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	497,076	22/10/2026

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

GARDA PROPERTY GROUP

We (the entity named above) apply for +quotation of the following +securities and agree to the matters set out in Appendix 2A of the ASX Listing Rules.

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 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

29/10/2026

Part 2 - Type of Issue

2.1 The +securities to be quoted are:
+Securities issued under an +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer

2.2 The +class of +securities to be quoted is:
Additional +securities in a class that is already quoted on ASX ("existing class")

Part 3B - number and type of +securities to be quoted (existing class) where issue has not previously been notified to ASX in an Appendix 3B

Additional +securities to be quoted in an existing class issued under an +employee incentive scheme

FROM (Existing Class)
ASX +security code and description

No security currently exists

FROM (Existing Class)
+Security description

Exempt Security Awards (ESAs) and Deferred Security Awards (DSAs) issued under Equity Incentive Plan

TO (Existing Class)
ASX +security code and description

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Please state the number of +securities issued under the +employee incentive scheme that are not subject to a restriction on transfer or that are to be quoted notwithstanding there is a restriction on transfer

497,076

Please provide details of a URL link for a document lodged with ASX detailing the terms of the +employee incentive scheme or a summary of the terms

Notice of GDF 2024 AGM dated 29.10.2024 (see Schedule) - https://asx.api.cmfyapp.com/asx-research/1.0/file/2924-02873168-2A1558492&v=undefined

Are any of these +securities being issued to +key management personnel (KMP) or an +associate
Yes

Provide details of the KMP or +associates being issued +securities

Name of KMP	Name of registered holder	Number of +securities
David Addis	David Addis	146,601

Issue date

22/10/2026

Will the +securities to be quoted rank equally in all respects from their issue date with the existing issued +securities in that class?
Yes

Issue details

Number of +securities to be quoted

497,076

Are the +securities being issued for a cash consideration?

No

Please describe the consideration being provided for the +securities

ESAs and DSAs are being issued in accordance with the Plan, at nil consideration.

Please provide an estimate (in AUD) of the value of the consideration being provided per +security for the +securities to be quoted

1.030000

Any other information the entity wishes to provide about the +securities to be quoted

1. The award of ESAs and DSAs do not create a new class of securities.
2. ESAs and DSAs are entitled to distributions and may vote.
3. 11,640 ESAs are subject to a restriction, or escrow, period ending on 22 October 2029.
4. 485,436 DSAs are subject to a restriction, or escrow, period ending on 31 August 2028.
5. ESAs and DSAs are otherwise subject to the terms of the Plan.

Part 4 - Issued capital following quotation

Following the quotation of the +securities the subject of this application, the issued capital of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (total number of each +class of +securities quoted on ASX following the +quotation of the +securities subject of this application)

ASX +security code and description	Total number of +securities on issue
GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	218,070,098

4.2 Unquoted +securities (total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue

Part 5 - Other Listing Rule requirements

5.1 Are the +securities being issued under an exception in Listing Rule 7.2 and therefore the issue does not need any security holder approval under Listing Rule 7.1?
Yes

5.1a Select the number of the applicable exception in Listing Rule 7.2

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