ASX RELEASE

13 OCTOBER 2026

2026 ANNUAL GENERAL MEETINGS

Storage King Group (ASX:SKG) advises that the Annual General Meetings will be held at 11:30am (AEDT) on Friday 13th of November 2026 at Level 21, 99 Walker Street, North Sydney NSW 2060.

In accordance with Listing Rule 3.17, attached are the following documents:

- Letter to Securityholders
- Notice of Meetings
- Sample Proxy Form

END

ENQUIRIES
Benjamin Moss
General Manager Investor Relations
+61 2 9129 7449

Authorised for release by the Chairman of SKG

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storage king

13 October 2026

Dear Investor,

STORAGE KING GROUP 2026 ANNUAL GENERAL MEETINGS (AGM)

I take pleasure in inviting you to the Annual General Meetings of Storage King Group. The 2026 Annual General Meetings will be held at 11:30am (AEDT) on Friday, 13 November 2026 at Level 21, 99 Walker Street, North Sydney NSW 2060.

In accordance with Part 1.2AA of the Corporations Act 2001 (Cth), Storage King Group will only be dispatching physical copies of the Notice of Meetings (Notice) to Securityholders who have elected to receive the Notice in physical form. For further information on your right to elect to receive documents from Storage King Group electronically or physically, please refer to the Securityholder Information section of the website: https://investors.storageking.com.au/agm.

The Notice is being made available to Securityholders electronically and can be viewed and downloaded online at the following link: https://investors.storageking.com.au/agm. Alternatively, the Notice will also be available on Storage King Group's ASX market announcements page (ASX:SKG).

The business of the Meetings affects your holding, and your vote is important. There are a number of ways in which you can exercise your vote.

To vote in person, attend the Meetings on the date and at the place set out above. If you plan to attend the Meetings in person, please bring your proxy form to facilitate your registration.

If you are unable to attend the meetings, I encourage you to complete the proxy form and return or vote online by 11:30am (AEDT) on Wednesday, 11 November 2026.

I hope to see you at the Annual General Meetings.

John O'Sullivan
Chairman

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Storage King Group
Level 17, 99 Walker Street,
North Sydney NSW 2060, Australia
+61 2 9436 6200
storageking.com.au

Storage King Funds Management Limited, ACN 109 324 834, AFSL 277357, as Responsible Entity of Storage King Property Trust, ARSN 111 629 559. Abacus Storage Operations Limited, ACN 112 457 075.

Location of the Meetings

Venue

The Meetings of the Securityholders of Storage King Group will be held at:

Level 21, 99 Walker Street, North Sydney NSW 2060

Commencing

11:30am (AEDT), Friday 13th of November 2026.

Agenda

11:00am	Registration begins
11:30am	Meetings commence Welcome to Securityholders by the Chairman Chief Executive Officer and Managing Director presentation Items of Business

Discussion and asking questions

Discussion will take place on all the items of business as set out in the Notice of Meetings.

The Explanatory Memorandum provides further information relating to the items of business. Securityholders will have the opportunity to ask questions at the Meetings (including an opportunity to ask questions of the Auditor).

To ensure that as many Securityholders as possible have the opportunity to speak, Securityholders are requested to observe the following guidelines:

– Please keep questions as brief as possible and relevant to the matters being discussed

– If a Securityholder has more than one question, please ask all questions at the one time

An opportunity for discussion will be provided on each item of business prior to Securityholders being asked to vote.

Recording

An audio recording of the Annual General Meetings will be made available after the meetings at https://investors.storageking.com.au/agm.

Cameras and recording devices are not permitted at the Meetings.

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Notice of Meetings

The Annual General Meetings (**AGM** or the **Meetings**) of Securityholders of Storage King Group (**ASX:SKG**), being the annual general meeting of the members of Abacus Storage Operations Limited (the **Company**) to be held in conjunction with the annual general meeting of the members of Storage King Property Trust (the **Trust**), will be held as follows:

Date	Friday 13 November 2026
Time	11:30am (AEDT)
Venue	Level 21, 99 Walker Street, North Sydney, NSW 2060
Registration	From 11:00am (AEDT)

storage king

ASX: SKG

This Notice of Meetings should be read in its entirety. If Securityholders are uncertain about how to vote, they are encouraged to consult their professional advisers before casting their vote.

NOTICE OF GENERAL MEETINGS

The accompanying Explanatory Statement provides further details regarding the matters to be addressed at the Meetings. The Explanatory Statement and the Proxy Form are part of this Notice of Meetings.

In accordance with Regulation 7.11.37 of the Corporations Regulations 2001 (Cth), the Directors have determined that the persons eligible to vote at the Annual General Meetings are those who are registered Securityholders at 7:00pm (AEDT) on Wednesday, 11 November 2026.

Terms and abbreviations used in this Notice of Meetings and the Explanatory Statement are defined in the Glossary.

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MEETING INFORMATION

Important Information for Securityholders about Storage King Group's 2026 AGM

This Notice of Meetings (**Notice**) is given based on circumstances as at 13 October 2026. Should circumstances change, Storage King Group will make an announcement on the ASX market announcements platform and on the website at https://investors.storageking.com.au/

Securityholders are urged to monitor the ASX market announcements platform and the Storage King Group website for any changes leading up to the date of the Meetings.

Venue and Voting Information

The Annual General Meetings of Securityholders of Storage King Group to which this Notice of Meetings relates will be held as a physical meeting at 11:30am (AEDT) on Friday, 13 November 2026 at Level 21, 99 Walker Street, North Sydney NSW 2060. Registration will commence at 11:00am (AEDT).

The Meetings will not be webcast and there is no online attendance. Securityholders who are unable to attend in person are encouraged to vote by proxy using the Proxy Form.

Your Vote is Important

The business of the Annual General Meetings affects your security holding and your vote is important.

Voting in Person

To vote in person, attend the Annual General Meetings on the date and at the place set out above. If you plan to attend the Meetings in person, please bring your Proxy Form to facilitate your registration. All Resolutions put to the Meetings will be decided by poll.

Voting in Proxy

If you are unable to attend the Meetings, you are encouraged to appoint a proxy to attend and vote on your behalf.

A Securityholder entitled to attend and vote at the Meetings is entitled to appoint a proxy. A Securityholder entitled to cast two or more votes may appoint two proxies and may specify the proportion or the number of votes each proxy is appointed to exercise. A proxy need not be a Securityholder of Storage King Group. A Proxy Form is provided with this Notice of Meetings.

You can direct your proxy how to vote by following the instructions on the Proxy Form. Securityholders are encouraged to direct their proxy how to vote on each item of business.

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Any directed proxies that are not voted on a poll at the Meetings by a Securityholder's appointed proxy will automatically default to the Chair, who is required to vote proxies as directed on a poll.

If you intend to appoint the Chair as your proxy (or if the Chair becomes your proxy by default), you can direct the Chair how to vote by marking one of the voting boxes for the relevant Resolution on the Proxy Form (for example to vote 'for', 'against' or 'abstain' from voting). Alternatively, if the Chair is or becomes your proxy and you do not mark any of the boxes opposite a Resolution, the Chair may vote as he or she sees fit. Please note that by submitting the Proxy Form without voting instructions, you will be giving the Chair your express authority to vote your proxy as he or she decides on remuneration related Resolutions (being Resolutions 1, 4 and 8), even though those Resolutions are connected directly or indirectly with the remuneration of a member of the KMP of Storage King Group.

The Chair of the Meetings intends to vote all undirected proxies held by the Chair in favour of each Resolution.

Completion of a Proxy Form will not prevent individual Securityholders from attending the Meetings in person if they wish. Where a Securityholder completes and lodges a valid Proxy Form and then the Securityholder attends the Meetings in person, if the Securityholder votes on a Resolution, their proxy is not entitled to vote, and must not vote, on that Resolution.

If a Securityholder appoints a body corporate as a proxy, that body corporate will need to ensure that it:

a. appoints an individual as its corporate representative to exercise its powers at the Meetings, in accordance with section 250D of the Corporations Act; or

b. provides satisfactory evidence of the appointment of its corporate representative prior to commencement of the Meetings unless this has previously been provided to the Share Registry.

Corporate Securityholders should comply with the execution requirements set out on the Proxy Form or otherwise comply with the provisions of section 127 of the Corporations Act.

Your proxy instruction must be received not later than 48 hours before the commencement of the Meetings, which is 11:30am (AEDT) on Wednesday, 11 November 2026. Proxy Forms received later than this time will be invalid.

Proxy Forms may be lodged as follows:

ONLINE	https://www.votingonline.com.au/skgagm2026
BY MAIL	Boardroom Pty Limited GPO BOX 3993 Sydney NSW 2001 Australia
BY FAX	+61 2 9290 9655
BY HAND	Boardroom Pty Limited Level 8, 210 George Street Sydney NSW 2000 Australia

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Questions to the Board and Management

Securityholders will have a reasonable opportunity at the Annual General Meetings to ask questions relating to the management of Storage King Group and any of the items of business set out in this Notice of Meetings, including an opportunity to ask questions of the Auditor.

To assist with the efficient conduct of the AGM, Securityholders are also invited to submit written questions in advance of the Meetings. These may be directed to the Board or to management, or may relate to any agenda item, and should be sent to Investor Relations at investorrelations@storageking.com.au.

Written questions must be received at least five Business Days before the Meetings, which is by Friday, 6 November 2026. Similar questions may be grouped and answered together, and a list of qualifying questions will be made available at the Meetings.

Power of Attorney

If the Proxy Form is signed under a power of attorney on behalf of a Securityholder, then the attorney must make sure that either the original power of attorney or a certified copy is sent with the Proxy Form, unless the power of attorney has already been provided to the Share Registry.

Corporate Representatives

If a representative of a corporate Securityholder or a corporate proxy will be attending the Meetings, the representative should bring to the Meetings adequate evidence of their appointment, unless this has previously been provided to the Share Registry.

Recording

An audio recording of the Annual General Meetings will be made available after the Meetings at https://investors.storageking.com.au/. Cameras and recording devices are not permitted at the Meetings.

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BUSINESS OF THE MEETINGS

Item 1: Directors' Report, Auditor's Report and Financial Statements

"To receive and to consider the Annual Financial Report of Storage King Group and its controlled entities for the financial year ended 30 June 2026 together with the declaration of the Directors, the Directors' Report, the Remuneration Report and the Auditor's Report for that financial year."

Note: This item of ordinary business is **for discussion only and is not a resolution**.

Pursuant to the Corporations Act, Securityholders will be given a reasonable opportunity at the Meetings to ask questions about, or make comments in relation to, each of the aforementioned reports during consideration of these items.

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Item 2: Resolutions

Resolution 1 - Adoption of Remuneration Report

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

"That, for the purpose of Section 250R(2) of the Corporations Act and for all other purposes, approval is given for the adoption of the Remuneration Report as contained in Storage King Group's Annual Financial Report for the financial year ended 30 June 2026."

Note: The vote on this Resolution is advisory only and does not bind the Directors or the Company.

A voting exclusion and a voting prohibition apply to this Resolution and are set out in the Voting Exclusion and Prohibition Statements below.

Resolution 2 - Election of Clive Berelowitz as a Director

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

"That Clive Berelowitz, who was appointed as a Director by the Board since the last Annual General Meetings and who retires in accordance with clause 13.5 of the Constitution of the Company and the Listing Rules and, being eligible, be elected as a director of Abacus Storage Operations Limited."

Resolution 3 - Re-election of Mark Bloom as a Director

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company:

"That Mark Bloom, who retires in accordance with clause 13.6 of the Constitution of the Company and the Listing Rules and, being eligible, be re-elected as a director of Abacus Storage Operations Limited."

Resolution 4 - Grant of Performance Rights to Nikki Lawson

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company and the Trust:

"That, for the purposes of ASX Listing Rule 10.14 and for all other purposes, approval is given for the grant of 822,368 Performance Rights to Nikki Lawson, the Chief Executive Officer and Managing Director of the Company (or her nominee), under the Incentive Plan, and otherwise on the terms and conditions set out in the Explanatory Statement which accompanies and forms part of this Notice of Meetings."

A voting exclusion and a voting prohibition apply to this Resolution and are set out in the Voting Exclusion and Prohibition Statements below.

Resolution 5 - Change of name of the Company to Storage King Operations Limited

To consider and, if thought fit, to pass the following resolution as a **Special Resolution** of the Company:

"That, for the purposes of section 157(1) of the Corporations Act and for all other purposes, the name of the Company be changed from Abacus Storage Operations Limited to Storage King Operations Limited, effective from the date ASIC alters the details of the Company's registration."

Resolution 6 - Amendment to the Constitution of the Company

To consider and, if thought fit, to pass the following resolution as a **Special Resolution** of the Company:

"That, subject to Resolution 7 also being passed, and for the purposes of section 136(2) of the Corporations Act and for all other purposes, the constitution of Abacus Storage Operations Limited be amended as marked in the draft constitution tabled at the Meetings and initialled by the Chair for the purposes of identification, with effect immediately upon the passing of this Resolution, except that references to Storage King Operations Limited take effect on and from the date the change of the Company's name takes effect."

Resolution 7 - Amendment to the Constitution of the Trust

To consider and, if thought fit, to pass the following resolution as a **Special Resolution** of the Trust:

"That, subject to Resolution 6 also being passed, and for the purposes of section 601GC(1)(a) of the Corporations Act and for all other purposes:

*(a) the constitution of Storage King Property Trust be amended in accordance with the provisions of the supplemental deed in the form tabled at the Meetings and initialled by the Chair for the purposes of identification (**Trust Supplemental Deed**); and*

(b) Storage King Funds Management Limited as responsible entity of Storage King Property Trust be authorised to execute, and lodge with the Australian Securities and Investments Commission, the Trust Supplemental Deed."

A voting exclusion applies to this Resolution and is set out in the Voting Exclusion and Prohibition Statements below.

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Resolution 8 - Approval of future issue of Equity Securities under the Storage King Group Equity Incentive Plan

To consider and, if thought fit, to pass the following resolution as an **Ordinary Resolution** of the Company and Trust:

"That, for the purposes of ASX Listing Rule 7.2 (exception 13), and for all other purposes, the Securityholders approve the issue and allotment of Equity Securities under the Storage King Group Equity Incentive Plan as an exception to ASX Listing Rule 7.1, as described and otherwise on the terms and conditions set out in the Explanatory Statement which accompanies and forms part of this Notice of Meetings."

A voting exclusion and a voting prohibition apply to this Resolution and are set out in the Voting Exclusion and Prohibition Statements below.

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VOTING EXCLUSION AND PROHIBITION STATEMENTS

The following voting exclusion and voting prohibition statements apply to the Resolutions. No voting exclusion or voting prohibition applies to Resolutions 2, 3, 5 and 6.

Resolution(s) Affected	Voting Exclusion and/or Prohibition Statement
Resolution 1 – Adoption of Remuneration Report	**Voting Prohibition Statement** In accordance with the Corporations Act, a vote must not be cast (in any capacity) on Resolution 1 by or on behalf of a member of Storage King Group's key management personnel (**KMP**), whose remuneration details are included in the Remuneration Report, or any of that person's Closely Related Parties (such as close family members and any controlled companies of those persons) (collectively referred to as **Restricted Voter**). However, such a person described above may cast a vote on Resolution 1 if: a. it is cast by a person as a proxy appointed in writing that specifies how the proxy is to vote on Resolution 1; and b. it is not cast on behalf of a Restricted Voter. If you appoint the person chairing the Meetings (**Chair**) as a proxy and the Proxy Form does not specify the way the proxy is to vote on the Resolution and you are not a Restricted Voter, by submitting the Proxy Form you authorise the Chair to exercise the proxy even though Resolution 1 is connected directly or indirectly with the remuneration of a KMP, and you will be taken to have directed the Chair to vote in accordance with his or her stated intention to vote in favour of Resolution 1. If you do not want your vote exercised in favour of Resolution 1, you should direct the person chairing the Meetings to vote 'against', or to abstain from voting on, this Resolution. In addition, under the Corporations Act, a vote must not be cast on Resolution 1 by a member of Storage King Group's KMP, or a Closely Related Party of a KMP, acting as proxy, if their appointment does not specify the way the proxy is to vote on the Resolution. However, this voting exclusion does not apply if the KMP is the Chair of the Meetings acting as proxy and their appointment expressly authorises the Chair to exercise the proxy even though the Resolution is connected directly or indirectly with the remuneration of a member of the KMP.
Resolution 4 – Grant of Performance Rights to Nikki Lawson	**Voting Exclusion Statement** Storage King Group will disregard any votes cast in favour of Resolution 4 by or on behalf of Nikki Lawson, being a person referred to in Listing Rule 10.14.1 who is eligible to participate in the Incentive Plan, or an Associate of that person. However, this does not apply to a vote cast in favour of Resolution 4 by: a. a person as proxy or attorney for a person who is entitled to vote on the Resolution, in accordance with directions given to the proxy or attorney to vote on the Resolution in that way;

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b. the Chair of the Meetings as proxy or attorney for a person who is entitled to vote on the Resolution, in accordance with a direction given to the Chair to vote on the Resolution as the Chair decides; or
c. a holder acting solely in a nominee, trustee, custodial or other fiduciary capacity on behalf of a beneficiary, provided that:
   - the beneficiary provides written confirmation to the holder that the beneficiary is not excluded from voting, and is not an associate of a person excluded from voting, on the Resolution; and
   - the holder votes on the Resolution in accordance with directions given by the beneficiary to the holder to vote in that way.

Voting Prohibition Statement

In accordance with section 250BD of the Corporations Act, a person appointed as a proxy must not vote, on the basis of that appointment, on Resolution 4 if:
a. the proxy is either:
   - a member of the KMP; or
   - a Closely Related Party of a member of the KMP; and
b. the appointment does not specify the way the proxy is to vote on the Resolution. However, the above prohibition does not apply if:
   - the proxy is the Chair of the Meetings; and
   - the appointment expressly authorises the Chair to exercise the proxy even if the Resolution is connected directly or indirectly with the remuneration of a member of the KMP.

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Resolution 7 – Amendment to the Constitution of the Trust	**Voting Exclusion Statement** In accordance with section 253E of the Corporations Act, Storage King Funds Management Limited as responsible entity of Storage King Property Trust and its associates are not entitled to vote their interest on Resolution 7 if they have an interest in the Resolution other than as a member of the Trust. However, those persons may vote as a proxy for another Securityholder, provided their appointment specifies the way they are to vote on the Resolution and they vote that way.
Resolution 8 – Approval of future issue of Equity Securities under the Storage King Group Equity Incentive Plan	**Voting Exclusion Statement** Storage King Group will disregard any votes cast in favour of Resolution 8 by or on behalf of: a. a person who is eligible to participate in the Storage King Group Equity Incentive Plan; or b. an Associate of that person or those persons. However, this does not apply to a vote cast in favour of Resolution 8 by: a. a person as proxy or attorney for a person who is entitled to vote on the Resolution, in accordance with directions given to the proxy or attorney to vote on the Resolution in that way; or b. the Chair of the Meetings as proxy or attorney for a person who is entitled to vote on the Resolution, in accordance with a direction given to the Chair to vote on the Resolution as the Chair decides; or c. a holder acting solely in a nominee, trustee, custodial or other fiduciary capacity on behalf of a beneficiary provided the following conditions are met: • the beneficiary provides written confirmation to the holder that the beneficiary is not excluded from voting, and is not an associate of a person excluded from voting, on the Resolution; and

- the holder votes on the Resolution in accordance with directions given by the beneficiary to the holder to vote in that way.

Voting Prohibition Statement

In accordance with section 250BD of the Corporations Act, a person appointed as a proxy must not vote on the basis of that appointment, on Resolution 8 if:

a. the proxy is either:
   - a member of the KMP; or
   - a Closely Related Party of a member of the KMP; and

b. the appointment does not specify the way the proxy is to vote on the Resolution. However, the above prohibition does not apply if:
   - the proxy is the Chair of the Meetings; and
   - the appointment expressly authorises the Chair to exercise the proxy even if the Resolution is connected directly or indirectly with remuneration of a member of the KMP.

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BY THE ORDER OF THE BOARD

Belinda Cleminson
Company Secretary
Dated: 13 October 2026

EXPLANATORY STATEMENT

This Explanatory Statement has been prepared for the information of Securityholders in connection with the business to be conducted at the Annual General Meetings to be held at 11:30am (AEDT) on Friday, 13 November 2026 at Level 21, 99 Walker Street, North Sydney NSW 2060.

The purpose of this Explanatory Statement is to provide information which the Directors believe to be material to Securityholders in deciding whether or not to pass the Resolutions in the Notice of Meetings.

If you are in any doubt about what to do in relation to the Resolutions contemplated in the Notice of Meetings and this Explanatory Statement, it is recommended that you seek advice from an accountant, solicitor or other professional adviser.

Full details of the business to be considered at the Annual General Meetings are set out below.

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Item 1: Directors' Report, Auditor's Report and Financial Statements

In accordance with the Corporations Act, the business of the Annual General Meetings will include receipt and consideration of the Annual Financial Report of Storage King Group and its controlled entities for the financial year ended 30 June 2026 together with the declaration of the Directors, the Directors' Report, the Remuneration Report and the Auditor's Report.

In accordance with the Corporations Act, companies are no longer required to provide a hard copy of the Annual Financial Report to Securityholders unless a Securityholder has specifically elected to receive a printed copy. Securityholders may view the Annual Financial Report on the website at https://investors.storageking.com.au/.

No resolution is required for this item, but Securityholders will be given the opportunity to ask questions and to make comments on the management and performance of Storage King Group.

Storage King Group's auditor will be present at the Meetings. During the discussion of this item, the auditor will be available to answer questions on the:

- conduct of the audit;
- preparation and content of the Auditor's Report;
- accounting policies adopted by Storage King Group in relation to the preparation of the financial statements; and
- independence of the auditor in relation to the conduct of the audit.

Written questions of the Auditor

If you would like to submit a written question about the content of the Auditor's Report or the conduct of the audit of the Annual Financial Report, please send your question to Investor Relations at investorrelations@storageking.com.au. A list of qualifying questions will be made available at the Meetings.

SKG ANNUAL GENERAL MEETINGS

Please note that all written questions must be received at least five Business Days before the Meetings, which is by Friday, 6 November 2026.

Resolution 1 - Adoption of Remuneration Report

In accordance with section 250R(2) of the Corporations Act, Storage King Group is required to present to its Securityholders the Remuneration Report as disclosed in the 2026 Annual Financial Report.

The Remuneration Report is set out on pages 19-24 of the Annual Financial Report, available on the website at https://investors.storageking.com.au/.

The vote on this Resolution is advisory only and does not bind the Directors or the Company, however, if at least 25% of the votes cast are against the adoption of the Remuneration Report at the Meetings, and then again at the 2027 Annual General Meetings (**2027 AGM**), Storage King Group will be required to put to the vote a resolution (**Spill Resolution**) at the 2027 AGM to approve the calling of further meetings (**Spill Meeting**). If more than 50% of Securityholders vote in favour of the Spill Resolution, Storage King Group must convene the Spill Meeting within 90 days of the 2027 AGM. All of the Directors who were in office when the 2027 Directors' Report was approved, other than the Managing Director, will (if seeking re-election) need to stand for re-election at the Spill Meeting.

At the Annual General Meetings held in 2025, 99.94% of the votes cast were in favour of the adoption of the Remuneration Report.

Voting Exclusion
Note that a voting exclusion and a voting prohibition apply to Resolution 1 in the terms set out in the Notice of Meetings.

Directors' Recommendation
Noting that each Director has a personal interest in their own remuneration from Storage King Group, as described in the Remuneration Report, the Board unanimously recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

Resolution 2 - Election of Clive Berelowitz as a Director

The Constitution of the Company and the ASX Listing Rules provide for the election by Securityholders of a Director who has been appointed by the Board since the last Annual General Meetings. Clive Berelowitz was appointed a Director of the Company on 19 November 2025.

Under this Resolution, Clive Berelowitz retires in accordance with clause 13.5 of the Constitution of the Company and, being eligible, seeks election as a Director of the Company at this AGM. This is the first time Clive Berelowitz has stood for election by Securityholders.

Clive is a Non-Executive Director, appointed to the Board effective 19 November 2025. Clive is an Investment Director at Ki Corporation, a significant Securityholder in the Group and a

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global single-family office, where he is responsible for leading direct investments and driving portfolio value creation across private equity and real assets.

Clive brings extensive experience in corporate strategy, investment, and operational leadership. Based in the United States, he has an in-depth knowledge of global self storage markets and trends. Previously, Clive served as Chief Executive Officer of American Trade Finance, a direct commercial lender; Vice President at Jetro/Restaurant Depot, a leading U.S. wholesale foodservice group; and Partner at Grovepoint Capital, where he led control investments in the United Kingdom and Western Europe.

The Board does not regard Clive Berelowitz as an independent Director, having regard to his position at Ki Corporation.

Directors' Recommendation
The Board (with Clive Berelowitz abstaining) recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

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Resolution 3 - Re-election of Mark Bloom as a Director

The Constitution of the Company and the ASX Listing Rules provide for the retirement and re-election of Directors. Mark Bloom was appointed a Director of the Company on 1 February 2022 and was last elected by Securityholders at the Annual General Meetings held in 2023. Accordingly, Mark Bloom retires by rotation in accordance with clause 13.6 of the Constitution of the Company and, being eligible, seeks re-election as a Director of the Company.

Mark is a Non-independent, Non-Executive Director and has an extensive 36 year career as a Finance Executive in Australia, Canada and South Africa, with his most recent role as Chief Financial Officer at Scentre Group up until April 2019, having previously served as Deputy Group CFO at Westfield Group. He acts as a consultant to Ki Corporation.

Mark is also a non-executive Director of AGL Energy Limited, EBOS Group Limited and Metropolitan Memorial Parks. Mark's previous listed directorships in the last three years were Abacus Property Group to August 2023 and Pacific Smiles Group Limited to August 2024.

Mark is a member of the Audit and Risk, People and Remuneration, and Nomination Committees. The Board does not regard Mark Bloom as an independent Director, having regard to his consultancy with Ki Corporation.

Directors' Recommendation
The Board (with Mark Bloom abstaining) recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

Resolution 4 - Grant of Performance Rights to Nikki Lawson

Nikki Lawson was appointed Chief Executive Officer and Managing Director of Storage King Group with effect from 1 July 2026, following implementation of the internalisation. Storage King Group proposes to grant a maximum of 822,368 Performance Rights to Nikki Lawson (and/or her nominee) under the Incentive Plan as her FY27 Long-Term Incentive (LTI) award. The Performance Rights will entitle Nikki Lawson to receive Securities, or a cash equivalent payment as determined by the Board, subject to the achievement of the performance conditions set out below.

The grant of Performance Rights under the Incentive Plan is subject to performance conditions determined by the Board and designed to align Nikki Lawson's interests with those of Securityholders. The proposed LTI opportunity is 125% of fixed remuneration, with a grant value of $937,500. Nikki Lawson's remuneration package, as announced on 18 May 2026, comprises total fixed remuneration of $750,000 per annum, inclusive of superannuation, an annual short-term incentive with a target opportunity of 60% of fixed remuneration and a maximum opportunity of 125% of fixed remuneration, and a long-term incentive with a maximum opportunity of 125% of fixed remuneration, in each case subject to the applicable plan rules.

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Why is Securityholder approval being sought?

ASX Listing Rule 10.14 requires that securityholders approve grants of equity securities (which include Performance Rights) issued to directors under an employee incentive plan which will, or may, be satisfied by the issue of new securities. ASX Listing Rule 10.14 does not apply to the grant of Performance Rights to directors under an employee incentive plan where the securities to be acquired in the satisfaction of the Performance Rights are required by the terms of the scheme to be purchased on market.

While it is currently intended that securities will be purchased on market as opposed to issuing new securities to satisfy any Performance Rights that vest, the Board consider it good governance to seek approval from Securityholders for grants made to the Chief Executive Officer and Managing Director.

If this Resolution is passed, the Company will have the ability, if the Board determines it is appropriate, to issue new equity securities to Nikki Lawson in satisfaction of any Performance Rights that vest, in accordance with the terms of the Incentive Plan and the Listing Rules.

If this Resolution is not passed, the Company will not be able to issue new equity securities to satisfy any vested Performance Rights and, consistent with the Board's current intention, any vested Performance Rights would instead be satisfied by the acquisition of Securities on market.

In accordance with Listing Rule 10.12 (exception 8), separate approval is not required under Listing Rule 10.11 where approval is obtained under Listing Rule 10.14, and in accordance with Listing Rule 7.2 (exception 14) the grant will be excluded in calculating the capacity to issue equity securities under Listing Rule 7.1 without Securityholder approval over the 12 month period following the issue date.

Chapter 2E of the Corporations Act

Chapter 2E of the Corporations Act prohibits the Company from giving a financial benefit to a related party of the Company unless either the giving of the financial benefit falls within one of

the exceptions to those provisions, or Securityholder approval under Chapter 2E of the Corporations Act is obtained prior to the giving of the financial benefit. The proposed grant of Performance Rights constitutes the giving of a financial benefit and, as Nikki Lawson is a Director of the Company, she is a related party of the Company.

Key features and material terms of the proposed grant under the Incentive Plan

- **Amount of grant.** In accordance with Nikki Lawson's employment agreement and the remuneration package approved by the Board, Nikki Lawson is entitled to a grant of Performance Rights under the Incentive Plan equal to 125% of her fixed remuneration, being $937,500 (LTI Entitlement). No consideration is payable by Nikki Lawson for the grant of the Performance Rights.
- **Number of Performance Rights.** The number of Performance Rights to be granted is determined by dividing the LTI Entitlement of $937,500 by the 10-day volume-weighted average price of $1.140 for Securities for the period commencing on the second Trading Day after the full year results announcement for the year ended 30 June 2026, rounded down to the nearest whole number. On this basis, 822,368 Performance Rights are proposed to be granted. Nikki Lawson has not previously been granted any Performance Rights or other securities under the Incentive Plan.
- **Timing of grant.** The Performance Rights will be granted to Nikki Lawson as soon as practicable after the AGM, and in any event within 12 months of the AGM.
- **Vesting and performance period.** The Performance Rights will be tested against the applicable performance conditions following release of the audited financial results for the final year of the relevant performance period. The Rights will be divided into two equal tranches: Tranche 1, representing 50% of the total Rights granted, has a performance period from 1 July 2026 to 30 June 2029; and Tranche 2, representing 50% of the total Rights granted, has a performance period from 1 July 2026 to 30 June 2030. The relevant tranche will be tested on the day following release of Storage King Group's audited financial results for the final year of the relevant performance period. There will be no re-testing.
- **Performance conditions.** The Incentive Plan has been designed to align the interests of executives with those of Securityholders by linking a significant portion of executive remuneration to the delivery of earnings before interest and tax (EBIT) per Security and relative total securityholder return (Relative TSR). For each tranche, 50% of the Rights will be tested against the Storage King EBIT growth condition and 50% will be tested against the Storage King Relative TSR condition over the applicable performance period. Performance will be assessed at the end of the relevant performance period and there will be no re-testing.
- **Vesting conditions.** For the EBIT growth condition: for Tranche 1, vesting ranges from 50% where EBIT per Security achieves compound annual growth of 4% over the performance period to 100% where growth reaches 12%; for Tranche 2, vesting ranges from 50% at 4% to 100% at 10% growth; in each case with straight-line vesting between those points. The FY26 base-year EBIT per Security is 9.27 cents. For the Relative TSR condition, no Rights vest below the 50th percentile of the comparator group; 50% vest at the 50th percentile and 100% vest at or above the 75th percentile, with straight-line vesting between those points. The comparator group comprises companies in the ASX 300 A-REITs index, excluding fund managers, as identified by the Board. The comparator

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group may change as companies enter or exit the index, are delisted or are otherwise considered inappropriate comparators. The Board has absolute discretion to determine achievement of the performance conditions and may make appropriate adjustments, including for unusual or non-recurring items.

- **Entitlement to distributions.** Performance Rights granted under the Incentive Plan include securities equal to accrued and reinvested distributions. Participants are entitled to receive those securities only on Performance Rights that vest and are exercised.
- **Restrictions on securities trading.** In accordance with the Trading Policy, no Director, employee or associate may trade in Securities at any time while in possession of non-public information which, if generally available, might materially affect the price or value of the Securities, and may only trade outside specified blackout periods.
- **Cessation of employment.** Unless the Board determines otherwise, if Nikki Lawson becomes a Good Leaver before the Rights vest, the unvested Rights will remain on foot until the original Vesting Date, subject to the applicable performance and vesting conditions, but the number eligible to vest will be reduced pro rata having regard to the proportion of the performance period during which she was employed by the Group. If she becomes a Bad Leaver before vesting, all unvested Rights will immediately lapse. The Board retains discretion under the Incentive Plan Rules to determine an alternative treatment.
- **Change in control.** If there is a takeover bid or other change of control event as defined in the Incentive Plan Rules, the Board may in its absolute discretion determine the treatment of unvested Performance Rights, including whether all or some of those Rights vest or cease to be subject to conditions. The Board will also determine the treatment of vested Rights that have not been exercised at the time of the event in accordance with the Incentive Plan Rules.
- **Other information.** No loan will be provided to Nikki Lawson in respect of the grant of the Performance Rights. The Performance Rights are granted for nil consideration and no amount is payable on vesting or exercise. The Incentive Plan Rules prohibit the transfer or disposal of unvested Rights and prohibit hedging of the Rights. Vested Rights may be settled in Securities, cash or a combination of both at the Board's discretion.

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Information required by Listing Rule 10.15

The following information in relation to the proposed grant of Performance Rights is provided to Securityholders for the purposes of Listing Rule 10.15:

Requirement	Detail
The name of the person	Nikki Lawson
Which category in Listing Rules 10.14.1 to 10.14.3 the person falls within and why	Listing Rule 10.14.1 – Nikki Lawson is a Director of the Company

The number and class of securities proposed to be granted	822,368 Performance Rights, each of which may, subject to its terms, be settled by one Storage King Group stapled Security, together with any applicable Distribution Securities, or by a cash equivalent payment at the board's discretion.
Details of the person's total remuneration package	Total fixed remuneration of $750,000 per annum, inclusive of superannuation. Nikki Lawson is also eligible for an annual short-term incentive with a target opportunity of 60% of fixed remuneration and a maximum opportunity of 125% of fixed remuneration, and a long-term incentive with a maximum opportunity of 125% of fixed remuneration, in each case subject to the applicable plan rules.
The number of securities previously issued to the person under the Incentive Plan and the average acquisition price paid	None
As the securities are not fully paid ordinary securities, a summary of the material terms, an explanation of why that type of security is being used and the value attributed to it	The Performance Rights are rights to Securities, subject to the performance and vesting conditions summarised above, and are used to link a significant portion of executive remuneration to the delivery of EBIT per security and Relative TSR. For the purpose of determining the number of Performance Rights proposed to be granted, each Performance Right has been attributed a face value of $1.140, being the 10-day VWAP for Securities commencing on the second Trading Day after the full year results announcement for the year ended 30 June 2026.
The date or dates by which the securities will be granted (not later than three years after the Meetings)	The Performance Rights will be granted as soon as practicable after the AGM and, in any event, no later than 12 months after the AGM. Following receipt of a valid acceptance, the Group will use reasonable endeavours to issue the Rights within 15 Business Days after the closing date specified in the offer.
The price at which the securities will be granted	The Performance Rights will be granted for nil cash consideration. No amount is payable on vesting or exercise.
A summary of the material terms of the Incentive Plan, and of any loan to be made to the person in relation to the acquisition	The material terms of the Incentive Plan are summarised under the heading *Key features and material terms of the proposed grant under the Incentive Plan* above. No loan will be made to Nikki Lawson in relation to the acquisition.

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Details of any securities issued under the Incentive Plan will be published in each annual report relating to a period in which securities have been issued, together with a statement that approval for the issue was obtained under Listing Rule 10.14. Any additional persons falling within the category of persons caught by Listing Rule 10.14 who become entitled to participate in the Incentive Plan after this Resolution is approved, and who were not named in this Notice of Meetings, will not participate until approval is obtained under Listing Rule 10.14.

A summary of the Key Terms of the Incentive Plan is set out in Annexure A to this Notice of Meetings.

Voting Exclusion
Note that a voting exclusion and a voting prohibition apply to Resolution 4 in the terms set out in the Notice of Meetings.

Directors' Recommendation
The Board (with Nikki Lawson abstaining) recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

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Resolution 5 - Change of name of the Company to Storage King Operations Limited

On 30 June 2026 the Storage King Group completed the internalisation of its management functions. In connection with the internalisation, the name of the group changed from Abacus Storage King to Storage King Group on 6 July 2026, together with a change in the ASX ticker code from ASK to SKG; the name of Abacus Storage Property Trust changed to Storage King Property Trust; and the name of the Responsible Entity changed from Abacus Storage Funds Management Limited to Storage King Funds Management Limited. The Company is the remaining entity in the stapled group that retains its former name, and this Resolution seeks the approval of Securityholders to change the name of the Company from Abacus Storage Operations Limited to Storage King Operations Limited so that the naming of the stapled group and its components is consistent.

The change of name will take effect from the date on which ASIC alters the details of the Company's registration. It will not, of itself, affect the legal status of the Company or any of its assets or liabilities, or the rights attaching to the Securities. The ASX ticker code for the Group is already SKG and no further change to the ticker code arises from this Resolution.

The proposed name has been reserved by the Company and, if this Resolution is passed, the Company will lodge a copy of the Special Resolution with ASIC following the Meetings to effect the change.

Pursuant to section 157(1) of the Corporations Act, a change of a company's name can only be effected by way of a special resolution passed by its members. Therefore, this Resolution is a Special Resolution that can only be passed if at least 75% of the total votes cast by Securityholders entitled to vote on this Resolution (in their capacity as members of the Company) are voted in its favour.

Directors' Recommendation
The Directors recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

Resolution 6 - Amendment to the Constitution of the Company

This Resolution seeks the approval of Securityholders, as a Special Resolution of the Company, to amend the Constitution of the Company following completion of the internalisation on 30 June 2026. The Constitution of the Company was amended in 2023 to implement the establishment of Storage King Group as a separate listed stapled group. Those implementation provisions have now been fully performed and are spent. The proposed amendments update the entity and Group names following the internalisation, remove the spent provisions and make the substantive change described below.

Under section 136(2) of the Corporations Act, a company may modify its constitution only by special resolution of its members. If this Resolution is passed, the amendments will take effect immediately upon the passing of this Resolution, except that references to Storage King Operations Limited will take effect on and from the date the change of the Company's name under Resolution 5 takes effect. Resolutions 6 and 7 are interdependent and neither set of constitutional amendments will be implemented unless both Resolutions are passed.

Summary of the proposed amendments

The proposed amendments to the Constitution of the Company are primarily designed to update references to the entities and Group following their renaming, remove provisions included to implement the 2023 establishment transactions that are now spent, and restate the existing aggregate cap on non-executive Directors' fees as a standing limit.

The key proposed amendments are summarised below. The summary is not exhaustive and Securityholders should read it together with the marked-up draft constitution referred to below.

Proposed Amendment	Description
Names and defined terms	Updates the Constitution of the Company to refer to Storage King Property Trust, Storage King Funds Management Limited and, once the change of name under Resolution 5 takes effect, Storage King Operations Limited. The defined term "Abacus Storage King" is replaced with "Storage King Group". These are naming changes only and do not affect the rights attaching to Securities, the stapling arrangements or the way the Group operates.

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Clause 36 — spent implementation provisions	Removes clause 36 and related definitions that were included to implement the 2023 establishment transactions and have now been fully performed. The removed clause will be marked "Not used" so that the existing numbering and cross-references are preserved. No Securityholder rights are removed or altered.
Directors' fees	Retains the maximum aggregate Directors' fees payable by the Company at $1,250,000 in each financial year, but removes wording that expressed the cap as applying only until members approved a further amount. The amended provision states the amount as a standing limit. Members may continue to approve a different amount by ordinary resolution.

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A marked-up copy of the Constitution of the Company, and a copy as it would read if this Resolution is passed, will be made available on request by contacting the Company Secretary at companysecretary@storageking.com.au. Copies are also available for inspection at Level 5, 137 Bathurst Street, Sydney NSW 2000 between 9:00am and 5:00pm on Business Days up to and including Friday, 13 November 2026. A complete copy of the draft Constitution of the Company will be tabled at the Meetings and initialled by the Chair for the purposes of identification.

This Resolution is a Special Resolution that can only be passed if at least 75% of the total votes cast by Securityholders entitled to vote on this Resolution (in their capacity as members of the Company) are voted in its favour.

Voting Exclusion
No voting exclusion or voting prohibition applies to this Resolution.

Directors' Recommendation
The Directors recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

Resolution 7 - Amendment to the Constitution of the Trust

This Resolution seeks the approval of Securityholders, as a Special Resolution of the Trust, to amend the Constitution of the Trust following completion of the internalisation on 30 June 2026. The Constitution of the Trust was amended in 2023 to implement the establishment of Storage King Group as a separate listed stapled group. Those implementation provisions have now been fully performed and are spent. The proposed amendments update the entity and Group names following the internalisation, remove the spent provisions and make the substantive changes described below.

Under section 601GC(1)(a) of the Corporations Act, the constitution of a registered scheme may be modified by special resolution of the members of the scheme. Alternatively, under section 601GC(1)(b), the Responsible Entity may modify the Constitution of the Trust without a members' vote if it reasonably considers that the change will not adversely affect members' rights. The Responsible Entity considers it appropriate to put the proposed amendments to Securityholders, having regard to the stapled structure of Storage King Group and because the amendments include changes of substance as well as naming and housekeeping changes. Resolutions 6 and 7 are interdependent and neither set of constitutional amendments will be implemented unless both Resolutions are passed.

If this Resolution is passed, the amendments to the Constitution of the Trust will be recorded in a supplemental deed poll (the **Trust Supplemental Deed**), which the Responsible Entity will execute and lodge with ASIC. Under section 601GC(2) of the Corporations Act, the amendments will not take effect until a copy of the Trust Supplemental Deed is lodged with ASIC.

Summary of the proposed amendments

The key proposed amendments to the Constitution of the Trust are summarised below. The summary is not exhaustive and Securityholders should read it together with the draft Trust Supplemental Deed referred to below.

Proposed Amendment	Description
Names and spent provisions	Updates the Constitution of the Trust to refer to Storage King Property Trust, Storage King Funds Management Limited and Storage King Group, and removes definitions and provisions inserted to implement the 2023 establishment transactions, including clause 24A. Removed clauses will be marked "Not used" to preserve existing numbering and cross-references. These changes do not alter Securityholder rights, the stapling arrangements or the way the Group operates.
Minimum distribution	Changes the minimum distribution for a period from the net income of the Trust to the greater of $1.00 and the Trust's net income calculated for the purposes of section 95 of the Income Tax Assessment Act, reduced by non-cash amounts (such as franking credits and foreign income tax offsets) and any reduction to a capital gain as a result of the discount capital gains concession or cost base indexation. This aligns the minimum distribution with income actually available to be distributed where those items increase taxable income without corresponding cash. The Responsible Entity may still determine a higher distribution, and the Group's distribution policy is unchanged.
AMIT regime	Changes to enable the Responsible Entity to elect for the Trust to be an AMIT in respect of a future income year,

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	provided the Trust otherwise satisfies the requirements to qualify as an AMIT. If the Trust otherwise qualifies as and the Responsible Entity elects for the Trust to be an AMIT, Securityholders will be taxed on the net income and net capital gains of the Trust that are attributed to them each financial year by the Responsible Entity, irrespective of distributions. If the Trust is an AMIT, the Responsible Entity will be required by the tax legislation to undertake such attribution on a fair and reasonable basis in accordance with the Constitution. No changes are made to the distribution entitlements of Securityholders.
Management fee	Removes the provision reducing the Responsible Entity's management fee by any management fee paid by the Company under the Management Services Agreement, together with the related definitions. The rate of the management fee and the maximum fee permitted under the Constitution of the Trust are unchanged.

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A marked-up copy of the Constitution of the Trust, and a copy as it would read if this Resolution is passed, will be made available on request by contacting the Company Secretary at companysecretary@storageking.com.au. Copies are also available for inspection at Level 5, 137 Bathurst Street, Sydney NSW 2000 between 9:00am and 5:00pm on Business Days up to and including Friday, 13 November 2026. A complete copy of the draft Trust Supplemental Deed will be tabled at the Meetings and initialled by the Chair for the purposes of identification.

This Resolution is a Special Resolution that can only be passed if at least 75% of the total votes cast by Securityholders entitled to vote on this Resolution (in their capacity as members of the Trust) are voted in its favour.

Voting Exclusion
In accordance with section 253E of the Corporations Act, the Responsible Entity and its associates are not entitled to vote their interest on this Resolution if they have an interest in the Resolution other than as a member of the Trust. A voting exclusion applies to this Resolution in the terms set out in the Notice of Meetings.

Directors' Recommendation
The Directors recommend that Securityholders vote FOR this Resolution.

Chair's Intention
The Chair of the Meetings intends to vote all undirected proxies held by the Chair IN FAVOUR of this Resolution.

Resolution 8 - Approval of future issue of Equity Securities under the Storage King Group Equity Incentive Plan

The Storage King Group Equity Incentive Plan (**Incentive Plan**) provides a framework under which eligible participants may be granted equity-based incentives. Under the rules of the Incentive Plan, the Board has a discretion to grant performance rights (**Rights**) which entitles the Eligible Persons who have been granted Rights (**Participant**), if the relevant performance or vesting conditions are satisfied, to receive fully paid stapled securities in Storage King Group. All Rights that do not satisfy the relevant performance condition at the time for vesting, lapse and have no further effect.

The Incentive Plan enables Storage King Group to provide variable remuneration that is performance focused and linked to long-term value creation for Securityholders, to participants whose behaviour and performance have a direct impact on the Group's long-term performance. The issue of Equity Securities under the Incentive Plan to eligible participants will create alignment between the interests of employees and Securityholders.

While it is currently intended that stapled securities will be purchased on-market to satisfy any Rights that vest, the Board considers it prudent and good governance to seek Securityholder approval for the potential issue of new securities should circumstances change. This flexibility ensures that Storage King Group can respond to prevailing market conditions, preserve cash where appropriate, and act in the best interests of Securityholders.

A summary of the Key Terms of the Incentive Plan is set out in Annexure A.

Broadly speaking, and subject to a number of exceptions, ASX Listing Rule 7.1 provides that a company may not issue Equity Securities, or agree to issue Equity Securities, without the approval of securityholders, if the number of Equity Securities to be issued in any 12-month period (including securities issued on the exercise of any options or other convertible securities) exceeds 15% of the issued capital of the Company preceding the issue.

ASX Listing Rule 7.2 contains a number of exceptions to the prohibition contained in ASX Listing Rule 7.1. In particular, under Exception 13 in ASX Listing Rule 7.2, any Equity Securities issued under an employee incentive scheme within three years of the date on which securityholders approve the issue of those Equity Securities are excluded when calculating the capacity of the Company to issue Equity Securities in accordance with ASX Listing Rule 7.1. This Resolution satisfies the requirements of Exception 13 in ASX Listing Rule 7.2 in relation to the Incentive Plan.

If this Resolution is passed, Storage King Group will have the ability to issue Equity Securities under the Incentive Plan over a period of 3 years without impacting on the 15% placement capacity under ASX Listing Rule 7.1.

If this Resolution is not passed, Storage King Group will still be able to proceed with the issue of Equity Securities under the Incentive Plan, but any Equity Securities issued will be included in calculating the capacity under ASX Listing Rule 7.1, effectively decreasing the number of Equity Securities it can issue without Securityholder approval over the 12-month period following the issue date.

Since Storage King Group's admission to the official list of ASX, the Company advises that it has issued 1,394,358 Equity Securities under the Incentive Plan. Storage King Group has not previously sought Securityholder approval under ASX Listing Rule 7.2 Exception 13.

The maximum number of securities proposed to be issued under the Incentive Plan during the three year period following approval (for the purposes of ASX Listing Rule 7.2 Exception 13) will

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be five percent (5%) of the Company's total issued share capital from time to time, being 65,705,148 at the time of this Notice.

Voting Exclusion
A voting exclusion and prohibition apply to this Resolution and are set out in the Voting Exclusion and Prohibition Statements.

Directors' Recommendation
The Directors believe that the continued use of the Incentive Plan whilst preserving the 15% placement capacity is in the best interests of Storage King Group and its Securityholders and therefore recommend that Securityholders vote in favour of this Resolution.

Chair's Intention
The Chair intends to vote all undirected proxies in favour of this Resolution.

Enquiries

Securityholders are asked to contact Investor Relations at investorrelations@storageking.com.au or the Share Registry, Boardroom Pty Limited, on 1300 737 760 (within Australia) or +61 2 9290 9600 (outside Australia) if they have any queries in respect of the matters set out in these documents.

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GLOSSARY

AEDT means Australian Eastern Daylight Time as observed in Sydney, New South Wales.

Annual Financial Report means the 2026 Storage King Group Annual Report to Securityholders for the period ended 30 June 2026.

Group or **Storage King Group** or **SKG** means the stapled group listed on the ASX under the code SKG, comprising the Company and the Trust, formerly Abacus Storage King (ASX:ASK).

Annual General Meetings or **AGM** or **Meetings** means the annual general meetings of members of Abacus Storage Operations Limited and of Storage King Property Trust and, unless otherwise indicated, means the meetings convened by this Notice of Meetings.

ASIC means the Australian Securities and Investments Commission.

Associate has the meaning given to it by the ASX Listing Rules.

ASX means ASX Limited ACN 008 624 691 or the financial market operated by it, as the context requires, of Level 27, 39 Martin Place, Sydney NSW 2000.

ASX Listing Rules or **Listing Rules** means the official ASX Listing Rules of the ASX and any other rules of the ASX which are applicable while Storage King Group is admitted to the official list of the ASX, as amended or replaced from time to time, except to the extent of any express written waiver by the ASX.

Auditor's Report means the auditor's report of Ernst & Young dated 14 August 2026 as included in the Annual Financial Report.

Board means the current board of Directors of the Company.

Business Day means a day on which trading takes place on the stock market of ASX.

Chair means the person chairing the Meetings.

Closely Related Party of a member of the KMP means:

(a) a spouse or child of the member;
(b) a child of the member's spouse;
(c) a dependant of the member or of the member's spouse;
(d) anyone else who is one of the member's family and may be expected to influence the member, or be influenced by the member, in the member's dealings with the Company;
(e) a company the member controls; or
(f) a person prescribed by the *Corporations Regulations 2001* (Cth).

Company means Abacus Storage Operations Limited ACN 112 457 075, proposed to be renamed Storage King Operations Limited under Resolution 5.

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Constitution of the Company means the constitution of the Company.

Constitution of the Trust means the constitution of the Trust.

Constitutions means the Constitution of the Company and the Constitution of the Trust.

Corporations Act means the *Corporations Act 2001* (Cth) as amended or replaced from time to time.

Director means a current director of the Company.

Directors' Report means the report of Directors as included in the Annual Financial Report.

Dollar or **"$"** means Australian dollars.

Explanatory Statement means the explanatory statement accompanying this Notice of Meetings.

Incentive Plan means the long term incentive plan described in the Annual Financial Report under which Performance Rights are granted to executives, governed by the Incentive Plan Rules.

Incentive Plan Rules means the rules of the Incentive Plan.

KMP means key management personnel.

Notice of Meetings or **Notice of Annual General Meetings** means this notice of annual general meetings dated 13 October 2026, including the Explanatory Statement.

Ordinary Resolution means a resolution that can only be passed if more than 50% of the total votes cast by Securityholders entitled to vote on the resolution are voted in its favour at the Meetings.

Performance Rights means the performance rights proposed to be granted to Nikki Lawson under the Incentive Plan, as described in Resolution 4 and the Explanatory Statement, each of which, subject to its terms, could convert to a Security.

Proxy Form means the proxy form attached to this Notice of Meetings.

Remuneration Report means the remuneration report as set out in the Annual Financial Report.

Resolutions means the resolutions set out in this Notice of Meetings, or any one of them, as the context requires.

Responsible Entity means Storage King Funds Management Limited ACN 109 324 834 AFSL 277357, formerly Abacus Storage Funds Management Limited, as responsible entity of the Trust.

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Restricted Voter has the meaning set out in the Notice of Meetings.

Securities means Storage King Group stapled securities, each comprising one ordinary share in the Company stapled to one ordinary unit in the Trust, quoted on the ASX under the code SKG.

Securityholder means a holder of a Security.

Share Registry means Boardroom Pty Limited.

Special Resolution means a resolution that can only be passed if at least 75% of the total votes cast by Securityholders entitled to vote on the resolution are voted in its favour at the Meetings.

Spill Meeting has the meaning set out in the Explanatory Statement.

Spill Resolution has the meaning set out in the Explanatory Statement.

Trading Day has the meaning given to that term in ASX Listing Rule 19.12.

Trust means Storage King Property Trust ARSN 111 629 559, formerly Abacus Storage Property Trust.

Trust Supplemental Deed has the meaning set out in Resolution 7.

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ANNEXURE A – SUMMARY OF THE KEY TERMS OF THE STORAGE KING GROUP EQUITY INCENTIVE PLAN

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General

The Storage King Equity Incentive Plan (Plan) is intended to align the interests of Eligible Employees with those of Securityholders, to attract, retain and motivate Eligible Employees in the interests of the Group, and to provide Eligible Employees with the opportunity to acquire Rights and, ultimately, Securities. Under the Plan, the Board may, in its discretion, grant Rights (including Options) to Eligible Employees as part of the Group's remuneration arrangements. Each Right entitles the holder to acquire one Security (being a stapled security comprising one share in Abacus Storage Operations Limited and one unit in Storage King Property Trust), or such other number of Securities as specified in the offer, subject to the satisfaction or waiver of any applicable Conditions. Rights may be subject to performance, service or time-based Conditions and include Options (which may require payment of an Exercise Price).

Offers under the Plan are made at the Board's discretion, on the terms of the Plan and any additional or alternative terms specified in the offer. To the extent of any inconsistency, the terms of the offer prevail. The Plan may operate subject to Subdivision 83A-C of the Income Tax Assessment Act 1997 (Cth) where the terms of an offer meet the requirements of that Subdivision. No loans are offered under the Plan.

Eligibility

The Board may invite any employee of the Group, any non-executive director of the Group, or any other person determined by the Board, to participate in the Plan (Eligible Employee). The Board may refuse to allow an Eligible Employee to participate where that person does not satisfy any relevant Conditions determined by the Board before the grant is made. It is currently intended that participation in the Plan will only be offered to executives and other selected employees of the Group, including the Managing Director and Chief Executive Officer.

Grant of Rights

- The Board determines the terms of each offer, including the number (or maximum value) of Rights, any Conditions, the vesting date(s), any Exercise Price, the exercise period, the circumstances in which Rights lapse and any Disposal Restrictions or forfeiture conditions.
- Unless the Board determines otherwise, no payment is required for the grant of Rights. Rights may also be granted as an element of pre-tax remuneration not subject to Conditions.
- Rights are registered in the name of the Participant and may not be transferred (other than by force of law) unless the Board determines otherwise. A purported transfer will cause the Right to lapse.
- Rights do not carry any entitlement to vote, receive distributions or participate in new issues of Securities prior to vesting and exercise, and confer no legal or equitable interest in Securities until they have vested and been exercised.

Vesting and exercise

- A Right will only vest if the applicable Conditions (which may relate to performance, service or time elapsed since grant) have been satisfied or waived by the Board. The Board's determination as to the satisfaction or waiver of Conditions is final and binding. Vesting occurs on notification by the Company to the Participant.
- The Board may determine that a Right vests earlier than the date specified in the offer, and may delay vesting where vesting would occur during a period in which dealing is prohibited or would otherwise be inappropriate.
- Vested Rights may be exercised in the period and manner specified in the offer, accompanied by payment of any Exercise Price. Unless the Board determines otherwise, a cashless exercise facility is available for Options, under which the Participant receives Securities equal in value to the Market Price of the Securities underlying the exercised Rights less the aggregate Exercise Price.
- The Board may determine that some or all exercised Rights will be satisfied by a cash payment in lieu of Securities, calculated by reference to the Market Price of a Security (being the 5-day VWAP, or such other calculation as determined by the Board) less any Exercise Price.

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Allocation of Securities

- On exercise of a Right, the Company may issue new Securities, procure the transfer of Securities (including Securities acquired on market) or procure that Securities are set aside for the Participant, including through an employee share trust.
- Exercised Rights held by a Director must be satisfied by Securities purchased on market unless no Securityholder approval is required under the ASX Listing Rules, or Securityholders have approved the Director's participation in the Plan to the extent required under the ASX Listing Rules.
- Securities allocated under the Plan rank equally with all other Securities on issue (other than entitlements with a record date before allocation). The Company will apply for quotation of any new Securities issued under the Plan within the period required by ASX.

Disposal Restrictions

The Board may impose Disposal Restrictions on Securities allocated on exercise of Rights, details of which must be provided in the offer. The Board may implement any procedure it considers appropriate to enforce Disposal Restrictions, including applying a holding lock or arranging for Securities to be held on trust.

Lapse of Rights

Subject to the Board's overriding discretion, an unvested Right will lapse on the earliest of: the lapse date specified in the offer; the Right lapsing in accordance with the Plan or the terms of the offer; failure to meet the Conditions; the fifteenth anniversary of the grant date; and the Participant electing in writing to surrender the Right.

Cessation of employment

The treatment of Rights on cessation of employment depends on the circumstances of the Participant's departure. A Participant is only treated as ceasing employment when they are no longer an employee or director of any Group company.

- **Good Leaver** – a Participant whose employment or engagement with the Group ceases as a result of death or total and permanent disablement, redundancy and/or cessation due to a change of control (subject to the change of control provisions of the Plan), genuine retirement, or any other circumstance determined by the Board in its discretion. Unless the Board in its discretion determines otherwise, where a Participant becomes a Good Leaver:

(i) their unvested Rights will remain on foot until the original vesting date and continue to be subject to the applicable Conditions;

(ii) the number of Rights eligible to vest will be reduced on a pro-rata basis, having regard to the proportion of the relevant performance period during which the Participant was employed or engaged by the Group; and

(iii) the pro-rated Rights will vest only to the extent the applicable Conditions are satisfied when tested at the end of the performance period, with any remaining Rights lapsing.

- **Bad Leaver** – a Participant whose employment or engagement with the Group ceases as a result of resignation, termination for cause, serious misconduct (including fraud or dishonesty) or poor performance, or any other circumstance determined by the Board in its discretion. Unless the Board in its discretion determines otherwise, all unvested Rights held by a Bad Leaver will lapse immediately upon cessation of employment.

In all cases, the Board may, in its discretion, determine that some or all of a Participant's Rights lapse, vest (immediately or subject to conditions), are exercisable only for a prescribed period, and/or are no longer subject to the Conditions or other restrictions, as a result of the Participant ceasing employment. The Board may also specify the cessation treatment applicable to a particular offer in the terms of that offer, while preserving some or all of this discretion.

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Forfeiture of Securities subject to Disposal Restrictions

The Board may determine that a Participant forfeits Securities allocated on exercise of Rights that remain subject to Disposal Restrictions if, during the Disposal Restriction period, the Participant resigns, is dismissed for cause, or is terminated in circumstances which, in the opinion of the Board, involve a failure to meet acceptable performance requirements. Forfeited Securities are transferred to the Company's nominee (or, if held by the trustee, held as general trust property) for nil consideration.

Fraud, dishonesty or material misstatement (malus)

The Board may determine that the Conditions and/or Performance Period applying to Rights be altered or reset, that some or all unvested Rights lapse, and/or that any Disposal Restrictions on Securities be extended, where, in the opinion of the Board:

- a Participant or former Participant has acted fraudulently or dishonestly, engaged in gross misconduct, brought the Company or the Group into disrepute, breached their obligations to

the Group, or been convicted of an offence or had a judgment entered against them in connection with the affairs of the Group;

- a Participant's Rights vest or may vest as a result of the fraud, dishonesty, negligence or breach of duty of another person, where they would not otherwise have vested;
- there is a material misstatement or omission in the financial statements of a Group company, or circumstances likely to require a restatement of the Group's financial accounts;
- a significant unexpected or unintended consequence or outcome has occurred which impacts the Group, including where the expected performance outcomes which the Rights were intended to incentivise have not been realised;
- the Group is required or entitled to reclaim or reduce a Participant's remuneration under law, regulation, contract or Group policy; or
- vesting is not justified or supportable having regard to the Participant's performance or conduct, the performance of the relevant business unit or of the Group, or any other factor the Board reasonably determines is appropriate.

While the Board is considering the application of these provisions, or a Participant is under investigation, the Board may delay or suspend the vesting, exercise and/or allocation of Rights or Securities, or extend any Disposal Restrictions.

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Change of control

- If a change of control Event occurs before Rights have vested (including where a person acquires voting power of more than 50% under a takeover bid, a takeover bid is declared unconditional, a court convenes a meeting to consider a scheme of arrangement under which control of the majority of Securities may change, or any other transaction or event which the Board considers is likely to result in a change of control of the Company), the Board may, in its absolute discretion, determine the treatment of unvested Rights, including whether some or all vest or lapse, or remain subject to the applicable (or substitute) Conditions, or whether Conditions are waived.
- In doing so, the Board may have regard to any matter it considers relevant, including the circumstances of the Event, the extent to which the Conditions have been satisfied and the proportion of the Performance Period elapsed, and may determine that the number of Rights eligible to vest be pro-rated for the portion of the Performance Period completed and vest according to performance against the Conditions to that date.
- If an Event occurs after Rights have vested but before exercise, the Board may determine that all unexercised Rights will be exercised and settled in cash or Securities, or that unexercised Options which are 'out of the money' will lapse.
- Securities allocated on exercise of Rights which remain subject to Disposal Restrictions will be released from those restrictions on the occurrence of an Event.
- Where an acquiring company obtains control of the Company, Participants may, with the agreement of the Company, the acquirer and the Participant, receive substitute securities in the acquirer (or its parent or subsidiary) on substantially the same terms.

Capital reorganisations and divestments

- In the event of a bonus issue, pro rata rights issue or reorganisation of capital, the number of Securities to which a Participant is entitled on exercise of Rights (or other terms of the Rights,

including any Exercise Price) will be adjusted in accordance with the ASX Listing Rules, the Corporations Act and any other applicable law and, subject to that, in the manner determined by the Board to minimise or eliminate any material advantage or disadvantage to the Participant.

- Where the Group divests a business or subsidiary designated by the Board as material, the Board may determine special rules for affected Participants, including varying the Conditions and/or Performance Period or deeming the Participant to remain a Group employee for a specified period.

Distribution equivalent payments

The Board may determine at the time of an offer that a Participant who becomes entitled to Securities (or a cash equivalent) on exercise of Rights will receive a distribution equivalent payment, approximately equal to the distributions that would have been payable on those Securities during the Performance Period (not grossed up for tax). The payment may be satisfied in Securities or cash. No distribution equivalent payment is made in respect of Rights that lapse.

Hedging prohibition

A Participant must not enter into any scheme, arrangement or agreement (including options and derivative products) under which the Participant may alter the economic benefit to be derived from a Right that remains subject to the Plan, irrespective of future changes in the market price of Securities. Unless the Board determines otherwise, Rights must not be used as security for any borrowing. A Right will lapse where a Participant enters (or purports to enter) into any such arrangement, unless the Board determines otherwise.

Limits on participation

No Securities may be allocated to a Participant under the Plan if, immediately after the allocation, the Participant would hold a legal or beneficial interest in more than 10% of the Securities on issue, or would be in a position to cast, or control the casting of, more than 10% of the maximum number of votes that might be cast at a general meeting. Unless the Board determines otherwise, no Rights may be offered, and no Securities issued, under the Plan if to do so would contravene any applicable law.

Use of employee share trust

The Company may, but is not required to, establish a trust for the purpose of subscribing for, acquiring, allocating and holding Securities for the benefit of Participants.

Administration and amendment

- The Board has absolute discretion in exercising any power or discretion under the Plan and may delegate its powers, determine administrative procedures, resolve questions of interpretation, waive any provision or Condition, and suspend or terminate the Plan at any time.

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- The Board may amend the Plan rules or the terms of any Rights at any time, provided that no amendment may, without the Participant's written consent, materially reduce or prejudicially affect the rights attaching to Rights granted or Securities allocated under the Plan, other than an amendment introduced primarily to comply with legislation, the ASX Listing Rules or regulatory requirements, to regulate the operation of the Plan, to correct a manifest error, or to address adverse tax implications. The Board may also amend the Plan rules to address the laws of jurisdictions outside Australia.
- Offers may only be made in compliance with the Constitution, the ASX Listing Rules, the Corporations Act and any other applicable law. The Company pays the costs of establishing and operating the Plan; Participants bear any brokerage and transaction costs on disposal of their Securities.
- Participation in the Plan does not affect a Participant's terms of employment, and there is no guarantee of future offers under the Plan. The Plan is governed by the laws of New South Wales.

A copy of the Plan rules is available on request from the Company Secretary.

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All Correspondence to:

By Mail Boardroom Pty Limited
GPO Box 3993
Sydney NSW 2001 Australia

By Fax: +61 2 9290 9655

Online: www.boardroomlimited.com.au

By Phone: (within Australia) 1300 737 760
(outside Australia) +61 2 9290 9600

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SAMPLE

YOUR VOTE IS IMPORTANT

For your vote to be effective it must be recorded **before 11:30am (AEDT) on Wednesday, 11 November 2026.**

TO VOTE ONLINE

STEP 1: VISIT https://www.votingonline.com.au/skgagm2026

STEP 2: Enter your Postcode OR Country of Residence (if outside Australia)

STEP 3: Enter your Voting Access Code (VAC):

BY SMARTPHONE

Scan QR Code using smartphone
QR Reader App

TO VOTE BY COMPLETING THE PROXY FORM

STEP 1 APPOINTMENT OF PROXY

Indicate who you want to appoint as your Proxy.
If you wish to appoint the Chair of the Meeting as your proxy, mark the box. If you wish to appoint someone other than the Chair of the Meeting as your proxy please write the full name of that individual or body corporate. If you leave this section blank, or your named proxy does not attend the meeting, the Chair of the Meeting will be your proxy. A proxy need not be a securityholder of the company. Do not write the name of the issuer company or the registered securityholder in the space.

Appointment of a Second Proxy
You are entitled to appoint up to two proxies to attend the meeting and vote. If you wish to appoint a second proxy, an additional Proxy Form may be obtained by contacting the company's securities registry or you may copy this form.

To appoint a second proxy you must:
(a) complete two Proxy Forms. On each Proxy Form state the percentage of your voting rights or the number of securities applicable to that form. If the appointments do not specify the percentage or number of votes that each proxy may exercise, each proxy may exercise half your votes. Fractions of votes will be disregarded.
(b) return both forms together in the same envelope.

STEP 2 VOTING DIRECTIONS TO YOUR PROXY

To direct your proxy how to vote, mark one of the boxes opposite each item of business. All your securities will be voted in accordance with such a direction unless you indicate only a portion of securities are to be voted on any item by inserting the percentage or number that you wish to vote in the appropriate box or boxes. If you do not mark any of the boxes on a given item, your proxy may vote as he or she chooses. If you mark more than one box on an item for all your securities your vote on that item will be invalid.

Proxy which is a Body Corporate
Where a body corporate is appointed as your proxy, the representative of that body corporate attending the meeting must have provided an "Appointment of Corporate Representative" prior to admission. An Appointment of Corporate Representative form can be obtained from the company's securities registry.

STEP 3 SIGN THE FORM

The form **must** be signed as follows:
Individual: This form is to be signed by the securityholder.
Joint Holding: where the holding is in more than one name, all the securityholders should sign.
Power of Attorney: to sign under a Power of Attorney, you must have already lodged it with the registry. Alternatively, attach a certified photocopy of the Power of Attorney to this form when you return it.
Companies: this form must be signed by a Director jointly with either another Director or a Company Secretary. Where the company has a Sole Director who is also the Sole Company Secretary, this form should be signed by that person. **Please indicate the office held by signing in the appropriate place.**

STEP 4 LODGEMENT

Proxy forms (and any Power of Attorney under which it is signed) must be received no later than 48 hours before the commencement of the meeting, therefore by **11:30am (AEDT) on Wednesday, 11 November 2026.** Any Proxy Form received after that time will not be valid for the scheduled meeting.

Proxy forms may be lodged using the enclosed Reply Paid Envelope or:

Online https://www.votingonline.com.au/skgagm2026

By Fax + 61 2 9290 9655

By Mail Boardroom Pty Limited
GPO Box 3993,
Sydney NSW 2001 Australia

In Person Boardroom Pty Limited
Level 8, 210 George Street
Sydney NSW 2000 Australia

Attending the Meeting

If you wish to attend the meeting please bring this form with you to assist registration.

Storage King Group
(ASX:SKG)

☐ **Your Address**
This is your address as it appears on the company's share register. If this is incorrect, please mark the box with an "X" and make the correction in the space to the left. Securityholders sponsored by a broker should advise their broker of any changes.
Please note, you cannot change ownership of your securities using this form.

PROXY FORM

STEP 1 APPOINT A PROXY

I/We being a member/s of **Storage King Group** and entitled to attend and vote hereby appoint:

☐ the **Chair of the Meeting (mark box)**

OR if you are **NOT** appointing the Chair of the Meeting as your proxy, please write the name of the person or body corporate (excluding the registered securityholder) you are appointing as your proxy below

or failing the individual or body corporate named, or if no individual or body corporate is named, the Chair of the Meeting as my/our proxy at the Annual General Meeting of Storage King Group to be held at **Level 21, 99 Walker Street, North Sydney NSW 2060 on Friday, 13 November 2026 at 11:30am (AEDT)** and at any adjournment of that meeting, to act on my/our behalf and to vote in accordance with the following directions or if no directions have been given, as the proxy sees fit.

Chair of the Meeting authorised to exercise undirected proxies on remuneration related matters: If I/we have appointed the Chair of the Meeting as my/our proxy or the Chair of the Meeting becomes my/our proxy by default and I/we have not directed my/our proxy how to vote in respect of Resolutions 1, 4 and 8, I/we expressly authorise the Chair of the Meeting to exercise my/our proxy in respect of these Resolutions even though Resolutions 1, 4 and 8 are connected with the remuneration of a member of the key management personnel for Storage King Group.

The Chair of the Meeting will vote all undirected proxies in favour of all Items of business (including Resolutions 1, 4 and 8). If you wish to appoint the Chair of the Meeting as your proxy with a direction to vote against, or to abstain from voting on an item, you must provide a direction by marking the 'Against' or 'Abstain' box opposite that resolution.

STEP 2 VOTING DIRECTIONS

* If you mark the Abstain box for a particular item, you are directing your proxy not to vote on your behalf on a show of hands or on a poll and your vote will not be counted in calculating the required majority if a poll is called.

		For	Against	Abstain*
Resolution 1	Adoption of Remuneration Report	☐	☐	☐
Resolution 2	Election of Clive Berelowitz as a Director	☐	☐	☐
Resolution 3	Re-election of Mark Bloom as a Director	☐	☐	☐
Resolution 4	Grant of Performance Rights to Nikki Lawson	☐	☐	☐
Resolution 5	Change of name of the Company to Storage King Operations Limited **(Special Resolution)**	☐	☐	☐
Resolution 6	Amendment to the Constitution of the Company **(Special Resolution)**	☐	☐	☐
Resolution 7	Amendment to the Constitution of the Trust **(Special Resolution)**	☐	☐	☐
Resolution 8	Approval of future issue of Equity Securities under the Storage King Group Equity Incentive Plan	☐	☐	☐

STEP 3 SIGNATURE OF SECURITYHOLDERS

This form must be signed to enable your directions to be implemented.

Individual or Securityholder 1	Securityholder 2	Securityholder 3
Sole Director and Sole Company Secretary	Director	Director / Company Secretary

Contact Name…….... Contact Daytime Telephone……..... Date / / 2026

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SAMPLE