

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 | STEPHANIE LAI Director of Abacus Storage Operations Limited (ASOL) and Abacus Storage Funds Management Limited (ASFML) as Responsible Entity of Abacus Storage Property Trust (ASPT) |
| Date of last notice | 13 JUNE 2023 |
| Date that director ceased to be director | N/A² |

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.

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 This Appendix 3Z is given by ABG to ASX for the purposes of closing out the Appendix 3X given to ASX by Abacus Property Group (which at the time consisted of AGHL, AGPL, AT, AIT, ASOL and ASPT) with respect to this person on Tuesday, 13 June 2023. This person is not a director of AGHL, AGPL or Abacus Funds Management Limited as responsible entity of AT and AIT and nothing in this appendix suggests that this person has been a director of these entities. This person is and continues to be a director of ASOL and ASFML as responsible entity of ASPT which form the separately listed Abacus Storage King (ASX:ASK). Capitalised terms used and not defined in this appendix have the meaning given to them in the Transaction Booklet dated 19 June 2023 and made available to Abacus Property Group Securityholders on 27 June 2023.

+ See chapter 19 for defined terms.

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| Number & class of securities |
|---|
| Nil |

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 |
|---|---|
| Nil | |

Part 3 – Director's interests in contracts

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|--|-----|
| 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.