

# 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 PROPERTY GROUP</b> (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT), Abacus Group Projects Limited (AGPL), Abacus Storage Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL))
<b>ABN:</b>	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.

<b>Name of Director</b>	<b>STEVEN SEWELL</b>
<b>Date of last notice</b>	<b>8 FEBRUARY 2023</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 Indirect interest – no change
<b>Nature of indirect interest (including registered holder)</b> 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
<b>Date of change</b>	25 July 2023

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+ See chapter 19 for defined terms.

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

<p><b>No. of securities held prior to change</b></p>	<p><b>Direct Interests</b></p> <ul style="list-style-type: none"> <li>• 578,001 ordinary stapled securities</li> <li>• 252,872 Security Acquisition Rights under the Abacus Equity Incentive Plan</li> <li>• 823,852 LTI Rights granted under the terms of the Abacus Equity Incentive Plan</li> <li>• 124,264 STI Rights granted under the terms of the Abacus Equity Incentive Plan</li> </ul> <p><b>Indirect interests</b></p> <ul style="list-style-type: none"> <li>• 51,747 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell</li> <li>• 51,706 held through Mr S Sewell ATF R.J Sewell</li> <li>• 51,738 held through Mr S Sewell ATF D.M Sewell</li> </ul>
<p><b>Class</b></p>	<ul style="list-style-type: none"> <li>• LTI Rights</li> <li>• STI Rights</li> <li>• Security Acquisition Rights</li> </ul>
<p><b>Number acquired</b></p>	<ul style="list-style-type: none"> <li>• 78,723 LTI Rights</li> <li>• 8,669 STI Rights</li> <li>• 43,244 Security Acquisition Rights</li> </ul>
<p><b>Number disposed</b></p>	<p>Nil</p>
<p><b>Value/Consideration</b>  Note: If consideration is non-cash, provide details and estimated valuation</p>	<p>Nil</p>
<p><b>No. of securities held after change</b></p>	<p><b>Direct Interests</b></p> <ul style="list-style-type: none"> <li>• 578,001 ordinary stapled securities</li> <li>• 296,116 Security Acquisition Rights under the Abacus Equity Incentive Plan</li> <li>• 902,575 LTI Rights granted under the terms of the Abacus Equity Incentive Plan</li> <li>• 132,933 STI Rights granted under the terms of the Abacus Equity Incentive Plan</li> </ul> <p><b>Indirect interests</b></p> <ul style="list-style-type: none"> <li>• 51,747 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell</li> <li>• 51,706 held through Mr S Sewell ATF R.J Sewell</li> <li>• 51,738 held through Mr S Sewell ATF D.M Sewell</li> </ul>

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<b>Nature of change</b> 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
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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.

<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> 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> 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

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