

19 August 2025

CAIRNS CORPORATE TOWER SALE

Garda Property Group (**Garda**) today announces that the call option to acquire Garda's last remaining office building at 7-19 Lake Street, Cairns for \$77.5 million has been exercised by Cairns Corporate Tower Pty Ltd (**the Purchaser**).

Settlement will occur by 19 September 2025, with the divestment now concentrating Garda's property ownership to Brisbane industrial.

Following the Cairns settlement, pro-forma gearing reduces to 34.3%. With the North Lakes divestment expected to occur soon after, pro-forma gearing further reduces to 14.7% and provides \$87 million in facility headroom for lending and investing opportunities.

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