

M3SIT Pty Ltd
Unit 3
120 Bluestone Circuit
Seventeen Mile Rocks
QLD 4073

Ph: 07 3714 5400

26 June 2020

Company Secretary
GARDA Property Group
21/12 Creek St
Brisbane City QLD 4000

Dear Sir

Please find attached an ASIC form 605 in relation to M3SIT Pty Ltd ceasing to be a substantial holder of GARDA Property Group.

The relevant securities were held as trustee for the M3 Solutions Investment Trust.

Following the transaction, M3SIT Pty Ltd will have transferred 13,540,084 fully paid ordinary stapled securities to the underlying beneficial owners.

Yours faithfully



William Paige
Director
M3SIT Pty Ltd

Form 605**Corporations Act 2001
Section 671B****Notice of ceasing to be a substantial holder**

To Company Name/Scheme GARDA Holdings Limited ACN 636 329 774 (GHL) and GARDA Capital Limited ACN 095 039 366 as responsible entity of the GARDA Diversified Property Fund ARSN 104 391 273 (GDF)

ACN/ARSN As stated.

1. Details of substantial holder (1)

Name M3SIT Pty Ltd (including in its capacity as trustee for the M3 Solutions Investment Trust) (M3SIT)

ACN/ARSN (if applicable) 142 165 017

The holder ceased to be a substantial holder on

23/06/2020

The previous notice was given to the company on

4/12/2019

The previous notice was dated

4/12/2019

2. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest (2) of the substantial holder or an associate (3) in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (4)	Consideration given in relation to change (5)	Class (6) and number of securities affected	Person's votes affected
23/06/2020	M3SIT	Transfer of GDF stapled securities to underlying beneficial owners	Consideration for disposal of \$1 per security, being the closing price on the date value was determined	(6,031,659) fully paid ordinary stapled securities	(6,031,659)
24/06/2020	M3SIT	Transfer of GDF stapled securities to underlying beneficial owners	Consideration for disposal of \$1 per security, being the closing price on the date value was determined	(3,068,963) fully paid ordinary stapled securities	(3,068,963)
25/06/2020	M3SIT	Transfer of GDF stapled securities to underlying beneficial owners	Consideration for disposal of \$1 per security, being the closing price on the date value was determined	(2,332,412) fully paid ordinary stapled securities	(2,332,412)

3. Changes in association

The persons who have become associates (3) of, ceased to be associates of, or have changed the nature of their association (7) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
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M3SIT Pty Ltd (including in its capacity as trustee
for the M3 Solutions Investment Trust)

c/- W M Paige, Unit 3, 120 Bluestone Circuit, Seventeen Mile
Rocks, QLD 4073

Signature

print name William Paige

Capacity Director

sign here

W Paige

date 26/06/2020

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 4 of the form.
- (2) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (3) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (4) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).
 See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (5) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (6) The voting shares of a company constitute one class unless divided into separate classes.
- (7) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

GUIDE

This guide does not form part of the prescribed form and is included by ASIC to assist you in completing and lodging form 605.

Signature	This form must be signed by either a director or a secretary of the substantial holder.
Lodging period	Nil.
Lodging fee	Nil.
Other forms to be completed	Nil.
Additional information	<p>(a) If additional space is required to complete a question, the information may be included on a separate piece of paper annexed to the form.</p> <p>(b) This notice must be given to a listed company, or the responsible entity for a listed managed investment scheme. A copy of this notice must also be given to each relevant securities exchange.</p> <p>(c) The person must give a copy of this notice:</p> <ul style="list-style-type: none"> (i) within 2 business days after they become aware of the information; or (ii) by 9.30 am on the next trading day of the relevant securities exchange after they become aware of the information if: <ul style="list-style-type: none"> (A) a takeover bid is made for voting shares in the company or voting interests in the scheme; and (B) the person becomes aware of the information during the bid period.
Annexures	<p>To make any annexure conform to the regulations, you must</p> <ol style="list-style-type: none"> 1 use A4 size paper of white or light pastel colour with a margin of at least 10mm on all sides 2 show the corporation name and ACN or ARBN 3 number the pages consecutively 4 print or type in BLOCK letters in dark blue or black ink so that the document is clearly legible when photocopied 5 identify the annexure with a mark such as A, B, C, etc 6 endorse the annexure with the words: <i>This is annexure (mark) of (number) pages referred to in form (form number and title)</i> 7 sign and date the annexure <p>The annexure must be signed by the same person(s) who signed the form.</p>