

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity: GARDA Property Group (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)
As stated

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Mark Hallett
Date of last notice	27/04/2020

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Deemed interest through M3SIT Pty Ltd, the trustee for the M3 Solutions Investment Trust (Section 608(3) applies)
Date of change	Finalised on 29 June 2020, with some transfers in the week ending 26 June 2020.
No. of securities held prior to change	16,022,553
Class	Fully paid ordinary stapled securities
Number acquired	Nil
Number disposed	13,540,084
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$1.00 per GDF stapled security, being the closing price on the date value was determined.

+ See chapter 19 for defined terms.

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No. of securities held after change	2,482,469
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Off market trade. The transaction was a transfer of the GDF stapled securities held for the M3 Solutions Investment Trust to the underlying unitholders of that trust. Mark Hallett had a deemed relevant interest through M3SIT Pty Ltd (the trustee) prior to the transaction, but does not have an interest in the transferees (ie. the unitholders of the trust).

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	N/A
Name of registered holder (if issued securities)	N/A
Date of change	N/A
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	N/A
Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No – reliance on other trustee exception
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

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