

Business Risk Management Policy

1. Introduction

Storage King is committed to establishing a sound system of risk oversight and management and internal control to identify, assess, monitor and manage material risks related to the conduct of Storage King's activities.

Storage King has adopted a structured and disciplined approach to risk management. It has implemented a risk management program in accordance with the ISO 31000:2018.

2. Purpose

This policy outlines Storage King's risk management principles and key responsibilities to effectively implement risk management throughout the organisation. The implementation of this policy is set out in the Risk Management Framework.

3. Scope

This policy applies to all directors and employees including contractors of Storage King and third parties engaged to act on Storage King's behalf.

Storage King (ASX:SKG) means the stapled group incorporating Storage King Property Trust and Abacus Storage Operations Limited, together with its controlled entities and related bodies corporate (as defined under the Corporations Act 2001).

Any reference to the Board and its Committees means Storage King Board and its Committees.

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4. Core Principles of our Risk Management Framework

Our risk management is built on a foundation that includes:

- the Board and senior management can confidently make informed business decisions based on risk assessment;
- compliance with relevant legislation and regulations;
- a suite of policies and procedures which are supplemented by supportive systems and processes;
- delegation of responsibilities throughout Storage King and accountability for outcomes;
- control processes including management reporting and Board oversight; and
- a strong operational culture that seeks to anticipate and mitigate risks before they occur, and that reflects on the lessons learned as and when issues arise.

5. Responsibility

Storage King maintains a system of risk oversight, risk management and internal control over material business risks. Responsibility for risk management is shared across Storage King at every level.

5.1 Board

The Board is responsible for approving the Risk Management Framework and determining the overarching Risk Appetite for Storage King. The Board is responsible for:

- Promoting a proactive risk and compliance culture;
- Determining and approving the key policies and procedures governing the operations of Storage King, including approving the Risk Management Framework and ensuring that adequate risk management procedures exist and are being adhered to; and
- Defining the risk appetite, which determines the overarching risk appetite for Storage King.

5.2 Audit and Risk Committee

The Audit and Risk Committee's delegated Board responsibilities in respect of risk management include:

- Assisting the Board through periodic monitoring of the operation of the Risk Management Framework;
- Maintaining a risk management overview and monitoring role for compliance with this Framework;
- Overseeing a sound system of internal controls based on a risk-based approach for the identification, assessment, monitoring and management of risks that are

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- deemed material to the fulfilment of Storage King's strategy;
- Reviewing this Framework and endorsing it through the Board;
- Regularly reviewing the risk profile of Storage King; and
- Receiving risk management reports and making recommendations to the Board regarding any material management issues to be addressed or reviewed.

5.3 Risk and Compliance Team (Including General Manager Enterprise Risk)

The Storage King Risk and Compliance Manager and team are responsible for:

- Monitoring progress and for assisting other managers in reporting relevant risk information across Storage King;
- Ensuring Storage King's risk register remains current, accurate, and complete;
- Ensuring that controls, and treatment plans if required, are carried out efficiently and effectively;
- Reviewing the overall effectiveness of this Risk Management Framework at least on an annual basis;
- Preparing quarterly Risk and Compliance Reports for the ARC; and
- Supporting and delivering risk and compliance training and awareness programs.

5.4 Employees

Storage King is committed to a strong risk management culture and all employees are responsible for managing risks within their areas of responsibility and ensuring they comply with all legislative, regulatory and company policy requirements. This includes reporting any identified risks to an appropriate level of management in a timely manner.

For risk management to be effective, first line roles (which include the Executive Management Team and Investment Committee) must assume primary responsibility and have accountability for managing risk within their respective areas.

6. Document Control

Effective: 1 July 2026

Board approved: June 2026