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ASX RELEASE

4 AUGUST 2023

SETTLEMENT OF OFFER AND SATISFACTION OF CONDITIONS FOR CONDITIONAL MARKET

Abacus Storage King (ASX:ASK) (“ASK”) is pleased to advise that the conditions for the conditional market, as described in the Transaction Booklet dated 19 June 2023 and made available to Abacus Property Group¹ Securityholders on 27 June 2023 (“**Transaction Booklet**”)², have been satisfied. The conditions for the conditional market were:

- the De-stapling Implementation Steps due to occur on the De-stapling Implementation Date of Thursday, 3 August 2023 having occurred; and
- the issue of new ASK securities³ to successful Applicants under the Offer on the Allotment Date of Friday, 4 August 2023.

The number of ASK securities on issue following the issue of new ASK securities under the ASK Stake Acquisition and the Offer is 1,314,102,962.

Today therefore is expected to be the last day of trading of ASK securities on a conditional and deferred settlement basis.

Trading of ASK securities is expected to commence on a normal (T+2) settlement basis from Monday, 7 August 2023.

Holding statements for ASK securities and (where applicable) any refunds under the Offer are expected to be despatched to ASK securityholders on Monday, 7 August 2023.

Settlement of all on-market trades of ASK securities conducted on a conditional and deferred settlement basis, and the first settlement of trades of ASK securities conducted on a (T+2) basis, are expected to occur on Wednesday, 9 August 2023.

¹ Abacus Property Group was a stapled group that included Abacus Group Holdings Limited (ABN 31 080 604 619), Abacus Group Projects Limited (ABN 11 104 066 104), Abacus Storage Operations Limited (ACN 112 457 075) (“ASOL”), Abacus Income Trust (ARSN 104 934 287), Abacus Trust (ARSN 096 572 128) and Abacus Storage Property Trust (ARSN 111 629 559) (“ASPT”) and their respective controlled entities.

² A copy of the Transaction Booklet is included in the pre-quotation disclosure of ASK released on ASX on Monday, 31 July 2023.

³ Each consisting of a fully paid ordinary share in ASOL stapled to a fully paid ordinary unit in ASPT.

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General

Capitalised terms used and not defined in this announcement have the meaning given to them in the Transaction Booklet.

END

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Authorised for release by Lucy Spenceley, Company Secretary ASX:ASK

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