

ASX RELEASE

27 FEBRUARY 2026

ASK TAXATION COMPONENTS AND FUND PAYMENT NOTICE: DISTRIBUTION FOR THE SIX MONTHS ENDED 31 DECEMBER 2025

Abacus Storage King ('ASK') is scheduled to make a total distribution of 3.10 cents per stapled security on the scheduled payment date, Friday, 27 February 2026, comprising distributions from:

- Abacus Storage Operations Limited; and
- Abacus Storage Property Trust

Abacus Storage Operations Limited

Abacus Storage Operations Limited is scheduled to pay a fully franked dividend of 0.775 cents per security.

Abacus Storage Property Trust

Abacus Storage Property Trust is a withholding Managed Investment Trust (MIT) for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 (Cth) in respect of the income year ending 30 June 2026.

Abacus Storage Property Trust's distribution for the six months ended 31 December 2025 is as follows:

DISTRIBUTION COMPONENTS	CENTS PER UNIT
Fund payment: non-concessional MIT income (NCMI)	2.020610
Total fund payment	2.020610
Total amounts subject to withholding	2.020610
Amounts not subject to withholding taxes	0.304390
Cash Distribution	2.325000

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This document constitutes a notice for the purposes of Subdivision 12-H of Schedule 1 to the Taxation Administration Act 1953 (Cth). It has been provided solely to assist other entities with withholding tax obligations that may arise in respect of any amounts distributed to non-residents and should not be used for any other purpose.

Australian resident securityholders should not rely on this notice for the purpose of completing their income tax returns. Details of the tax components of the distributions for the year ended 30 June 2026 will be provided in the annual tax statement.

INVESTOR & MEDIA ENQUIRIES

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