



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

Sale of 484 St Kilda Road for \$94 million

The Abacus Property Group/Heitman LLC joint venture has exchanged contracts for the sale of 484 St Kilda Road, Melbourne for \$94.0 million. Settlement is due to occur in September 2014.

The property was acquired by the joint venture in November 2011 for \$68.0 million. Since acquisition, the joint venture has maintained a high occupancy across the property with significant tenant retention and achieved substantial improvements in rental rates across new and retained leases. These activities have positioned the property as an institutionally attractive and superior asset within the submarket.

Abacus has a 25% interest in the joint venture.

4 July 2014

Ellis Varejes
Company Secretary

Neil Summerfield
Head of Investor Relations