



Announcement Summary

Entity name

GARDA PROPERTY GROUP

Date of this announcement

Thursday September 26, 2024

The +securities the subject of this notification are:

Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

Total number of +securities to be issued/transferred

ASX +security code	Security description	Total number of +securities to be issued/transferred	Issue date
GDF	FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	223,435	27/09/2024

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) give notice of the issue, conversion or payment up of the following unquoted +securities.

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

26/9/2024



Part 2 - Issue details

2.1 The +securities the subject of this notification are:

Unquoted options that have been exercised or other unquoted +convertible securities that have been converted

2.2b The +securities being issued, transferred or re-classified as a result of the options being exercised or other +convertible securities being converted are:

securities that have already been quoted on ASX ("existing class")



Part 3B - number and type of +securities the subject of this notification (existing class) where issue has not previously been notified to ASX in an Appendix 3B

The right of the holder of the options or other +convertible securities to receive the +underlying securities is being satisfied by:

A transfer of existing +securities

The underlying securities being received by the holder are:

Already quoted by ASX

Existing +securities converting into an existing class

FROM (Existing Class)

ASX +Security code and description

GDFAA : PERFORMANCE RIGHTS

TO (Existing Class)

ASX +Security code and description

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Please state the number of options that were exercised or other +convertible securities that were converted

223,435

The first date the options were exercised or other +convertible securities were converted

31/8/2024

The last date the options were exercised or other +convertible securities were converted

27/9/2024

Is this all of the options or other +convertible securities on issue of that type?

No

Were the options being exercised or other +convertible securities being converted issued under an +employee incentive scheme?

Yes

Are any of the options being exercised or other +convertible securities being converted held by +key management personnel (KMP) or an +associate?

Yes

Provide details of the KMP or +associates who are exercising options or converting +convertible securities.

Name of KMP	Name of registered holder	Number of +securities
David Addis	David Addis	36,233
Lachlan Davidson	Samantha Davidson	18,117

Date the +securities the subject of this notification were issued/transferred

27/9/2024

Any other information the entity wishes to provide about the +securities the subject of this notification

The performance rights issued under the equity incentive plan formed the equity component of the at-risk remuneration of the relevant employees. Garda Property Group has issued new securities to satisfy its obligations in respect of the third and final tranche of performance rights granted in FY22, which have vested and been exercised. Previously, Garda Property Group has transferred 'treasury stock' to satisfy its obligations in respect of the first and second tranche of performance rights granted in FY22, both which have vested and been exercised. The GDFAA class contains other grants of performance rights under this plan, and therefore there are remaining securities on issue.



Issue details

Number of +securities

223,435

Part 4 - +Securities on issue

Following the issue, conversion or payment up of the +securities the subject of this notification, the +securities of the entity will comprise:

The figures in parts 4.1 and 4.2 below are automatically generated and may not reflect the entity's current issued capital if other Appendix 2A, Appendix 3G or Appendix 3H forms are currently with ASX for processing.

4.1 Quoted +securities (Total number of each +class of +securities issued and quoted on ASX)

ASX +security code and description	Total number of +securities on issue
GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES	218,316,369

4.2 Unquoted +securities (Total number of each +class of +securities issued but not quoted on ASX)

ASX +security code and description	Total number of +securities on issue
GDFAA : PERFORMANCE RIGHTS	321,748