ABACUS

ASX RELEASE

18 SEPTEMBER 2026

SALE OF INTEREST IN STORAGE KING GROUP ('SKG')

Abacus Group (ASX:ABG) ('ABG') announces that it has agreed to sell a 19.60% interest in Storage King Group (ASX:SKG) ('SKG'), with total gross proceeds to be received of $284.8 million ('SKG Selldown') at an average price of $1.11 per security.

Following the internalisation, ABG's SKG investment was no longer considered core to the Group's long-term strategy. Consequently, ABG has been evaluating pathways to divest the holding. This transaction has been structured to realise maximum value by combining a strategic sale to Ki Corporation Limited ('Ki') at a premium to market with an underwritten institutional block trade, enabling ABG to efficiently exit its position in the current market.

The SKG Selldown marks the next step in the Abacus evolution and facilitates:

- simplification of our operating model;
- strengthening of our capital position; and
- concentration on growth initiatives in our core Commercial Portfolio.

This transaction positions ABG to execute on its business priorities as a specialised Commercial REIT with a focus on investments in the Sydney and Brisbane Office markets.

Transaction details

ABG has agreed to sell a 10.37% interest in SKG to Ki at a price of $1.20 per SKG security, representing a:

- 11.6% premium to the SKG close price of $1.075 on 17 September 2026; and
- 10.8% premium to the 5-day volume weighted average price of $1.083.

Gross proceeds received from the sale to Ki will be $163.5 million. Ki will acquire a 4.49% interest in SKG initially (gross proceeds of $70.8 million) which is expected to settle on 23 September 2026, subject to the completion of the block trade referred to below. Completion of the remaining 5.88% interest sold to Ki will be subject to ABG securityholder approval via an ordinary resolution, given it constitutes a disposal of a 'substantial asset' to a related party under ASX Listing Rule 10.1. Further details on this will be distributed to ABG securityholders in a Notice of Meeting in due course, with an ABG securityholder vote expected to be convened in late November 2026 at the ABG Annual General Meeting.

The remaining 9.23% interest in SKG was sold via an underwritten block trade at a price of $1.00 per share, with gross proceeds to be received of $121.3 million, representing a:

- 7.0% discount to the SKG close price of $1.075 on 17 September 2026; and
- 7.7% discount to the 5-day volume weighted average price of $1.083.

The block trade is expected to settle on 22 September 2026.

Barrenjoey Markets Pty Limited acted as sole underwriter on the SKG Selldown. Morgan Stanley Australia Securities Limited together with Barrenjoey Markets Pty Limited are acting as financial advisers to ABG on the sale to Ki Corporation. Denison Partners has been appointed by the board to provide independent advice. Allens acted as legal adviser to ABG on all aspects of the transaction.

Financial impacts

Net proceeds from the SKG Selldown will be used to repay debt and take gearing to circa 30%[1], providing ABG with capacity for future growth opportunities that deliver long-term value for securityholders. As a result of the SKG Selldown, the NTA reduces by 7 cents to $1.52 per security.

The FY27 distribution guidance of 6.70 cents per security is now expected to be at the top end of the ABG payout ratio of 80%-90%[2]. In FY27, 67% of the distribution is expected to be fully franked.

END

INVESTOR & MEDIA ENQUIRIES
Cynthia Rouse
Executive General Manager
Investor Relations and Corporate Communications
+61 2 9253 8600

Authorised for release by the Board of ABG

[1] Based on 30 June 2026 Balance Sheet adjusted for payment of June distribution and repayment of debt with proceeds from SKG sale.
[2] Assumes EGM approval for sale of 5.88% interest to Ki.