



MARKET RELEASE

27 February 2012

Abacus Storage Operations Limited and Abacus Storage Property Trust

PRE-QUOTATION DISCLOSURE

Abacus Storage Operations Limited (the "Company") and Abacus Storage Property Trust (the "Trust") were each admitted to the Official List of ASX Limited on Monday, 27 February 2012, to form part of the ASX listed stapled entity Abacus Property Group (together the "Group").

Each stapled security of the Group to be quoted comprises one fully paid ordinary share in Abacus Group Holdings Limited, one fully paid ordinary unit in the Abacus Trust, one fully paid ordinary share in Abacus Group Projects Limited, one fully paid ordinary unit in the Abacus Income Trust, one fully paid ordinary share in the Company and one fully paid ordinary unit in the Trust

Official Quotation of the Group's stapled securities will commence during Group 1 Opening Phase at approximately 10:00:00am A.E.D.T on Tuesday, 28 February 2012, on a deferred settlement basis.

The following information is released as pre-quotation disclosure.

1. Appendix 1A – The Company
2. Appendix 1A – The Trust
3. Constitution – The Company
4. Constitution – The Trust
5. General confirmations and information.
6. Indicative distribution schedules - Appendix 1A, paragraph 48.
7. Indicative Top 20 holders statement.
8. The full terms and conditions of the Group's dividend reinvestment plan.
9. Audited annual financial reports of the Company and the Trust as a stapled entity for the years ended 30 June 2009, 30 June 2010 and 30 June 2011 and its reviewed half year financial report for the period ended 31 December 2010.
10. An updated reviewed pro forma balance sheet for the Group as at 30 June 2011.

Security Code: ABPDC

A handwritten signature in black ink, appearing to read 'CBM' with a stylized flourish.

Cameron Bill
Adviser, Listings (Sydney)