

30 AUGUST 2023

Abacus Storage Property Trust – Fund Payment Notice

Notice for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953

This notice provides details in respect of the Abacus Group distribution for the six months ended 30 June 2023 of 9.40 cents per stapled security which will be paid on 31 August 2023.

Abacus Storage Property Trust is not a Managed Investment Trust (MIT) but does receive distributions from withholding MITs or entities that have elected to be attribution MITs (AMIT).

Abacus Storage Property Trust's distribution for the six months ended 30 June 2023 includes:

DISTRIBUTION COMPONENTS	CENTS PER UNIT
Fund payment – clean building MIT	0.000000
Fund payment – non-concessional MIT income (NCMI)	0.100209
Fund payment – Excluded from NCMI	0.324517
Fund payment – other	0.000000
Total fund payment	0.424726
Australian source interest income (not exempt from withholding)	0.003049
Total amounts subject to withholding	0.427775

The Fund Payment of 0.424726 cents per unit relates to the year ended 30 June 2023.

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 2023 will be provided in the annual tax statement that will be sent to securityholders with the final distribution to be paid on 31 August 2023.