

Appendix 3X

Initial 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 30/9/2001.

Name of entity	ABACUS STORAGE KING (consisting of Abacus Storage Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL)) ¹
ABN	ASPT – 99 834 531 714, ASOL – 37 112 457 075

We (the entity) give ASX the following information under listing rule 3.19A.1 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Mark Bloom Director of ASOL and Abacus Storage Funds Management Limited as Responsible Entity of ASPT
Date of appointment	1 July 2021 ²

Part 1 - Director's relevant interests in securities of which the director is the registered holder

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.

Number & class of securities
Nil

¹ Abacus Storage King was admitted to the Official List of ASX on Monday, 31 July 2023. On the De-stapling Implementation Date (expected to be Thursday, 3 August 2023), it is expected that the ASOL shares and ASPT units will be De-stapled from the Abacus Property Group Securities and re-stapled together. For further details, see the transaction booklet dated Monday, 19 June 2023, as made available by Abacus Property Group (ASX:ABP) (**Abacus Property Group**) to its securityholders on and from Tuesday, 27 June 2023 (**Transaction Booklet**). Capitalised terms used but not defined in this announcement have the meaning given to them in the Transaction Booklet.

² Abacus Property Group (consisting of Abacus Group Holdings Limited (ABN 31 080 604 619) (AGHL), Abacus Group Projects Limited (ABN 11 104 066 104) (AGPL), ASOL, Abacus Income Trust (ARSN 104 934 287) (AIT), Abacus Trust (ARSN 096 572 128) (AT) and ASPT) has previously given ASX appendices 3X and 3Y with respect to this director in relation to his interests in the Abacus Property Group Securities each as a six stapled security. This Appendix 3X is given to ASX under listing rule 3.19A.1 on the basis that Abacus Storage King (ASX:ASK) (consisting of ASOL and ASPT) has been separately admitted to the Official List of ASX on Monday, 31 July 2023. As noted in footnote 1, it is expected that the ASOL shares and ASPT units will be De-stapled from the Abacus Property Group Securities on the De-stapling Implementation Date (expected to be Thursday, 3 August 2023).

+ See chapter 19 for defined terms.

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Part 2 – Director's relevant interests in securities of which the director is not the registered holder

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

Name of holder & nature of interest	Number & class of Securities
Note: Provide details of the circumstances giving rise to the relevant interest.	
Fambloom Pty Limited (Mr Bloom is a Director of this entity)	• 37,000 ordinary stapled securities (each consisting of one fully paid ordinary share in ASOL stapled to one fully paid unit in ASPT) (ASK Securities) ³
Fambloom Super Pty Ltd (Mr Bloom is a Director of this entity)	• 36,600 ASK Securities

Part 3 – 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	N/A
Name of registered holder (if issued securities)	N/A
No. and class of securities to which interest relates	N/A

³ ASK Securities commenced trading on a conditional and deferred settlement basis from 12.30pm (AEST) on Tuesday, 1 August 2023 as if the De-stapling had occurred. It is expected that De-stapling will occur on the De-stapling Implementation Date (expected to be Thursday, 3 August 2023). For further information regarding the basis for trading ASK Securities see the announcement titled "Last day of trading for Abacus Property Group as a six stapled entity" released to ASX by Abacus Property Group on Monday, 31 July 2023.

+ See chapter 19 for defined terms.