



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

16 March 2015

ASX Market Announcements
ASX Limited
Level 4, Exchange Centre
20 Bridge Street
SYDNEY NSW 2000

Dear Sirs

Abacus Property Group (ASX code: ABP): Notice under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act 2001(Cth)

This notice is given by:

- Abacus Group Holdings Limited (ABN 31 080 604 619) (**AGHL**);
- Abacus Group Projects Limited (ABN 11 104 066 104) (**AGPL**);
- Abacus Storage Operations Limited (ABN 37 112 457 075) (**ASOL**);
- Abacus Funds Management Limited (ABN 66 007 415 590) in its capacity as responsible entity of the Abacus Income Trust (ARSN 104 934 287) and the Abacus Trust (ARSN 096 572 128); and
- Abacus Storage Funds Management Limited (ABN 41 109 324 834)) as responsible entity of the Abacus Storage Property Trust (ARSN 111 629 559) (together with the Abacus Income Trust and the Abacus Trust, the **Trusts**),

(together **Abacus Property Group**) under sections 708AA(2)(f) and 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) (the **Corporations Act**) as modified by Australian Securities & Investments Commission Class Order [CO 08/35].

Abacus Property Group today announced a capital raising including a pro-rata accelerated non-renounceable entitlement offer of 1 stapled security (comprising one fully paid ordinary share in each of AGHL, AGPL and ASOL and one fully paid units in each of the Trusts stapled together in accordance with the constitutions of AGHL, AGPL, ASOL and the Trusts) (**New Securities**) for every 12 stapled securities held as at 7.00pm (AEDST time) on Thursday, 19 March 2015 by eligible Abacus Property Group securityholders.

Abacus Property Group advises that:

- (a) the New Securities will be offered for issue without disclosure to investors under Part 6D.2 of the Corporations Act and without a Product Disclosure Statement for the New Securities being prepared under Division 2 of Part 7.9 of the Corporations Act;
- (b) this notice is being given under sections 708AA(2)(f) and 1012DAA(2)(f) of the Corporations Act as modified by ASIC Class Order [CO 08/35];
- (c) as a disclosing entity, Abacus Property Group is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, Abacus Property Group has complied with:
 - (1) the provisions of Chapter 2M of the Act as they apply to each of AGHL, AGPL, ASOL and the Trusts respectively; and

- (2) section 674 of the Corporations Act as it applies to each of AGHL, AGPL, ASOL and the Trusts respectively;
- (e) as at the date of this notice, there is no excluded information of the type referred to in subsections 708AA(8), 708AA(9), 1012DAA(8) and 1012DAA(9) of the Act; and
- (f) the potential effect the offer will have on the control of Abacus Property Group, and the consequences of that effect, will depend on a number of factors, including investor demand and existing shareholdings. Given the structure of the entitlement offer as a pro-rata issue and the current level of holdings of substantial holders, the offer is not expected to have any material effect or consequence on the control of Abacus Property Group. Calculator Australia Pty Limited, the registered holder of ~49.12% of Abacus Property Group stapled securities, has committed to take up stapled securities equal to ~49.12% of the underwritten institutional component of the offer, and to not otherwise participate in the offer. Accordingly, its percentage holdings of Abacus Property Group stapled securities will be slightly diluted by the exercise of entitlements in the non-underwritten retail component of the offer.

Yours faithfully

Abacus Property Group

A handwritten signature in blue ink, appearing to read "Ellis Varejes", with a stylized, sweeping flourish.

Ellis Varejes

Company Secretary