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3 April 2006

Company Announcements Office
Australian Stock Exchange

**Top 20 security holders
Abacus Property Group (ABP)**

Attached is the Top 20 largest security holder report and security holder distribution schedule for the Abacus Property Group following the implementation of the merger with the Abacus Diversified Income Fund on 31 March 2006.

Yours faithfully,



Sean O'Donoghue
Company Secretary

ASX ANNOUNCEMENT

Abacus Property Group market information

Top 20 Largest Security holdings

Security-holders	Number of Securities	% of issued Securities
1 National Nominees Limited	45,720,075	8.85
2 Australian Executor Trustees Limited	44,045,420	8.53
3 Westpac Custodian Nominees Limited	24,168,717	4.68
4 J P Morgan Nominees Australia Limited	23,867,887	4.62
5 ANZ Nominees Limited <Cash Income A/C>	17,565,423	3.40
6 RBC Dexia Investor Services Australia Nominees Pty Ltd <BKCUST A/C>	17,421,551	3.37
7 MLEQ Nominees Pty Limited <Unpaid1 A/C>	11,733,741	2.27
8 Avanteos Investments Limited	11,540,072	2.23
9 ANZ Nominees Limited	7,323,518	1.42
10 RBC Dexia Investor Services Australia Nominees Pty Ltd <MLCI A/C>	7,303,774	1.41
11 Avanteos Investments Limited <FSP Super Fund A/C>	5,110,686	0.99
12 Assetinsure Pty Ltd	4,683,465	0.91
13 Citicorp Nominees Pty Limited <CFS WSLE Property Secs A/C>	4,047,000	0.78
14 Craig Securities (No. 2) Pty Limited	3,300,000	0.64
15 Kendall Securities (No. 2) Pty Limited	3,300,000	0.64
16 Cogent Nominees Pty Limited	3,128,151	0.61
17 Australian Executor Trustees Limited	3,116,581	0.60
18 Citicorp Nominees Pty Limited <CFSIL Cwith Property 6 A/C>	2,848,163	0.55
19 Pluteus (No. 164) Pty Limited	2,730,646	0.53
20 UBS Nominees Pty Ltd	2,448,941	0.47
TOP 20 HOLDERS	245,403,811	47.5

Distribution Schedule

Number of Securities	Number of Security holders
1-1000	111
1,001-5,000	742
5,001-10,000	2,002
10,001-100,000	7,351
100,001 – over	250

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Enquiries should be directed to:

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