Abacus Group Holdings Limited
ACN 080 604 619
Abacus Group Projects Limited
ACN 104 066 104
Abacus Funds Management Limited
ACN 007 415 590
Abacus Property Services Pty Limited
ACN 050 739 001
Abacus Storage Funds Management Limited
ACN 109 324 834
Abacus Storage Operations Limited
ACN 112 457 075

ASX ANNOUNCEMENT

Abacus refinances $480 million syndicated facility

Abacus Property Group has refinanced its existing $480 million syndicate and working capital facilities with a single $480 million syndicated facility securing more flexible terms, improved duration and reduced costs.

The syndicated facility includes the existing lenders ANZ, Westpac and Commonwealth Bank and introduces National Australia Bank and Bank of Queensland. This leads to greater diversification of the Group's banking relationships.

The facility has been spread over four tranches of varying sizes and maturities up to 6 years. The facility provides a better spread and diversification of tranche maturities, reduced concentration risk and makes the facility easier to manage. The tranches have the following maturities:

Tranche	Facility amount	Tenor
A	$50 million	1 year
B	$150 million	3 year
C	$150 million	4 year
D	$130 million	6 year

All tranches are revolving and can be extended. The facility provides an average all in cost saving of approximately 42bp pa.

The Group's gearing is circa 26% and covenant gearing is circa 31%. The Group will have no bank debt expiring in FY15.

20 June 2014

Ellis Varejes
Company Secretary

Neil Summerfield
Head of Investor Relations