

# 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.

<b>Name of entity</b>	ABACUS STORAGE KING (consisting of Abacus Storage Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL)) <sup>1</sup>
<b>ABN</b>	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.

<b>Name of Director</b>	Steven Sewell Director of ASOL and Abacus Storage Funds Management Limited as Responsible Entity of ASPT
<b>Date of appointment</b>	18 April 2018 <sup>2</sup>

### 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.

<b>Number &amp; class of securities</b>
578,001 ordinary stapled securities (each consisting of one fully paid ordinary share in ASOL stapled to one fully paid unit in ASPT) (ASK Securities) <sup>3</sup>

<sup>1</sup> 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.

<sup>2</sup> 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).

<sup>3</sup> 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.

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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*

<b>Name of holder &amp; nature of interest</b> <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	<b>Number &amp; class of Securities</b>
Mr S Sewell ATF S.M Sewell	• 51,747 ASK Securities
Mr S Sewell ATF R.J Sewell	• 51,706 ASK Securities
Mr S Sewell ATF D.M Sewell	• 51,738 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.

<b>Detail of contract</b>	N/A
<b>Nature of interest</b>	N/A
<b>Name of registered holder (if issued securities)</b>	N/A
<b>No. and class of securities to which interest relates</b>	N/A

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+ See chapter 19 for defined terms.