

Appendix 3Z

Final 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 PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL)) (ABP)¹
ABN	AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104

We (the entity) give ASX the following information under listing rule 3.19A.3 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of director	MARK BLOOM
Date of last notice	26 AUGUST 2022
Date that director ceased to be director	3 AUGUST 2023²

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 ABP is now a stapled group consisting of AGPL, AGHL, AT and AIT and their respective controlled entities. It is expected that Abacus Group's new ticker code (ASX:ABG) and name change to Abacus Group will be effective on ASX from the commencement of trading on Thursday, 10 August 2023.

² Mark Bloom ceases to be a director of AGHL, AGPL and Abacus Funds Management Limited as responsible entity of AT and AIT on 3 August 2023 but continues to be a director of the separately listed Abacus Storage King (consisting of Abacus Storage Operations Limited and Abacus Storage Property Trust) (ASX:ASK). Please refer to the Appendix 3X with respect to Mark Bloom provided to ASX by Abacus Storage King on 1 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

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.

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 Note: Provide details of the circumstances giving rise to the relevant interest	Number & class of securities
Fambloom Pty Ltd (Mr Bloom is a Director of this entity)	37,000 ordinary stapled securities (each consisting of one fully paid ordinary share in AGHL and AGPL stapled to one fully paid ordinary unit in AT and AIT) (ABG Securities)
Fambloom Super Pty Ltd (Mr Bloom is a Director of this entity)	36,600 ABG Securities

Part 3 – Director's interests in contracts

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.