

9 October 2024

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 15 October 2024. 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	-	-
Total dividend	0.225	-
Australian sourced other general income	-	0.23625
Other non-attributable amounts	-	1.33875
Total distribution	-	1.57500

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 0.23625 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 will be provided in the 2025 Attribution Managed Investment Trust Member Annual Statement, made available in August 2025 via MUFG Pension & Market Services (formerly Link Market Services) investor centre.

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