



Announcement Summary

Name of entity

GARDA PROPERTY GROUP

Announcement type

Update announcement

Type of update

Daily buy-back notification

Date of this announcement

26/3/2024

Reason for update

Daily buy-back notification

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:

On market buy-back

Total number of +securities bought back before previous day

7,890,517

Total number of +securities bought back on previous day

111,386

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

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

Update/amendment to previous announcement

1.4a Type of update

Daily buy-back notification

1.4b Reason for update

Daily buy-back notification

1.4c Date of initial notification of buy-back

3/4/2023

1.4d Date of previous announcement to this update

21/3/2024

1.5 Date of this announcement

26/3/2024

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:
On market 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

227,644,361

3A.4 Does the entity intend to buy back a minimum number of +securities

No

3A.5 Does the entity intend to buy back a maximum number of securities

Yes

3A.5a Maximum number of securities proposed to be bought back

22,764,436

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Morgans Corporate Limited ABN 32 010 539 607

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?

No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

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

No



Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

20/4/2023

3C.3 Proposed buy-back end date

19/4/2024

Part 3D - Other Information

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

The holdings of associates of the responsible entity are disclosed in the annual reports (including half-year reports) of the GARDA Property Group.

Notably GARDA Capital Trust (ARSN 150 164 720), a controlled entity of GARDA Property Group and associate of the responsible entity, currently holds 3,990,492 GDF stapled securities as 'treasury securities'.

Any purchase under the buy-back will be funded from cash available to the Group.



Part 4 - Daily buy-back notification

A daily buy-back notification must be submitted for Employee share scheme, On-market, Equal access share scheme and Other buy-backs at least half an hour before the commencement of trading on the +business day after any day on which +securities are bought back (per listing rule 3.8A)

Please verify if the pre-populated values are accurate as they are only indicative based on previous online submissions. The pre-populated values may not be accurate if previous online submissions are still in-flight or in case of announcements made via a MS Word form.

Whilst you may over-ride a pre-populated value, once over-ridden it will not be possible to retrieve the previously pre-populated value.

4.1 Date of this notification

25/3/2024

4.2 Previous day on which +securities were bought back

22/3/2024

| | Before previous day | On previous day |
|---|-------------------------------------|-------------------|
| 4.3 Total number of +securities bought back, or in relation to which acceptances have been received | 7,890,517 | 111,386 |
| 4.4 Total consideration paid or payable for the +securities | AUD 9,493,906.72000 | AUD 139,176.81000 |
| 4.5 Highest price paid | AUD 1.29000000 | AUD 1.25000000 |
| | Date highest price was paid: | |
| | 1/6/2023 | |
| 4.6 Lowest price paid | AUD 0.94000000 | AUD 1.24500000 |
| | Date lowest price was paid: | |
| | 9/11/2023 | |

4.7 Highest price allowed to be paid by entity on the previous day under listing rule 7.33:

AUD 1.32000000

4.8 If the entity has disclosed an intention to buy back a maximum number of +securities, the remaining number of +securities to be bought back as at the end of the previous day

14,762,533