

30 July 2019

The Manager
Company Announcements Office
ASX Limited
Exchange Centre
20 Bridge Street
Sydney NSW 2000

Dear Sir / Madam

Abacus Property Group (ASX: ABP) – notice under sections 708A(5)(e) and 1012DA(5)(e) of the Corporations Act 2001 (Cth)

This notice is given by Abacus Group Holdings Limited (**AGHL**), Abacus Funds Management Limited (**AFML**) as responsible entity of Abacus Trust (**AT**) and Abacus Income Trust (**AIT**), Abacus Group Projects Limited (**AGPL**), Abacus Storage Funds Management Limited (**ASFML**) as the responsible entity of Abacus Storage Property Trust (**ASPT**) and Abacus Storage Operations Limited (**ASOL**) (together, **Abacus Property Group**), in accordance with the requirements of sections 708A(5)(e) and 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Corporations Act**).

On 29 July 2019, Abacus Property Group issued 63,291,140 new ordinary stapled securities (each comprising one ordinary share in AGHL, one ordinary share in AGPL, one ordinary share in ASOL, one ordinary unit in AT, one ordinary unit in AIT and one ordinary unit in ASPT) (**New Stapled Securities**) under an institutional placement to institutional and professional investors.

Abacus Property Group confirms that:

- (a) the New Stapled Securities were issued without disclosure under Part 6D.2 and Part 7.9 of the Corporations Act and without a prospectus or product disclosure statement being prepared;
- (b) this notice is being given under sections 708A(5)(e) and 1012DA(5)(e) of the Corporations Act;
- (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:
 - (i) the provisions of Chapter 2M of the Corporations Act as they apply to Abacus Property Group; and
 - (ii) section 674 of the Corporations Act as it applies to Abacus Property Group; and
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 708A(7), 708A(8), 1012DA(7) and 1012DA(8) of the Corporations Act.

Yours sincerely



Robert Baulderstone
Chief Financial Officer and Company Secretary
Abacus Property Group