

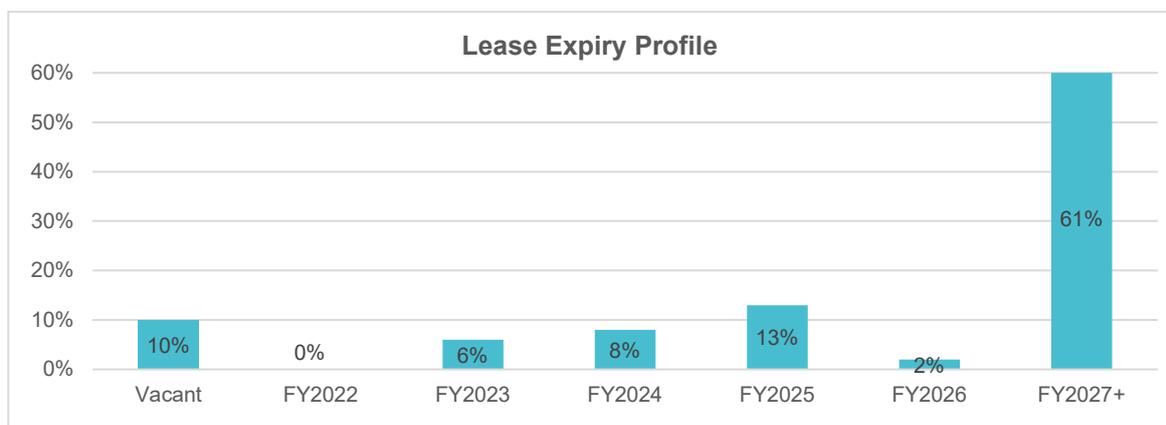
4 April 2022

### LEASING UPDATE – BOTANICCA 7

GARDA Property Group (GARDA) is pleased to announce that Fulton Hogan, a sitting tenant at its commercial office building located at 572-576 Swan Street, Richmond (Botanicca 7), has committed to a new six-year lease.

Fulton Hogan has occupied 1,847m<sup>2</sup> since 2010 and will now remain in the building until June 2028.

Following this lease renewal, only six per cent of portfolio gross income is due to expire before 30 June 2023. This at-risk income includes another Botanicca 7 tenant representing three per cent of the expiry and four tenants in Cairns across 1,337m<sup>2</sup> of lettable area.



Following this leasing re-commitment, and the settlement of the vacant 8-10 Cato Street, Hawthorn East on 10 March 2022, the portfolio is 90% occupied and provides a WALE of 5.6 years at 1 April 2022. The Hawthorn property is currently being refurbished and marketed for leasing.

Matthew Madsen, Executive Chairman of GARDA, commented “It is testament to the quality of GARDA’s commercial offering that we continue to experience little turnover in our tenant base. Fulton Hogan has committed to its third term in this building, and we look forward to assisting its business needs over the coming six years.”

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**Authorised for release by: Matthew Madsen (Executive Chairman)**

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