

ABACUS

FY25 PROPERTY BOOK

25 AUGUST 2025



14 Martin Place, Sydney NSW



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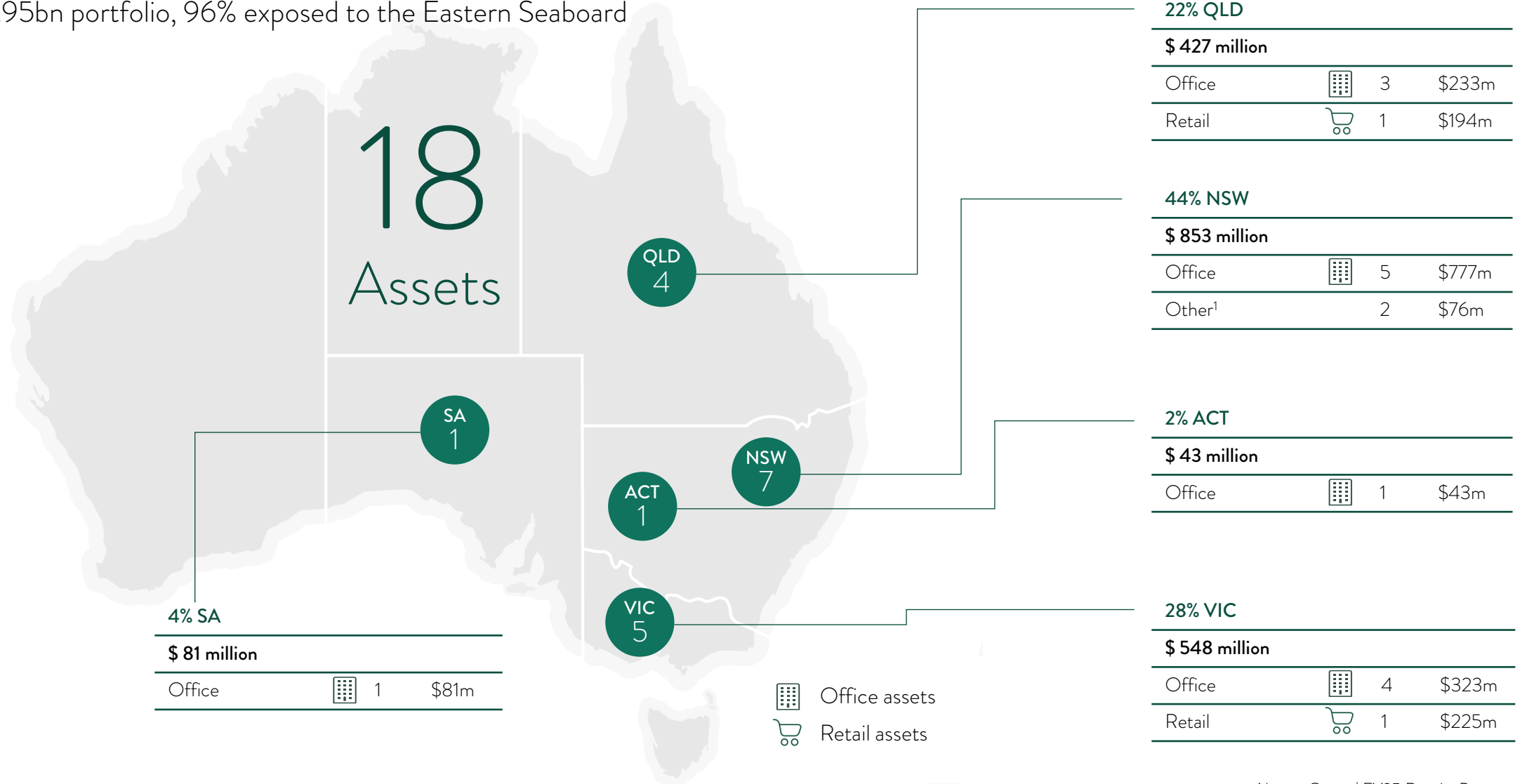
VIC

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COMMERCIAL PORTFOLIO

\$1.95bn portfolio, 96% exposed to the Eastern Seaboard



1. Riverlands NSW and Camellia NSW.



OFFICE PORTFOLIO

NUMBER OF ASSETS: 14

FY25 CARRYING VALUE: \$1.5 BILLION¹

NOTE: BOOK VALUES REPORTED ARE ON AN ABG OWNERSHIP BASIS, WHILE NLA IS REPORTED ON A TOTAL BUILDING BASIS

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.



ABACUS

NSW

NUMBER OF ASSETS: 5

FY25 CARRYING VALUE: \$777 MILLION¹



1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.



99 WALKER STREET, NORTH SYDNEY NSW



Property Overview

A modern commercial building in the heart of North Sydney, with its quality amenities the building provides a professional environment in a sought-after location.

The building features End of Trip facilities, a wellness room, flex space, a refurbished lobby and cafe. The tower also has a breakout and event space for all customers on level 21 and is located near the Victoria Cross Metro Station.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value*	\$225 million
Cap rate*	7.00%
NLA (sqm)	18,861
Occupancy (by NLA)	86.1%
WALE	4.2 years
Latest refurbishment	2022
NABERS Energy	5
NABERS Water	4.5

Major Customers

Jemena Limited

Coles Supermarket

Storage King

*Includes small adjacent building.



77 CASTLEREAGH STREET, SYDNEY NSW



Property Overview

An 11 floor office building positioned above Sydney's leading Retail precinct in a prime CBD location. The office tower is surrounded by a vibrant mix of Retail outlets, cafes, restaurants and cultural attractions in the heart of Sydney's CBD. Recently completed End of Trip facilities offer the latest in customer amenity.

The building has ~1,200sqm floorplates and is internally connected to the Westfield & Pitt Street mall. 77 Castlereagh Street is a prestigious address further enhanced by the numerous transport options nearby, including rail, light rail and buses.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value	\$206 million
Cap rate	6.25%
NLA (sqm)	13,104
Occupancy (by NLA)	100.0%
WALE	3.7 years
Latest refurbishment	2024
NABERS Energy	5
NABERS Water	4

Major Customers

Dentons Lawyers

Abacus Fund Management

Bomas Services



201 ELIZABETH STREET, SYDNEY NSW



Property Overview

Prominently located on the corner of Park and Elizabeth Street, 201 Elizabeth Street provides 38 levels of Sydney CBD Office space with views over Sydney Harbour, Hyde Park and the iconic St Mary's Cathedral. Ideally situated directly opposite the new Gadigal Station.

End of Trip facilities, on-floor amenity and lobby upgrades have been undertaken contributing to the regeneration of the asset into a vibrant and sophisticated experience for our customers.

Property information (as at Jun 25)

Ownership interest	32%
ABG book value	\$197 million
Cap rate	6.38%
NLA (sqm)	37,954
Occupancy (by NLA)	82.5%
WALE	5.0 years
Latest refurbishment	2025
NABERS Energy	3
NABERS Water	3.5

Major Customers

State Government of NSW

M& D Services

Estee Lauder



14 MARTIN PLACE, SYDNEY NSW



Property Overview

A prominent and historically significant building in the heart of Sydney CBD that serves as a multi-purpose space housing Commercial Offices, Retail areas and a flex working space, with an eight-level heritage façade (built in circa 1892) fronting Martin Place and an interconnecting 19 level office tower (constructed ~1970s) fronting Pitt Street, providing high quality space in a core Sydney CBD location at a competitive price point.

Completed refurbishment of End of Trip facilities in 2024, offering the latest in customer amenity.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$110 million
Cap rate	5.88%
NLA (sqm)	13,154
Occupancy (by NLA)	90.1%
WALE	3.7 years
Latest refurbishment	2024
NABERS Energy	4.5
NABERS Water	3

Major Customers

International Finance Corporation

Plenti Pty

Rodd & Gunn



11 BOWDEN STREET, SYDNEY NSW



Property Overview

A modern, versatile and light filled four level Commercial building. Situated in the heart of Alexandria, the property is surrounded by a vibrant mix of shops, cafes, restaurants and other businesses.

The building features a contemporary architectural design, with a clean and professional exterior. Floor to ceiling glass windows provide excellent natural light and views of the surrounding area.

11 Bowden Street provides quick access to Sydney Airport and Sydney CBD, with modern amenities and facilities, including recently completed End of Trip facilities, on site cafes and a large carpark.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value	\$39 million
Cap rate	7.25%
NLA (sqm)	5,520
Occupancy (by NLA)	80.0%
WALE	4.5 years
Latest refurbishment	2023
NABERS Energy	5.5
NABERS Water	4

Major Customers

Alquemie Group

William Angliss Institute

Vie Studio

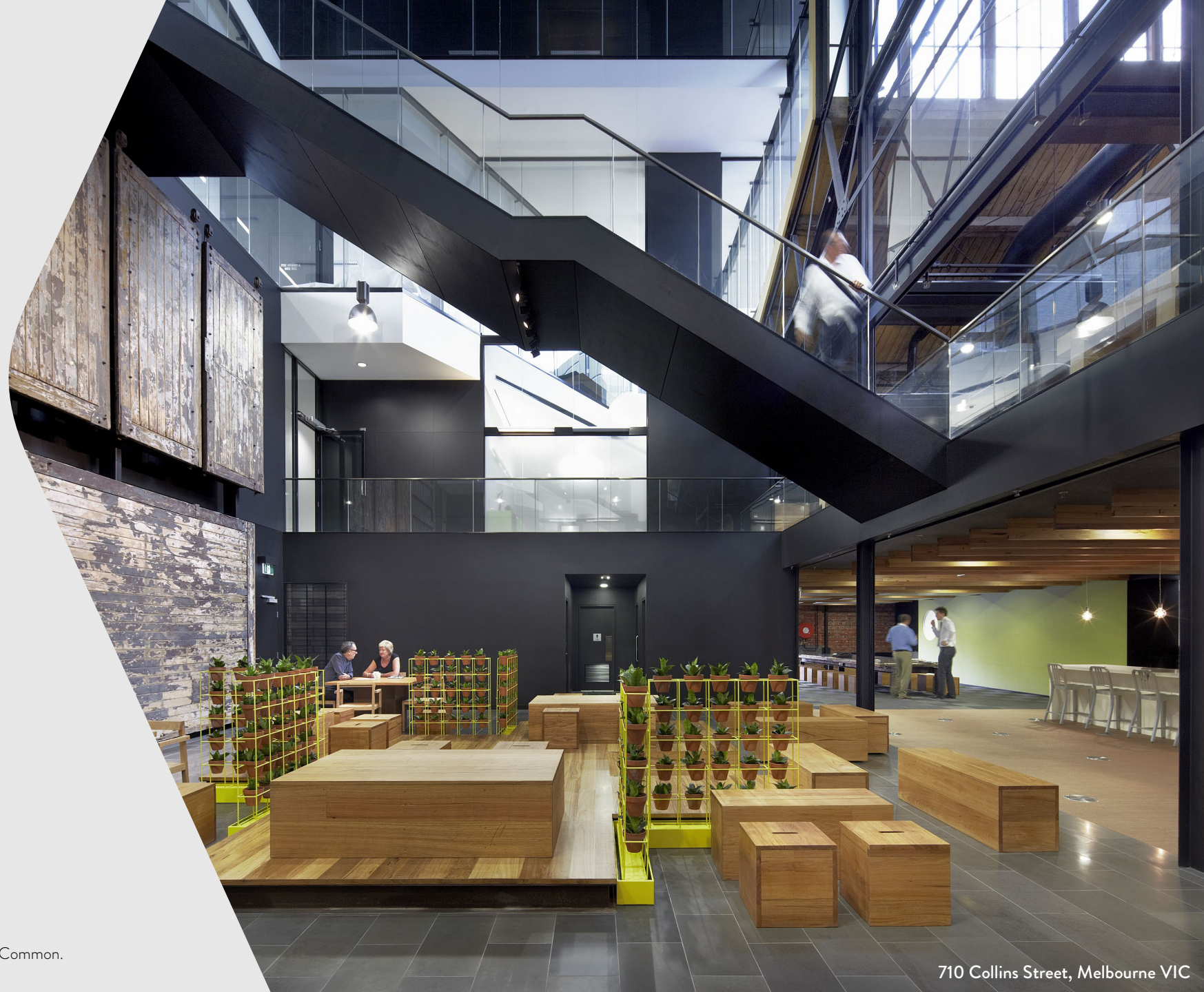
ABACUS

VIC

NUMBER OF ASSETS: 4

FY25 CARRYING VALUE: \$ 323 MILLION¹

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.





452-484 JOHNSTON STREET, ABBOTSFORD VIC



Property Overview

Heritage A-Grade space providing market leading amenity to the fringe market. The building comprises two levels of Office space, 485 car spaces, End of Trip facilities, gym, meeting rooms and internal winter garden green space.

It is ideal for businesses looking for city-fringe space with easy CBD access and mixed mode and lifestyle amenity.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value	\$103 million
Cap rate	7.50%
NLA (sqm)	15,420
Occupancy (by NLA)	100.0%
WALE	4.6 years
Latest refurbishment	2022
NABERS Energy	4.5
NABERS Water	5

Major Customers

Computershare
Spark
Weta



INDUSTRY LANES, 459-471 CHURCH STREET, RICHMOND



Property Overview

A high-quality, mixed-use A-grade Commercial Office complex located in the Richmond-Cremorne precinct, conveniently located three kms from the Melbourne CBD and is Melbourne's leading innovative and creative precinct.

Three buildings brought together by a common plane, featuring a mix of large and small in-between spaces including Retail, communal amenities, vibrant open-air courtyards and shared work zones.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$90 million
Cap rate	6.25%
NLA (sqm)	19,542
Occupancy (by NLA)	100.0%
WALE	3.7 years
Latest refurbishment	2022
NABERS Energy	n/a
NABERS Water	n/a

Major Customers

Arrotex Pharmaceuticals
Endeavour Group
Icon Corporate Services



VIRGINIA PARK, BENTLEIGH EAST VIC



Property Overview

Situated predominately in a residential location in Bentleigh East approximately 13km southeast of Melbourne, Virginia Park provides a mixture of industrial and Office buildings as well as supporting facilities including gymnasium, swim centre, childcare centre, children's play centre, café, yoga centre and martial arts centre.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$88 million
Cap rate	6.00%
NLA (sqm)	58,517
Occupancy (by NLA)	82.7%
WALE	2.2 years
Latest refurbishment	n/a
NABERS Energy	n/a
NABERS Water	n/a

Major Customers

Bentleigh Fitness
Guardian Community
Xtralis



710 COLLINS STREET, MELBOURNE VIC



Property Overview

710 Collins Street, also referred to as the Good Sheds North, is a heritage, character Office conversion offering high quality, A-grade Commercial Office space located in the eastern end of the Docklands precinct, only moments from Spencer Street Station.

A 6-star Green Star (Office Design) and 5-star NABERS energy ratings mean the building performs to upper tier sustainability standards.

The building provides light filled, large floorplates offering efficient & character Office space. Nearby trams and rail provide excellent connectivity.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$42 million
Cap rate	6.50%
NLA (sqm)	11,353
Occupancy (by NLA)	8.0%
WALE	5.0 years
Latest refurbishment	2010
NABERS Energy	5.5
NABERS Water	4

Major Customers

Indian Pacific
Platform 28 Bar & Restaurant

ABACUS

QLD

NUMBER OF ASSETS: 3

FY25 CARRYING VALUE: \$ 233 MILLION¹

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.





324 QUEEN STREET, BRISBANE QLD



Property Overview

Providing 26 floors of prime commercial office accommodation in the heart of the Brisbane's 'Golden Triangle' financial precinct. on the intersection of Queen and Creek Street.

Extensively refurbished in 2018 including ground floor lobby and End Of Trip facilities.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value	\$141 million
Cap rate	7.75%
NLA (sqm)	19,292
Occupancy (by NLA)	99.7%
WALE	3.0 years
Latest refurbishment	2020
NABERS Energy	4.5
NABERS Water	4

Major Customers

Allianz Australia

ANZ

At Workspaces



2 KING STREET, FORTITUDE VALLEY QLD



Property Overview

Designed by leading architects FJC Studio (formerly FJMT Architects) and completed in 2015, “Kingsgate” provides some of the highest quality office space in Fortitude Valley.

The building has attained market leading sustainability credentials including a 6-star NABERS energy ratings & a 6-Star Green Star (Office Design) rating. Building features includes average floor plates of ~1800 sqm of office space, two levels of basement car parking for 94 vehicles, lobby and ground level retail and end of trip facilities.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$72 million
Cap rate	7.50%
NLA (sqm)	16,246
Occupancy (by NLA)	100.0%
WALE	3.3 years
Latest refurbishment	N/A
NABERS Energy	6
NABERS Water	4.5

Major Customers

Lendlease Management
SMEC Australia
Ezidebit



241 ADELAIDE STREET, BRISBANE QLD



Property Overview

241 Adelaide Street is a 'B-Grade' 21 level semi modern Office tower constructed circa 1988, situated adjacent to Post Office Square on Adelaide Street alignment within the Golden Triangle precinct of the Brisbane CBD, in close proximity to the Brisbane GPO.

The building is also known as the 'Brisbane Club Tower' and provides ground floor (Adelaide Street) Retail accommodation, level one (Post Office Square Level) Retail and Office accommodation, 19 upper levels of Office floors with a typical floor plate of 538sqm and includes 85 basement car parks. It is located within close proximity to public transport including Central Train Station only a few minutes walk.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$20 million
Cap rate	7.75%
NLA (sqm)	10,057
Occupancy (by NLA)	97.2%
WALE	2.9 years
Latest refurbishment	2023
NABERS Energy	4
NABERS Water	3

Major Customers

The Brisbane Club
Safe Places Community
Pitt & Sherry

ABACUS

SA

NUMBER OF ASSETS: 1

FY25 CARRYING VALUE: \$81 MILLION¹

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.





91 KING WILLIAM STREET, ADELAIDE SA



Property Overview

91 King William Street is an icon on the Adelaide skyline. Providing 29,000sqm of prime grade office space over 31 column free, central core floor plates. The floors largely benefit from excellent natural light ingress & unrivalled views.

Building improvements include a recently upgraded End Of Trip facilities, 54 basement car bays, and a grand office lobby providing building occupants with a range of informal working & meeting areas. The Vault 91 wine bar & café provides onsite catering & event function spaces.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$81 million
Cap rate	7.50%
NLA (sqm)	31,047
Occupancy (by NLA)	92.4%
WALE	3.0 years
Latest refurbishment	2021
NABERS Energy	4.5
NABERS Water	4

Major Customers

Commonwealth of Australia
Royal Automobile Association of South Australia
SA Government

ABACUS

ACT

NUMBER OF ASSETS: 1

FY25 CARRYING VALUE: \$43 MILLION



51 Allara Street, Canberra ACT



51 ALLARA STREET, CANBERRA ACT



Property Overview

Located in the heart of Canberra's Civic precinct, 51 Allara Street provides high-quality, A-grade Office space.

Recently completed End of Trip facilities, a large basement car park, onsite child-care and nearby Retail and cafes offer building occupants excellent onsite and nearby amenity.

The building offers impressive sustainability credentials including a 5-star NABERS energy and water ratings, a carbon neutral certificate and a 99kw solar array.

Property information (as at Jun 25)	
Ownership interest	100%
ABG book value	\$43 million
Cap rate	8.50%
NLA (sqm)	12,481
Occupancy (by NLA)	100.0%
WALE	1.0 year
Latest refurbishment	2018
NABERS Energy	5
NABERS Water	5

Major Customers
Commonwealth of Australia (DCCEEW)
Commonwealth of Australia (DFAT)
Guardian Childcare & Education

ABACUS

RETAIL PORTFOLIO

NUMBER OF ASSETS: 2

FY25 CARRYING VALUE: \$419 MILLION¹

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1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

ABACUS

QLD

NUMBER OF ASSETS: 1

FY25 CARRYING VALUE: \$194 MILLION



The Oasis, Broadbeach, Gold Coast QLD



THE OASIS, BROADBEACH, GOLD COAST QLD



Property Overview

A mixed used asset with significant Office offering including flex workspaces. Convenience based shopping centre located within the Gold Coast Metropolitan area. Over 80 specialty stores located across two levels, anchored by Woolworths supermarket and a number of long established restaurants.

A number of staged refurbishments have been completed, which has well positioned The Oasis to capitalise on strong population growth and the expanding tourist market in the Gold Coast catchment area.

Property information (as at Jun 25)

Ownership interest	100%
ABG book value	\$194 million
Cap rate	7.00%
GLA (sqm)	25,627
Occupancy (by NLA)	91.9%
WALE (by income)	4.1 years
Latest refurbishment	2023
NABERS Energy	3.5
NABERS Water	1.5

Major Customers

Woolworths
Endeavour Group - The Broadbeach
Superannuation Advice Australia

ABACUS

VIC

NUMBER OF ASSETS: 1

FY25 CARRYING VALUE: \$225 MILLION¹

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.



Myer Bourke Street, Melbourne, VIC



MYER BOURKE STREET, MELBOURNE VIC



Property Overview

Positioned in the Retail heart of Melbourne's CBD, occupying one of Melbourne's most highly visible locations, with public transport immediately adjacent to the property.

The flagship Myer department store dating back to 1914 consists of nine levels with a variety of offerings and an events hall.

Multilevel walkways connecting to Emporium Melbourne.

Property information (as at Jun 25)

Ownership interest	50%
ABG book value	\$225 million
Cap rate	6.00%
GLA (sqm)	39,923
Occupancy (by NLA)	100.0%
WALE (by income)	6.5 years
Latest refurbishment	2011
NABERS Energy	n/a
NABERS Water	n/a

Major Customer

Myer



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