

10 July 2025

## GARDA PROPERTY GROUP - DISTRIBUTION COMPONENTS FOR NON-RESIDENT WITHHOLDING TAX PURPOSES

Garda Holdings Limited (**GHL**) and Garda Capital Limited as responsible entity of Garda Diversified Property Fund (**GDF** or **Fund**), together form a Garda Property Group (**Garda**) stapled security comprising a share in GHL and a unit in GDF.

Garda considers the Fund to be a withholding managed investment trust for the purposes of Subdivision 12-H and Division 12A of Schedule 1 of the *Taxation Administration Act 1953* (Cth) (The Act) in respect of the year ending 30 June 2025 and has elected for the Fund to be an attribution managed investment trust for the year ending 30 June 2025.

Set out below are the taxable components of the distribution to be paid on 16 July 2025. These components are provided solely for the purposes of Subdivision 12-H and Division 12A of the Act and should not be used for any other purpose.

Component	GHL	GDF
	Cents per stapled security	Cents per stapled security
Franked dividend	0.225	-
Unfranked dividend	-	-
<b>Total dividend</b>	<b>0.225</b>	<b>-</b>
Australian sourced other general income	-	-
Other non-attributable amounts	-	1.57500
<b>Total cash distribution</b>	<b>-</b>	<b>1.57500</b>
Fund payment attributed to this distribution <sup>1</sup>		20.61667
<b>Total (non-cash) distribution</b>		<b>20.61667</b>

The capital gain from taxable Australian property (TAP) attributable to Garda securityholders for the whole year is estimated to be:

Capital gains – discount method TAP	-	10.66271
AMIT CGT gross up amount	-	10.66271
<b>Total current year capital gains (non-cash)</b>	<b>-</b>	<b>21.32542</b>

For the purposes of Subdivision 12-H and Division 12A of the Act, this distribution includes “fund payments” in respect of the financial year ending 30 June 2025 of 20.61667 cents per security. The fund payment has been reduced by estimated fund payments reported in previous distributions made in FY25, which add to a total of 0.70875 cents per security.

<sup>1</sup> On 22 October 2024, Garda announced to the ASX the divestment of the North Lakes industrial land parcel for \$114.0 million. The divestment was conditional on several key items including FIRB approval. Key conditions have now been achieved, and settlement is expected to occur in September 2025. Although settlement occurs in FY26, the capital gain attributable to Garda securityholders will occur in the FY25 financial year. As a result, a non-cash capital gain will be attributed to Garda securityholders as at 30 June 2025 record date and included as a component of this quarterly distribution.

The proportion of the payment which is attributable to a fund payment from a clean building managed investment trust is NIL cents per security. The portion of the payment which is attributable to Non-concessional MIT income ("NCMI") or amounts that are excluded from NCMI is NIL cents per security.

Australian resident securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the full year components of distributions, including the recalculation of the FY25 tax components will be provided in the 2025 Attribution Managed Investment Trust Member Annual Statement, made available in September 2025 via MUFG Pension & Market Services (formerly Link Market Services) investor centre.

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For more information please contact:

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