GARDA

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EXTENSION OF ON-MARKET STAPLED SECURTIES BUY-BACK

Garda Property Group (**Garda**) advises it has again extended its on-market buy-back of stapled securities (**Further Extended Securities Buy-Back**) for a further 12 months commencing 22 April 2025, the next business day following expiry of the previous buy-back 12-month period.

The Further Extended Securities Buy-Back will be conducted within the “10/12 limit” as defined in the Corporations Act 2001 (Cth) and accordingly does not require securityholder approval.

Since April 2023, Garda has brought back approximately 9.9 million stapled securities at an average price of $1.21 per stapled security.

Garda stapled securities are currently trading at a 27.5%[1] discount to the 31 December 2024 NTA per security of $1.62 and the Further Extended Securities Buy-Back continues to offer opportunity to execute an accretive capital management initiative.

Garda will continue to fund the buy-back from existing cash and undrawn debt facilities.

Garda may vary, suspend, or terminate the Further Extended Securities Buy-Back during the 12-month period.

– END –

Authorised for release by: Matthew Madsen (Executive Chairman)

For more information please contact:

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[1] Based on the 3 April 2025 ASX closing price of $1.175