

Appendix 3Z

Final 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 30/9/2001.

Name of entity GARDA Property Group (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)
ABN – as stated

We (the entity) give ASX the following information under listing rule 3.19A.3 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of director	Philip John Lee
Date of last notice	6/12/2019 (3Y)
Date that director ceased to be director	25/11/2021

Part 1 – Director's relevant interests in securities of which the director is the registered holder

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.

Number & class of securities N/A
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+ See chapter 19 for defined terms.

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Part 2 – Director's relevant interests in securities of which the director is not the registered holder

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.

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

Name of holder & nature of interest Note: Provide details of the circumstances giving rise to the relevant interest	Number & class of securities
1. JTR Corporation No.2 Pty Ltd as trustee of the Lee Family Super Fund (sections 608(2) and (3) apply). 2. JTR Corporation Pty Ltd (sections 608(2) and (3) apply) 3. Philip Lee & Jeanette Lee for Philip Lee Family Trust (sections 608(1) and (2) apply) 4. Philip Lee for Ruby Lee Trust (section 608(1) applies) 5. James Ronald Parker Lee (section 608(1) applies) 6. Mrs Jeanette Lee (section 608(1) applies)	Fully paid ordinary stapled securities: 1. 200,828. 2. 3,200. 3. 3,200. 4. 3,200. 5. 3,200. 6. 3,200.

Part 3 – Director's interests in contracts

Detail of contract	N/A
Nature of interest	
Name of registered holder (if issued securities)	
No. and class of securities to which interest relates	

+ See chapter 19 for defined terms.