

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				

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