

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity: GARDA Property Group (GDF) comprising: GARDA Holdings Limited ACN 636 329 774 and GARDA Capital Limited ACN 095 039 366 as responsible entity of the GARDA Diversified Property Fund ARSN 104 391 273
As stated

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Mark Hallett
Date of last notice	1/06/2021

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Transfer by M3SIT Pty Ltd (Sections 608(2) and (3) apply) Acquisition by TSpan Pty Ltd (Section 608(2) applies)
Date of change	19/08/2021
No. of securities held prior to change	2,902,604
Class	Fully paid ordinary stapled securities
Number acquired	(a) 210,000
Number disposed	(b) 503,135
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	(a) Acquired: \$291,900 (\$1.39 per stapled security) (b) Disposed: \$699,357.65 (\$1.39 per stapled security)

+ See chapter 19 for defined terms.

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No. of securities held after change	2,609,469
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	503,135 ordinary stapled securities were transferred by M3SIT Pty Ltd in an off-market transaction at \$1.39 (being the closing price on 18/08/2021), to underlying beneficial holders. TSpan Pty Ltd was a transferee of 210,000 ordinary stapled securities, the balance were transferred to third parties without a 'relevant interest'.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.