Form 604

Corporations Act 2001 Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme

Abacus Property Group- (Abacus Group Holdings Limited, Abacus Group Projects Limited, Abacus Trust, Abacus Income Trust, Abacus Storage Operations Limited, Abacus Storage Property Trust)

ACN/ARSN

Abacus Group Holdings Limited (ACN 080 064 619), Abacus Group Projects Limited (ACN 104 066 104), Abacus Trust (ARSN 104 934 287), Abacus Income Trust (ARSN 104 934 287), Abacus Storage Operations Limited (ACN 112 457 075), Abacus Storage Property Trust (ARSN 111 629 559)

1. Details of substantial holder (1)

Name

Calculator Australia Pty Limited as trustee of the Calculator Australia Trust

ACN/ARSN (if applicable)

135 249 848

There was a change in the interests of the

substantial holder on

29/7/2019

The previous notice was given to the company on

31/7/2014

The previous notice was dated

31/7/2014

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company or scheme, are as follows:

Previous notice		Present notice	
Person's votes	Voting power (5)	Person's votes	Voting power (5)
252,981,605	49.239%	289,607,065	44.981%
	Person's votes	Person's votes Voting power (5)	Person's votes Voting power (5) Person's votes

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme are as follows:

Date of change	Person whose relevant interest changed	Nature of change (6)	Consideration given in relation to change (7)	Class and number of securities affected	Person's votes affected
	See Annexure A				

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

Holder of relevant holder of interest securities	Person entitled to be registered as holder (8)	Nature of relevant interest (6)	Class and number of securities	Person's votes	
	See Annexure A				

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association		
N/A			

6. Addresses

The addresses of persons named in this form are as follows:

Name		Address						
CALCULATOR LTD AS TR						WEST	PERTH,	WESTERN
CALCULATOR			,)	. 0000			

Signature

sign here Robert John Miller capacity Director

date 2/8/2019

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of 'associate' in section 9 of the Corporations Act 2001.
- (3) See the definition of 'relevant interest' in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (6) Include details of:
 - (a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
 - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of 'relevant agreement' in section 9 of the Corporations Act 2001.

- (7) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write 'unknown'.
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.

THIS IS THE ANNEXURE MARKED "A" OF 7 PAGES REFERRED TO IN FORM 604 "NOTICE OF CHANGE OF INTERESTS OF SUBSTANTIAL HOLDER" SIGNED BY ME ON 2 AUGUST 2019

ROBERT JOHN MILLER

DIRECTOR OF CALCULATOR AUSTRALIA PTY LIMITED ACN 135 249 848

3. CHANGES IN RELEVANT INTERESTS

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
24/03/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ACQUISITION OF SECURITIES PURSUANT TO THE INSTITUTIONAL OFFER ANNOUNCED TO THE ASX ON 18 MARCH 2015	\$47,547,073.98	16,870,239 STAPLED SECURITIES	16,870,239
4/06/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$203,435.30	71,467 STAPLED SECURITIES	71,467
5/06/2015	CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$4,818.29	1,691 STAPLED SECURITIES	1,691

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
9/06/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		8,307 STAPLED SECURITIES	8,307
10/06/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$69,827.38	24,507 STAPLED SECURITIES	24,507
24/08/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$286,235.23	101,168 STAPLED SECURITIES	101,168
25/08/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$81,677.65	28,900 STAPLED SECURITIES	28,900

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
30/06/2015	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	STAPLED SECURITIES ISSUED PURSUANT TO PARTICIPATION IN DIVIDEND REINVESTMENT PLAN	\$3,767,423.55	7,466,073 STAPLED SECURITIES	7,466,073
9/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		142,912 STAPLED SECURITIES	142,912
0/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$11,584,988.27	4,210,196 STAPLED SECURITIES	4,210,196
1/11/2016	CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY I IMITED AS	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		1,300,000 STAPLED SECURITIES	1,300,000

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
14/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		408,400 STAPLED SECURITIES	408,400
15/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,574,451.72	581,600 STAPLED SECURITIES	581,600
16/11/2016	CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,164,141.03	430,000 STAPLED SECURITIES	430,000
7/11/2016	CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	9990.30Z.00	363,716 STAPLED SECURITIES	363,716

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
18/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		194,740 STAPLED SECURITIES	194,740
21/11/2016	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,159,012.34	421,544 STAPLED SECURITIES	421,544
3/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,431,153.49	407,591 STAPLED SECURITIES	407,591
1/09/2018	CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$1,849,978.94	524,519 STAPLED SECURITIES	524,519

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
5/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		632,195 STAPLED SECURITIES	632,195
6/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED		477,406 STAPLED SECURITIES	477,406
7/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$864,939.47	245,730 STAPLED SECURITIES	245,730
10/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$337,763.23	95,648 STAPLED SECURITIES	95,648

DATE OF CHANGE	PERSON WHOSE RELEVANT INTEREST CHANGED	NATURE OF CHANGE (6)	CONSIDERATION GIVEN IN RELATION TO CHANGE	CLASS AND NUMBER OF SECURITIES AFFECTED	PERSON'S VOTES AFFECTED
11/09/2018	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$4,767,114.38	1,350,530 STAPLED SECURITIES	1,350,530
12/09/2018		ENTRY INTO CONTRACTS FOR THE PURCHASE OF THE SECURITIES ON AUSTRALIAN STOCK EXCHANGE LIMITED	\$935,223.11	266,381 STAPLED SECURITIES	266,381

4. PRESENT RELEVANT INTERESTS

HOLDER OF RELEVANT INTEREST	REGISTERED HOLDER OF SECURITIES	PERSON ENTITLED TO BE REGISTERED AS HOLDER	NATURE OF RELEVANT INTEREST	CLASS AND NUMBER OF SECURITIES	PERSON'S VOTES
TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY	CALCULATOR AUSTRALIA PTY LTD AS TRUSTEE OF THE CALCULATOR AUSTRALIA TRUST NOTE: THE SOLE BENEFICIARY OF THE CALCULATOR AUSTRALIA TRUST IS GUARDIAN TRUST COMPANY LIMITED AS TRUSTEE OF THE CALCULATOR PROPERTIES BARE TRUST (SEE FORM 603 DATED 21 JANUARY 2009)	CALCULATOR AUSTRALIA PTY LTD	RELEVANT INTEREST BY VIRTUE OF BEING ENTITLED TO BE REGISTERED AS THE HOLDER OF THE SECURITIES (OTHER THAN AS BARE TRUSTEE)	289,607,065 STAPLED SECURITIES	289,607,065