GARDA

Garda Property Group

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5 November 2026

CHANGE OF AUDITOR

Garda Property Group (ASX: GDF) (**Garda** or **Group**) advises that the Australian Securities and Investments Commission has provided its consent to the resignation of Pitcher Partners as the Group's auditor, in accordance with sections 329(5) and 331AC(3) of the *Corporations Act 2001* (Cth) (**Act**).

Garda confirms that Pitcher Partners has resigned as auditor:

- for Garda Holdings Limited ACN 636 329 774 (and by extension, the Group's other corporate entities), to take effect at Garda's next Annual General Meeting immediately prior to the consideration of the resolution to appoint a replacement auditor; and
- for the Garda Diversified Property Fund (ARSN 104 391 273) (**Fund**), with effect from 4 November 2026,

and has advised there are no reportable matters in relation to its resignation.

Garda has received a nomination in accordance with section 328B of the Act for, and therefore proposes to appoint, PricewaterhouseCoopers (**PwC**) as its new auditor for the Group's corporate entities, with effect from the conclusion of Garda's next Annual General Meeting. The appointment will be subject to securityholder approval in accordance with section 327B(1)(b) of the Act at Garda's next Annual General Meeting on 26 November 2026, as noted in the Notice of Meeting which was sent to securityholders on 27 October 2026. PwC will be appointed as the auditor for the Fund from 4 November 2026.

The decision to change auditor was made following a review by the Board of the Group's external audit arrangements and a competitive tender process.

The Board thanks Pitcher Partners for its professional services and support over its tenure as the Group's auditor.

– END –

Authorised for release by: Matthew Madsen (Executive Chairman)

For more information please contact:

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