

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/9/2001.

Name of entity:	ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL))
ABN	AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	JOHN THAME
Date of last notice	19 October 2004

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Director and / or beneficial interest in Thame Investments Pty Ltd and spouse holding.
Date of change	3 July 2006
No. of securities held prior to change	21,000 – Thame Investments Pty Ltd 22,000 – Helen Thame 43,000
Class	ORDINARY (stapled securities)
Number acquired	3,500 – Thame Investments Pty Ltd 3,500 – Helen Thame 7,000
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$9,870.00
No. of securities held after change	24,500 – Thame Investments Pty Ltd 25,500 – Helen Thame 50,000
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of stapled securities under a Securities Purchase Plan.

+ See chapter 19 for defined terms.

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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

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Introduced 30/9/2001.

Name of entity:	ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited)
	ABN AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	FRANK MICHAEL WOLF
Date of last notice	31 March 2006

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	- Frank Wolf controls - Castlecrag Investments (No.2) Pty Ltd - Pluteus (No.164) Pty Ltd - F.M.Wolf Pty Ltd - Relevant interest deemed by Castlecrag Investments (No.2) Pty Ltd, Pluteus (No.164) Pty Ltd and F.M. Wolf Pty Ltd holding greater than 20% of FSP Group Pty Ltd which, with subsidiaries, holds 26,138,920 securities in Abacus Property Group.
Date of change	3 July 2006
No. of securities held prior to change	1,886,800 – Castlecrag Investments (No.2) P/L 2,730,646 – Pluteus (No.164) Pty Ltd 2,200,600 – F. M. Wolf Pty Ltd 6,818,046 28,530,744 – relevant interest deemed by virtue of Castlecrag Investments (No.2) Pty Ltd, Pluteus (No.164) Pty Ltd and F.M. Wolf Pty Ltd holding greater than 20% of FSP Group Pty Ltd.
Class	ORDINARY (stapled securities)

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Number acquired	Indirect investment via Security Purchase Plan: 3,500 – Castlecrag Investments (No.2) P/L 3,500 – Pluteus (No.164) Pty Ltd <u>3,500 – F. M. Wolf Pty Ltd</u> <u>10,500</u>
Number disposed	A relevant interest in 2,381,324 securities disposed on market by public superannuation entities in the ordinary course of business deemed by virtue of Castlecrag Investments (No.2) Pty Ltd, Pluteus (No.164) Pty Ltd and F.M. Wolf Pty Ltd holding greater than 20% of FSP Group Pty Ltd
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$14,805 in respect of securities acquired via Security Purchase Plan securities
No. of securities held after change	1,890,300 – Castlecrag Investments (No.2) P/L 2,734,146 – Pluteus (No.164) Pty Ltd <u>2,204,100 – F. M. Wolf Pty Ltd</u> <u>6,828,546</u> <u>26,138,920</u> – relevant interest deemed by virtue of Castlecrag Investments (No.2) Pty Ltd, Pluteus (No.164) Pty Ltd and F.M. Wolf Pty Ltd holding greater than 20% of FSP Group Pty Ltd.
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Relevant interest deemed by disposal of ABP securities by FSP Group Pty Ltd on market in ordinary course of superannuation investment business. Indirect interest acquired via Security Purchase Plan.

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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

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Introduced 30/9/2001.

Name of entity:	ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL)) ABN AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104
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We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	DAVID J BASTIAN
Date of last notice	10 February 2006

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Indirect interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Director and / or beneficial interest in Kendall Securities (No.2) Pty Ltd, Craig Securities (No.2) Pty Ltd and Bastian Family Fund.
Date of change	3 July 2006
No. of securities held prior to change	3,300,000 – Kendall Securities (No.2) Pty Ltd 3,300,000 – Craig Securities (No.2) Pty Ltd <u>449,049</u> – Bastian Family Fund 7,049,049
Class	ORDINARY (stapled securities)
Number acquired	3,500 – Kendall Securities (No.2) Pty Ltd 3,500 – Craig Securities (No.2) Pty Ltd <u>3,500</u> – Bastian Family Fund 10,500
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$14,805.00
No. of securities held after change	3,303,500 – Kendall Securities (No.2) Pty Ltd 3,303,500 – Craig Securities (No.2) Pty Ltd <u>452,549</u> – Bastian Family Fund 7,059,549

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Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of stapled securities under a Securities Purchase Plan.
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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

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Introduced 30/9/2001.

Name of entity:	ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT) and Abacus Group Projects Limited (AGPL))
ABN	AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	MALCOLM IRVING
Date of last notice	10 February 2006

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct interest
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	
Date of change	3 July 2006
No. of securities held prior to change	24,493 – MG & SC Irving
Class	ORDINARY (stapled securities)
Number acquired	3,500
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$4,935.00
No. of securities held after change	27,993 – MG & SC Irving
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of stapled securities under Securities Purchase Plan

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Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	
Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

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