

Appendix 3Y

Change of 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 30/09/01 Amended 01/01/11

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

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	Steven Sewell Director of ASOL and Abacus Storage Funds Management Limited as Responsible Entity of ASPT
Date of last notice	2 August 2023

Part 1 - Change of director's relevant interests in securities

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.

Direct or indirect interest	Direct interest – see below Indirect interest – see below / no change
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Mr S Sewell ATF S.M Sewell Mr S Sewell ATF R.J Sewell Mr S Sewell ATF D.M Sewell
Date of change	4 August 2023

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<p>No. of securities held prior to change</p>	<p>Direct interest 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)</p> <p>Indirect interest</p> <p>51,747 ASK Securities held through Mr S Sewell ATF S.M Sewell</p> <p>51,706 ASK Securities held through Mr S Sewell ATF R.J Sewell</p> <p>51,738 ASK Securities held through Mr S Sewell ATF D.M Sewell</p>
<p>Class</p>	<p>ASK Securities</p>
<p>Number acquired</p>	<p>65,464 ASK Securities held directly by Mr Sewell</p>
<p>Number disposed</p>	<p>N/A</p>
<p>Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>\$1.41 per ASK Security</p>

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No. of securities held after change	<p>Direct interest 643,465 ASK Securities</p> <p>Indirect interest</p> <p>51,747 ASK Securities held through Mr S Sewell ATF S.M Sewell</p> <p>51,706 ASK Securities held through Mr S Sewell ATF R.J Sewell</p> <p>51,738 ASK Securities held through Mr S Sewell ATF D.M Sewell</p>
<p>Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</p>	<p>Participation in the ASK pro-rata securityholder offer under the prospectus and product disclosure statement which form part of the transaction booklet dated Monday, 19 June 2023, as made available by Abacus Property Group (ASX:ABP)¹ to its securityholders on and from Tuesday, 27 June 2023.</p>

Part 2 – Change of 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
Date of change	N/A
<p>No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed</p>	N/A

¹ Abacus Property Group at the time consisted of ASOL, ASPT, Abacus Group Holdings Limited, Abacus Group Projects Limited, Abacus Trust and Abacus Income Trust and their respective controlled entities.

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Interest acquired	N/A
Interest disposed	N/A
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	N/A
Interest after change	N/A

Part 3 – ⁺Closed period

Were the interests in the securities or contracts detailed above traded during a ⁺closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

⁺ See chapter 19 for defined terms.