

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 | Stephanie Lai Director of ASOL and Abacus Storage Funds Management Limited as Responsible Entity of ASPT |
| Date of appointment | 13 June 2023 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.

²A previous Appendix 3X was given to ASX by ABP on Tuesday, 13 June 2023 with respect to this director when this director was appointed as a director of ASOL and Abacus Storage Funds Management Limited (ABN 41 109 324 834) as responsible entity of ASPT. This Appendix 3X is given to ASX under listing rule 3.19A.1 as Abacus Storage King (ASX:ASK) (consisting of ASOL and ASPT) was separately admitted to the Official List of ASX on Monday, 31 July 2023.

+ See chapter 19 for defined terms.

Appendix 3X Initial Director's Interest Notice

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. | Nil |
| Nil | |

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 |

+ See chapter 19 for defined terms.