Announcement Summary

Name of entity

GARDA PROPERTY GROUP

Announcement type

New announcement

Date of this announcement

6/12/2024

ASX Security code and description of the class of +securities the subject of the buy-back

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

The type of buy-back is:

Selective buy-back

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

GARDA PROPERTY GROUP

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type	**Registration number**
other	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

1.3 ASX issuer code

GDF

1.4 The announcement is
New announcement

1.5 Date of this announcement

6/12/2024

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2 - Type of buy-back

2.1 The type of buy-back is:
Selective buy-back

Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

218,795,386

3A.2 Total number of +securities proposed to be bought back

1,993,489

3A.3 Name of person or description of class of persons whose +securities are proposed to be bought back

'Treasury stock' held by The Trust Company (Australia) Limited as custodian of Garda Capital Trust ARSN 150 164 720, as detailed in the Notice of Annual General Meeting dated 29 October 2024

3A.9 Are the +securities being bought back for a cash consideration?

Yes

3A.9a Is the price to be paid for +securities bought back known?

Yes

3A.9a.1 In what currency will the buy-back consideration be paid?	**3A.9a.2 Buy-back price per +security**
AUD - Australian Dollar	1.22026526

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?

Yes

3B.1a Type of security holder approval required

Special resolution

3B.1b Anticipated date of security holder meeting to approve the buy-back

9/12/2024

3B.2 Are there any restrictions on foreign participation in the buy-back

No

3B.3 Are there any other conditions that need to be satisfied before the buy-back offer becomes unconditional?

No

Part 3C - Key dates

Employee Share Scheme, Selective and Other Buy-Backs

3C.1 Anticipated date buy-back will occur

6/12/2024

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

The selective buy-back and cancellation/redemption of Garda's internally-held 'treasury stock' was approved by securityholders at the AGM which was held on 28 November 2024, as announced to the ASX following that AGM.