



Abacus Trust
Responsible Entity
Abacus Funds Management Limited
ABN 66 007 415 590

Abacus Group Holdings Limited
ABN 31 080 604 619

21 June 2004

Company Announcements Office
Australian Stock Exchange

**ABACUS PROPERTY GROUP (ABP)
Distribution Announcement**

We advise that the record date for determining entitlement to the Abacus Property Group distribution for the quarter ending 30 June 2004 is 5.00 pm on 30 June 2004. Abacus Property Group stapled securities will be quoted ex-distribution from 24 June 2004.

The distribution rate will be 2.8 cents per stapled security, bringing the distribution for the full year ending 30 June 2004 to 11.025 cents per stapled security. Based on the current security price of \$1.16, this represents a yield of 9.5%. Payment of the distribution will be on or about 9 August 2004.

Yours faithfully,

A handwritten signature in black ink, appearing to read "David J Bastian", with a small flourish below it.

David J Bastian
Managing Director