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20 April 2022

Completion of the Security Purchase Plan

Abacus Property Group (ASX:ABP) (**Abacus**) confirms the completion of the non-underwritten security purchase plan (**SPP**), which closed at 5.00pm (AEST) on Thursday, 14 April 2022. The SPP was announced to the Australian Securities Exchange on Thursday, 17 March 2022. This follows Abacus' \$200 million institutional placement ("**Institutional Placement**") which was successfully completed on 23 March 2022.

A total of \$3.3 million was raised under the SPP, with approximately 1.0 million new stapled securities expected to be issued to participating eligible Abacus securityholders¹ on Tuesday, 26 April 2022 at an issue price of \$3.38 per stapled security, being the same price paid by institutional investors under the Institutional Placement.

New stapled securities issued under the SPP will rank equally with existing stapled securities from the date of issue.

Holding statements are expected to be issued to eligible Abacus securityholders on Wednesday, 27 April 2022. The trading of the new stapled securities issued under the SPP is also expected to commence on Wednesday, 27 April 2022.

END

INVESTOR & MEDIA ENQUIRIES

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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,

¹ Eligible securityholders refers to registered Abacus stapled securityholders as at 7:00pm (AEDT) on Wednesday, 16 March 2022, who had a registered address in Australia or New Zealand, did not hold Abacus stapled securities on behalf of a person who resides outside Australia or New Zealand and were not in the United States or acting for the account or benefit of a person in the United States. More than 7,616 eligible Abacus securityholders were sent the SPP booklet.



such an offer would be unlawful. The securities to be offered and sold under the SPP 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 securities may not be offered or sold, directly or indirectly, in the United States, except in transactions exempt from, or not subject to, the registration requirements of the U.S. Securities Act, 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.

Financial data

All dollar values are in Australian dollars (A\$) unless otherwise stated.