

Market Announcement

15 June 2023

Abacus Property Group (ASX: ABP) – Trading Halt

Description

The securities of Abacus Property Group ('ABP') will be placed in trading halt at the request of ABP, pending it releasing an announcement regarding the outcome of the institutional component of the accelerated entitlement offer. Unless ASX decides otherwise, the securities will remain in trading halt until the commencement of normal trading on Monday, 19 June 2023.

Issued by

Zufishan Anjum

Senior Adviser (Accounting), Listings Compliance

15 JUNE 2023

Zufishan Anjum
Listings Compliance (Sydney)

By email: tradinghaltssydney@asx.com.au

Dear Zufishan,

Abacus Group (ASX: ABP) – Request for Trading Halt

Pursuant to ASX Listing Rule 17.1, Abacus Group (“Abacus”) requests an immediate trading halt be granted by the ASX with respect to Abacus’ stapled securities.

In accordance with Listing Rule 17.1 Abacus advises that:

- (a) the reason for the request is pending the release of an announcement in relation to the proposed de-stapling to create a new ASX-listed Self Storage REIT to be known as Abacus Storage King (“ASK”), and as part of that a proposed equity raising by way of a pro-rata securityholder offer;¹
- (b) it requests that the trading halt continue until the earlier of Abacus releasing an announcement in relation to the completion of the institutional component of the proposed equity raising and the release of the Transaction Booklet, or until the open of trading on 19 June 2023;
- (c) it anticipates that the trading halt will remain in place until the earlier of the open of trading on 19 June 2023 or the release of an announcement by Abacus in relation to the completion of the institutional component of the proposed equity raising and the release of the Transaction Booklet; and
- (d) Abacus is not aware of any reason why the trading halt should not be granted or any other information necessary to inform the market about the requested trading halt.

¹ See note at end of this letter.

Kind regards

Belinda Cleminson

Company Secretary

Note: Abacus intends to provide securityholders with a Transaction Booklet (that will incorporate a notice of meeting, an explanatory memorandum, prospectus and product disclosure statement) that sets out more detail on the proposed de-stapling and proposed equity raising ahead of an Extraordinary General Meeting to vote on the proposal. Securityholders should consider the Transaction Booklet provided to them or otherwise made available to them before making a decision to vote in favour of the proposal or to apply for new stapled securities to be issued by Abacus Storage Operations Limited (ACN 112 457 075) and Abacus Storage Funds Management Limited (ABN 41 109 324 834) as responsible entity of Abacus Storage Property Trust (“ASK Securities”) as part of the proposed equity raising. Any investor who is eligible to participate and who wants to acquire additional ASK Securities will need to complete the application form that will be included in or accompany the Transaction Booklet made available to Abacus securityholders (which will also be released on ASX). The Transaction Booklet will include details on how to access the target market determination for additional ASK securities

