

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity:	ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT), Abacus Group Projects Limited (AGPL), Abacus Storage Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL))
ABN:	AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104, ASPT – 99 834 531 714, ASOL – 37 112 457 075

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	STEVEN SEWELL
Date of last notice	30 SEPTEMBER 2022

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct interest – see below Indirect interest – no change
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Mr S Sewell ATF S.M Sewell Mr S Sewell ATF R.J Sewell Mr S Sewell ATF D.M Sewell
Date of change	8 February 2023

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<p>No. of securities held prior to change</p>	<p>Direct Interests</p> <ul style="list-style-type: none"> • 578,001 ordinary stapled securities • 252,872 Security Acquisition Rights under the Abacus Equity Incentive Plan • 367,648 LTI Rights granted under the terms of the Abacus Equity Incentive Plan • 124,264 STI Rights granted under the terms of the Abacus Equity Incentive Plan <p>Indirect interests</p> <ul style="list-style-type: none"> • 51,747 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 51,706 held through Mr S Sewell ATF R.J Sewell • 51,738 held through Mr S Sewell ATF D.M Sewell •
<p>Class</p>	<p>LTI Rights</p>
<p>Number acquired</p>	<p>456,204 LTI Rights</p>
<p>Number disposed</p>	<p>Nil</p>
<p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Nil</p>
<p>No. of securities held after change</p>	<p>Direct Interests</p> <ul style="list-style-type: none"> • 578,001 ordinary stapled securities • 252,872 Security Acquisition Rights under the Abacus Equity Incentive Plan • 823,852 LTI Rights granted under the terms of the Abacus Equity Incentive Plan • 124,264 STI Rights granted under the terms of the Abacus Equity Incentive Plan <p>Indirect interests</p> <ul style="list-style-type: none"> • 51,747 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 51,706 held through Mr S Sewell ATF R.J Sewell • 51,738 held through Mr S Sewell ATF D.M Sewell

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Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of securities under an employee incentive scheme
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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

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