

Appendix 4G

Key to Disclosures

Corporate Governance Council Principles and Recommendations

Name of entity

Garda Property Group (ASX: GDF), comprising:
 Garda Holdings Limited (**GHL**) and Garda Diversified Property Fund ARSN 104 391 273 (**Fund**)

ABN/ARBN

92 636 329 774 (**GHL**); 17 982 396 608 (**Fund**)

Financial year ended:

30 June 2026

Our corporate governance statement¹ for the period above can be found at:²

- ☒ These pages of our annual report: A summary at page 82
- ☒ This URL on our website: <https://gardaproperty.com.au/corporate-governance/>

The Corporate Governance Statement is accurate and up to date as at 30 July 2026 and has been approved by the Board.

The annexure includes a key to where our corporate governance disclosures can be located.³

Date: 30 July 2026

Name of authorised officer authorising lodgement: Lachlan Davidson, Company Secretary

¹ "Corporate governance statement" is defined in Listing Rule 19.12 to mean the statement referred to in Listing Rule 4.10.3 which discloses the extent to which an entity has followed the recommendations set by the ASX Corporate Governance Council during a particular reporting period.

Listing Rule 4.10.3 requires an entity that is included in the official list as an ASX Listing to include in its annual report either a corporate governance statement that meets the requirements of that rule or the URL of the page on its website where such a statement is located. The corporate governance statement must disclose the extent to which the entity has followed the recommendations set by the ASX Corporate Governance Council during the reporting period. If the entity has not followed a recommendation for any part of the reporting period, its corporate governance statement must separately identify that recommendation and the period during which it was not followed and state its reasons for not following the recommendation and what (if any) alternative governance practices it adopted in lieu of the recommendation during that period.

Under Listing Rule 4.7.4, if an entity chooses to include its corporate governance statement on its website rather than in its annual report, it must lodge a copy of the corporate governance statement with ASX at the same time as it lodges its annual report with ASX. The corporate governance statement must be current as at the effective date specified in that statement for the purposes of Listing Rule 4.10.3.

Under Listing Rule 4.7.3, an entity must also lodge with ASX a completed Appendix 4G at the same time as it lodges its annual report with ASX. The Appendix 4G serves a dual purpose. It acts as a key designed to assist readers to locate the governance disclosures made by a listed entity under Listing Rule 4.10.3 and under the ASX Corporate Governance Council's recommendations. It also acts as a verification tool for listed entities to confirm that they have met the disclosure requirements of Listing Rule 4.10.3.

The Appendix 4G is not a substitute for, and is not to be confused with, the entity's corporate governance statement. They serve different purposes and an entity must produce each of them separately.

² Tick whichever option is correct and then complete the page number(s) of the annual report, or the URL of the web page, where your corporate governance statement can be found. You can, if you wish, delete the option which is not applicable.

³ Throughout this form, where you are given two or more options to select, you can, if you wish, delete any option which is not applicable and just retain the option that is applicable. If you select an option that includes "OR" at the end of the selection and you delete the other options, you can also, if you wish, delete the "OR" at the end of the selection.

See notes 4 and 5 below for further instructions on how to complete this form.

ANNEXURE – KEY TO CORPORATE GOVERNANCE DISCLOSURES

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT			
1.1	A listed entity should have and disclose a board charter setting out: (a) the respective roles and responsibilities of its board and management; and (b) those matters expressly reserved to the board and those delegated to management.	☒ and we have disclosed a copy of our board charter on our website at: https://gardaproperty.com.au/corporate-governance/	–
1.2	A listed entity should: (a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and (b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.	☒	–
1.3	A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.	☒	–
1.4	The company secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.	☒	–

⁴ Tick the box in this column only if you have followed the relevant recommendation in full for the whole of the period above. Where the recommendation has a disclosure obligation attached, you must insert the location where that disclosure has been made, where indicated by the line with “*insert location*” underneath. If the disclosure in question has been made in your corporate governance statement, you need only insert “our corporate governance statement”. If the disclosure has been made in your annual report, you should insert the page number(s) of your annual report (eg “pages 10-12 of our annual report”). If the disclosure has been made on your website, you should insert the URL of the web page where the disclosure has been made or can be accessed (eg “www.entityname.com.au/corporate governance/charters/”).

⁵ If you have followed all of the Council’s recommendations in full for the whole of the period above, you can, if you wish, delete this column from the form and re-format it.

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
1.5	A listed entity should: (a) have and disclose a diversity policy; (b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of its board, senior executives and workforce generally; and (c) disclose in relation to each reporting period: (1) the measurable objectives set for that period to achieve gender diversity; (2) the entity's progress towards achieving those objectives; and (3) either: (A) the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined "senior executive" for these purposes); or (B) if the entity is a "relevant employer" under the Workplace Gender Equality Act, the entity's most recent "Gender Equality Indicators", as defined in and published under that Act. If the entity was in the S&P / ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.	—	☒ set out in our Corporate Governance Statement on page 3.
1.6	A listed entity should: (a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and (b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.	☒ and we have disclosed the evaluation process referred to in paragraph (a) in our Corporate Governance Statement on page 3. and whether a performance evaluation was undertaken for the reporting period in accordance with that process in our Corporate Governance Statement on page 3.	-

Appendix 4G

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
1.7	A listed entity should: (a) have and disclose a process for evaluating the performance of its senior executives at least once every reporting period; and (b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.	☒ and we have disclosed the evaluation process referred to in paragraph (a) in our Corporate Governance Statement on page 4. and whether a performance evaluation was undertaken for the reporting period in accordance with that process in our Corporate Governance Statement on page 4.	–

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 2 - STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE			
2.1	The board of a listed entity should: (a) have a nomination committee which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) [n/a – deleted].	☐ we have disclosed a copy of the charter of the committee on our website at: https://gardaproperty.com.au/corporate-governance/.	☒ the information referred to in paragraphs (4) and (5) is in our Annual Report on pages 9, 10 and 11, and (1) and (2) is in our Corporate Governance Statement on page 5.
2.2	A listed entity should have and disclose a board skills matrix setting out the mix of skills that the board currently has or is looking to achieve in its membership.	☐	☒ set out in our Corporate Governance Statement on page 5.
2.3	A listed entity should disclose: (a) the names of the directors considered by the board to be independent directors; (b) if a director has an interest, position, affiliation or relationship of the type described in Box 2.3 but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position or relationship in question and an explanation of why the board is of that opinion; and (c) the length of service of each director.	☒ and we have disclosed the names of the directors considered by the board to be independent directors in the Annual Report on pages 9 and 10. and, where applicable, the information referred to in paragraph (b) in our Corporate Governance Statement on page 6. and the length of service of each director in the Annual Report on pages 9 and 10.	–
2.4	A majority of the board of a listed entity should be independent directors.	☐	☒ set out in our Corporate Governance Statement on page 6.
2.5	The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.	☐	☒ set out in our Corporate Governance Statement on page 6.

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Key to Disclosures Corporate Governance Council Principles and Recommendations

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2.6	A listed entity should have a program for inducting new directors and for periodically reviewing whether there is a need for existing directors to undertake professional development to maintain the skills and knowledge needed to perform their role as directors effectively.	☒	–
PRINCIPLE 3 – INSTIL A CULTURE OF ACTING LAWFULLY, ETHICALLY AND RESPONSIBLY			
3.1	A listed entity should articulate and disclose its values.	☒ and we have disclosed our values in our Corporate Governance Statement on page 7.	–
3.2	A listed entity should: (a) have and disclose a code of conduct for its directors, senior executives and employees; and (b) ensure that the board or a committee of the board is informed of any material breaches of that code.	☒ and we have disclosed our code of conduct on our website at: https://gardaproperty.com.au/corporate-governance/	–
3.3	A listed entity should: (a) have and disclose a whistleblower policy; and (b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.	☒ and we have disclosed our whistleblower policy on our website at: https://gardaproperty.com.au/corporate-governance/	–
3.4	A listed entity should: (a) have and disclose an anti-bribery and corruption policy; and (b) ensure that the board or committee of the board is informed of any material breaches of that policy.	☒ and we have disclosed our anti-bribery and corruption policy in our Corporate Governance Statement on page 7 and in our code of conduct on our website at: https://gardaproperty.com.au/corporate-governance/	–

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PRINCIPLE 4 – SAFEGUARD THE INTEGRITY OF CORPORATE REPORTS			
4.1	The board of a listed entity should: (a) have an audit committee which: (1) has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and (2) is chaired by an independent director, who is not the chair of the board, and disclose: (3) the charter of the committee; (4) the relevant qualifications and experience of the members of the committee; and (5) in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) [n/a – deleted].	☐ we have disclosed a copy of the charter of the committee on our website at: https://gardaproperty.com.au/corporate-governance/	☒ the information referred to in paragraphs (4) and (5) is in our Annual Report on pages 9, 10 and 11, and (1) and (2) is in our Corporate Governance Statement on page 8.
4.2	The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.	☒	–
4.3	A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.	☒	–
PRINCIPLE 5 – MAKE TIMELY AND BALANCED DISCLOSURE			
5.1	A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.	☒ and we have disclosed our continuous disclosure compliance policy on our website at: https://gardaproperty.com.au/corporate-governance/	–

Appendix 4G
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5.2	A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.	☒	-
5.3	A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.	☒	-
PRINCIPLE 6 – RESPECT THE RIGHTS OF SECURITY HOLDERS			
6.1	A listed entity should provide information about itself and its governance to investors via its website.	☒ and we have disclosed information about us and our governance on our website at: https://gardaproperty.com.au/corporate-governance/	-
6.2	A listed entity should have an investor relations program that facilitates effective two-way communication with investors.	☒	-
6.3	A listed entity should disclose how it facilitates and encourages participation at meetings of security holders.	☒ and we have disclosed how we facilitate and encourage participation at meetings of security holders in our Corporate Governance Statement on page 11.	-
6.4	A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.	☒	-
6.5	A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.	☒	-

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Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 7 – RECOGNISE AND MANAGE RISK			
7.1	The board of a listed entity should: (a) have a committee or committees to oversee risk, each of which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) [n/a – deleted].	☐ we have disclosed a copy of the charter of the committee is on our website at: https://gardaproperty.com.au/corporate-governance/	☒ the information referred to in paragraphs (4) and (5) is in our Annual Report on pages 9, 10 and 11, and (1) and (2) is in our Corporate Governance Statement on page 13.
7.2	The board or a committee of the board should: (a) review the entity's risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and (b) disclose, in relation to each reporting period, whether such a review has taken place.	☒ and we have disclosed whether a review of the entity's risk management framework was undertaken during the reporting period in our Corporate Governance Statement on page 13.	–
7.3	A listed entity should disclose: (a) if it has an internal audit function, how the function is structured and what role it performs; or (b) if it does not have an internal audit function, that fact and the processes it employs for evaluating and continually improving the effectiveness of its governance, risk management and internal control processes.	☒ and we have disclosed the fact that we do not have an internal audit function and the processes we employ for evaluating and continually improving the effectiveness of our risk management and internal control processes in our Corporate Governance Statement on page 14.	–

Key to Disclosures Corporate Governance Council Principles and Recommendations

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7.4	A listed entity should disclose whether it has any material exposure to environmental or social risks and, if it does, how it manages or intends to manage those risks.	☒ and we have disclosed whether we have any material exposure to environmental and social in our Corporate Governance Statement on page 14. and, if we do, how we manage or intend to manage those risks in our Corporate Governance Statement on page 14.	–

Appendix 4G
Key to Disclosures Corporate Governance Council Principles and Recommendations

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PRINCIPLE 8 – REMUNERATE FAIRLY AND RESPONSIBLY			
8.1	The board of a listed entity should: (a) have a remuneration committee which: (1) has at least three members, a majority of whom are independent directors; and (2) is chaired by an independent director, and disclose: (3) the charter of the committee; (4) the members of the committee; and (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or (b) [n/a – deleted].	☐ we have disclosed a copy of the charter of the committee on our website at: https://gardaproperty.com.au/corporate-governance/	☒ the information referred to in paragraphs (4) and (5) is in our Annual Report on pages 9, 10 and 11, and (1) and (2) is in our Corporate Governance Statement on page 15.
8.2	A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.	☒ and we have disclosed separately our remuneration policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives risks in our in the Remuneration Report of the Annual Report on pages 22-30 and in our Corporate Governance Statement on page 15.	–
8.3	A listed entity which has an equity-based remuneration scheme should: (a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and (b) disclose that policy or a summary of it.	☒ and we have disclosed our trading policy on this issue on our website at: https://gardaproperty.com.au/corporate-governance/	–

Appendix 4G

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
ADDITIONAL RECOMMENDATIONS THAT APPLY ONLY IN CERTAIN CASES			
9.1	A listed entity with a director who does not speak the language in which board or security holder meetings are held or key corporate documents are written should disclose the processes it has in place to ensure the director understands and can contribute to the discussions at those meetings and understands and can discharge their obligations in relation to those documents.	—	☒ we do not have a director in this position and this recommendation is therefore not applicable.
9.2	A listed entity established outside Australia should ensure that meetings of security holders are held at a reasonable place and time.	☐	☒ we are established in Australia and this recommendation is therefore not applicable.
9.3	A listed entity established outside Australia, and an externally managed listed entity that has an AGM, should ensure that its external auditor attends its AGM and is available to answer questions from security holders relevant to the audit.	☐	☒ we are established in Australia and not an externally managed listed entity and this recommendation is therefore not applicable.
ADDITIONAL DISCLOSURES APPLICABLE TO EXTERNALLY MANAGED LISTED ENTITIES – Garda Property Group is an internally managed group and these additional disclosures do not apply.			



FY26 CORPORATE GOVERNANCE STATEMENT

Garda Property Group

Approved by the Board: 30 July 2026

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Garda Property Group

Corporate Governance Statement
30 June 2026

Garda Holdings Limited
ABN 92 636 329 774
Level 21, 12 Creek Street
Brisbane QLD 4000

and

Garda Diversified Property Fund
ARSN 104 391 273

INTRODUCTION

1. Group overview

Garda Property Group (**Garda** or **Group**) comprises:

- Garda Holdings Limited (**Company**)
- Garda Diversified Property Fund (**Fund**), and
- their controlled entities.

Garda Capital Limited (**Garda Capital**), a wholly owned subsidiary of the Company, is the responsible entity of the Fund.

Shares in the Company and units in the Fund are stapled together and trade jointly on the Australian Securities Exchange (**ASX**) under the code **GDF**.

For information on Garda's business and operations, please refer to the Group's Annual Report for the financial year ended 30 June 2026 (the **Reporting Period** or **FY26**) which forms part of Garda's reporting suite.

The Board of the Company (the **Board**) is pleased to present the Group's Corporate Governance Statement for the Reporting Period.

This Statement was approved by the Board on 30 July 2026.

2. Governance approach

The Board and management of Garda are committed to promoting and fostering a strong governance culture for the benefit of all stakeholders. The Group's governance framework aims to ensure accountability, transparency and effective risk management, and reinforce a culture of acting ethically, responsibly and in the best interests of Securityholders.

During the Reporting Period, Garda's governance framework was largely consistent with the ASX Corporate Governance Council's Corporate Governance Principles and Recommendations (4th edition) (the **Principles**). Garda followed the recommendations in the Principles during the Reporting Period, unless otherwise disclosed.

Copies of Garda policies, charters and reports mentioned in this Statement may be found in the 'Corporate Governance' section of Garda's website at:

<https://gardaproperty.com.au/corporate-governance-australian-reit/>

PRINCIPLE 1: LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT

- 1.1 The listed entity should have and disclose a board charter setting out:
- a) the respective roles and responsibilities of its board and management; and
 - b) those matters expressly reserved to the board and those delegated to management.

Garda's Board Charter is published on its website. The Charter sets out the roles and responsibilities of the Board and its Committees as well as those matters that are delegated to management.

- 1.2 A listed entity should:
- a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and
 - b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.

Before formally appointing a Director to the Board or a senior executive, stringent background and identification checks are undertaken, through the compliance function.

The election or re-election of Directors is made at the annual general meeting and all material information pertaining to the relevant Director is provided in the notices of meetings for Securityholders to consider.

- 1.3 A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.

All Directors and senior executives of Garda have agreements setting out the material terms of their appointment. Key terms of those agreements are summarised in the Remuneration Report contained in the FY26 Annual Report which is published on its website.

- 1.4 The company secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.

Pursuant to the Board Charter, Garda's Company Secretary is accountable directly to the Board (through the Chair) on all matters to do with the proper functioning of the Board.

1.5 A listed entity should:

- a) have and disclose a diversity policy;
- b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of the board, senior executives and workforce generally; and
- c) disclose in relation to each reporting period:
 - (1) the measurable objectives set for that period to achieve gender diversity;
 - (2) the entity's progress towards achieving those objectives; and
 - (3) either:
 - (A) the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined "senior executive" for these purposes); or
 - (B) if the entity is a "relevant employer" under the Workplace Gender Equality Act, the entity's most recent "Gender Equality Indicators", as defined and published under that Act.

If the entity was in the S&P/ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.

Garda is not a member of the S&P/ASX 300 Index nor is it a 'relevant employer' under the Workplace Gender Equality Act.

It is a longer-term goal of the Board to develop a diversity policy and set measurable diversity objectives. Realisation of that goal is directly impacted by Garda's limited scale, small number of employees and negligible staff turnover rates.

1.6 A listed entity should:

- a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and
- b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.

In accordance with Garda's Board Charter, the performance of the Board is evaluated annually against both measurable and qualitative indicators. Each Committee also reviews its performance on an annual basis.

Performance evaluations of the Board and its Committees have been undertaken in respect of FY26.

1.7 A listed entity should:

- a) have and disclose a process for evaluating the performance of its senior executives at least once every reporting period; and
- b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.

Performance evaluations of all employees occurs throughout the year while formal appraisals are undertaken once every year, following financial year end.

Performance evaluations inform decisions relating to promotions, salaries and incentives. They also provide the forum for performance management discussions and feedback by the employee to the Group.

PRINCIPLE 2: **STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE**

2.1 The board of a listed entity should:

- a) have a nomination committee which:
 - (1) has at least three members, a majority of whom are independent directors; and
 - (2) is chaired by an independent director, and disclose:
 - (3) the charter of the committee;
 - (4) the members of the committee; and
 - (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings.
- b) if it does not have a nomination committee, disclose that fact and the processes it employs to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively.

The Garda Board has a Nomination and Remuneration Committee, the Charter for which may be found on Garda's website.

The Nomination and Remuneration Committee has three members, one of whom (the Committee Chair) is an independent director and two of whom are non-executive. The members of the Committee, their qualifications and their attendance records are disclosed in the FY26 Annual Report, which is also published on Garda's website.

2.2 A listed entity should have and disclose a board skills matrix setting out the mix of skills that the board currently has or is looking to achieve in its membership.

Garda maintains a Board skills matrix which is used to identify any actual or potential gaps between Garda's governance needs and the skills, experiences and other attributes of existing Directors.

The skills matrix, which is not externally published, is formally reviewed and updated on an annual basis.

2.3 A listed entity should disclose:

- a) the names of the directors considered by the board to be independent directors;
- b) if a director has an interest, position or relationship of the type described in Box 2.3 but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position or relationship in question and an explanation of why the board is of that opinion; and
- c) the length of service of each director.

The profiles of Garda Directors, including whether they are independent and also their length of service, are provided in the FY26 Annual Report which is published on the Garda website.

Garda's independent director does not possess any of the factors listed in Box 2.3 of the Principles which might raise issues about his independence.

2.4 A majority of the board of a listed entity should be independent directors.

Garda's Board Charter requires a majority of non-executive directors. It also stipulates that all Directors - whether independent or not - should bring an independent judgement to bear on all Board decisions.

Following a retirement by rotation in November 2025, Garda's Board of four Directors has a majority of non-executive directors, one of whom is independent. The Board continually assesses its composition and that of its Committees. Future changes or additions to the Board will include considerations of the independence of the actual or potential directors concerned.

2.5 The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.

Garda's Board Charter states that the Chairperson should be an independent and non-executive director appointed by the Board and should not be the same person as the Managing Director.

Garda's Chair is an executive and is also the Managing Director. The Board acknowledges this departure from the Principles and from the Garda Board Charter but is satisfied that the current arrangements are in the best interests of the Group.

2.6 A listed entity should have a program for inducting new directors and for periodically reviewing whether there is a need for existing directors to undertake professional development to maintain the skills and knowledge needed to perform their role as directors effectively.

All new directors appointed to the Garda Board receive induction training which includes information on Garda's values, Code of Conduct, Trading Policy and compliance program.

Ongoing training for the Directors includes site visits to familiarise them with the Fund's properties, provision of professional education programs to enhance skills and knowledge, and presentations on key legal, accounting and commercial developments impacting the Garda business.

PRINCIPLE 3: INSTIL A CULTURE OF ACTING LAWFULLY, ETHICALLY AND RESPONSIBLY

3.1 A listed entity should articulate and disclose its values.

Garda regularly restates its corporate objective/purpose in its securityholder disclosures: *to deliver enduring value to securityholders through our expertise in real estate.*

While our values receive less disclosure, they are fundamental to the way in which we conduct our business: *We embrace and live family values in everything we do.*

These values extend to all counterparties: Securityholders, tenants, borrowers, employees, service providers and regulators.

3.2 A listed entity should:

- a) have and disclose a code of conduct for its directors, senior executives and employees; and
- b) ensure that the board or a committee of the board is informed of any material breaches of that code.

Garda's Code of Conduct is published on its website. Every Director and employee involved in the management or operation of Garda has agreed to comply with the Code of Conduct.

The Audit, Risk and Sustainability Committee is informed of any material breaches of the Code of Conduct.

3.3 A listed entity should:

- a) have and disclose a whistleblower policy; and
- b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.

Garda's Whistleblower Policy is published on its website. Everyone associated with Garda is expected to adhere to the Policy.

The Board is notified of any material incidents reported, with strict regard for the legislative requirements and protections.

3.4 A listed entity should:

- a) have and disclose an anti-bribery and corruption policy; and
- b) ensure that the board or a committee of the board is informed of any material breaches of that policy.

Garda does not have a standalone anti-bribery and corruption policy. The Code of Conduct published on Garda's website contains provisions dealing with anti-bribery, gifts, and political dealings and the Board is satisfied that this continues to be adequate. The Audit, Risk and Sustainability Committee is informed of any material breaches.

PRINCIPLE 4:

SAFEGUARD THE INTEGRITY OF CORPORATE REPORTS

4.1 The board of a listed entity should:

- a) have an audit committee which:
 - (1) has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and
 - (2) is chaired by an independent director, who is not the chair of the board, and disclose:
 - (3) the charter of the committee;
 - (4) the relevant qualifications and experience of the members of the committee; and
 - (5) in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or
- b) if it does not have an audit committee, disclose that fact and the processes it employs that independently verify and safeguard the integrity of its corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner.

The Garda Board has an Audit, Risk and Sustainability Committee, the Charter for which may be found on Garda's website.

The Audit, Risk and Sustainability Committee has three non-executive members, all of whom are non-executive directors and one of whom (the Committee Chair, who is not the Chair of the Board) is an independent director. The members of the Committee, their qualifications and their attendance records are disclosed in the FY26 Annual Report, which is also published on the Garda website.

4.2 The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.

Before Garda's Financial Statements are approved by the Board, the required declarations are provided by the Managing Director and the COO to the Board.

- 4.3 A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.

Garda carefully reviews, and seeks to verify, all periodic corporate reports which are released to the market but which have not been audited or reviewed by an external auditor. Periodic corporate reports must be authorised for release by the appropriate officer.

PRINCIPLE 5:

MAKE TIMELY AND BALANCED DISCLOSURE

- 5.1 A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.

Garda's Disclosure and Communications Policy is published on its website. The Policy addresses the continuous disclosure requirements of the ASX as well as best practice communications for Securityholders and stakeholders generally.

- 5.2 A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.

Copies of all material market announcements are provided to the Directors following their release to the market. A summary of all material market announcements made during the period is provided with the Board papers.

- 5.3 A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.

Garda ensures that all presentations containing new, previously unpublished and/or material information are lodged with the ASX, ahead of the presentation.

PRINCIPLE 6: RESPECT THE RIGHTS OF SECURITY HOLDERS

6.1 A listed entity should provide information about itself and its governance to investors via its website.

Garda publishes, and regularly updates, a full suite of disclosure documents, charters, policies and other material documents, all of which may be found on its website.

6.2 A listed entity should have an investor relations program that facilitates effective two-way communication with investors.

Through its Investor Relations team, Garda provides continuous and comprehensive communications to investors through the ASX. These communications invariably include the contact details of the Garda executives who either authorised their release or who may be contacted for further information.

Garda announcements, reports and presentations are relevantly:

- released to ASX as required by the Listing Rules;
- posted to Garda's website; and
- distributed to media and investor contacts.

The Board receives regular and relevant feedback from investor presentations, to inform itself of institutional and retail Securityholder comments or concerns.

6.3 A listed entity should disclose how it facilitates and encourages participation at meetings of security holders.

Garda holds an Annual General Meeting (**AGM**) for Securityholders. Each meeting covers formal business but also provides Securityholders with the opportunity to be updated on the activities of Garda and to ask questions of the Board and management. The auditor also attends to answer questions on Garda's audited Financial Statements.

Notices of meeting and explanatory memoranda for resolutions are provided to Securityholders in accordance with the Constitutions and the Corporations Act, and are accessible on Garda website, as well as being lodged with ASX.

Securityholders who are not able to attend an AGM are encouraged to vote by proxy.

6.4 A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.

The Constitutions of the Company and the Fund require voting to be conducted by poll, rather than a show of hands. Securityholders who are not able to attend a meeting are encouraged to vote by proxy.

6.5 A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.

Garda provides its Securityholders with the option (which may be changed at the Securityholder's election) of receiving and sending communications electronically (through the Registry).

Garda's contact details are readily available to investors and are provided on all releases and communications.

PRINCIPLE 7: RECOGNISE AND MANAGE RISK

7.1 The board of a listed entity should:

- a) have a committee or committees to oversee risk, each of which:
 - (1) has at least three members, a majority of whom are independent directors; and
 - (2) is chaired by an independent director, and disclose:
 - (3) the charter of the committee;
 - (4) the members of the committee; and
 - (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or
- b) if it does not have a risk committee or committees that satisfy (a) above, disclose that fact and the processes it employs for overseeing the entity's risk management framework.

The Garda Board has an Audit, Risk and Sustainability Committee, the Charter for which may be found on Garda's website.

The Audit, Risk and Sustainability Committee has three non-executive members, one of whom (the Committee Chair) is an independent director. The members of the Committee, their qualifications and their attendance records are disclosed in the FY26 Annual Report.

Garda's Risk Management Policy is published on its website and expresses Garda's commitment to a sound system of risk oversight and control. It is based on the Principles, and the international standard on risk management and applies to the Board, the executives and all staff.

7.2 The board or a committee of the board should:

- a) review the entity's risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and
- b) disclose, in relation to each reporting period, whether such a review has taken place.

The Board, through the Audit, Risk and Sustainability Committee, reviews Garda's risk management framework and constituent documents at least annually. These documents include the Risk Management Policy, risk appetite statement and risk registers.

This review has been completed with respect to FY26.

7.3 A listed entity should disclose:

- a) if it has an internal audit function, how the function is structured and what role it performs; or
- b) if it does not have an internal audit function, that fact and the processes it employs for evaluating and continually improving the effectiveness of its risk management and internal control processes.

Garda does not have an internal audit function.

Garda's risk management and internal control processes are under constant evaluation and improvement by virtue of the multiple regulatory regimes under which Garda operates. These regimes require constant, detailed review and application of policies, procedures, registers and behaviours.

In the rare event that a process fails, the Audit, Risk and Sustainability Committee and the Board are informed and the requisite changes to stop a repeat occurrence are made.

7.4 A listed entity should disclose whether it has any material exposure to environmental or social risks and, if it does, how it manages or intends to manage those risks.

Garda's Sustainability Policy is published on its website and economic, environmental and sustainability exposures are regularly reported in half-year and full year reports.

Garda currently falls below the reporting thresholds of the new Australian climate-related financial disclosure laws. While Garda intends to observe the new reporting regime, to the extent practicable, material changes to its property portfolio since publishing its inaugural Sustainability Report in 2022, particularly following the sale of both the Cairns Corporate Tower and North Lakes development properties during FY26, have minimised the information value of such reporting.

PRINCIPLE 8: REMUNERATE FAIRLY AND RESPONSIBLY

8.1 The board of a listed entity should:

- a) have a remuneration committee which:
 - (1) has at least three members, a majority of whom are independent directors; and
 - (2) is chaired by an independent director, and disclose:
 - (3) the charter of the committee;
 - (4) the members of the committee; and
 - (5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings, or
- b) if it does not have a remuneration committee, disclose that fact and the processes it employs for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive.

The Garda Board has a Nomination and Remuneration Committee, the Charter for which may be found on Garda's website.

The Nomination and Remuneration Committee has three non-executive members, one of whom (the Committee Chair) is an independent director. The members of the Committee, their qualifications and their attendance records are disclosed in the FY26 Annual Report.

8.2 A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.

The Charter of the Nomination and Remuneration Committee provides the framework for the remuneration of Garda's Board, senior executives and other key employees.

The remuneration pool for non-executive directors and the remuneration of key management personnel are set out in the Remuneration Report contained in the FY26 Annual Report, which is published on Garda's website.

8.3 A listed entity which has an equity-based remuneration scheme should:

- a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and
- b) disclose that policy or a summary of it.

Garda has two active equity-based remuneration plans, the ESP and EIP.

Full details of both the ESP and EIP were provided to Securityholders in the relevant notice of AGM. Details of the various grants made under the ESP and EIP are set out in the Remuneration Report contained in the FY26 Annual Report, which is published on Garda's website.

Vesting of ESP and EIP securities is subject to specified hurdles being met by the participants. Garda's Trading Policy, published on its website, prevents margin lending, short-selling and hedging which limit the economic risk of employees who participate in either the ESP or the EIP.

In addition, under the ESP, nominated executives were granted unvested Garda securities with an attaching, non-recourse loan from Garda for an equivalent value.

Because the loans are non-recourse, the executive has no financial exposure if the value of their ESP securities is less than the value of the attaching loan; the executive would simply return the securities to Garda and the loan would be extinguished.

GLOSSARY

Key terms used in this Corporate Governance Statement:

ASX	Australian Securities Exchange.
Board	The directors of the Company (and for the Fund, Garda Capital) acting as a board. The Board is identical for each member of the Group.
Company	Garda Holdings Limited ACN 636 329 774.
Constitution	The Constitution of the Company or the Fund, as the context requires.
COO	Chief Operating Officer of Garda, who is David Addis.
Corporations Act	<i>Corporations Act 2001</i> (Cth).
Director	A director of the Company or Garda Capital, as the context requires.
EIP	Equity Incentive Plan last approved by Securityholders at the 2024 AGM.
ESP	Employee Security Plan last approved by Securityholders at the 2023 AGM.
Financial Statements	The audited financial statements of Garda for the Reporting Period, dated 30 July 2026.
Fund	Garda Diversified Property Fund ARSN 104 391 273, a managed investment scheme which listed on the ASX in July 2015 and part of the stapled security Garda Property Group.
Garda or Group	A stapled security of Garda Property Group, ASX code: GDF, listed on the ASX and comprising: • one share in the Company; and • one unit in the Fund.
Garda Capital	Garda Capital Limited ACN 095 039 366, Australian financial services licence 246714, the responsible entity of the Fund.
Listing Rules	The official listing rules of the ASX from time to time.
Principles	ASX Corporate Governance Principles and Recommendations – 4 th Edition dated February 2019.
Recommendations	The recommendations listed in the Principles.
Registry	MUFG Corporate Markets Limited, the external registry for Garda.
Reporting Period	The reporting period for this Statement, being for the financial year ended 30 June 2026.
Securityholders	A registered holder of stapled securities in Garda.
Statement	This Corporate Governance Statement approved by the Board on 30 July 2026.