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25 July 2019

Abacus successfully completes \$250 million Institutional Placement

Abacus Property Group (ASX: ABP) (**Abacus**) has successfully completed its fully underwritten institutional placement ("**Placement**"). The Placement raised \$250 million through the issue of approximately 63.3 million new ordinary stapled securities at an issue price of \$3.95 per stapled security.

Proceeds of the Placement will be used to pursue in excess of \$710 million of value-accretive identified opportunities¹ in line with its strategic priorities and key sector focus of Office and Self Storage.

Abacus CEO & Managing Director, Steven Sewell said, "We are extremely pleased with the strong support for the Placement. We thank our existing securityholders for their ongoing support and introduce a number of new institutions to the Abacus register which will facilitate increased liquidity in Abacus securities, free float market capitalisation and S&P/ASX 200 index weighting."

"Abacus is well advanced on its strategy to transition to a more annuity style, strong asset backed business model. The Placement enables us to accelerate this transition and positions Abacus for future growth beyond the near-term identified opportunities, with low gearing and over \$900 million of acquisition capacity".

The issue price represents a 7.5% discount to the last closing price of Abacus stapled securities on Tuesday 23 July 2019. New securities issued under the Placement are expected to settle on Monday 29 July 2019, with allotment and normal trading to occur on Tuesday 30 July 2019 from which time they will rank equally with existing Abacus stapled securities. Abacus confirms that, pursuant to ASX Listing Rule 7.1, the Placement is within Abacus' existing 15 per cent placement capacity and does not require securityholder approval.

In addition to the Placement, Abacus intends to undertake a non-underwritten security purchase plan ("SPP") to provide eligible securityholders with registered addresses in Australia or New Zealand on the register at 7:00pm (AEST) on Tuesday 23 July 2019 with the opportunity to acquire up to \$15,000 of stapled securities at the same price offered to institutional securityholders of \$3.95 per stapled security. New stapled securities issued under the SPP will rank equally with existing Abacus stapled securities on issue. Abacus' current intention is to cap the SPP at \$25 million².

Further information regarding the SPP will be mailed to eligible securityholders on or around 5 August 2019.

Abacus stapled securities are expected to recommence trading on the ASX from market open today.

¹ There is no certainty that any of these opportunities will complete.

² Abacus may (at its absolute discretion) determine a higher amount to be raised or decide to scale-back applications under the SPP.



INVESTOR & MEDIA ENQUIRIES

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Important information

Not an offer

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This announcement does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in the United States and may not be distributed or released in the United States or any jurisdiction in which, or to any person to whom, such an offer would be illegal. The Abacus stapled securities offered and sold under the Placement and SPP ("New Securities") have not been and will not be registered under the U.S. Securities Act of 1933, as amended ("U.S. Securities Act"), or under the securities laws of any state or other jurisdiction of the United States. Accordingly, the New Securities may not be offered or sold, directly or indirectly, in the United States except in compliance with the registration requirements of the U.S. Securities Act and any other applicable securities laws of any state or other jurisdiction of the United States (which Abacus has no obligation or intention to do or procure) or pursuant to an exemption from, or in a transaction exempt from or not subject to, such registration requirements and any other applicable securities laws. In addition, the New Securities to be offered and sold under the SPP will only be offered and sold to eligible securityholders in Australia and New Zealand in "offshore transactions" (as defined in Regulation S under the U.S. Securities Act) in reliance on Regulation S under the U.S. Securities Act. There will be no public offer of securities in the United States. The distribution of this announcement in other jurisdictions outside Australia and New Zealand may also be restricted by law and any such restrictions should be observed. Any failure to comply with such restrictions may constitute a violation of applicable securities laws.

The timetable is indicative only and subject to change. All times represent Australian Eastern Standard Time. Abacus reserves the right to amend any or all of these events, dates and times subject to the Corporations Act 2001 (Cth), ASX Listing Rules and other applicable laws. The commencement of quotation and trading of Abacus' new securities is subject to confirmation from ASX.

Forward looking statements

This announcement contains "forward looking statements" with respect to certain plans, strategies and objectives of management of Abacus, including but not limited to expectations and assumptions regarding the outcome and effects of the Placement and SPP and use of proceeds. Forward looking statements should, or can generally, be identified by the use of forward looking words such as "believe", "expect", "estimate", "will", "may", "target" and other similar expressions within the meaning of securities laws of applicable jurisdictions. Such statements are not statements of fact and there can be no certainty of outcome in relation to the matters to which the statements relate. These forward looking statements involve known and unknown risks, uncertainties, assumptions and other important factors that could cause the actual outcomes to be materially different from the events or results expressed or implied by such statements.