



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 309 George Street, Sydney

The Abacus Property Group/AM alpha joint venture has exchanged contracts for the sale of 309 George Street, Sydney for \$112.3 million. Settlement is due to occur in May 2015 and is conditional upon FIRB approval.

The property was acquired by the joint venture in October 2011 for \$68.75 million. Since acquisition, the property has been transformed into a stabilised asset via substantial refurbishment and re-leasing. The joint venture significantly improved the building's revenue stream and ultimately delivered a strong equity IRR to the joint venture partners.

The sale is further proof of Abacus' and AM alpha's track record of identifying and accessing opportunities that deliver enhanced capital gains as a result of the joint ventures ability to deliver value from core plus assets.

Abacus has a 25% interest in the joint venture.

AM alpha, the 75% joint venture partner, is a privately owned real estate management firm that focuses on global investments in prime real estate on behalf of family offices, private clients and endowments. Its Asian operations are headquartered in Singapore, with offices in the gateway cities in the Asia Pacific region.

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