

# 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> Abacus Storage King (Consisting of Abacus Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL)) (ASK) |
| <b>ABN:</b> 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>    | Steven Sewell    |
| <b>Date of last notice</b> | 13 November 2025 |

### **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<br>Indirect interest – no change                                                                                                          |
| <b>Nature of indirect interest<br/>(including registered holder)</b><br><small>Note: Provide details of the circumstances giving rise to the relevant interest.</small> | Mr S Sewell ATF S.M Sewell<br>Mr S Sewell ATF R.J Sewell<br>Mr S Sewell ATF D.M Sewell<br>SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust |
| <b>Date of change</b>                                                                                                                                                   | 24 November 2025                                                                                                                                                      |

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|                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                       |
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| No. of securities held prior to change                                                                                                                                      | <b>Direct securities</b><br>495,515<br><br><b>Indirect interest</b><br>947,380 securities held through SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust<br>51,747 ASK securities held through Mr S Sewell ATF S.M Sewell<br>51,706 ASK securities held through Mr S Sewell ATF R.J Sewell<br>51,738 ASK securities held through Mr S Sewell ATF D.M Sewell |
| Class                                                                                                                                                                       | Ordinary securities                                                                                                                                                                                                                                                                                                                                                                   |
| Number acquired                                                                                                                                                             | 146,776                                                                                                                                                                                                                                                                                                                                                                               |
| Number disposed                                                                                                                                                             | 495,515                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Value/Consideration</b><br>Note: If consideration is non-cash, provide details and estimated valuation                                                                   | Disposal: \$1.41                                                                                                                                                                                                                                                                                                                                                                      |
| No. of securities held after change                                                                                                                                         | <b>Direct securities</b><br>146,776<br><br><b>Indirect interest</b><br>947,380 securities held through SSSewell Pty Ltd <Sewell Family A/C> as trustee for the Sewell Family Trust<br>51,747 ASK securities held through Mr S Sewell ATF S.M Sewell<br>51,706 ASK securities held through Mr S Sewell ATF R.J Sewell<br>51,738 ASK securities held through Mr S Sewell ATF D.M Sewell |
| <b>Nature of change</b><br>Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back | Acquired shares are an exercise of STIs in Abacus Group (ABG) as described in the ABG Annual Report.                                                                                                                                                                                                                                                                                  |

## 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 | N/A |
|--------------------|-----|

+ See chapter 19 for defined terms.

**Appendix 3Y**  
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|                                                                                                                                                                                             |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Nature of interest                                                                                                                                                                          |  |
| Name of registered holder<br>(if issued securities)                                                                                                                                         |  |
| Date of change                                                                                                                                                                              |  |
| No. and class of securities to which<br>interest related prior to change<br><small>Note: Details are only required for a contract in relation<br/>to which the interest has changed</small> |  |
| Interest acquired                                                                                                                                                                           |  |
| Interest disposed                                                                                                                                                                           |  |
| Value/Consideration<br><small>Note: If consideration is non-cash, provide details and an<br/>estimated valuation</small>                                                                    |  |
| Interest after change                                                                                                                                                                       |  |

**Part 3 – <sup>+</sup>Closed period**

|                                                                                                                                                               |     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Were the interests in the securities or contracts detailed<br>above traded during a <sup>+</sup> closed period where prior written<br>clearance was required? | No  |
| If so, was prior written clearance provided to allow the trade<br>to proceed during this period?                                                              | N/A |
| If prior written clearance was provided, on what date was<br>this provided?                                                                                   | N/A |

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<sup>+</sup> See chapter 19 for defined terms.