

Form 603

Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme Abacus Group (ABG)

ACN/ARSN Abacus Group Holdings Limited (ACN 080 064 619) (AGHL);
Abacus Group Projects Limited (ACN 104 066 104) (AGPL);
Abacus Trust (ARSN 104 934 287) (AT); and
Abacus Income Trust (ARSN 104 934 287) (AIT)

1. Details of substantial holder (1)

Name Charter Hall Limited

ACN/ARSN (if applicable) ACN 113 531 150

The holder became a substantial holder on 10/04/2026

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of Securities	Person's Votes (5)	Voting power (6)
Ordinary	52,161,559	52,161,559	5.837%

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure 1		

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure 2			

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure 3				

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and CAN/ARSN (if applicable)	Nature of association


7. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure 4	

Signature

Print name Mark Bryant Capacity Secretary

Sign here  Date 14/04/2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
 - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

ANNEXURE 1
DETAILS OF RELEVANT INTERESTS

CHARTER HALL LIMITED
ACN 113 531 150

3. Details of relevant interests

Holder of relevant interest	Nature of relevant interest	Class- Ordinary
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall AREIT Partnership	Power to influence the voting and disposal of shares	12,000,000
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Deep Value AREIT Partnership No.3	Power to influence the voting and disposal of shares	460,000
Trust Company as Custodian for Charter Hall DVAP Pty Ltd (ACN 690 568 346) as trustee of Deep Value AREIT Partnership No. 5	Power to influence the voting and disposal of shares	19,957,263
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Deep Value AREIT Partnership	Power to influence the voting and disposal of shares	19,744,296

ANNEXURE 2
DETAILS OF PRESENT REGISTERED HOLDERS

CHARTER HALL LIMITED
ACN 113 531 150

4. Details of Present Registered Holders

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class- Ordinary
Charter Hall Wholesale Management Limited as trustee of Charter Hall AREIT Partnership	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	12,000,000
Charter Hall Wholesale Management Limited as trustee of Charter Hall Deep Value AREIT Partnership No.3	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	460,000
Trust Company Limited as Custodian for Charter Hall DVAP Pty Ltd as trustee of Deep Value AREIT Partnership No. 5	Trust Company Limited	Trust Company Limited	19,957,263
Charter Hall Wholesale Management Limited as trustee of Charter Hall Deep Value AREIT Partnership	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	19,744,296

**ANNEXURE 3
CONSIDERATION**

CHARTER HALL LIMITED
ACN 113 531 150

5. Consideration

Person whose relevant interest changed	Date of Acquisition	Consideration		Ordinary Units
		Cash	Non Cash	
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall AREIT Partnership	26/09/2023 - 09/02/2026	14,248,340	-	12,000,000
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Deep Value AREIT Partnership No.3	28/02/2023 - 19/01/2026	799,688	-	460,000
Trust Company Limited as Custodian for Charter Hall DVAP Pty Ltd (ACN 690 568 346) as trustee of Deep Value AREIT Partnership No. 5	18/12/2024 - 12/02/2026	23,751,370	-	19,957,263
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Deep Value AREIT Partnership	13/02/2026 - 13/04/2026	20,695,753	-	19,744,296

ANNEXURE 4
ADDRESSES

CHARTER HALL LIMITED
ACN 113 531 150

7. Addresses

Name	Address
Trust Company Limited	Level 14, 123 Pitt Street, Sydney NSW 2000
Charter Hall Wholesale Management Limited	Level 20, 1 Martin Place, Sydney NSW 2000
Charter Hall DVAP Pty Ltd	Level 20, 1 Martin Place, Sydney NSW 2000