

Appendix 4G

Key to Disclosures

Corporate Governance Council Principles and Recommendations

Name of entity

Abacus Property Group consisting of Abacus Group Holdings Limited, Abacus Group Projects Limited, Abacus Storage Operations limited, Abacus Funds Management Limited as responsible entity of the Abacus Income Trust and the Abacus Trust, and Abacus Storage Funds Management Limited as responsible entity of the Abacus Storage Property Trust (together ABP).

ABN/ARBN

Abacus Group Holdings Limited – 31
080 604 619

Abacus Group Projects Limited – 11
104 066 104

Abacus Storage Operations Limited –
37 112 457 075

Abacus Funds Management Limited –
66 007 415 590

- Abacus Trust – 27 921 263
285
- Abacus Income Trust – 56
105 262 573

Abacus Storage Funds Management
Limited – 41 109 324 834

- Abacus Storage Property
Trust – 99 834 531 714

Financial year ended:

30 June 2021

Our corporate governance statement¹ for the period above can be found at:²

- These pages of our annual report:
- This URL on our website: <https://www.abacusproperty.com.au/investors/abacus-property-group/asx-announcements>

The Corporate Governance Statement is accurate and up to date as at 18 August 2021 and has been approved by the board.

The annexure includes a key to where our corporate governance disclosures can be located.³

Date: 18 August 2021

Name of authorised officer authorising lodgement: Robert Baulderstone

¹ "Corporate governance statement" is defined in Listing Rule 19.12 to mean the statement referred to in Listing Rule 4.10.3 which discloses the extent to which an entity has followed the recommendations set by the ASX Corporate Governance Council during a particular reporting period.

Listing Rule 4.10.3 requires an entity that is included in the official list as an ASX Listing to include in its annual report either a corporate governance statement that meets the requirements of that rule or the URL of the page on its website where such a statement is located. The corporate governance statement must disclose the extent to which the entity has followed the recommendations set by the ASX Corporate Governance Council during the reporting period. If the entity has not followed a recommendation for any part of the reporting period, its corporate governance statement must separately identify that recommendation and the period during which it was not followed and state its reasons for not following the recommendation and what (if any) alternative governance practices it adopted in lieu of the recommendation during that period.

Under Listing Rule 4.7.4, if an entity chooses to include its corporate governance statement on its website rather than in its annual report, it must lodge a copy of the corporate governance statement with ASX at the same time as it lodges its annual report with ASX. The corporate governance statement must be current as at the effective date specified in that statement for the purposes of Listing Rule 4.10.3.

Under Listing Rule 4.7.3, an entity must also lodge with ASX a completed Appendix 4G at the same time as it lodges its annual report with ASX. The Appendix 4G serves a dual purpose. It acts as a key designed to assist readers to locate the governance disclosures made by a listed entity under Listing Rule 4.10.3 and under the ASX Corporate Governance Council's recommendations. It also acts as a verification tool for listed entities to confirm that they have met the disclosure requirements of Listing Rule 4.10.3.

The Appendix 4G is not a substitute for, and is not to be confused with, the entity's corporate governance statement. They serve different purposes and an entity must produce each of them separately.

² Tick whichever option is correct and then complete the page number(s) of the annual report, or the URL of the web page, where your corporate governance statement can be found. You can, if you wish, delete the option which is not applicable.

³ Throughout this form, where you are given two or more options to select, you can, if you wish, delete any option which is not applicable and just retain the option that is applicable. If you select an option that includes "OR" at the end of the selection and you delete the other options, you can also, if you wish, delete the "OR" at the end of the selection.

See notes 4 and 5 below for further instructions on how to complete this form.

ANNEXURE – KEY TO CORPORATE GOVERNANCE DISCLOSURES

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 1 – LAY SOLID FOUNDATIONS FOR MANAGEMENT AND OVERSIGHT			
1.1	A listed entity should have and disclose a board charter setting out: (a) the respective roles and responsibilities of its board and management; and (b) those matters expressly reserved to the board and those delegated to management.	<input checked="" type="checkbox"/> and we have disclosed a copy of our board charter at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.2	A listed entity should: (a) undertake appropriate checks before appointing a director or senior executive or putting someone forward for election as a director; and (b) provide security holders with all material information in its possession relevant to a decision on whether or not to elect or re-elect a director.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.3	A listed entity should have a written agreement with each director and senior executive setting out the terms of their appointment.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
1.4	The company secretary of a listed entity should be accountable directly to the board, through the chair, on all matters to do with the proper functioning of the board.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable

⁴ Tick the box in this column only if you have followed the relevant recommendation **in full** for the **whole** of the period above. Where the recommendation has a disclosure obligation attached, you must insert the location where that disclosure has been made, where indicated by the line with “*insert location*” underneath. If the disclosure in question has been made in your corporate governance statement, you need only insert “our corporate governance statement”. If the disclosure has been made in your annual report, you should insert the page number(s) of your annual report (eg “pages 10-12 of our annual report”). If the disclosure has been made on your website, you should insert the URL of the web page where the disclosure has been made or can be accessed (eg “www.entityname.com.au/corporate-governance/charters/”).

⁵ If you have followed all of the Council’s recommendations **in full** for the **whole** of the period above, you can, if you wish, delete this column from the form and re-format it.

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
<p>1.5 A listed entity should:</p> <p>(a) have and disclose a diversity policy;</p> <p>(b) through its board or a committee of the board set measurable objectives for achieving gender diversity in the composition of its board, senior executives and workforce generally; and</p> <p>(c) disclose in relation to each reporting period:</p> <p>(1) the measurable objectives set for that period to achieve gender diversity;</p> <p>(2) the entity's progress towards achieving those objectives; and</p> <p>(3) either:</p> <p>(A) the respective proportions of men and women on the board, in senior executive positions and across the whole workforce (including how the entity has defined "senior executive" for these purposes); or</p> <p>(B) if the entity is a "relevant employer" under the Workplace Gender Equality Act, the entity's most recent "Gender Equality Indicators", as defined in and published under that Act.</p> <p>If the entity was in the S&P / ASX 300 Index at the commencement of the reporting period, the measurable objective for achieving gender diversity in the composition of its board should be to have not less than 30% of its directors of each gender within a specified period.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed a copy of our diversity policy at: https://www.abacusproperty.com.au/about-us/corporate-governance</p> <p>and we have disclosed the information referred to in paragraph (c) at: Our Corporate Governance Statement</p> <p>and if we were included in the S&P / ASX 300 Index at the commencement of the reporting period our measurable objective for achieving gender diversity in the composition of its board of not less than 30% of its directors of each gender within a specified period.</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
<p>1.6 A listed entity should:</p> <p>(a) have and disclose a process for periodically evaluating the performance of the board, its committees and individual directors; and</p> <p>(b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed the evaluation process referred to in paragraph (a) at: https://www.abacusproperty.com.au/about-us/corporate-governance</p> <p>and whether a performance evaluation was undertaken for the reporting period in accordance with that process at: Our Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
1.7	<p>A listed entity should:</p> <p>(a) have and disclose a process for evaluating the performance of its senior executives at least once every reporting period; and</p> <p>(b) disclose for each reporting period whether a performance evaluation has been undertaken in accordance with that process during or in respect of that period.</p>	<p><input checked="" type="checkbox"/> and we have disclosed the evaluation process referred to in paragraph (a) at:</p> <p>https://www.abacusproperty.com.au/about-us/corporate-governance</p> <p>and whether a performance evaluation was undertaken for the reporting period in accordance with that process at:</p> <p>Our Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵	
PRINCIPLE 2 - STRUCTURE THE BOARD TO BE EFFECTIVE AND ADD VALUE			
2.1	<p>The board of a listed entity should:</p> <p>(a) have a nomination committee which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a nomination committee, disclose that fact and the processes it employs to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively.</p>	<p><input checked="" type="checkbox"/> [If the entity complies with paragraph (a):] and we have disclosed a copy of the charter of the committee at: https://www.abacusproperty.com.au/about-us/corporate-governance and the information referred to in paragraphs (4) and (5) at page 12 of the FY21 Annual Report https://www.abacusproperty.com.au/investors</p> <p>[If the entity complies with paragraph (b):] and we have disclosed the fact that we do not have a nomination committee and the processes we employ to address board succession issues and to ensure that the board has the appropriate balance of skills, knowledge, experience, independence and diversity to enable it to discharge its duties and responsibilities effectively at:</p> <p>..... [insert location]</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
2.2	<p>A listed entity should have and disclose a board skills matrix setting out the mix of skills that the board currently has or is looking to achieve in its membership.</p>	<p><input checked="" type="checkbox"/> and we have disclosed our board skills matrix at: Our Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation <u>in full</u> for the <u>whole</u> of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
2.3	A listed entity should disclose: (a) the names of the directors considered by the board to be independent directors; (b) if a director has an interest, position, affiliation or relationship of the type described in Box 2.3 but the board is of the opinion that it does not compromise the independence of the director, the nature of the interest, position or relationship in question and an explanation of why the board is of that opinion; and (c) the length of service of each director.	<input checked="" type="checkbox"/> and we have disclosed the names of the directors considered by the board to be independent directors at: Our Corporate Governance Statement and, where applicable, the information referred to in paragraph (b) at: Our Corporate Governance Statement and the length of service of each director at: pages 11 and 12 of the FY21 Annual Report https://www.abacusproperty.com.au/investors	<input type="checkbox"/> set out in our Corporate Governance Statement
2.4	A majority of the board of a listed entity should be independent directors.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
2.5	The chair of the board of a listed entity should be an independent director and, in particular, should not be the same person as the CEO of the entity.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
2.6	A listed entity should have a program for inducting new directors and for periodically reviewing whether there is a need for existing directors to undertake professional development to maintain the skills and knowledge needed to perform their role as directors effectively.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 3 – INSTIL A CULTURE OF ACTING LAWFULLY, ETHICALLY AND RESPONSIBLY			
3.1	A listed entity should articulate and disclose its values.	<input checked="" type="checkbox"/> and we have disclosed our values at: https://www.abacusproperty.com.au/about-us	<input type="checkbox"/> set out in our Corporate Governance Statement
3.2	A listed entity should: (a) have and disclose a code of conduct for its directors, senior executives and employees; and (b) ensure that the board or a committee of the board is informed of any material breaches of that code.	<input checked="" type="checkbox"/> and we have disclosed our code of conduct at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement
3.3	A listed entity should: (a) have and disclose a whistleblower policy; and (b) ensure that the board or a committee of the board is informed of any material incidents reported under that policy.	<input checked="" type="checkbox"/> and we have disclosed our whistleblower policy at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement
3.4	A listed entity should: (a) have and disclose an anti-bribery and corruption policy; and (b) ensure that the board or committee of the board is informed of any material breaches of that policy.	<input checked="" type="checkbox"/> and we have disclosed our anti-bribery and corruption policy at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵	
PRINCIPLE 4 – SAFEGUARD THE INTEGRITY OF CORPORATE REPORTS			
4.1	<p>The board of a listed entity should:</p> <p>(a) have an audit committee which:</p> <p>(1) has at least three members, all of whom are non-executive directors and a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, who is not the chair of the board,</p> <p>and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the relevant qualifications and experience of the members of the committee; and</p> <p>(5) in relation to each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have an audit committee, disclose that fact and the processes it employs that independently verify and safeguard the integrity of its corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner.</p>	<p><input checked="" type="checkbox"/></p> <p><i>[If the entity complies with paragraph (a):]</i></p> <p>and we have disclosed a copy of the charter of the committee at: https://www.abacusproperty.com.au/about-us/corporate-governance and the information referred to in paragraphs (4) and (5) at: pages 11 and 12 of the FY21 Annual Report https://www.abacusproperty.com.au/investors</p> <p><i>[If the entity complies with paragraph (b):]</i></p> <p>and we have disclosed the fact that we do not have an audit committee and the processes we employ that independently verify and safeguard the integrity of our corporate reporting, including the processes for the appointment and removal of the external auditor and the rotation of the audit engagement partner at:</p> <p>..... <i>[insert location]</i></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
4.2	<p>The board of a listed entity should, before it approves the entity's financial statements for a financial period, receive from its CEO and CFO a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control which is operating effectively.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
4.3	<p>A listed entity should disclose its process to verify the integrity of any periodic corporate report it releases to the market that is not audited or reviewed by an external auditor.</p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
PRINCIPLE 5 – MAKE TIMELY AND BALANCED DISCLOSURE			
5.1	A listed entity should have and disclose a written policy for complying with its continuous disclosure obligations under listing rule 3.1.	<input checked="" type="checkbox"/> and we have disclosed our continuous disclosure compliance policy at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement
5.2	A listed entity should ensure that its board receives copies of all material market announcements promptly after they have been made.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
5.3	A listed entity that gives a new and substantive investor or analyst presentation should release a copy of the presentation materials on the ASX Market Announcements Platform ahead of the presentation.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
PRINCIPLE 6 – RESPECT THE RIGHTS OF SECURITY HOLDERS			
6.1	A listed entity should provide information about itself and its governance to investors via its website.	<input checked="" type="checkbox"/> and we have disclosed information about us and our governance on our website at: https://www.abacusproperty.com.au/about-us/corporate-governance https://www.abacusproperty.com.au/about-us	<input type="checkbox"/> set out in our Corporate Governance Statement
6.2	A listed entity should have an investor relations program that facilitates effective two-way communication with investors.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
6.3	A listed entity should disclose how it facilitates and encourages participation at meetings of security holders.	<input checked="" type="checkbox"/> and we have disclosed how we facilitate and encourage participation at meetings of security holders at: https://www.abacusproperty.com.au/about-us/corporate-governance	<input type="checkbox"/> set out in our Corporate Governance Statement
6.4	A listed entity should ensure that all substantive resolutions at a meeting of security holders are decided by a poll rather than by a show of hands.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement
6.5	A listed entity should give security holders the option to receive communications from, and send communications to, the entity and its security registry electronically.	<input checked="" type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵	
PRINCIPLE 7 – RECOGNISE AND MANAGE RISK			
7.1	<p>The board of a listed entity should:</p> <p>(a) have a committee or committees to oversee risk, each of which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a risk committee or committees that satisfy (a) above, disclose that fact and the processes it employs for overseeing the entity’s risk management framework.</p>	<p><input checked="" type="checkbox"/></p> <p><i>[If the entity complies with paragraph (a):]</i></p> <p>and we have disclosed a copy of the charter of the committee at: https://www.abacusproperty.com.au/about-us/corporate-governance and the information referred to in paragraphs (4) and (5) at page 12 of the FY21 Annual Report https://www.abacusproperty.com.au/investors</p> <p><i>[If the entity complies with paragraph (b):]</i></p> <p>and we have disclosed the fact that we do not have a risk committee or committees that satisfy (a) and the processes we employ for overseeing our risk management framework at:</p> <p>.....</p> <p><i>[insert location]</i></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
7.2	<p>The board or a committee of the board should:</p> <p>(a) review the entity’s risk management framework at least annually to satisfy itself that it continues to be sound and that the entity is operating with due regard to the risk appetite set by the board; and</p> <p>(b) disclose, in relation to each reporting period, whether such a review has taken place.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed whether a review of the entity’s risk management framework was undertaken during the reporting period at:</p> <p>Our Corporate Governance Statement</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
7.3	<p>A listed entity should disclose:</p> <p>(a) if it has an internal audit function, how the function is structured and what role it performs; or</p> <p>(b) if it does not have an internal audit function, that fact and the processes it employs for evaluating and continually improving the effectiveness of its governance, risk management and internal control processes.</p>	<p><input checked="" type="checkbox"/></p> <p><i>[If the entity complies with paragraph (a):]</i> and we have disclosed how our internal audit function is structured and what role it performs at: Our Corporate Governance Statement <i>[If the entity complies with paragraph (b):]</i> and we have disclosed the fact that we do not have an internal audit function and the processes we employ for evaluating and continually improving the effectiveness of our risk management and internal control processes at: <i>[insert location]</i></p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>
7.4	<p>A listed entity should disclose whether it has any material exposure to environmental or social risks and, if it does, how it manages or intends to manage those risks.</p>	<p><input checked="" type="checkbox"/></p> <p>and we have disclosed whether we have any material exposure to environmental and social risks at: Our Corporate Governance Statement and on pages 9 and 10 of the FY21 Annual Report. https://www.abacusproperty.com.au/investors</p> <p>and, if we do, how we manage or intend to manage those risks at: Our Corporate Governance Statement and on pages 9 and 10 of the FY21 Annual Report. https://www.abacusproperty.com.au/investors</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation	Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵	
PRINCIPLE 8 – REMUNERATE FAIRLY AND RESPONSIBLY			
8.1	<p>The board of a listed entity should:</p> <p>(a) have a remuneration committee which:</p> <p>(1) has at least three members, a majority of whom are independent directors; and</p> <p>(2) is chaired by an independent director, and disclose:</p> <p>(3) the charter of the committee;</p> <p>(4) the members of the committee; and</p> <p>(5) as at the end of each reporting period, the number of times the committee met throughout the period and the individual attendances of the members at those meetings; or</p> <p>(b) if it does not have a remuneration committee, disclose that fact and the processes it employs for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive.</p>	<p><input checked="" type="checkbox"/> [If the entity complies with paragraph (a):]</p> <p>and we have disclosed a copy of the charter of the committee at: https://www.abacusproperty.com.au/about-us/corporate-governance and the information referred to in paragraphs (4) and (5) at page 12 of the FY21 Annual Report https://www.abacusproperty.com.au/investors</p> <p>[If the entity complies with paragraph (b):]</p> <p>and we have disclosed the fact that we do not have a remuneration committee and the processes we employ for setting the level and composition of remuneration for directors and senior executives and ensuring that such remuneration is appropriate and not excessive:</p> <p>.....</p> <p>[insert location]</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
8.2	<p>A listed entity should separately disclose its policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives.</p>	<p><input checked="" type="checkbox"/> and we have disclosed separately our remuneration policies and practices regarding the remuneration of non-executive directors and the remuneration of executive directors and other senior executives at: https://www.abacusproperty.com.au/about-us/corporate-governance pages 13 to 27 of the FY21 Annual Report https://www.abacusproperty.com.au/investors</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>
8.3	<p>A listed entity which has an equity-based remuneration scheme should:</p> <p>(a) have a policy on whether participants are permitted to enter into transactions (whether through the use of derivatives or otherwise) which limit the economic risk of participating in the scheme; and</p> <p>(b) disclose that policy or a summary of it.</p>	<p><input checked="" type="checkbox"/> and we have disclosed our policy on this issue or a summary of it at: https://www.abacusproperty.com.au/about-us/corporate-governance</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement OR</p> <p><input type="checkbox"/> we do not have an equity-based remuneration scheme and this recommendation is therefore not applicable OR</p> <p><input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable</p>

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
ADDITIONAL RECOMMENDATIONS THAT APPLY ONLY IN CERTAIN CASES			
9.1	A listed entity with a director who does not speak the language in which board or security holder meetings are held or key corporate documents are written should disclose the processes it has in place to ensure the director understands and can contribute to the discussions at those meetings and understands and can discharge their obligations in relation to those documents.	<input type="checkbox"/> and we have disclosed information about the processes in place at: [insert location]	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input checked="" type="checkbox"/> we do not have a director in this position and this recommendation is therefore not applicable OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
9.2	A listed entity established outside Australia should ensure that meetings of security holders are held at a reasonable place and time.	<input type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input checked="" type="checkbox"/> we are established in Australia and this recommendation is therefore not applicable OR <input type="checkbox"/> we are an externally managed entity and this recommendation is therefore not applicable
9.3	A listed entity established outside Australia, and an externally managed listed entity that has an AGM, should ensure that its external auditor attends its AGM and is available to answer questions from security holders relevant to the audit.	<input type="checkbox"/>	<input type="checkbox"/> set out in our Corporate Governance Statement OR <input checked="" type="checkbox"/> we are established in Australia and not an externally managed listed entity and this recommendation is therefore not applicable <input type="checkbox"/> we are an externally managed entity that does not hold an AGM and this recommendation is therefore not applicable
ADDITIONAL DISCLOSURES APPLICABLE TO EXTERNALLY MANAGED LISTED ENTITIES			
-	<i>Alternative to Recommendation 1.1 for externally managed listed entities:</i> The responsible entity of an externally managed listed entity should disclose: (a) the arrangements between the responsible entity and the listed entity for managing the affairs of the listed entity; and (b) the role and responsibility of the board of the responsible entity for overseeing those arrangements.	<input type="checkbox"/> and we have disclosed the information referred to in paragraphs (a) and (b) at: [insert location]	<input type="checkbox"/> set out in our Corporate Governance Statement

Key to Disclosures Corporate Governance Council Principles and Recommendations

Corporate Governance Council recommendation		Where a box below is ticked, ⁴ we have followed the recommendation in full for the whole of the period above. We have disclosed this in our Corporate Governance Statement:	Where a box below is ticked, we have NOT followed the recommendation in full for the whole of the period above. Our reasons for not doing so are: ⁵
-	<p><i>Alternative to Recommendations 8.1, 8.2 and 8.3 for externally managed listed entities:</i></p> <p>An externally managed listed entity should clearly disclose the terms governing the remuneration of the manager.</p>	<p><input type="checkbox"/></p> <p>and we have disclosed the terms governing our remuneration as manager of the entity at:</p> <p>.....</p> <p>[insert location]</p>	<p><input type="checkbox"/> set out in our Corporate Governance Statement</p>

Abacus Property Group Corporate Governance Report

New Directors appointed to the Board are required to seek election at the first AGM following their appointment. All Directors of the Board other than the Managing Director are subject to re-election by rotation at least every three years. A Notice of Meeting is issued prior to the AGM to securityholders to vote on a Director election or re-election and includes a recommendation from the Directors who have reviewed the Board composition and skills matrix.

The Selection and Appointment of Non-Executive Directors Policy is available on the Abacus website.

Recommendation 1.3 Terms of appointment

The Board Charter sets out the roles and responsibilities of the Board. Individual committee charters set out the roles and responsibilities for committee members.

The Board Charter and the Constitutions (which are available on the Abacus website) set out:

- the term of appointment of directors;
- remuneration;
- Abacus' policy on when directors may seek independent professional advice at Abacus' expense;
- circumstances in which a director's office becomes vacant;
- indemnity and insurance arrangements; and
- rights of access to corporate information.

Prior to commencing employment, senior executives employment receive a letter of offer setting out their employment terms that they are required to accept prior to commencing employment with Abacus which covers these things (to the extent applicable) as well as a position description, whom they report to and circumstances in which they may be terminated.

Directors and all staff (including senior executives) sign an annual Code of Conduct Declaration which includes (among other things) confirmation of any conflicts of interest, compliance obligations with the Abacus Trading Policy and ongoing confidentiality obligations.

Recommendation 1.4 Company Secretary

The Board Charter and the Constitutions (which are available on the Abacus website) set out the role and responsibilities of the Company Secretary. Appointment of the Company Secretary is approved by the Board.

Recommendation 1.5 Diversity

The Board is committed to workplace diversity and inclusion, which includes but is not limited to, gender, age, tenure, sexual orientation, religious and cultural background. Diversity and inclusion at Abacus are about the commitment to egalitarianism and the treating of all individuals with respect.

The People Performance Committee and Nomination Committee are committees of the Board and report to the Board. The People Performance Committee is responsible for overseeing the development, setting of strategies and measures to meet the objectives of the Diversity and Inclusion Policy and for monitoring progress against these objectives.

Diversity targets set in 2020 and reviewed bi-annually are the responsibility of the People Performance Committee. Diversity objectives include measurable targets across the employment life cycle

Abacus Property Group Corporate Governance Report

Key objectives achieved at 30 June 2021 were the high percentage of employees enrolling in and completing external development courses; and achieving the percentage target of internal female promotions and exceeding the percentage target of female new hires.

Abacus exceeded its target of minimum representation of 2 females on the Board and at 30 June 2021 has 3 females on the Board (being 50 percent representation – this will be reduced to 43 percent with the appointment of Mark Bloom as a Non-Executive Director on 1 July 2021). Abacus has and continues to recruit from a diverse pool of candidates for all positions filled during the year all employees, regardless of role, worked flexibly.

The Diversity and Inclusion Policy is available on the Abacus website and the Sustainability Report provides workplace metrics including gender composition and female salaries as a percentage of male salaries.

Recommendation 1.6 Board Performance

The Board has a documented Performance Evaluation Policy which outlines the process for evaluating the performance of the Board, its committees and individual directors.

An external consultant was engaged and completed a Board review in March 2021.

Recommendation 1.7 Senior Executive Performance

The People Performance Committee is responsible for making recommendations to the Board on the remuneration arrangements for non-executive directors and executives.

The Remuneration Report at page 13 to 27 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021 sets out the structure of the Group's remuneration arrangements. In summary, executive total remuneration comprises fixed and variable components (with both current and deferred elements to the variable component). Fixed remuneration reflects market rates and variable pay reflects a combination of individual and Abacus performance.

The Board has the discretion to consider each executive's total contribution to the Group in addition to specific key performance indicators which are established for each executive at the commencement of the relevant year.

An annual review has taken place in the reporting period as set out in the remuneration report.

Principle 2: Structure the board to add value

Recommendation 2.1 Nomination Committee

The Board has established a Nomination Committee.

The Committee has five members, all of whom are non-executive directors. A majority of the committee members are independent directors. The Committee is also chaired by the chair of the Board.

The charter of the Committee sets out its role, responsibilities and membership requirements. The members of the committees and their attendance at meetings are provided on page 12 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021.

The Nomination Committee Charter are available on the Abacus website.

Abacus Property Group Corporate Governance Report

Recommendation 2.2 Skills matrix

The Board's diverse range of backgrounds, skills and experience supports effective governance and decision making. The Board has determined that, collectively, its Directors have skills and experience across the categories listed below. Assessment of the mix of skills and experience takes place routinely, taking into account the strategy and objectives of Abacus.

Skills and experience		Rating
Real Estate, Property and Storage markets	<ul style="list-style-type: none"> Experience and industry knowledge in the management of properties, including development and acquisition. 	Medium to high
Financial acumen	<ul style="list-style-type: none"> Expertise in markets where the trading of securities occurs, overseas investment and generating capital flow. Experience in raising capital, investment banking and joint ventures at a listed corporation level. Understands financial drivers of the business, and experience implementing or overseeing financial accounting, reporting and internal controls. 	High
Listed and international markets	<ul style="list-style-type: none"> Experience working for listed companies and markets which operate under a defined set of regulations. International business experience and exposure to different political, cultural, regulatory and business environments. 	High
Data, digital and technology	<ul style="list-style-type: none"> Experience in adopting new digital, technologies or implementing technology projects, digital disruption and leveraging digital technologies. Experience in practices intended to keep data secure and protect from unauthorized access or alterations. 	Medium
Risk, compliance and governance	<ul style="list-style-type: none"> Expertise identifying and managing legal, regulatory, public policy and corporate affairs issues as well as anticipating and identifying risks and monitoring the effectiveness of both financial and non-financial risk management frameworks and controls. Experience and a commitment to high standards of corporate governance. 	High
Environment and sustainability	<ul style="list-style-type: none"> Commitment to and experience monitoring programs for social responsibility, carbon emissions reduction, proactive management of workplace safety, mental health and physical well-being, and responsible sourcing. 	Medium to high

The Board considers that the current mix of skills is appropriate for the Group.

Given the nature of the Group's business and current stage of development, the Board considers its current composition provides the necessary skills and experience to ensure a proper understanding of, and competence to deal with, the current and emerging issues of the business to optimise the financial performance of the Group and returns to securityholders. Details of the skills, experience and expertise of each director are set out on page 11 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021.

Abacus Property Group Corporate Governance Report

Recommendation 2.3 Directors

At 30 June 2021 the Board comprises one executive director and five non-executive directors. The majority of the Board (Mr Alston, Mr Haberlin, Ms Kramer and Ms Qian) are independent members. Mr Bloom was appointed to the Board effective 1 July 2021 and is considered non-independent.

The Board has determined that an independent director is one who:

- is not a substantial security holder or an officer of, or is not otherwise associated directly with, a substantial security holder of the Group;
- has not within the previous three years been employed in any executive capacity;
- has not within the last three years been a principal of a material professional adviser or a material consultant to the Group; or an employee materially associated with the service provided;
- does not have close family ties with any person who falls within any of the categories described;
- has not been a director of the entity for such a period that their independence may have been compromised;
- is not a material supplier or customer of the Group, or an officer of or otherwise associated directly or indirectly with a material supplier or customer; or
- does not have a material contractual relationship with the Group other than as a director.

The Board nominated Mr Haberlin as the Lead Independent Director on 30 August 2019.

No independent non-executive director has a relationship significant enough to compromise their independence on the Board. Non-executive directors confer regularly without management present.

Any change in the independence of a non-executive director would be disclosed and explained to the market in a timely manner. The independence of each non-executive director is assessed at least annually and, in any case, as soon as practicable after any change in the non-executive director's interests, positions, associations or relationships.

Detail of the length of service of each director is set out on page 11 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021.

Recommendation 2.4 Director Independence

The majority of the Board (Mr Alston, Mr Haberlin, Ms Kramer and Ms Qian) are independent members.

Recommendation 2.5 Chair

The Chair of the Board (Ms M Salkinder) is a non-executive director. The Board nominated Mr Haberlin as the Lead Independent Director on 30 August 2019.

The roles of Chair and Managing Director are not exercised by the same individual.

The division of responsibility between the Chair and Managing Director has been agreed by the Board and is set out in the Board Charter.

Recommendation 2.6 Director inductions

The Selection and Appointment of Non-Executive Directors Policy provides for induction training for new directors.

Abacus Property Group Corporate Governance Report

Abacus has a board skills matrix which is reviewed and updated as part of the annual review process set out in response to recommendation 1.6 above including a training needs analysis of individual directors.

Given the nature of the Group's business and current stage of development, the Board considers its current composition provides the necessary skills and experience to ensure a proper understanding of, and competence to deal with, the current and emerging issues of the business to optimise the financial performance of the Group and returns to securityholders. Details of the skills, experience and expertise of each director are set out on page 11 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021.

Principle 3: Act ethically and responsibly

Recommendation 3.1 Values

The Board has approved the Abacus statement of values and the Executive Team is responsible for instilling the values across the organisation. The Abacus Code of Conduct relies on everyone behaving in accordance with the values and regular training is provided to all *staff*.

Recommendation 3.2 Code of Conduct

The Group's Code of Conduct promotes ethical practices and responsible decision making by directors and employees. The Code deals with confidentiality of information, protection of company assets, disclosure of potential conflicts of interest and compliance with laws and regulations.

The Code of Conduct is available on the Abacus website. There were no material breaches of the Code of Conduct identified in the year ended 30 June 2021. In the event of a material breach it will be reported to the People Performance Committee. All staff are trained annually on the requirements of the Code of Conduct.

Recommendation 3.3 Whistleblowing

The Whistleblowing Policy, available on the Abacus website, articulates how Abacus manages and deals with disclosure of misconduct. There were no material incidents reported under the Whistleblowing Policy in the year ended 30 June 2021.

Recommendation 3.4 Fraud, Anti-Bribery and Corruption

The Fraud, Anti-Bribery and Corruption Policy, available on the Abacus website, aligns with the values of Abacus and the spirit of our Code of Conduct to always act with honesty and integrity. Instances of fraud, bribery or corruption can have serious reputational damage for Abacus and Abacus does not tolerate corrupt or fraudulent activity of any kind and employees must not engage in any unethical or improper payment practices either to obtain business or for personal gain. There were no material breaches of the Fraud, Anti-Bribery and Corruption Policy in the year ended 30 June 2021. All staff are trained annually on the requirements of the Policy.

Principle 4: Safeguard integrity in corporate reporting

Recommendation 4.1 Audit and Risk Committee

The Board has established an Audit and Risk Committee.

The Committee has four members, all of whom are non-executive directors. A majority of the committee members are independent directors. The Committee is also chaired by an independent chair, who is not is not the chair of the Board.

Abacus Property Group Corporate Governance Report

The members of the committee and their attendance at meetings are provided on page 12 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021. Details of the skills, experience and expertise of each member of the committee are set out on page 11 of the Abacus Property Group Annual Financial Report for the year ended 30 June 2021. Other directors who are not members of the committee, the external auditor and other senior executives attend meetings by invitation.

The Audit and Risk Committee has a formal charter that sets out its specific roles and responsibilities, and composition requirements.

The procedures for the selection and appointment of the external auditor are set out in the Audit and Risk Committee Charter.

The Audit and Risk Committee Charter is available on the Abacus website.

Recommendation 4.2 Financial Statements

Before approving the financial statements for a financial period, the Board receives from the Managing Director and Chief Financial Officer a declaration that, in their opinion, the financial records of the entity have been properly maintained and that the financial statements comply with the appropriate accounting standards and give a true and fair view of the financial position and performance of the entity and that the opinion has been formed on the basis of a sound system of risk management and internal control that is operating effectively

Recommendation 4.3 Periodic Corporate Reports

The external auditor attends the Abacus annual general meeting and is available at the meeting to answer questions from securityholders relevant to the audit.

The external auditor completes a review of the Group's full and half-year financial reports in accordance with the Corporations Act 2001 and Australian Accounting Standards. The external auditor provides an annual independence declaration which is set out on page 29 of the Abacus Property Group Annual Financial Report.

Other periodic corporate reports are verified internally by management.

Principle 5: Make timely and balanced disclosure

Recommendation 5.1 Continuous Disclosure Policy

The Group has a policy and procedures designed to ensure compliance with ASX Listing Rule disclosure requirements. The Managing Director is responsible for ensuring that the Group complies with its disclosure obligations.

The Continuous Disclosure and Securityholder Communications Policy is available on the Abacus website.

Recommendation 5.2 Material Market Announcements

Following a market announcement an automatic email is sent to all Directors and includes a copy of the market announcement.

Recommendation 5.3 Market Announcements

All ASX Market Announcements are lodged via ASX online and are posted to the APG website immediately after release to the ASX. When Abacus provides briefings to analysts or media, the material on which the briefing is based (such as slides or presentations) is released to the market prior to the briefing.

Abacus Property Group Corporate Governance Report

Principle 6: Respect the rights of securityholders

Recommendation 6.1 Communication

The Group aims to keep securityholders informed of significant developments and activities of the Group. The Group's website is updated regularly and includes biographical information for each director and senior executive, annual and half-yearly reports, distribution history and all other announcements lodged with the ASX, as well as a corporate governance landing page from which all relevant corporate governance information can be accessed. The Abacus website also includes webcasts of the results briefings.

The Group keeps a summary record for internal use of the issues discussed at group and one-on-one briefings with investors and analysts, including a record of those present where appropriate.

The Continuous Disclosure and Securityholder Communications Policy is available on the Abacus website.

Recommendation 6.2 Investor relations program

The Continuous Disclosure and Securityholder Communications Policy, which is available on the Abacus website, sets out Abacus' communication strategy with securityholders.

Routine queries received by the Group's registry are responded to by the registry. Non-routine queries are directed to the Group's General Manager Investor Relations for response. Securityholders, other financial market participants and the financial media also communicate directly with the General Manager Investor Relations to seek information and provide feedback. Relevant feedback is communicated by the General Manager Investor Relations to the Managing Director and the Board as required.

Recommendation 6.3 Annual General Meeting

Abacus' annual general meeting is webcast to allow securityholders to hear proceedings online. There is also the functionality for investors to participate.

Securityholders may vote online, by proxy or by attending meetings.

The Continuous Disclosure and Securityholder Communications Policy is available on the Abacus website.

Recommendation 6.4 Substantive Resolutions

All substantive resolutions at a meeting of security holders are decided by a poll.

Recommendation 6.5 Electronic Communications

Securityholders may elect to receive and send communications to Abacus and to the Group's registry electronically. Email contact details for the registry are provided on the Abacus website.

Principle 7: Recognise and manage risk

Recommendation 7.1 Oversight of Risk

The Audit and Risk Committee is responsible to oversee the Group's risk management framework. The members of the committee and their attendance at meetings are provided on page 12 of the Abacus Property Group Annual Financial Report for the year ended 30 June

Abacus Property Group Corporate Governance Report

2021. The Chair of the Audit and Risk Committee is independent, and the Committee has four members and the majority of independent directors.

The Audit and Risk Committee Charter is available on the Abacus website.

Recommendation 7.2 Risk Management Framework

A Board risk workshop was held in May 2021 to formally review the risk management framework including the Key Risk Register and Risk Appetite Statement. The Business Risk Management Policy dealing with oversight and management of material business risks is set out in the corporate governance information section on the Abacus website.

Recommendation 7.3 Internal audit

An independent consultant has been engaged to review business processes and undertake internal audit assessments throughout the year. When completed, reports are provided to the Audit and Risk Committee for review.

Recommendation 7.4 Environmental and social sustainability risks

Abacus may be exposed to unforeseen material environmental risk or the impact of climate change over time. Environmental and climate change related events have the potential to damage our assets, disrupt operations and impact the health and wellbeing of our people and communities. Abacus recognises in its Sustainability and Environmental Policy that integrating sustainability issues, including environment and climate change, into our investment decision making and business operations is congruent with the responsibility we have to our stakeholders and is critical to Abacus achieving its long-term goals. This includes our focus on energy efficiency upgrades, as well as solar PV installations across our portfolio and developing targets and strategies to enhance the environmental performance of our assets including energy and water efficiency, greenhouse gas emissions reduction and waste to landfill minimisation. Abacus continues to develop the appropriate strategies to protect its properties and mitigate the risks of climate change. Environmental and climate change considerations are incorporated into our decision-making process when acquiring properties and as part of the ongoing management of each property. We manage this risk through the due diligence process undertaken with each acquisition. Key concerns are reported to the Investment Committee and the Board as part of the governance framework. Environmental risks associated with each property are monitored as part of the Group's asset management processes.

Abacus's Sustainability and environmental policy and Sustainability Reports are available on the Abacus website. The Sustainability Report outlines the impact that Abacus' business activities have on environmental, social and governance risks.

Principle 8: Remunerate fairly and responsibly

Recommendation 8.1 and 8.2 remuneration framework

The Board has established a People Performance Committee.

The Committee has four members, all of whom are non-executive directors. A majority of the committee members are independent directors. The Committee is also chaired by an independent chair, who is not the chair of the Board.

The People Performance Committee is responsible for assessing the processes for evaluating the performance of the Board and key executives.

A copy of the committee charter is available on the Abacus website.

The Group's remuneration policies including security-based payment plans and the remuneration of key management personnel are discussed in the Remuneration Report.

Abacus Property Group Corporate Governance Report

The People Performance Committee may seek input from individuals on remuneration policies, but no individual employee is directly involved in deciding their own remuneration.

The members of the committee and their attendance at meetings are provided on page 12.

Non-executive directors are paid fees for their service and do not participate in other benefits (with the exception of Group travel insurance cover) which may be offered other than those which are statutory requirements.

Recommendation 8.3 Trading policy

Abacus' Trading Policy is on the Abacus website.

The Trading Policy sets out restrictions on trading by all directors, officers, and other staff, including restrictions on the use of derivatives and hedging transactions in relation to Abacus securities.

Abacus Property Group Corporate Governance Report

This Corporate Governance Report sets out the Group's application of the principles and recommendations required under the fourth edition of the 'ASX Corporate Governance Principles and Recommendations'.

Additional information, including charters and policies, is available through a dedicated corporate governance information section on the *About us* tab on the Abacus website at www.abacusproperty.com.au.

This report is current as at 30 June 2021 and was approved by the boards of AGHL, AFML (the Responsible Entity of AT and AIT), AGPL, ASFML (the Responsible Entity of ASPT) and ASOL (the **Board**) on 18 August 2021.

Principle 1: Lay solid foundations for management and oversight

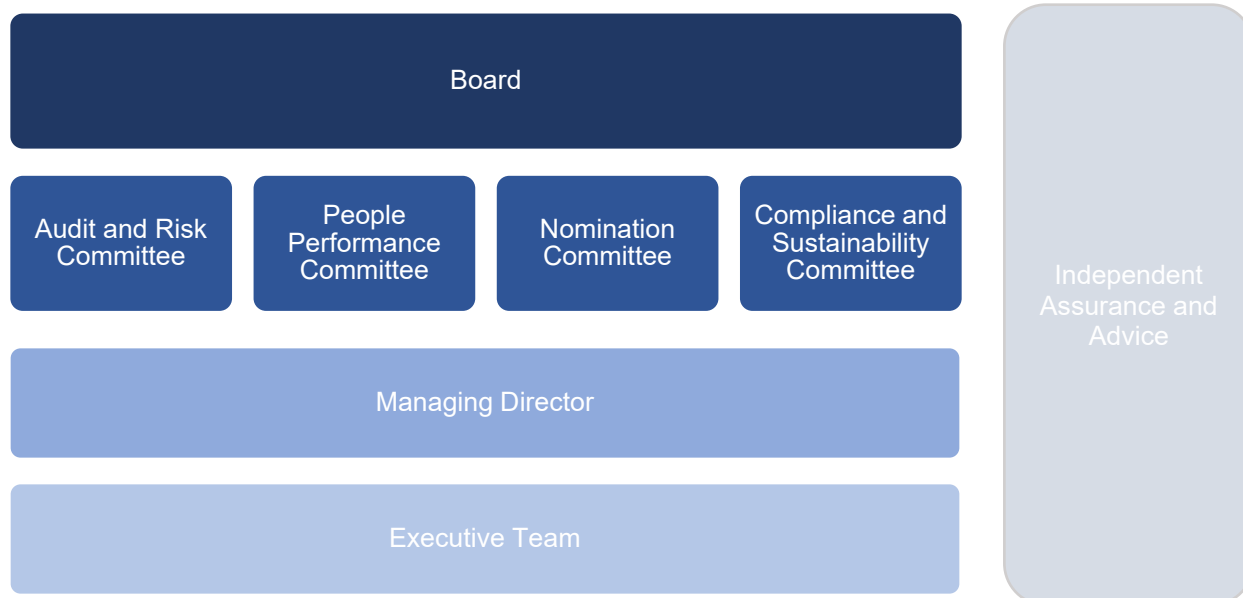
Recommendation 1.1 Role and Responsibility of the Board and delegation to management

The Board has adopted a charter that sets out the functions and responsibilities reserved by the Board, those delegated to the Managing Director and those specific to the Chair. The conduct of the Board is governed by the Constitution.

The primary responsibilities of the Board and the Managing Director are set out in the Board Charter which sets out the role, composition, and responsibilities. The Board has delegated authority for the operations and administration of Abacus to the Managing Director. The Managing Director has a designated limit and is responsible for the day-to-day operations of Abacus.

Senior executives reporting to the Managing Director have their roles and responsibilities defined in position descriptions and are given a letter of appointment on commencement.

The Board Charter and Constitution are available on the Abacus website.



Recommendation 1.2 Director and Non-executive director appointments

The Selection and Appointment of Non-Executive Directors Policy sets out the procedures followed when considering the appointment of a new director and the disclosures made to securityholders. Prior to appointment appropriate checks are undertaken including ASIC disqualifications, checks as to the person's character and time commitments, experience, education, criminal record and bankruptcy history.

ASX Additional Information

Abacus Property Group is made up of the Abacus Trust, Abacus Income Trust, Abacus Storage Property Trust, Abacus Group Holdings Limited, Abacus Group Projects Limited and Abacus Storage Operations Limited. The responsible entity of the Abacus Trust and Abacus Income Trust is Abacus Funds Management Limited. The responsible entity of the Abacus Storage Property Trust is Abacus Storage Funds Management Limited. Unless specified otherwise, the following information is current as at 2 August 2021.

Number of holders of ordinary fully paid stapled securities	8,363
Voting rights attached to ordinary fully paid stapled securities	one vote per stapled security
Number of holders holding less than a marketable parcel of ordinary fully paid stapled securities	520
Secretary, Abacus Funds Management Limited Secretary, Abacus Storage Funds Management Limited Secretary, Abacus Group Holdings Limited Secretary, Abacus Group Projects Limited Secretary, Abacus Storage Operations Limited	Rob Baulderstone
Registered office Abacus Funds Management Limited Abacus Storage Funds Management Limited Abacus Group Holdings Limited Abacus Group Projects Limited Abacus Storage Operations Limited	Level 34, Australia Square 264-278 George Street Sydney NSW 2000 612 9253 8600
Registry	Boardroom Pty Limited Level 12, 225 George Street Sydney NSW 2000 (02) 9290 9600
Other stock exchanges on which Abacus Property Group securities are quoted	none
Number and class of restricted securities or securities subject to voluntary escrow that are on issue	none
There is no current on-market buy-back	

SUBSTANTIAL SECURITYHOLDER NOTIFICATIONS

Securityholders	Number of Securities
Calculator Australia Pty Limited	445,146,945
The Vanguard Group, Inc	28,986,784

SECURITIES REGISTER

Number of Securities	Number of Securityholders	Total Securities
1-1,000	1,977	780,770
1,001-5,000	3,017	8,399,854
5,001-10,000	1,601	11,749,185
10,001-100,000	1,686	38,281,083
100,001-over	82	759,380,592
Totals	8,363	818,591,484

TOP 20 LARGEST SECURITYHOLDINGS

Holder Name	Number of Securities	% Issued Securities
CALCULATOR AUSTRALIA PTY	389,330,504	47.561%
HSBC CUSTODY NOMINEES	102,574,034	12.531%
J P MORGAN NOMINEES AUSTRALIA	73,591,704	8.990%
CITICORP NOMINEES PTY LIMITED	53,874,466	6.581%
CALCULATOR AUSTRALIA PTY	49,801,441	6.084%
NATIONAL NOMINEES LIMITED	21,549,197	2.632%
CALCULATOR AUSTRALIA PTY	14,200,000	1.735%
BNP PARIBAS NOMINEES PTY LTD	11,823,122	1.444%
CITICORP NOMINEES PTY LIMITED	7,706,960	0.941%
BNP PARIBAS NOMS PTY LTD	6,843,606	0.836%
INVIA CUSTODIAN PTY LIMITED	3,436,935	0.420%
CHARTER HALL WHOLESALE	3,052,104	0.373%
BRISPOT NOMINEES PTY LTD	1,774,492	0.217%
INVIA CUSTODIAN PTY LIMITED	1,658,438	0.203%
BNP PARIBAS NOMINEES PTY LTD	1,272,282	0.155%
BNP PARIBAS NOMS (NZ) LTD	1,180,563	0.144%
CS FOURTH NOMINEES PTY LIMITED	887,319	0.108%
NULIS NOMINEES (AUSTRALIA)	841,410	0.103%
AMP LIFE LIMITED	602,965	0.074%
C&J KIRBY INVESTMENTS PTY LTD	570,000	0.070%