



Announcement Summary

Entity name

GARDA PROPERTY GROUP

Security on which the Distribution will be paid

GDF - FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Announcement Type

New announcement

Date of this announcement

23/6/2025

Distribution Amount

AUD 0.01800000

Ex Date

27/6/2025

Record Date

30/6/2025

Payment Date

16/7/2025

Additional Information

Nil

Refer to below for full details of the announcement



Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

GARDA PROPERTY GROUP

1.2 Registered Number Type

other

Registration Number

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

23/6/2025

1.6 ASX +Security Code

GDF

ASX +Security Description

FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary
Special

2A.2 The Dividend/distribution:

relates to a period of one quarter

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

30/6/2025

2A.4 +Record Date

30/6/2025

2A.5 Ex Date

27/6/2025

2A.6 Payment Date

16/7/2025

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?



- Security holder approval
- Court approval
- Lodgement of court order with +ASIC
- ACCC approval
- FIRB approval
- Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

Estimated or Actual?
Actual

AUD 0.01800000

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We do not have a securities plan for dividends/distributions on this security

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution**3A.1 Is the ordinary dividend/distribution estimated at this time?**

No

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.01575000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

3A.6 Ordinary dividend/distribution unfranked amount

**per +security excluding conduit foreign income amount**

AUD 0.01575000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

Part 3B - Special dividend/distribution

3B.1 Is the special dividend/distribution estimated at this time?

No

3B.1a Special dividend/distribution estimated amount per +security

AUD

3B.1b Special dividend/distribution amount per +security

AUD 0.00225000

3B.2 Is special dividend/distribution franked?

Yes

3B.2a Is the special dividend/distribution fully franked?

Yes

3B.3 Percentage of special dividend/distribution that is franked

100.0000 %

3B.3a Applicable corporate tax rate for franking credit (%)

25.0000 %

3B.4 Special dividend/distribution franked amount per +security

AUD 0.00225000

3B.5 Percentage of special dividend/distribution that is unfranked

0.0000 %

3B.6 Special dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.00000000

3B.7 Special dividend/distribution conduit foreign income amount per +security

AUD 0.00000000

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

Estimate taxable components for this distribution will be provided in the AMIT fund payment notice made available through the Investor Centre at on the business day prior to the payment.

3E.2 Please indicate the following information if applicable. (Refer Annual Investment Income Report specification for further information)

Field Name	AIIR Specification Reference	Value	Estimated/Actual
Interest	9.79		
Unfranked dividends not declared to be conduit foreign income	9.80		
	9.81		



Unfranked dividends declared
to be conduit foreign income

Assessable foreign source
income 9.91

Tax-free amounts 9.96

Tax-deferred amounts 9.97

Managed investment trust 9.105 0.2061667 Estimated
fund payments

Franked distributions from
trusts 9.120

Gross cash distribution 9.121 0.015750 Actual

Interest exempt from
withholding 9.122

Capital Gains discount
method Non-Taxable
Australian property 9.124

Capital gains other
Non-Taxable Australian
property 9.126

Other income 9.130

Royalties 9.135

NCMI

Excluded from NCMI

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

A Special Dividend totaling 0.9 cents per security was announced in Garda's FY24 Annual Results Presentation. It follows a capital outcome achieved in FY24 and will be paid in four equal payments. The payments will align with the FY25 guided 6.3 cents per security fund distributions.

5.2 Additional information for inclusion in the Announcement Summary

Nil