



## NOTICE OF MEETINGS

The Annual General Meetings of securityholders of Abacus Storage Operations Limited (the Company) to be held in conjunction with Abacus Storage Property Trust (the Trust).

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**Date:** Tuesday, 11 November 2025

**Time:** 11:00am (AEDT)

**Venue:** Level 13, 77 Castlereagh Street, Sydney, NSW 2000

## ABACUS STORAGE KING

**Notice of 2025 Annual General Meetings** of securityholders of Abacus Storage Operations Limited (the Company) to be held in conjunction with Abacus Storage Property trust (the Trust)

### CONTENTS

<b>Notice of Annual General Meetings – Agenda and Resolutions</b>	<b>2</b>
<b>Voting Information</b>	<b>4</b>
<b>Explanatory Statement</b>	<b>6</b>
<b>Glossary</b>	<b>9</b>
<b>Proxy Form</b>	<b>Attached</b>

### NOTICE OF ANNUAL GENERAL MEETINGS

Notice is hereby given that an Annual General Meetings of Securityholders of Abacus Storage King will be held at 11.00am AEDT on Tuesday, 11 November 2025 at Level 13, 77 Castlereagh Street, Sydney, NSW 2000 (Meetings).

The Explanatory Statement to this Notice of Meetings provides additional information on matters to be considered at the Annual General Meetings. The Explanatory Statement and the Proxy Form are part of this Notice of Meetings.

The Directors have determined pursuant to Regulation 7.11.37 of the Corporations Regulations 2001 (Cth) that the persons eligible to vote at the Annual General Meetings are those who are registered Securityholders at 11:00am AEDT on 9 November 2025.

Terms and abbreviations used in this Notice of Meetings and Explanatory Statement are defined in the Glossary.

## Important Information for Securityholders about Abacus Storage King's 2025 AGM

This Notice is given based on circumstances as at the date of this letter. Should circumstances change, Abacus Storage King will make an announcement on the ASX market announcements platform and on the website at <https://abacugroup.com.au/investor-centre/abacus-storage-king/>. Securityholders are urged to monitor the ASX announcements platform and the Abacus Storage King website.

## AGENDA

### ITEM 1: DIRECTORS REPORT, AUDITOR'S REPORT AND FINANCIAL STATEMENTS

**“To receive and to consider the Annual Financial Report of Abacus Storage King and its controlled entities for the financial year ended 30 June 2025 together with the declaration of the Directors, the Directors’ Report, the Remuneration Report and the Auditor’s Report for that financial year.”**

**Note:** This item of ordinary business is for discussion only and is not a resolution.

Pursuant to the Corporations Act, Securityholders will be given a reasonable opportunity at the Meetings to ask questions about, or make comments in relation to, each of the aforementioned reports during consideration of these items.

### ITEM 2: RESOLUTIONS

#### Resolution 1 – Adoption of Remuneration Report

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

**“That, for the purpose of Section 250R(2) of the Corporations Act and for all other purposes, approval is given for the adoption of the Remuneration Report as contained in Abacus Storage King’s Annual Financial Report for the financial year ended 30 June 2025.”**

**Note:** The vote on this Resolution is advisory only and does not bind the Directors or the Company.

**Voting Prohibition Statement:** In accordance with the Corporations Act, a vote must not be cast (in any capacity) on Resolution 1 by or on behalf of a member of Abacus Storage King’s key management personnel (**KMP**), whose remuneration details are included in the Remuneration Report, or any of that person’s Closely Related Parties (such as close family members and any controlled companies of those persons) (collectively referred to as **Restricted Voter**). However, such a person described above may cast a vote on Resolution 1 if:

- it is cast by a person as a proxy appointed in writing that specifies how the proxy is to vote on Resolution 1; and
- it is not cast on behalf of a Restricted Voter.

If you appoint the person chairing the Meetings (**Chair**) as a proxy and the Proxy Form does not specify the way the proxy is to vote on the resolution and you are not a Restricted Voter, by submitting the Proxy Form you authorise the Chair to exercise the proxy even though Resolution 1 is connected directly or indirectly with the remuneration of a KMP, and you will be taken to have directed the Chair to vote in accordance with his or her stated intention to

vote in favour of Resolution 1. If you do not want your vote exercised in favour of Resolution 1, you should direct the person chairing the Meetings to vote “against”, or to abstain from voting on, this Resolution.

In addition, under the Corporations Act, a vote must not be cast on Resolution 1 by a member of Abacus Storage King’s KMP, or a Closely Related Party of a KMP, acting as proxy, if their appointment does not specify the way the proxy is to vote on the resolution. However, this voting exclusion does not apply if the KMP is the Chair of the Meeting acting as proxy and their appointment expressly authorises the Chair of the Meeting to exercise the proxy even though the resolution is connected directly or indirectly with the remuneration of a member of the KMP.

### **Resolution 2 – Re-election of John O’Sullivan as Director**

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

“That **John O’Sullivan**, who retires in accordance with the Constitutions and Listing Rules and, being eligible, be re-elected as a director of **Abacus Storage Operations Limited.**”

### **Resolution 3 – Re-election of Karen Robbins as Director**

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

“That **Karen Robbins**, who retires in accordance with the Constitutions and Listing Rules and, being eligible, be re-elected as a director of **Abacus Storage Operations Limited.**”

### **BY ORDER OF THE BOARD**

Lucy Spenceley  
Company Secretary

## IMPORTANT VOTING INFORMATION

### Your vote is important

The business of the Annual General Meetings affects your security holding and your vote is important.

### Voting in person

To vote in person, attend the Annual General Meetings on the date and at the place set out above.

### Voting by proxy

If you are unable to attend the Meetings, you are encouraged to appoint a proxy to attend and vote on your behalf.

A securityholder entitled to attend and vote at the Meetings is entitled to appoint a proxy. A securityholder entitled to cast two or more votes may appoint two proxies and may specify the proportion or the number of votes each proxy is appointed to exercise. A proxy need not be a securityholder of Abacus Storage King. A Proxy Form is provided with this Notice of Meetings.

You can direct your proxy how to vote by following the instructions on the Proxy Form.

Securityholders are encouraged to direct their proxy how to vote on each item of business.

Any directed proxies that are not voted on a poll at the Meetings by a securityholder's appointed proxy will automatically default to the Chair, who is required to vote proxies as directed on a poll.

If you intend to appoint the Chair as your proxy (or if the Chair becomes your proxy by default), you can direct the Chair how to vote by marking one of the voting boxes for the relevant resolution on the Proxy Form (for example to vote 'for', 'against' or 'abstain' from voting). Alternatively, if the Chair is or becomes your proxy and you do not mark any of the boxes opposite a resolution, the Chair may vote as he/she sees fit. Please note that by submitting the Proxy Form without voting instructions, you will be giving the Chair your express authority to vote your proxy as he/she decides on remuneration related resolutions (being Resolution 1), even though the resolution is connected directly or indirectly with the remuneration of a member of the KMP of Abacus Storage King.

The Chair of the Meetings intends to vote all undirected proxies held by the Chair in favour of each Resolution.

Completion of a Proxy Form will not prevent individual securityholders from attending the Meetings in person if they wish. Where a securityholder completes and lodges a valid Proxy Form and then the securityholder attends the Meetings in person, if the member votes on a resolution, their proxy is not entitled to vote, and must not vote, on that resolution.

If a securityholder appoints a body corporate as a proxy, that body corporate will need to ensure that it:

- appoints an individual as its corporate representative to exercise its powers at the meetings, in accordance with section 250D of the Corporations Act; or
- provides satisfactory evidence of the appointment of its corporate representative prior to commencement of the Meetings unless this has previously been provided to the Share Registry.

Corporate securityholders should comply with the execution requirements set out on the Proxy Form or otherwise comply with the provisions of section 127 of the Corporations Act.

Your Proxy instruction must be received not later than 48 hours before the commencement of the Meetings, which is 11:00am (AEDT) on Sunday, 9 November 2025.

BY SUBMITTING ONLINE: <https://www.votingonline.com.au/askagm2025>

BY MAIL: Registry – Boardroom Limited, GPO Box 3993, Sydney NSW 2001 Australia

BY FAX: + 61 2 9290 9655

BY HAND: Level 8, 210 George Street, Sydney NSW 2000 Australia

**Proxy Forms received later than this time will be invalid.**

### **Power of Attorney**

If the Proxy Form is signed under a power of attorney on behalf of a securityholder, then the attorney must make sure that either the original power of attorney or a certified copy is sent with the Proxy Form, unless the power of attorney has already provided it to the Share Registry.

## EXPLANATORY STATEMENT

This Explanatory Statement has been prepared for the information of the Securityholders in connection with the business to be conducted at the Annual General Meetings to be held at 11:00am AEDT on 11 November 2025 at Level 13, 77 Castlereagh Street, Sydney.

The purpose of this Explanatory Statement is to provide information which the Directors believe to be material to Securityholders in deciding whether or not to pass the Resolutions in the Notice of Meetings.

If you are in any doubt about what to do in relation to the Resolutions contemplated in the Notice of Meetings and this Explanatory Statement, it is recommended that you seek advice from an accountant, solicitor or other professional advisor.

Full details of the business to be considered at the Annual General Meetings are set out below.

### ITEM 1: DIRECTORS REPORT, AUDITOR'S REPORT AND FINANCIAL STATEMENTS

In accordance with the Corporations Act, the business of the Annual General Meetings will include receipt and consideration of the Annual Financial Report of Abacus Storage King and its controlled entities for the financial year ended 30 June 2025 together with the declaration of the Directors, the Director's Report, the Remuneration Report and the Auditor's Report.

In accordance with the amendments to the Corporations Act, companies are no longer required to provide a hard copy of the Annual Financial Report to Securityholders unless a Securityholder has specifically elected to receive a printed copy. Securityholders may view the Annual Financial Report on its website at <https://abacusgroup.com.au/investor-centre/abacus-storage-king/resources/>.

No resolution is required for this item, but Securityholders will be given the opportunity to ask questions and to make comments on the management and performance of Abacus Storage King.

Abacus Storage King's auditor will be present at the Meetings. During the discussion of this item, the auditor will be available to answer questions on the:

- Conduct of the audit;
- Preparation and content of the Auditor's Report;
- Accounting policies adopted by Abacus Storage King in relation to the preparation of the financial statements; and
- Independence of the auditor in relation to the conduct of the audit.

#### Written questions of the Auditor

If you would like to submit a written question about the content of the Auditor's Report or the conduct of the audit of the Annual Financial Report of Abacus Storage King's auditor, please send your question to Investor Relations at [Investorrelations@abacusgroup.com.au](mailto:Investorrelations@abacusgroup.com.au). A list of qualifying questions will be made available at the Meetings.

Please note that all written questions must be received at least five business days before the Meetings, which is by 4 November 2025.

## ITEM 2: RESOLUTIONS

### Resolution 1 – Adoption of Remuneration Report

In accordance with section 250R(2) of the Corporations Act, Abacus Storage King is required to present to its Securityholders the Remuneration Report as disclosed in the 2025 Annual Financial Report.

The Remuneration Report is set on pages 12-17 of the Annual Financial Report, available on the Company's website at <https://abacugroup.com.au/investor-centre/abacus-storage-king/resources/>. Neither the Company nor the Trust has any employees (other than the Directors) considered to be KMP, and the senior executives of Abacus Group, the Manager, including the Managing Director are remunerated by Abacus Group.

The vote on this Resolution is advisory only and does not bind the Directors or the Company, however, if at least 25% of the votes cast are against the adoption of the Remuneration Report at the Meetings, and then again at the 2026 Annual General Meetings (**2026 AGM**), Abacus Storage King will be required to put to the vote a resolution (**Spill Resolution**) at the 2026 AGM to approve the calling of further meetings (**Spill Meeting**). If more than 50% of Securityholders vote in favour of the Spill Resolution, Abacus Storage King must convene the Spill Meeting within 90 days of the 2026 AGM. All of the Directors who were in office when the 2026 Directors' Report was approved, other than the Managing Director, will (if seeking re-election) need to stand for re-election at the Spill Meeting.

### Voting

Note that a voting exclusion applies to Resolution 1 in the terms set out in the Notice of Meetings.

### Directors' recommendation

Noting that each Director has a personal interest in their own remuneration from Abacus Storage King, as described in the Remuneration Report, the Board unanimously recommend that Securityholders vote **FOR** this Resolution.

The Chair of the Meetings intends to vote all undirected proxies held by the Chair **IN FAVOUR** of this Resolution.

### Resolution 2 – Re-election of John O'Sullivan as Director

The Constitution of the Company and the ASX Listing Rules provide for the rotational retirement and re-election of Directors. In accordance with these requirements, John O'Sullivan is retiring at the end of the AGM and will be offering himself for re-election.

John O'Sullivan was appointed a Director of the Company in 2023.

Under this Resolution, John O'Sullivan retires by rotation, and being eligible, seeks re-election as a Director of the Company at this AGM.

John is an independent Non-executive Director and was appointed to the Abacus Storage King Board in August 2023. He has over 45 years' experience as a corporate lawyer, investment banker and company director. In his executive career, he was an M&A and corporate partner at the law firm now known as Herbert Smith Freehills Kramer for 20 years, General Counsel at Commonwealth Bank of Australia for 5 years and Executive Chairman of Credit Suisse Investment Banking and Capital Markets, Asia Pacific for 10 years. He was the lead lawyer or banker for transactions including the IPO of both Commonwealth Bank and Telstra, Commonwealth Bank's acquisitions of State Bank of

Victoria, Colonial Limited and BankWest, as well as the merger of St George Bank and Advance Bank. In his non-executive career, John has previously been a director of AMP Limited, WestConnex and also a former member of the Takeovers Panel. He is currently a non-executive director of The Lottery Corporation since October 2022

John is Chair of the Board and a member of the ASK Audit and Risk, ASK Remuneration and ASK Nomination Committee.

### **Directors' recommendation**

The Board (with John O'Sullivan abstaining) recommend that Securityholders vote **FOR** this Resolution.

The Chair of the Meetings intends to vote all undirected proxies held by the Chair **IN FAVOUR** of this Resolution.

### **Resolution 3 – Re-election of Karen Robbins as Director**

The Constitutions of the Company and the ASX Listing Rules provide for the rotational retirement and re-election of Directors. In accordance with these requirements, Karen Robbins is retiring at the end of the AGM and will be offering herself for re-election.

Karen Robbins was appointed a Director of the Company in 2023.

Under this Resolution, Karen Robbins retires by rotation, and being eligible, seeks re-election as a Director of the Company at this AGM.

Karen is an independent Non-executive Director and was appointed to the Abacus Storage King Board in August 2023. Karen has over 25 years of experience across the legal and finance industries, both in Australia and overseas. Karen has worked as a solicitor with UK magic circle firm, Linklaters, as well as in the structured finance business of Commonwealth Bank of Australia. Most recently she spent over 10 years running mergers, acquisitions and operations for the ASX-listed Challenger group's balance sheet business. Karen is a qualified lawyer (non-practicing in England and Wales) as well as a Chartered Financial Analyst, Graduate Member of the Australian Institute of Company Directors and experienced board member. Karen is also currently a Non-executive Director of Cricket New South Wales, Mary's House Services Pty Ltd and Kit Bag for Kids Limited.

Karen is the Chair of the ASK Remuneration Committee and a member of the ASK Audit and Risk and ASK Nomination Committee.

### **Directors' recommendation**

The Board (with Karen Robbins abstaining) recommend that Securityholders vote **FOR** this Resolution.

The Chair of the Meetings intends to vote all undirected proxies held by the Chair **IN FAVOUR** of this Resolution.

## **ENQUIRIES**

Securityholders are asked to contact the Investor Relations at [Investorrelations@abacusgroup.com.au](mailto:Investorrelations@abacusgroup.com.au) or Boardroom at [abacus@boardroomlimited.com.au](mailto:abacus@boardroomlimited.com.au) if they have any queries in respect of the matters set out in these documents.

## GLOSSARY

**AEDT** means Australian Eastern Daylight Time as observed in Sydney, New South Wales.

**Annual Financial Report** means the 2025 Abacus Storage King Annual Report to Securityholders for the period ended 30 June 2025

**Annual General Meetings** or **AGM** or **Meetings** means an Annual General Meetings of securityholders of Abacus Storage Operations Limited and Abacus Storage Property Trust and, unless otherwise indicated, means the meetings of Abacus Storage Operations Limited and Abacus Storage Property Trust convened by this Notice of Meetings.

**ASIC** means Australian Securities and Investment Commission.

**Associate** has the meaning given to it by the ASX Listing Rules.

**ASX** means ASX Limited ACN 008 624 691 or the financial market operated by it, as the context requires, of 20 Bridge Street, Sydney, NSW 2000.

**ASX Listing Rules** or **Listing Rules** means the official ASX Listing Rules of the ASX and any other rules of the ASX which are applicable while Abacus Storage King is admitted to the official list of the ASX, as amended or replaced from time to time, except to the extent of any express written waiver by the ASX.

**ASX Corporate Governance Principles and Recommendations** means the ASX Corporate Governance Principles and Recommendations 4<sup>th</sup> Edition, February 2019.

**Auditor's Report** means the auditor's report dated 14 August 2025 as included in the Annual Financial Report.

**Board** means the current board of Directors of the Company.

**Business Day** means a day on which trading takes place on the stock market of ASX.

**Chair** means the person chairing the Meetings.

**Closely Related Party** of a member of the KMP means:

- a) a spouse or child of the member;
- b) a child of the member's spouse;
- c) a dependant of the member or of the member's spouse;
- d) anyone else who is one of the member's family and may be expected to influence the member, or be influenced by the member, in the member's dealings with the Company;
- e) a company the member controls; or
- f) a person prescribed by the *Corporation Regulations 2001* (Cth).

**Company** means Abacus Storage Operations Limited.

**Constitution** means the Company's constitution.

**Corporations Act** means the *Corporations Act 2001* (Cth) as amended or replaced from time to time.

**Director** means a current director of the Company.

**Directors' Report** means the report of Directors as included in the Annual Financial Report.

**Dollar** or "**\$**" means Australian dollars.

**Explanatory Statement** means the explanatory statement accompanying this Notice of Meetings.

**KMP** means key management personnel.

**Notice of Meetings** or **Notice of Annual General Meetings** means this notice of annual general meetings dated 13 October 2025 including the Explanatory Statement.

**Ordinary Resolution** means a resolution that can only be passed if more than 50% of the total votes cast by Securityholders entitled to vote on the resolution are voted in its favour at the meetings.

**Proxy Form** means the proxy form attached to this Notice of Meetings.

**Remuneration Report** means the remuneration report as set out in the Annual Financial Report.

**Resolutions** means the resolutions set out in this Notice of Meetings, or any one of them, as the context requires.

**Restricted Voter** has the meaning set out in the Explanatory Statement.

**Securities** mean Abacus Storage King securities.

**Securityholder** means a holder of a Security.

**Share Registry** means Boardroom Pty Ltd.

**Spill Meeting** has the meaning set out in the Explanatory Statement.

**Spill Resolution** has the meaning set out in the Explanatory Statement.

**Trading Day** has the meaning given to that term in ASX Listing Rule 19.12

**Trust** means Abacus Storage Property Trust