Appendix 3Y

Rule 3.19A.2

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 en	tity: ABACUS PROPERTY GROUP		
(co	(consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus		
Inco	Income Trust (AIT), Abacus Group Projects Limited (AGPL), Abacus Storage Property		
Trust (ASPT) and Abacus Storage Operations Limited (ASOL)			
ABN: AT	– 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104,		
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	HOLLY KRAMER
Date of last notice	4 JANUARY 2021

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	Indirect interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Director and/or beneficial interest in Big Sky Superannuation Fund
Date of change	26 February 2021
No. of securities held prior to change	25,089
Class	ORDINARY (stapled securities)
Number acquired	780
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$2,132.57
No. of securities held after change	25,869 – Big Sky Superannuation Fund

⁺ See chapter 19 for defined terms.

Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Participation in the distribution reinvestment plan.
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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	
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	
Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed	No
above traded during a ⁺ closed period where prior written clearance was required?	
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.