

## APPENDIX 4E

### GARDA PROPERTY GROUP

This Appendix 4E should be read in conjunction with the Annual Report of Garda Property Group (**Garda or Group**) for the year ended 30 June 2024 (**FY24 Annual Report**).

#### 1. GROUP STRUCTURE

This report is for Garda, comprising Garda Holdings Limited (ACN 636 329 774) (the **Company**) and Garda Diversified Property Fund (ARSN 104 391 273) (the **Fund**).

Each stapled Garda security comprises one share in the Company and one unit in the Fund, which cannot be dealt with or traded separately.

The responsible entity of the Fund is Garda Capital Limited (ABN 17 982 396 608), a subsidiary of the Company.

#### 2. REPORTING PERIOD

The consolidated financial information in this report is for the year ended 30 June 2024. Comparative information is for the year ended 30 June 2023.

#### 3. HIGHLIGHTS OF RESULTS

Year ended 30 June	2024 \$000	2023 \$000	Change %
Revenue from operations <sup>1</sup>	30,776	31,556	(2.5%)
Funds from operations (FFO) <sup>2</sup>	13,280	14,933	(11.1%)
Loss after tax	(42,926)	(4,934)	(770.0)%
Total assets	565,604	642,993	(12.0%)
Net assets	342,557	408,369	(16.1%)
Net tangible assets (NTA)	342,557	408,369	(16.1%)
Issued securities <sup>3</sup> (thousand securities)	200,282	208,405	(3.9%)
NTA per security (\$ per security)	\$1.71	\$1.96	(12.8%)

#### 4. COMMENTARY ON RESULTS

Please refer to the Directors' Report in the FY24 Annual Report for commentary on Garda's results.

<sup>1</sup> Excludes net fair value gains and other income.

<sup>2</sup> Calculated by adjusting statutory net profit for certain non-cash and one-off items. FFO is not recognised by Australian Accounting Standards and has not been audited or reviewed by the auditor of the Group.

<sup>3</sup> Excludes 17,369,749 Garda stapled securities comprising 1,993,489 treasury securities, 14,840,000 stapled securities granted under the Employee Security Plan and 536,260 deferred stapled securities granted under the Equity Incentive Plan.

## 5. DISTRIBUTIONS AND DIVIDENDS

The table below provides details of dividends and distributions paid by GARDA in respect of the financial year:

	Dividend per security	Distribution per security	Total per security	Total <sup>4</sup> \$000	Franked amount	Record date	Payment date
<b>2024</b>							
Interim	-	1.575c	1.575c	3,283	-	29 Sep 23	17 Oct 23
Interim	-	1.575c	1.575c	3,304	-	29 Dec 23	18 Jan 24
Interim	-	1.575c	1.575c	3,195	-	28 Mar 24	16 Apr 24
Final	-	1.575c	1.575c	3,163	-	28 Jun 24	16 Jul 24
	-	<b>6.300c</b>	<b>6.30c</b>	<b>12,945</b>	-		
<b>2023</b>							
Interim	-	1.800c	1.800c	3,758	-	30 Sep 22	17 Oct 22
Interim	-	1.800c	1.800c	3,759	-	31 Dec 22	17 Jan 23
Interim	-	1.800c	1.800c	3,759	-	31 Mar 23	19 Apr 23
Final	-	1.800c	1.800c	3,751	-	30 Jun 23	17 Jul 23
	-	<b>7.200c</b>	<b>7.200c</b>	<b>15,027</b>	-		

## 6. CHANGES IN CONTROL OVER GROUP ENTITIES

Not applicable.

## 7. DISTRIBUTION REINVESTMENT PLAN

Not applicable.

## 8. DETAILS OF ASSOCIATES AND JOINT VENTURES

Not applicable.

## 9. COMPLIANCE STATEMENT

This report has been prepared using information taken from Garda's FY24 Annual Report.

Garda's FY24 Annual Report has been prepared in accordance with Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the *Corporations Act 2001*, as appropriate for for-profit oriented entities. The FY24 Annual Report also complies with International Financial Reporting Standards as issued by the International Accounting Standards Board ('IASB').

The FY24 Annual Report has been audited, and the independent audit report is not subject to a modified opinion, emphasis of matter or other matter paragraph.

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**Authorised for release by: Matthew Madsen (Executive Chairman)**

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<sup>4</sup> Total distributions exclude distributions paid in respect of treasury securities and securities granted under the Employee Security Plan.