Announcement Summary

Name of entity

GARDA PROPERTY GROUP

Announcement type

New announcement

Date of this announcement

2/4/2026

ASX Security code and description of the class of +securities the subject of the buy-back

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

The type of buy-back is:

On market buy-back

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) provide the following information about our buy-back.

1.2 Registration number type	**Registration number**
other	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

2/4/2026

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

GDF : FULLY PAID ORDINARY/UNITS STAPLED SECURITIES

Part 2 - Type of buy-back

2.1 The type of buy-back is:
On market buy-back

Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

217,573,022

3A.4 Does the entity intend to buy back a minimum number of +securities
No

3A.5 Does the entity intend to buy back a maximum number of securities
Yes

3A.5a Maximum number of securities proposed to be bought back

21,000,000

3A.6 Name of broker or brokers who will offer to buy back +securities on the entity's behalf

Broker name:

Morgans Corporate Limited ABN 32 010 539 607

3A.9 Are the +securities being bought back for a cash consideration?
Yes

3A.9a Is the price to be paid for +securities bought back known?
No

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?
No

Part 3C - Key dates

On-market buy-back

3C.2 Proposed buy-back start date

22/4/2026

3C.3 Proposed buy-back end date

21/4/2027

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back

The extension to the buy-back will commence on 22 April 2026, the next business day following expiry of the previous buy-back 12-month period. Refer to ASX announcement dated 3 April 2025.

Holdings of associates of the responsible entity are disclosed in the financial reports of Garda Property Group.