

Form 604

Corporations Act 2001

Section 671B

Notice of change of interests of substantial holderTo Company Name/Scheme **Abacus Group (ABG)**

ACN/ARSN

Abacus Group Holdings Limited (ACN 080 064 619) (AGHL);
Abacus Group Projects Limited (ACN 104 066 104) (AGPL);
Abacus Trust (ARSN 104 934 287) (AT); and
Abacus Income Trust (ARSN 104 934 287) (AIT)

1. Details of substantial holder (1)Name **Charter Hall Limited**ACN/ARSN (if applicable) **ACN 113 531 150**

There was a change in the interests of the substantial holder on

19/08/2026

The previous notice was given to the company on

14/04/2026

The previous notice was dated

14/04/2026**2. Previous and present voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Class of securities (4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power (5)
Ordinary	52,161,559	5.87%	62,922,366	7.04%

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
		See Annexure A			

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes
		See Annexure A			

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
n/a	n/a

6. Addresses

The addresses of persons named in this form are as follows:

Name	Address
See Annexure A	

Signature

print name **Mark Bryant**

capacity **Secretary**

sign here

date **21/08/2026**

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

ANNEXURE A

3. Changes in relevant interests

Person whose relevant interest changed	Date of Acquisition	Consideration		Ordinary Units
		Cash	Non Cash	
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall AREIT Partnership	16/06/2026-18/08/2026	5,633,609	-	5,624,986
Charter Hall DVAP Pty Ltd (ACN 690 568 346) as trustee of Deep Value AREIT Partnership No. 5	19/08/2026-20/08/2026	2,680,648	-	3,135,821
Charter Hall Wholesale Management Limited (ACN 006 765 206) as trustee of Charter Hall Deep Value AREIT Partnership	14/04/2026	1,920,000	-	2,000,000

4. Present relevant interests

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class- Ordinary
Charter Hall Wholesale Management Limited as trustee of Charter Hall AREIT Partnership	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	17,624,986
Charter Hall Wholesale Management Limited as trustee of Charter Hall Deep Value AREIT Partnership No.3	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	460,000
Charter Hall DVAP Pty Ltd as trustee of Deep Value AREIT Partnership No. 5	Trust Company Limited	Trust Company Limited	23,093,084
Charter Hall Wholesale Management Limited as trustee of Charter Hall Deep Value AREIT Partnership	Charter Hall Wholesale Management Limited	Charter Hall Wholesale Management Limited	21,744,296

6. Addresses

Name	Address
Trust Company Limited	Level 14, 123 Pitt Street, Sydney NSW 2000
Charter Hall Wholesale Management Limited	Level 20, 1 Martin Place, Sydney NSW 2000
Charter Hall DVAP Pty Ltd	Level 20, 1 Martin Place, Sydney NSW 2000