

Rule 3.19A.2

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 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
Date of last notice	13 November 2025

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 – no change
Nature of indirect interest (including registered holder) <small>Note: Provide details of the circumstances giving rise to the relevant interest.</small>	Mr S Sewell ATF S.M Sewell Mr S Sewell ATF R.J Sewell Mr S Sewell ATF D.M Sewell SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust
Date of change	24 November 2025

⁺ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

No. of securities held prior to change	Direct securities 495,515 Indirect interest 947,380 securities held through SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust 51,747 ASK securities held through Mr S Sewell ATF S.M Sewell 51,706 ASK securities held through Mr S Sewell ATF R.J Sewell 51,738 ASK securities held through Mr S Sewell ATF D.M Sewell
Class	Ordinary securities
Number acquired	146,776
Number disposed	495,515
Value/Consideration <small>Note: If consideration is non-cash, provide details and estimated valuation</small>	Disposal: \$1.41
No. of securities held after change	Direct securities 146,776 Indirect interest 947,380 securities held through SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust 51,747 ASK securities held through Mr S Sewell ATF S.M Sewell 51,706 ASK securities held through Mr S Sewell ATF R.J Sewell 51,738 ASK securities held through Mr S Sewell ATF D.M Sewell
Nature of change <small>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back</small>	Acquired shares are an exercise of STIs in Abacus Group (ABG) as described in the ABG Annual Report.

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
---------------------------	-----

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

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

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.