



Legal & Compliance

Alexandra Bojic  
Lvl 25 Governor Phillip Tower  
1 Farrer Place, Sydney 2000  
Tel. +612-9324-3872  
Fax +612-9324-2558  
alexandra.bojic@ubsw.com

## Fax

6 May 2003

**Strictly Private & Confidential**

to **Abacus Property Group**  
Mr Robert Hill  
Company Secretary

Fax: (02) 9253 8616

cc Australian Stock Exchange Limited, Company Announcements

Fax: 1900 999 279

pages **5**

subject **SUBSTANTIAL SHAREHOLDER NOTICE – ABACUS PROPERTY GROUP**


Dear Mr Hill

We refer to the attached 603 notice lodged by UBS Nominees Pty Ltd.

Please contact the undersigned should you require any further queries in relation to this matter.

Yours faithfully

  
Alexandra Bojic  
Compliance Analyst  
Legal & Compliance

  
Andrew Williams  
Executive Director  
Head of Compliance

# Form 603

Corporations Law  
Section 671B

## Notice of initial substantial holder

To: Company Name/Scheme Abacus Property Group

### 1. Details of substantial holder (1)

Name: UBS Nominees Pty Ltd and its related bodies corporate

ABN: 32 001 450 522

The holder became a substantial holder on: 16 April 2003

### 2. Details of 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 on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Persons' votes (5)	Voting power (6)
Ordinary	13,583,995	13,583,995	5.023%

### 3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
UBS Global Asset Management (Australia) Ltd	Fund Manager with power to exercise control over voting rights	13,563,818 Ordinary
UBS Warburg Australia Equities Ltd	Beneficial Owner	20,177 Ordinary

### 4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
UBS Global Asset Management (Australia) Ltd	Citicorp Nominees Pty Ltd	Citicorp Nominees Pty Ltd	21,122 Ordinary
UBS Global Asset Management (Australia) Ltd	Commonwealth Custodians	Commonwealth Custodians	62,720 Ordinary
UBS Global Asset Management (Australia) Ltd	JPMorgan Chase Bank	JPMorgan Chase Bank	1,783,901 Ordinary
UBS Global Asset Management (Australia) Ltd	National Nominees Ltd	National Nominees Ltd	204,130 Ordinary
UBS Global Asset Management (Australia) Ltd	RBC Global Services Australia Nominees Pty Ltd	RBC Global Services Australia Nominees Pty Ltd	11,120,660 Ordinary
UBS Global Asset Management (Australia) Ltd	State Street Australia Ltd	State Street Australia Ltd	371,285 Ordinary
UBS Warburg Australia Equities Ltd	Brispot Nominees Pty Ltd	Brispot Nominees Pty Ltd	10,177 Ordinary
UBS Warburg Australia Equities Ltd	Unknown	Unknown	10,000 Ordinary

## 5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure A				

## 6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

Name and CAN (if applicable)	Nature of association
UBS Global Asset Management (Australia) Ltd	Related Body Corporate
UBS Warburg Australia Equities Ltd	Related Body Corporate

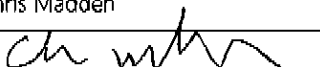
## 7. Addresses

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

Name	Address
Brispot Nominees Pty Ltd	Lvl 25 Governor Phillip Tower, 1 Farrer Pl, Sydney NSW 2000
Citicorp Nominees Pty Ltd	Lvl 15, 120 Collins Street, Melbourne VIC 3000
Commonwealth Custodians	Lvl 6, 48 Martin Place, Sydney NSW 2000
JPMorgan Chase Bank	Level 36 AAP Centre, 259 George St, Sydney NSW 2000
National Nominees Ltd	Level 5, 211 Collins St, Melbourne VIC 3000
RBC Global Services Australia Nominees Pty	Level 19, 1 Castlereagh St, Sydney NSW 2000
State Street Australia Limited	Level 7, 338 Pitt St, Sydney NSW 2000
UBS Global Asset Management (Australia) Ltd	Lvl 45 Governor Phillip Tower, 1 Farrer Pl, Sydney NSW 2000
UBS Warburg Australia Equities Ltd	Lvl 25 Governor Phillip Tower, 1 Farrer Pl, Sydney NSW 2000

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## Signature

Print name:	Chris Madden	Capacity:	Company Secretary
Sign here:		Date:	5 May 2003

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## Annexure A

Holder of relevant interest	Date of acquisition	Consideration	Class	Number
UBS Global Asset Management (Australia) Ltd	16-Dec-02	\$145,302	Ordinary	130,472
UBS Global Asset Management (Australia) Ltd	20-Dec-02	\$634,135	Ordinary	576,486
UBS Global Asset Management (Australia) Ltd	03-Jan-03	\$345,584	Ordinary	311,337
UBS Global Asset Management (Australia) Ltd	03-Jan-03	\$123,271	Ordinary	111,055
UBS Global Asset Management (Australia) Ltd	21-Jan-03	\$59,994	Ordinary	54,361
UBS Global Asset Management (Australia) Ltd	22-Jan-03	\$47,058	Ordinary	42,639
UBS Global Asset Management (Australia) Ltd	29-Jan-03	\$34,003	Ordinary	30,620
UBS Global Asset Management (Australia) Ltd	13-Feb-03	-\$71,040	Ordinary	-64,000
UBS Global Asset Management (Australia) Ltd	13-Feb-03	\$71,040	Ordinary	64,000
UBS Global Asset Management (Australia) Ltd	05-Mar-03	\$57,452	Ordinary	50,675
UBS Global Asset Management (Australia) Ltd	06-Mar-03	\$225,981	Ordinary	199,325
UBS Global Asset Management (Australia) Ltd	07-Mar-03	\$57,188	Ordinary	50,000
UBS Global Asset Management (Australia) Ltd	10-Mar-03	\$171,564	Ordinary	150,000
UBS Global Asset Management (Australia) Ltd	11-Mar-03	\$32,878	Ordinary	29,000
UBS Global Asset Management (Australia) Ltd	12-Mar-03	\$24,145	Ordinary	21,055
UBS Global Asset Management (Australia) Ltd	12-Mar-03	\$11,008	Ordinary	9,599
UBS Global Asset Management (Australia) Ltd	12-Mar-03	\$120,432	Ordinary	105,018
UBS Global Asset Management (Australia) Ltd	18-Mar-03	\$34,313	Ordinary	30,000
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$10,828	Ordinary	-9,498
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$230,953	Ordinary	-202,590
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$7,445	Ordinary	-6,531
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$3,394	Ordinary	-2,977
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$37,136	Ordinary	-32,575
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$110,024	Ordinary	-96,512
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$110,091	Ordinary	-96,571
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$17,394	Ordinary	-15,258
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$39,270	Ordinary	-34,447
UBS Global Asset Management (Australia) Ltd	19-Mar-03	\$1,201,395	Ordinary	1,053,276
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$416,239	Ordinary	-365,122
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$134,371	Ordinary	-117,869
UBS Global Asset Management (Australia) Ltd	19-Mar-03	-\$22,857	Ordinary	-20,050
UBS Global Asset Management (Australia) Ltd	20-Mar-03	\$61,792	Ordinary	54,025

## Annexure A

Holder of relevant interest	Date of acquisition	Consideration	Class	Number
UBS Global Asset Management (Australia) Ltd	21-Mar-03	\$158,428	Ordinary	137,310
UBS Global Asset Management (Australia) Ltd	25-Mar-03	\$7,975	Ordinary	7,034
UBS Global Asset Management (Australia) Ltd	28-Mar-03	\$153,073	Ordinary	130,401
UBS Global Asset Management (Australia) Ltd	31-Mar-03	\$4,593	Ordinary	3,913
UBS Global Asset Management (Australia) Ltd	01-Apr-03	\$77,106	Ordinary	65,686
UBS Global Asset Management (Australia) Ltd	02-Apr-03	\$1,153	Ordinary	1,000
UBS Global Asset Management (Australia) Ltd	04-Apr-03	\$17,083	Ordinary	14,678
UBS Global Asset Management (Australia) Ltd	07-Apr-03	\$73,423	Ordinary	62,720
UBS Global Asset Management (Australia) Ltd	07-Apr-03	\$41,109	Ordinary	35,322
UBS Global Asset Management (Australia) Ltd	08-Apr-03	\$11,908	Ordinary	10,232
UBS Global Asset Management (Australia) Ltd	10-Apr-03	\$21,982	Ordinary	18,888
UBS Global Asset Management (Australia) Ltd	11-Apr-03	\$36,209	Ordinary	31,112
UBS Global Asset Management (Australia) Ltd	14-Apr-03	\$41,085	Ordinary	35,000
UBS Global Asset Management (Australia) Ltd	15-Apr-03	\$19,875	Ordinary	17,077
UBS Global Asset Management (Australia) Ltd	16-Apr-03	\$181,562	Ordinary	156,519
UBS Global Asset Management (Australia) Ltd	16-Apr-03	\$116,383	Ordinary	100,000