

GARDA

GARDA PROPERTY GROUP (ASX: GDF)

Property Book | 30 June 2025

DISCLAIMER

This presentation (**Presentation**) has been prepared on behalf of Garda Property Group (**GDF** or **Group** or **Garda**), comprising Garda Holdings Limited (**GHL**) and its controlled entities and Garda Capital Limited (ACN 095 039 366) (AFSL 246714) (**GCL**) as responsible entity of the Garda Diversified Property Fund ARSN 104 391 273 (the **Fund**). The information and statements in this Presentation were prepared or are made only as of the date of this Presentation, unless otherwise stated.

This Presentation contains general and summary information about the current and currently proposed activities of Garda. It does not purport to be complete or contain all information which would be relevant to GDF stapled securities, or existing or prospective investors of Garda. Other than as required by law, no member of the Group or any of their related entities and their respective directors, employees, officers or advisers give any warranties in relation to the statements and information contained in or referred to in this Presentation.

This Presentation has been compiled from sources which Garda believes to be reliable. However, it is not audited, and is not a prospectus, product disclosure statement (**PDS**) or other disclosure document (**Disclosure Document**) as defined in the *Corporations Act 2001* (Cth) (**Corporations Act**), and has not been lodged with the Australian Securities and Investments Commission (**ASIC**). It is not, nor does it purport to be, complete or include all the information that a Disclosure Document may contain. Historical financial and other 'continuous disclosure' information required by law can be found at the Garda website www.gardaproperty.com.au and in the financial statements (also available on the website).

Nothing contained in the Presentation constitutes investment, legal, tax or other advice. It is not an offer of securities, or a recommendation to buy or sell securities in Garda. It has been prepared for general information only, and without taking into account the investment objectives, financial situation or needs of individuals. Any existing or prospective investor should not rely on this Presentation, but consider the appropriateness of the information in any Disclosure Document or other public sources having regard to their own objectives, financial situation and needs and seek appropriate advice, including financial, legal and taxation advice appropriate to their jurisdiction. Garda does not guarantee any particular rate of return or the performance of the Group, nor does it guarantee the repayment of capital or any particular tax treatment.

This Presentation contains certain "forward looking statements" with respect to the financial condition, results of operations and business relating to the Group. These forward looking statements may involve subjective judgments. The words "forecast", "estimate", "likely", "anticipate", "believe", "expect", "project", "opinion", "predict", "outlook", "guidance", "intend", "should", "could", "may", "strategy", "target", "plan" and other similar expressions are intended to identify forward looking statements. The forward looking statements are by their nature subject to significant and unknown risks, uncertainties, vagaries and contingencies, many (if not all) of which are outside the control of members of the Group. Various risk factors may cause the actual results or performance of the Group to be materially different from any future results or performance expressed or implied by such forward looking statements. There can be no assurance that any forward looking statements are attainable or will be realised. Past performance should also not be relied upon as being indicative of future performance. No representation, warranty or guarantee, whether express or implied, is made or given by any member of the Group that any forward looking statement will or is likely to be achieved. Except as required by law, Garda is not liable to release updates to the forward looking statements to reflect any changes.

A number of figures, amounts, percentages, prices, estimates, calculations of value and fractions in this Presentation are subject to the effect of rounding. Accordingly, the actual calculation of these figures, amounts, percentages, prices, estimates, calculations of value and fractions may differ from the figures, amounts, percentages, prices, estimates, calculations of value and fractions set out in this Presentation. All references to dollars or \$ in this Presentation are to Australian currency.

To the maximum extent permitted by law, any and all liability in respect of the Presentation (and any forward looking statement) is expressly excluded, including, without limitation, any liability arising from fault or negligence, for any direct, indirect or consequential loss or damage arising from any loss whatsoever arising from the use of the information in this Presentation or otherwise arising in connection with it. Garda is listed on the Australian Securities Exchange (**ASX**) and all applicable obligations and restrictions contained in (without limitation) the ASX Listing Rules and Corporations Act apply accordingly. The acknowledgements referred to above may be pleaded as a bar to any claim that any reader may bring.

Persons who come into possession of this Presentation (including through a website) who are not in Australia should seek advice on and observe any legal restrictions on distribution in their own jurisdiction. Distribution of this Presentation outside of Australia (whether electronically or otherwise) may be restricted by law. Persons who receive this Presentation outside of Australia are required to observe any such restrictions. Failure to comply with such restrictions may find you in violation of applicable securities laws.

PORTFOLIO OVERVIEW

4.2 years

PORTFOLIO WALE

87%

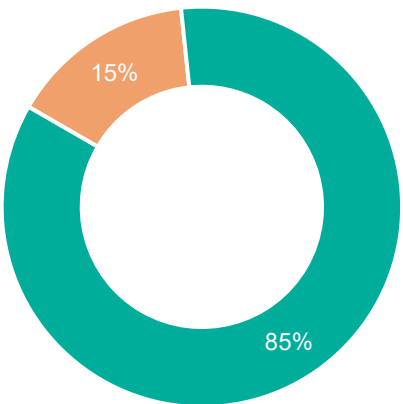
PORTFOLIO OCCUPANCY

6.35%

PORTFOLIO CAP RATE

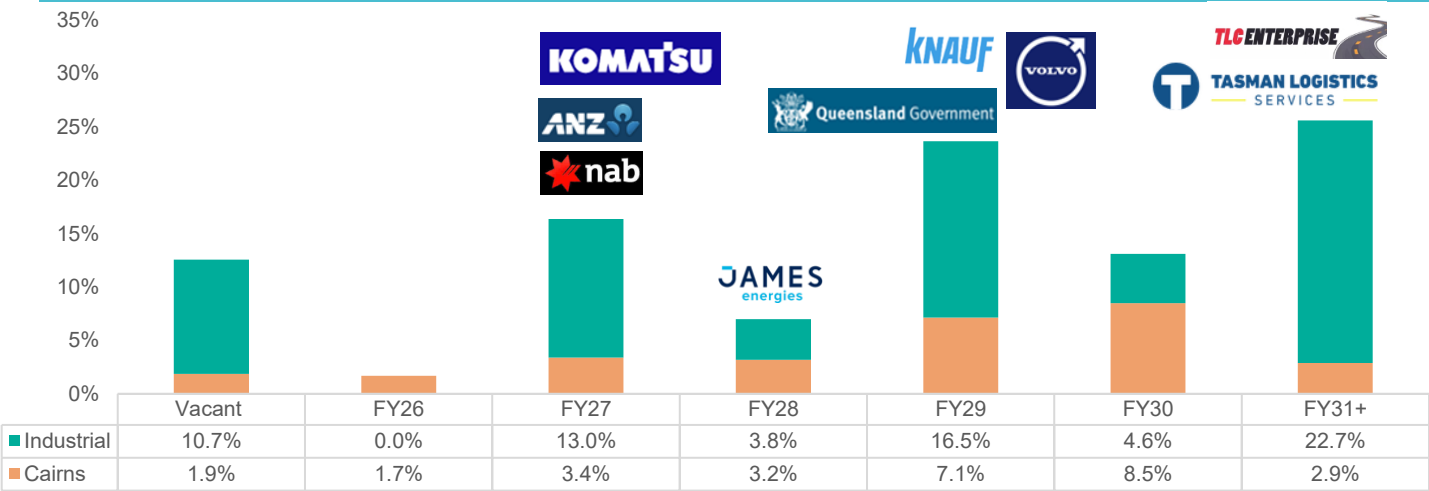
Geography and Sector (by Value)

Cairns / Office Brisbane / Industrial



Tenant	Property	Gross Income (%)
Volvo Group	Wacol	12.8%
Ausdeck	Richlands	9.0%
Komatsu	Morningside	9.0%
Pinkenba Operations	Pinkenba	8.3%
Tasman KB	Acacia Ridge	5.8%
Qld Gov (DTMR)	Cairns	4.8%
James Energies	Heathwood	4.4%
CNW Pty Ltd	Morningside	4.1%
YHI	Wacol (Pinnacle West)	4.0%
Tas. Freight	Wacol (Pinnacle West)	3.2%
Top 10 Portfolio Tenants		65.4%

Lease Expiry (by Income)



INDUSTRIAL

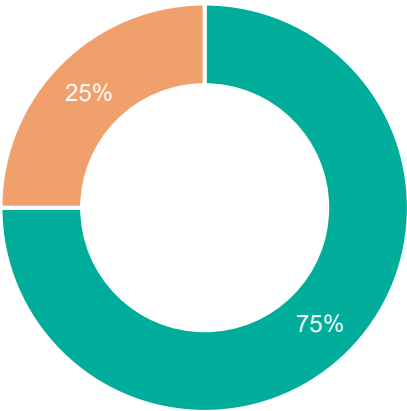


Bldg A, 498 Progress Rd, Wacol

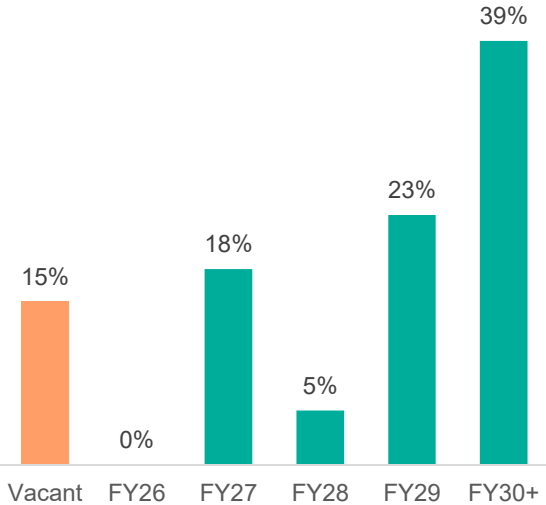
INDUSTRIAL OVERVIEW

Brisbane Sector (by Value)

■ Established Industrial ■ Industrial Land



Lease Expiry (by Income)



Key Industrial Metrics

\$443 million
INDUSTRIAL VALUE

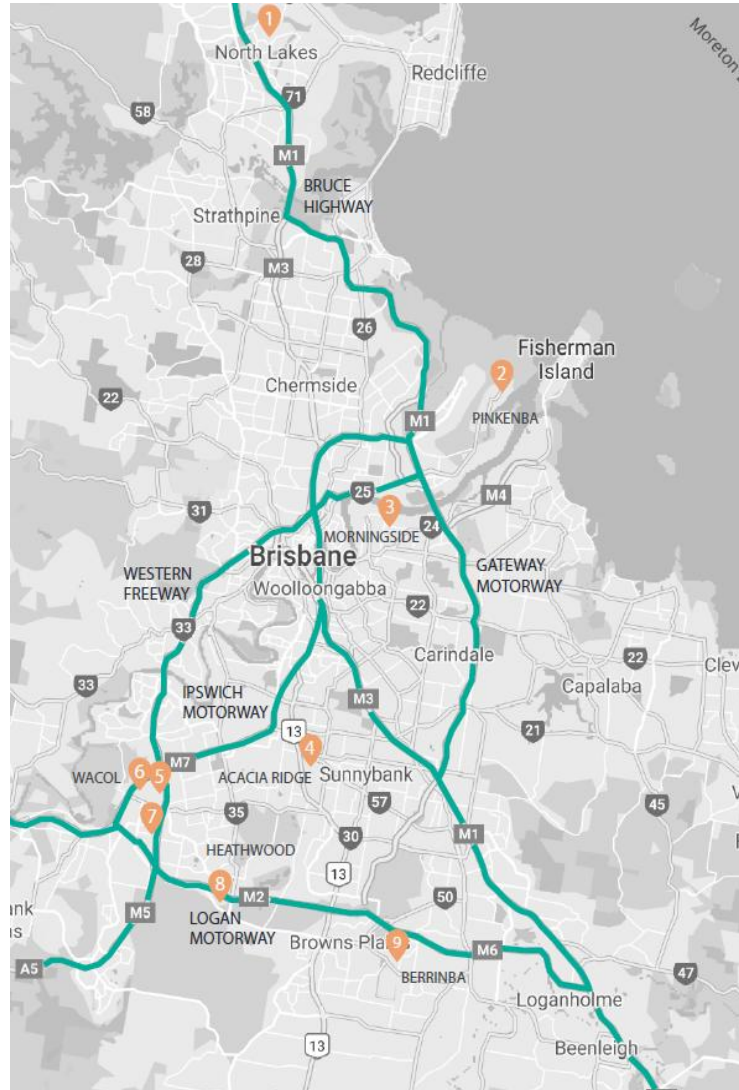
5.86%
INDUSTRIAL CAP RATE

4.5 years
INDUSTRIAL WALE

85%
INDUSTRIAL OCCUPANCY



BRISBANE INDUSTRIAL LOCATIONS



- 1 109-135 Boundary Road, North Lakes
- 2 70-82 Main Beach Road, Pinkenba
- 3 326 & 340 Thynne Road, Morningside
- 4 38, 56, 69 Peterkin Street, Acacia Ridge
- 5 41 Bivouac Place, Wacol
- 6 498 Progress Road, Wacol
- 7 56-72 Bandara Street, Richlands
- 8 67 Noosa Street, Heathwood
- 9 1-9 Kellar Street, Berrinba



109-135 BOUNDARY ROAD

NORTH LAKES, QUEENSLAND

PINNACLE
NORTH LAKES
BY GARDA



North Lakes – Boundary Rd intersection and internal road

Location

North Lakes is perfectly positioned to provide seamless connectivity to major business centres and national road, air and rail networks. Situated alongside the Bruce Highway / M1 and near the Gateway Motorway, the subject site sits 32km north of Brisbane's CBD, 40 minutes' drive from the Sunshine Coast and only 22 minutes from Brisbane domestic and international airports.

Description

Garda has entered a conditional contract to sell the site to an ESR managed fund for \$113.635 million. Garda has completed all civil works required under the contract and is awaiting receipt of titles prior to settlement occurring. The site can be developed into a master-planned industrial park including dedicated precincts that support the development of premises for small, medium and large customers.

ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	323,800
Lettable Area (m ²) – built form GFA (m ²)	~ 100,000
Occupancy (by income)	N/A
WALE (by income)	N/A
Major Tenant/s	N/A
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	30 June 2025
Directors' Valuation – 30 June 2025	\$111,910,620
Conditional sale contract value (expected settlement in Sep-25)	\$113,635,000



North Lakes – Bulk Earthworks and Internal Roads Progress

70-82 MAIN BEACH ROAD

PINKENBA, QUEENSLAND



Location

The property is located within the Pinkenba industrial precinct, adjoining the Brisbane Airport on the northern side of the Brisbane River. The site has immediate access to the major arterial road network including the Bruce Highway and is only minutes from the Gateway Bridge.

Description

The property has operated as a resource recovery facility for soil, rock, gravel and construction materials. The four-hectare site has low site coverage and improvements, consisting of predominantly hardstand, a 2,000m² facility and various site offices.

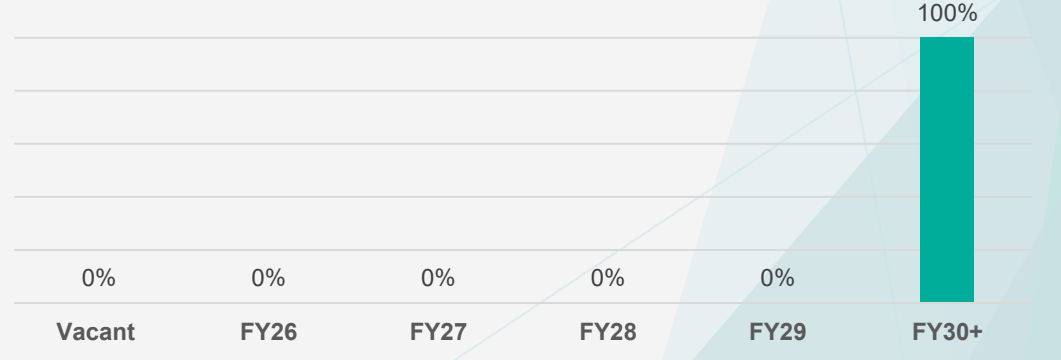
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	40,490
Lettable Area (m ²)	40,490
Occupancy (by income)	100%
WALE (by income)	8.1 years
Major Tenant/s	Pinkenba Operations
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$32,200,000
Capitalisation Rate	5.75%
Discount Rate	7.25%

LEASE EXPIRY PROFILE (BY INCOME)



326 & 340 THYNNE ROAD

MORNINGSIDE, QUEENSLAND



Location

Morningside is located 4.5 kilometres east of the Brisbane CBD. The industrial precinct is tightly held given the desirable location, close to the CBD and access to the Gateway Motorway.

Description

The asset comprises two A-grade warehousing and distribution facilities on a 4-hectare site. Both industrial facilities were refurbished in 2017. The site has a 7,500m² unused land parcel that has development approval for a 5,700m² extension to the existing warehouse, providing expansion upside.

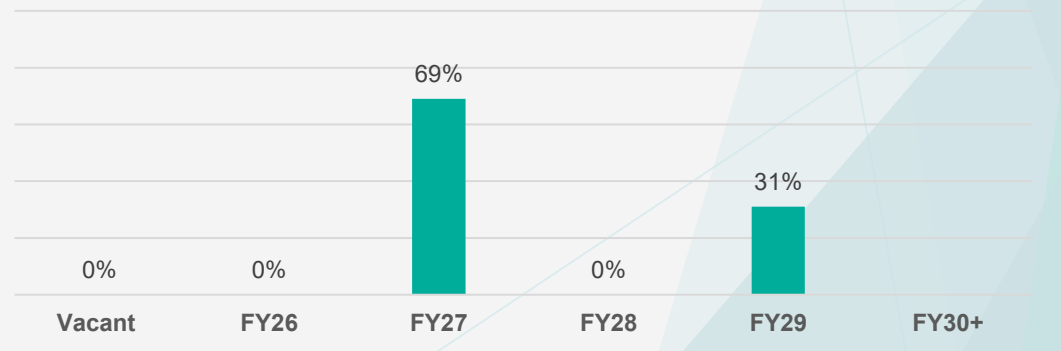
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	40,124
Lettable Area (m ²)	16,979
Occupancy (by income)	100%
WALE (by income)	1.7 years
Major Tenant/s	Komatsu
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$61,000,000
Capitalisation Rate	5.75%
Discount Rate	7.25%

LEASE EXPIRY PROFILE (BY INCOME)



38-56 PETERKIN STREET

ACACIA RIDGE, QUEENSLAND



Location

Acacia Ridge is an established inner southern industrial suburb approximately 16 kilometres by road from the Brisbane CBD and borders the Pacific National Rail Intermodal facility.

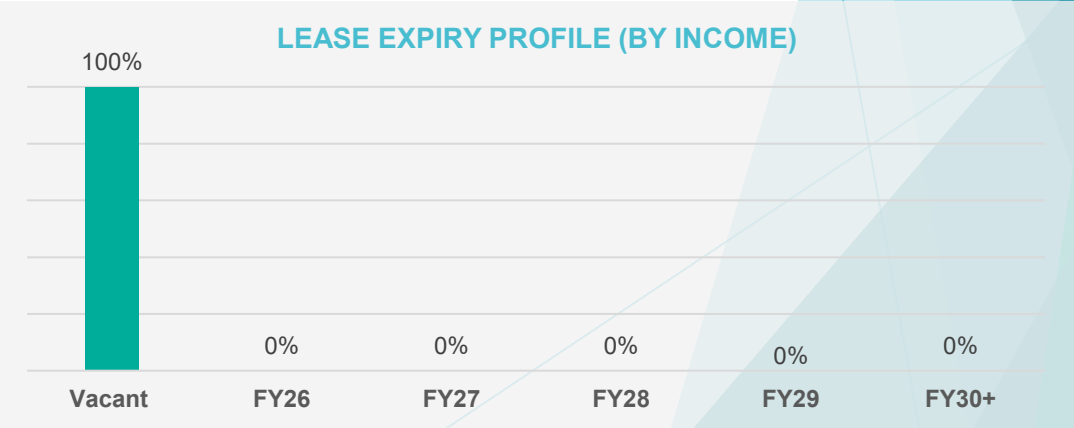
Description

The facility was developed by Garda, completed in December 2024. The facility provides 14,778m² of prime industrial lettable area, divisible into 6,374m² and 8,400m² tenancies.

The warehouse provides internal clearance heights of 12 metres at the eaves, super awnings and container rated hardstand set-down.

ASSET SUMMARY – 30 JUNE 2025	
Land Area (m ²)	34,275
Lettable Area (m ²) – built form GFA (m ²)	14,778
Occupancy (by income)	0%
WALE (by income)	N/A
Major Tenant/s	N/A
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025	
Valuation Date	December 2024
Valuation	\$44,750,000
Capitalisation Rate	5.75%
Discount Rate	7.00%



69 PETERKIN STREET

ACACIA RIDGE, QUEENSLAND



Location

Acacia Ridge is an established inner southern industrial suburb approximately 16 kilometres by road from the Brisbane CBD and borders the Pacific National Rail Intermodal Facility.

Description

The facility was built by Garda in 2021 and provides 6,262m² of lettable area configured as 6,059m² of warehouse and 203m² of two-level office. The property also provides 6,000m² as balance of land, ideal for hardstand use. The balance of land could also accommodate a further 3,000m² extension to the existing facility. Garda does hold DA approval for the extension and would consider following the sitting tenant departure in June 2027.

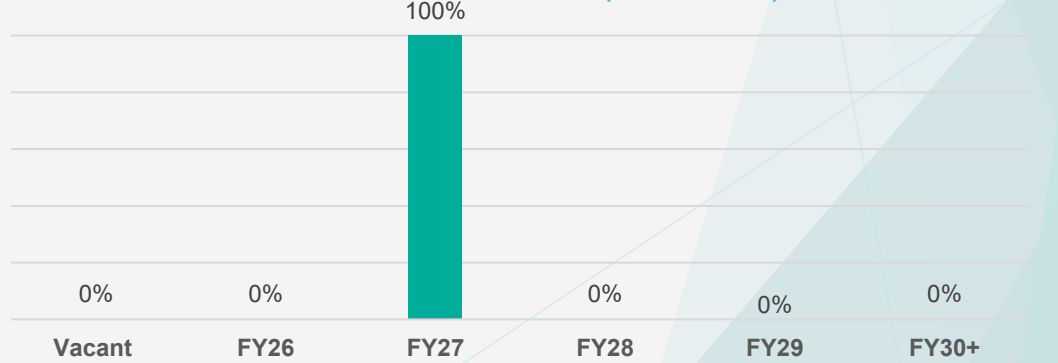
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	27,130
Lettable Area (m ²)	6,262
Occupancy (by income)	100%
WALE (by income)	1.9 years
Major Tenant/s	Tasman KB
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$22,350,000
Capitalisation Rate	6.25%
Discount Rate	7.25%

LEASE EXPIRY PROFILE (BY INCOME)



41 BIVOUAC PLACE

WACOL, QUEENSLAND



Location

Metroplex Westgate Wacol is a premium industrial business park that is being developed by GPT Group and Metroplex and comprises 90 hectares of land that, when completed, will provide over 250,000m² of industrial space. The industrial estate is one of Brisbane's best connected near city estates, situated 15 kilometres west of the Brisbane CBD with immediate access to both the Ipswich Motorway and Centenary Highway.

Description

The facility sits on a 32,790m² site and provides Volvo Group Australia with a 6,057m² service warehouse and dealership delivery centre and 3,937m² of A-grade office space and showroom.

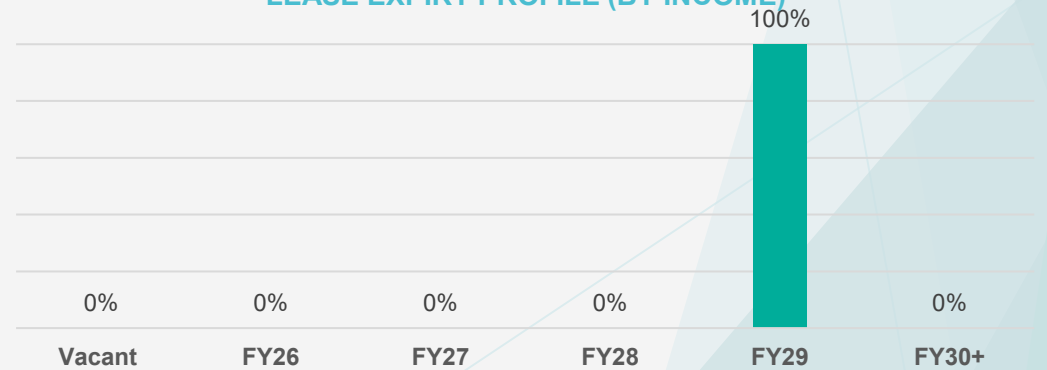
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	32,790
Lettable Area (m ²)	9,994
Occupancy (by income)	100%
WALE (by income)	3.0 years
Major Tenant/s	Volvo
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$52,000,000
Capitalisation Rate	5.75%
Discount Rate	7.00%

LEASE EXPIRY PROFILE (BY INCOME)



1-9 KELLAR STREET

BERRINBA, QUEENSLAND



Location

Berrinba forms part of the larger industrial precinct known as South-West 1 and is located 21 kilometres south of the Brisbane CBD with close access to the Logan Motorway. Berrinba lies in the Logan area, and is located between Brisbane, Gold Coast and Ipswich.

Description

Developed by Garda in 2020, the asset is a freestanding warehouse and office facility providing 5,683m² of leasable area sitting on a 11,940m² site. Knauf and TLC Freight respectively occupy approximately half of the facility.

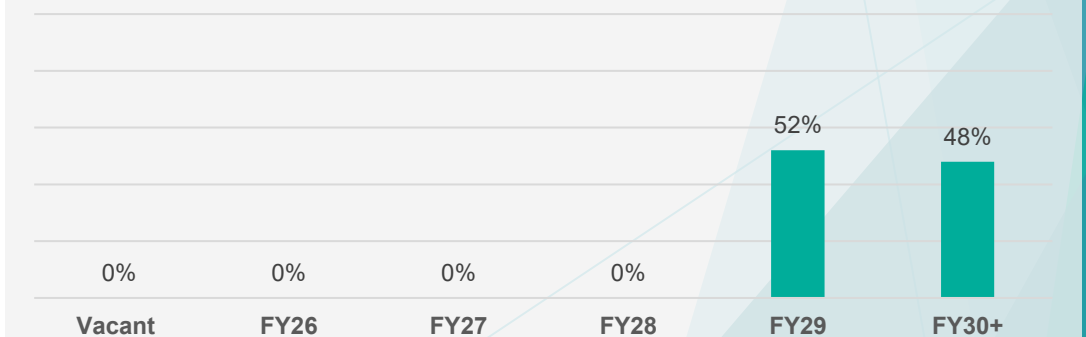
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	11,940
Lettable Area (m ²)	5,683
Occupancy (by income)	100%
WALE (by income)	3.8 years
Major Tenant/s	Knauf
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$17,000,000
Capitalisation Rate	5.75%
Discount Rate	7.50%

LEASE EXPIRY PROFILE (BY INCOME)



67 NOOSA STREET

HEATHWOOD, QUEENSLAND



Location

Heathwood is located approximately 30 kilometres (by road) southwest of the Brisbane CBD. Heathwood is one of Brisbane’s most successful industrial estates, having prime location along the Logan Motorway, where immediate access can be gained to the major transport routes including Centenary Highway (West), Mt Lindsay Highway (East), Gateway Motorway (East) and the Ipswich Motorway (North).

Description

Located on a 15,090m² site, the property is improved with a number of buildings totaling approximately 6,022m² and a low 40% site coverage, providing a generous amount of hardstand. The property is wholly leased to James Energies on a long-term lease, a company that has operated since 1964 and produces pre-fabricated and transportable electrical and data switch rooms.

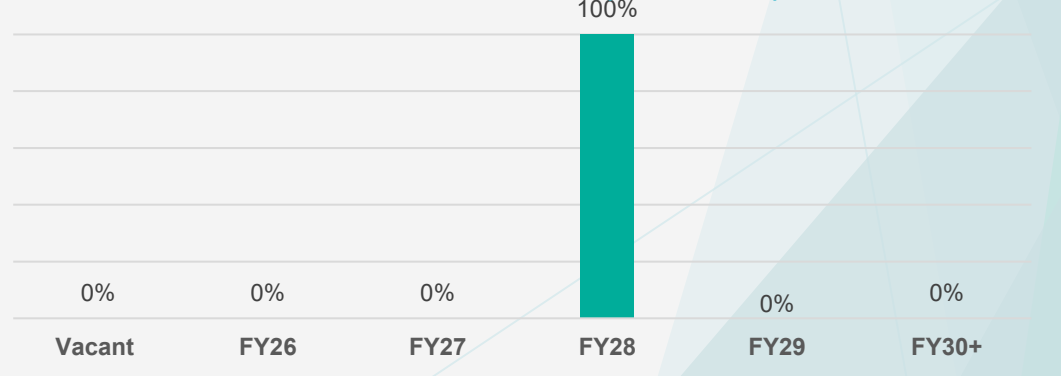
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	15,090
Lettable Area (m ²)	6,022
Occupancy (by income)	100%
WALE (by income)	2.7 years
Major Tenant/s	James Energies
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$16,400,000
Capitalisation Rate	6.00%
Discount Rate	7.25%

LEASE EXPIRY PROFILE (BY INCOME)



498 PROGRESS ROAD

WACOL, QUEENSLAND



Location

Wacol is an established industrial suburb, 21 kilometres by road south-west of the Brisbane CBD. The 4.1 hectare site is located on Progress Road, a major dual lane arterial road connecting to both the Ipswich Motorway and Centenary Highway (and Logan Motorway).

Description

Pinnacle West sits on a 41,750m² site developed by Garda in three stages and is now fully developed. The estate provides 17,525m² of lettable area fully leased to four tenants.

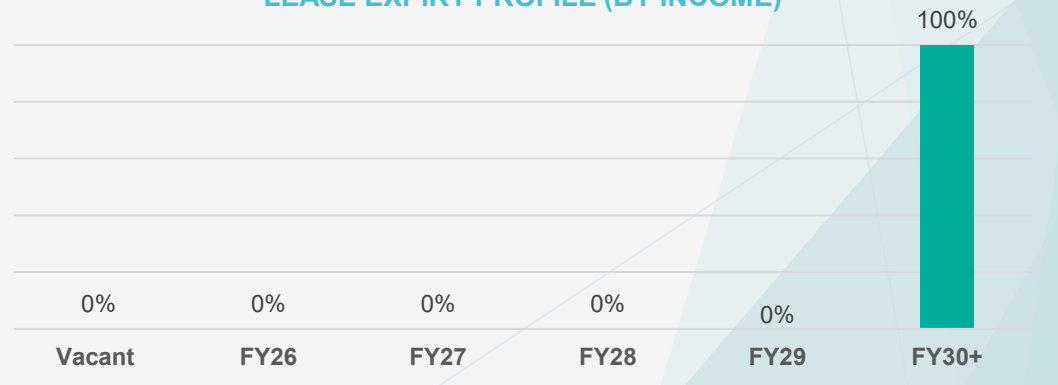
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	41,750
Lettable Area (m ²)	17,525
Occupancy (by income)	100%
WALE (by income)	5.9 years
Major Tenant/s	YHI
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	June 2025
Valuation	\$47,250,000
Capitalisation Rate	6.00%
Discount Rate	7.50%

LEASE EXPIRY PROFILE (BY INCOME)



56-72 BANDARA STREET

RICHLANDS, QUEENSLAND



Location

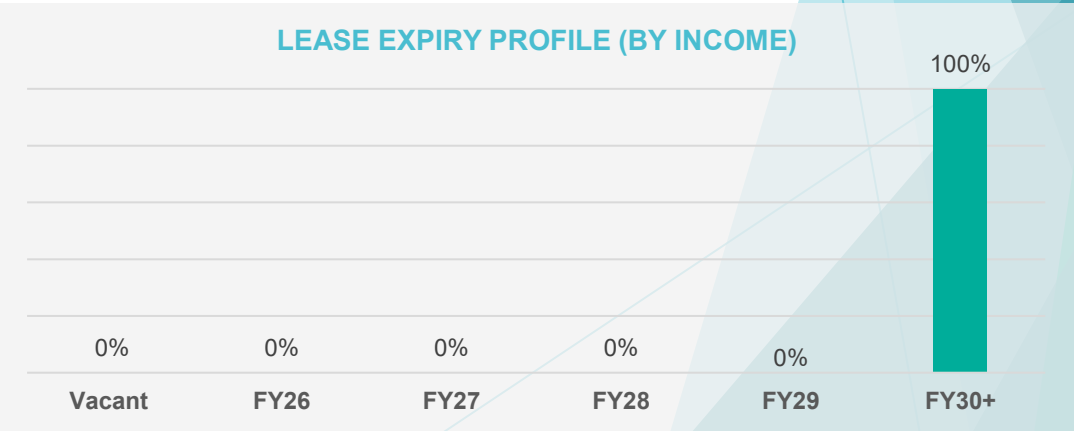
Richlands is an established industrial suburb, 21 kilometres by road south-west of the Brisbane CBD. Richlands neighbours Wacol with the same quality access to the Ipswich Motorway and Centenary Highway, via Progress Road. The site on Bandara Street backs onto the Metroplex Westgate industrial precinct.

Description

Developed by Garda in 2023, the asset is fully leased to Ausdeck for 10 years, with the 13,000m² warehouse reaching practical completion during December 2023. Bandara Street is not an arterial road and therefore provides a price competitive site with excellent access to various road networks.

ASSET SUMMARY – 30 JUNE 2025	
Land Area (m ²)	30,351
Lettable Area (m ²)	12,912
Occupancy (by income)	100%
WALE (by income)	8.5 years
Major Tenant/s	Ausdeck
NABERS Rating	N/A

VALUATION SUMMARY – 30 JUNE 2025	
Valuation Date	December 2024
Valuation (On Completion)	\$37,500,000
Capitalisation Rate	6.00%
Discount Rate	7.25%



OFFICE



Cairns Corporate Tower

7-19 LAKE STREET

CAIRNS, QUEENSLAND



Description

The property is the premier commercial office building in Cairns comprising a total NLA of 14,843m² and has attracted quality blue chip tenants including state and federal government, national and international corporates and a number of financial institutions. The 15 level, semi-modern, 5.5-star NABERS rated building was completed in 1989.

The property comprises ground floor building entry foyer with retail accommodation, ground and upper ground office accommodation, secure podium parking for 264 vehicles on levels one, two and three and parts of level four, and twelve upper levels of commercial office accommodation. The property also has a 1,518m² parcel of land adjoining the property, providing potential development opportunities.

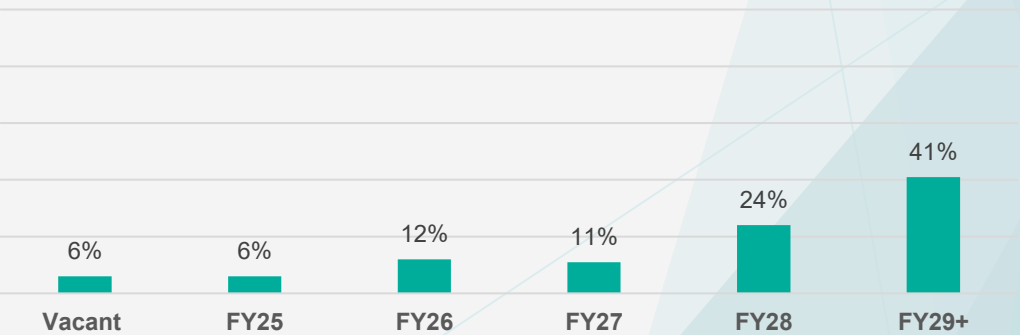
ASSET SUMMARY – 30 JUNE 2025

Land Area (m ²)	6,088
Lettable Area (m ²)	14,843
Occupancy (by income)	94%
WALE (by income)	3.5 years
Major Tenant/s	QLD Government – DTMR
NABERS Rating	5.5 star

VALUATION SUMMARY – 30 JUNE 2025

Valuation Date	December 2024
Valuation (includes adjoining vacant land parcel)	\$79,380,000
Capitalisation Rate	8.38%
Discount Rate	8.75%

LEASE EXPIRY PROFILE (BY INCOME)



GARDA

w: gardaproperty.com.au

e: info@gardaproperty.com.au Level 21, 12 Creek Street, Brisbane QLD 4000

p: +61 7 3002 5300 GPO Box 5270, Brisbane QLD 4001

