



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 sells 31-49 Browns Road, Clayton VIC

Abacus Property Group has exchanged contracts for the sale of 31-49 Browns Road, Clayton for \$51.5 million. The property was acquired in May 2013 for \$19.55 million.

A 10% deposit has been paid by the Purchaser and a further 15% is payable at settlement on 30 April 2017. The remaining 75% is payable in September 2019, and is secured by a first mortgage. Interest will accrue on the post settlement vendor finance at 7% pa payable monthly in arrears.

The sale proves Abacus' skill in identifying and accessing opportunities that deliver enhanced capital gains as a result of our ability to deliver value from core plus assets.

The property will yield an equity IRR of over 35% on repayment of the vendor finance.

29 September 2016

Investor enquiries

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About Abacus

Abacus Property Group is a diversified property group that specialises in investing in core plus property opportunities across Australia's commercial property markets. Abacus was established in 1996 and listed on the ASX in November 2002. Abacus has achieved a successful track record of acquiring property based assets and actively managing those assets to enhance income and capital growth. Abacus has a market capitalisation of \$1.65bn.