

GARDA

SECURITYHOLDERS' RIGHTS TO DOCUMENTS

GARDA PROPERTY GROUP

Garda Holdings Limited (ACN 636 329 774) (**Company**) and Garda Capital Limited (ACN 095 039 366) (**Responsible Entity**) as responsible entity for the Garda Diversified Property Fund (ARSN 104 391 273) (**Fund**) and their respective controlled entities (together **Garda**).

1. PURPOSE AND SCOPE

Garda publishes all material and required information on its public website and on the ASX and is committed to providing that information to securityholders in a matter which is convenient to them.

2. RIGHTS OF SECURITYHOLDERS TO CERTAIN DOCUMENTS

Garda gives notice pursuant to section 110K of the *Corporations Act 2001* (Cth) (Corporations Act) of the rights of members of the Company and the Fund (Securityholders) to:

- elect to be sent (or not sent) certain documents; and/or
- make requests to be sent certain documents in physical or electronic form.

3. WHAT ARE DOCUMENTS

Garda is required or permitted to make available or send specified documents to Securityholders. These Documents include:

- documents that relate to a meeting of Securityholders, such as a notice of meeting or proxy or voting forms;
- Garda's Annual Reports comprising the financial report, directors' report and auditor's report for the relevant financial year;
- a section 110K notice such as this notice, unless it is published on our website; and
- any other documents prescribed by relevant regulations.

4. RIGHTS OF SECURITYHOLDERS TO ELECT OR REQUEST

4.1 Securityholders can make elections

Each Securityholder is entitled to:

- elect to be sent Documents in either physical form or electronic form; and
- elect not to be sent Annual Reports (and any other documents prescribed by the relevant regulations¹),

by notifying Garda of the election.

A Member may make an election in relation to all Documents, or a specified class or classes of Documents.

4.2 Securityholders can make requests

In addition to any election, a Securityholder is also entitled to request that Garda send a particular Document to them in physical form or in electronic form. Garda will not send physical Documents unless you specifically request a copy to be mailed.

¹ At the date of this notice, no other documents have been prescribed.

5. HOW TO MAKE ELECTIONS AND REQUESTS

- You can review or update your current communications preference via our Registry's website at <https://au.investorcentre.mpms.mufg.com> using your portfolio login. To create a portfolio, you will need your Security Reference Number (SRN) or Holder Identification Number (HIN) and your postcode to verify your identity.
- If you require a copy of a Document, please contact Garda's Registry by email communications@cm.mpms.mufg.com quoting 'GDF', by mail at:

MUFG Corporate Markets (AU) Limited
Locked Bag A14
Sydney South NSW 1235

or by phone:

1300 554 474 (within Australia); or

+61 1300 554 474 (outside Australia).

- To contact Garda's Investor Relations Team, please call 1300 889 100 or email info@gardaproperty.com.au.

6. ENTITIES COVERED BY THIS NOTICE

Garda is an internalised fund manager, and publishes Documents on a consolidated Group basis, unless individual entities are required by legislation to separately report.

This notice covers the Company and the Fund, which are listed on the ASX as the stapled security Garda Property Group or GDF. It also covers their wholly-owned entities:

- the Responsible Entity;
- Garda Funds Management Limited (ACN 140 857 405);
- Garda Capital Trust (ARSN 150 164 720); and
- Garda Capital RE Limited (ACN 624 431 992).

This notice has been approved by the Company Secretary on 17 June 2026, is available on the Garda website and supersedes the prior notice of 19 June 2025.