

**Form 604**Corporations Act 2001  
Section 671B**Notice of change of interests of substantial holder**

**To** Company Name/Scheme Abacus Property Group- (Abacus Group Holdings Limited, Abacus Group Projects Limited, Abacus Trust, Abacus Income Trust, Abacus Storage Operations Limited, Abacus Storage Property Trust)

ACN/ARSN Abacus Group Holdings Limited (ACN 080 064 819), Abacus Group Projects Limited (ACN 104 066 104), Abacus Trust (ARSN 104 934 287), Abacus Income Trust (ARSN 104 934 287), Abacus Storage Operations Limited (ACN 112 457 075), Abacus Storage Property Trust (ARSN 111 629 559)

**1. Details of substantial holder (1)**

Name Calculator Australia Pty Limited as trustee of the Calculator Australia Trust  
ACN/ARSN (if applicable) 135 249 848

There was a change in the interests of the substantial holder on 31/8/2021

The previous notice was given to the company on 10/3/2021

The previous notice was dated 10/3/2021

**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)
Stapled Securities	445,146,945	54.380%	465,349,178	55.989%

**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				



THIS IS THE ANNEXURE MARKED "A" OF 2 PAGES REFERRED TO IN FORM 604 "NOTICE OF CHANGE OF INTERESTS OF SUBSTANTIAL HOLDER" SIGNED BY ME ON 1 SEPTEMBER 2021



**ROBERT JOHN MILLER**  
**DIRECTOR OF CALCULATOR AUSTRALIA PTY LIMITED ACN 135 249 848**

### 3. CHANGES IN RELEVANT INTERESTS

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
25/03/2021	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,655,686.71	600,475 STAPLED SECURITIES	600,475
26/03/2021	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,612,430.04	579,525 STAPLED SECURITIES	579,525
31/03/2021	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$2,456,922.01	880,000 STAPLED SECURITIES	880,000
1/04/2021	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$17,488,285.89	6,125,000 STAPLED SECURITIES	6,125,000
31/08/2021	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	STAPLED SECURITIES ISSUED PURSUANT TO PARTICIPATION IN DIVIDEND REINVESTMENT PLAN	\$38,533,215.32	12,017,233 STAPLED SECURITIES	12,017,233

## 4. PRESENT RELEVANT INTERESTS

HOLDER OF RELEVANT INTEREST	REGISTERED HOLDER OF SECURITIES	PERSON ENTITLED TO BE REGISTERED AS HOLDER	NATURE OF RELEVANT INTEREST	CLASS AND NUMBER OF SECURITIES	PERSON'S VOTES
CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	CALCULATOR AUSTRALIA PTY LTD	RELEVANT INTEREST BY VIRTUE OF BEING ENTITLED TO BE REGISTERED AS THE HOLDER OF THE SECURITIES (OTHER THAN AS BARE TRUSTEE)	465,349,178 STAPLED SECURITIES	465,349,178