

9 August 2019

Acquisition of 32% interest in 201 Elizabeth Street, Sydney NSW

Abacus Property Group (“Abacus”) (ASX:ABP) confirms that it has joined a consortium managed by Charter Hall Group (“Charter Hall”) (ASX:CHC), in the acquisition of 201 Elizabeth Street, Sydney NSW as tenants in common. The transaction will complete in two tranches, with settlement of a 75% stake in November 2019 and the balance between July and October 2020. Abacus and Charter Hall will have full control of the building post settlement of the first tranche.

Total consideration for the acquisition is \$630 million, excluding transaction costs (Abacus’ 32% share is \$201.6 million) and reflects an equivalent market yield of 5.0% and c.\$16,000 per square metre of net lettable area (NLA).

The property is located in a prominent position fronting Hyde Park on the corner of Elizabeth Street and Park Street, with an existing through-site link to Museum Station and the upcoming Pitt Street Metro Station. The building comprises circa 38,934sqm NLA spread over 38 levels of B-grade commercial accommodation. Originally constructed in 1979, the building sits on a 3,900sqm island site, with the potential to increase gross floor area on the northern section of the site.

Managing Director, Steven Sewell commented “Abacus joined with Charter Hall in seeing long term fundamental value at 201 Elizabeth Street, Sydney. Attractive as a repositioning opportunity to an A Grade office tower, the acquisition aligns with our strategic priorities and supports Abacus’ transition to a more constant annuity style, strong asset backed business model”.

INVESTOR & MEDIA ENQUIRIES

Cynthia Rouse
Head of Investor Relations
(+61) 2 9253 8600
abacusproperty.com.au