

# 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

|                        |                                                                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Name of entity:</b> | <b>ABACUS GROUP</b><br><b>(consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL))</b> |
| <b>ABN:</b>            | <b>AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104</b>                                                                            |

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.

|                            |                         |
|----------------------------|-------------------------|
| <b>Name of Director</b>    | <b>STEVEN SEWELL</b>    |
| <b>Date of last notice</b> | <b>5 September 2025</b> |

### **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.

|                                                                                                                                                      |                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Direct or indirect interest</b>                                                                                                                   | Direct interest – see below<br>Indirect interest – no change                                                                                                                     |
| <b>Nature of indirect interest (including registered holder)</b><br>Note: Provide details of the circumstances giving rise to the relevant interest. | Mr S Sewell ATF S.M Sewell<br>Mr S Sewell ATF R.J Sewell<br>Mr S Sewell ATF D.M Sewell<br>SSSewell Pty Ltd ATF Sewell<br>Family Trust<br>SS Duff Pty Ltd ATF Duffy<br>Super Fund |
| <b>Date of change</b>                                                                                                                                | 24 September 2025                                                                                                                                                                |

---

+ See chapter 19 for defined terms.

**Appendix 3Y**  
**Change of Director's Interest Notice**

|                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>No. of securities held prior to change</b>                                                             | <b>Direct Interests</b> <ul style="list-style-type: none"> <li>• 844,023 ordinary stapled securities</li> <li>• 4,255,502 LTI Rights granted under the terms of the Abacus Equity Incentive Plan</li> <li>• 21,704 STI Rights granted under the terms of the Abacus Equity Incentive Plan</li> </ul> <b>Indirect interests</b> <ul style="list-style-type: none"> <li>• 68,897 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell</li> <li>• 68,930 ordinary stapled securities held through Mr S Sewell ATF R.J Sewell</li> <li>• 68,962 ordinary stapled securities held through Mr S Sewell ATF D.M Sewell</li> <li>• 620,869 ordinary stapled securities held through SS Duffy Ptd Ltd ATF SS Duffy Super Fund</li> <li>• 261,227 ordinary stapled securities held through SSSewell Pty Ltd ATF Sewell Family Trust</li> </ul>  |
| <b>Class</b>                                                                                              | STI Rights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Number acquired</b>                                                                                    | 243,305 STI Rights                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Number disposed</b>                                                                                    | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and estimated valuation | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>No. of securities held after change</b>                                                                | <b>Direct Interests</b> <ul style="list-style-type: none"> <li>• 844,023 ordinary stapled securities</li> <li>• 4,255,502 LTI Rights granted under the terms of the Abacus Equity Incentive Plan</li> <li>• 265,009 STI Rights granted under the terms of the Abacus Equity Incentive Plan</li> </ul> <b>Indirect interests</b> <ul style="list-style-type: none"> <li>• 68,897 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell</li> <li>• 68,930 ordinary stapled securities held through Mr S Sewell ATF R.J Sewell</li> <li>• 68,962 ordinary stapled securities held through Mr S Sewell ATF D.M Sewell</li> <li>• 620,869 ordinary stapled securities held through SS Duffy Ptd Ltd ATF SS Duffy Super Fund</li> <li>• 261,227 ordinary stapled securities held through SSSewell Pty Ltd ATF Sewell Family Trust</li> </ul> |

+ See chapter 19 for defined terms.

## Appendix 3Y

### Change of Director's Interest Notice

|                                                                                                                                                                             |                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <b>Nature of change</b><br>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | Issue of securities under an employee incentive scheme |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|

### 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.

|                                                                                                                                                                              |     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| <b>Detail of contract</b>                                                                                                                                                    | N/A |
| <b>Nature of interest</b>                                                                                                                                                    |     |
| <b>Name of registered holder (if issued securities)</b>                                                                                                                      |     |
| <b>Date of change</b>                                                                                                                                                        |     |
| <b>No. and class of securities to which interest related prior to change</b><br>Note: Details are only required for a contract in relation to which the interest has changed |     |
| <b>Interest acquired</b>                                                                                                                                                     |     |
| <b>Interest disposed</b>                                                                                                                                                     |     |
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and an estimated valuation                                                                 |     |
| <b>Interest after change</b>                                                                                                                                                 |     |

### Part 3 – <sup>+</sup>Closed period

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

---

<sup>+</sup> See chapter 19 for defined terms.