Rule 3.19A.2

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity:	**ABACUS GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL)**
ABN:	**AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104**

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	**STEVEN SEWELL**
Date of last notice	**19 October 2026**

Part 1 - Change of director's relevant interests in securities
In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct interest – see below Indirect interest – no change
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Mr S Sewell ATF S.M Sewell Mr S Sewell ATF R.J Sewell Mr S Sewell ATF D.M Sewell SSSewell Pty Ltd ATF Sewell Family Trust SS Duff Pty Ltd ATF Duffy Super Fund
Date of change	2 November 2026

No. of securities held prior to change	**Direct Interests** • 2,084,231 ordinary stapled securities • 3,515,603 LTI Rights granted under the terms of the Abacus Equity Incentive Plan • 209,089 STI Rights granted under the terms of the Abacus Equity Incentive Plan **Indirect interests** • 68,897 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 68,930 ordinary stapled securities held through Mr S Sewell ATF R.J Sewell • 68,962 ordinary stapled securities held through Mr S Sewell ATF D.M Sewell • 620,869 ordinary stapled securities held through SS Duffy Ptd Ltd ATF SS Duffy Super Fund • 261,227 ordinary stapled securities held through SSSewell Pty Ltd ATF Sewell Family Trust
Class	Ordinary stapled securities
Number acquired	N/A
Number disposed	1,000,000
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	$0.83
No. of securities held after change	**Direct Interests** • 1,084,231 ordinary stapled securities • 3,515,603 LTI Rights granted under the terms of the Abacus Equity Incentive Plan • 209,089 STI Rights granted under the terms of the Abacus Equity Incentive Plan **Indirect interests** • 68,897 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 68,930 ordinary stapled securities held through Mr S Sewell ATF R.J Sewell • 68,962 ordinary stapled securities held through Mr S Sewell ATF D.M Sewell • 620,869 ordinary stapled securities held through SS Duffy Ptd Ltd ATF SS Duffy Super Fund • 261,227 ordinary stapled securities held through SSSewell Pty Ltd ATF Sewell Family Trust

+ See chapter 19 for defined terms.

Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Ordinary stapled securities sold on market.

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	N/A
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

+ See chapter 19 for defined terms.