

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Storage King Group (SKG) comprising Abacus Storage Operations Limited (ASOL) and Storage King Property Trust (SKPT)

ACN/ARSN ASOL ACN 112 457 075 / SKPT ARSN 111 629 559

1. Details of substantial holder (1)

Name Ki Corporation Limited (Ki), Eureka II Foundation (Eureka II) and each of the entities listed in Annexure A (the **Ki Group Entities**)

ACN/ARSN (if applicable) N/A

There was a change in the interests of the substantial holder on 22/09/2026

The previous notice was given to the company on 07/04/2025

The previous notice was dated 07/04/2025

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)
Fully paid ordinary stapled securities in SKG, each comprising a fully paid ordinary share in ASOL and a fully paid ordinary unit in SKPT (SKG Securities)	781,539,776	59.47%	658,342,433	50.10%

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
22/09/2026	Ki	Reduction in relevant interest resulting from the sale of SKG Securities by the Abacus Entities defined in Annexure A	Nil.	121,341,276 SKG Securities	121,341,276
23/09/2026	Ki	Off-market transfer of SKG Securities from Abacus Entities to Ki.	\$70,772,262.00	58,976,885 SKG Securities	58,976,885

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
Ki	28 Esplanade, St Helier, Jersey, Channel Islands JE4 2QP
Eurona II	Herrengasse 21, Vaduz, 9490, Liechtenstein
Ki Group Entities	c/o Deloitte Private Pty Ltd, Tower 2, Brookfield Place, 123 St Georges Terrace, Perth WA 6000
ABG entities referred to in this form	Level 13, 77 Castlereagh Street, Sydney NSW 2000

Signature

print name Bradley Fried

capacity Director

sign here

date 24 September 2026

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (e.g. 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 on 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.

THIS IS THE ANNEXURE MARKED "A" OF 1 PAGE REFERRED TO IN FORM 604 "NOTICE OF CHANGE OF INTERESTS OF SUBSTANTIAL HOLDER" SIGNED BY ME ON 21 September 2026


Bradley Fried
Director of Ki Corporation Limited

ANNEXURE A

1. Details of substantial holder

Name	ACN/ARSN	Address
Ki Corporation Limited Eurona II Foundation (substantial holder for Storage King Group)		28 Esplanade, St Helier, Jersey, Channel Islands JE4 2QP Herrengasse 21, Vaduz, 9490, Liechtenstein

Name	ACN/ARSN	Address
Associates of Ki Corporation Limited and Eurona II Foundation:		All to c/o Deloitte Private Pty Ltd, Tower 2, Brookfield Place, 123 St Georges Terrace, Perth WA 6000
Calculator Properties Limited		
Calculator Australia Pty Ltd	135 249 848	
Ki Martin Place Pty Limited	147 854 493	
Ki Challis House Pty Limited	147 854 886	
Ki Properties Limited		
Ascot Capital Limited	110 966 204	
WACA Investments Holdings Limited		

4. Present relevant interests

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
Ki	Ki	Ki	Relevant interest under section 608(1)(a) of the Act as the registered holder of the SKG Securities	579,657,358 SKG Securities	579,657,358
Eurona II	Ki	Ki	Relevant interest under section 608(3)(a) and (b) of the Act via voting power above 20% in Ki and control of Ki	579,657,358 SKG Securities	579,657,358
Ki Group Entities	Ki	Ki	The Ki Group Entities are associates of Eurona II and accordingly have a relevant interest under section 608(3)(a) of the Act	579,657,358 SKG Securities	579,657,358
Ki	Perpetual Trustee Company Limited as custodian for Abacus Trust (Perpetual Trustee ATF AT)	AFML as responsible entity for Abacus Trust	Relevant interest under section 608(3)(a) of the Act via voting power above 20% in Abacus Group Holdings Limited (AGHL), an entity which forms part of Abacus Property Group, and which controls Abacus Trust, Perpetual Trustee ATF AT and AFML as responsible entity for Abacus Trust	77,262,713 SKG Securities	77,262,713
Eurona II	Perpetual Trustee Company Limited as custodian for Abacus Trust	AFML as responsible entity for Abacus Trust	Relevant interest under section 608(3)(b) of the Act via control of Ki	77,262,713 SKG Securities	77,262,713
Ki Group Entities	Perpetual Trustee Company Limited as custodian for Abacus Trust	AFML as responsible entity for Abacus Trust	The other Ki Group Entities are associates of Ki and accordingly have a relevant interest under section 608(3)(a) of the Act	77,262,713 SKG Securities	77,262,713
Ki	Solium Nominees (Australia) Pty Ltd ACF Abacus Group Employee Security Trust	Solium Nominees (Australia) Pty Ltd	Abacus Entities comprising AGHL, Abacus Group Projects Limited, AFML as responsible entity for the Abacus Trust and Abacus Income Trust and their related bodies corporate and Solium Nominees (Australia) Pty Ltd as trustee for the Abacus Group Employee Security Trust have a relevant interest under section 608(3) of the Corporations Act via control of the Abacus Group Employee Security Trust and Solium Nominees (Australia) by Pty Ltd as trustee of the trust.	1,422,352 SKG Securities	1,422,352
Eurona II	Solium Nominees (Australia) Pty Ltd ACF Abacus Group Employee Security Trust	Solium Nominees (Australia) Pty Ltd	Relevant interest under section 608(3)(b) of the Act via control of Ki	1,422,352 SKG Securities	1,422,352
Ki Group Entities	Solium Nominees (Australia) Pty Ltd ACF Abacus Group Employee Security Trust	Solium Nominees (Australia) Pty Ltd	The other Ki Group Entities are associates of Ki and accordingly have a relevant interest under section 608(3)(a) of the Act	1,422,352 SKG Securities	1,422,352

