

31 August 2022

MEDIA SPECULATION

GARDA Property Group (**GARDA**) notes recent media speculation regarding a potential corporate transaction.

GARDA has a longstanding relationship with MA Financial and holds discussions with third parties in respect of its property assets and at a corporate level on a regular basis.

GARDA has listed its two Botanicca office assets in Richmond, Victoria and its industrial asset in Mackay, Queensland for sale and is in the early stages of those processes.

No transaction at a property or corporate level is imminent. GARDA will continue to update the market in accordance with its continuous disclosure obligations.

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Authorised for release by: Matthew Madsen (Executive Chairman)