

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	3 July 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 Thame Investments Pty Ltd and spouse holding.
Date of change	15 November 2007
No. of securities held prior to change	24,500 – Thame Investments Pty Ltd <u>25,500</u> – Helen Thame 50,000
Class	ORDINARY (stapled securities)
Number acquired	2,689 – Thame Investments Pty Ltd <u>2,689</u> – Helen Thame 5,378
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$10,000.00
No. of securities held after change	27,189 – Thame Investments Pty Ltd <u>28,189</u> – Helen Thame 55,378
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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Change of Director's Interest Notice

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	11 October 2007

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.	1. Frank Wolf controls a) Castlecrag Investments (No.2) Pty Ltd b) Pluteus (No.164) Pty Ltd c) F.M.Wolf Pty Ltd
Date of change	15 November 2007
No. of securities held prior to change	<u>Stapled Securities</u> 1,890,300 – Castlecrag Investments (No.2) P/L 5,615,874 – Pluteus (No.164) Pty Ltd 2,204,100 – F. M. Wolf Pty Ltd <u>9,710,274</u> <u>Options</u> 3,747,130 – F Wolf
Class	ORDINARY (stapled securities)
Number acquired	Indirect investment via Security Purchase Plan: 2,689 – Castlecrag Investments (No.2) P/L 2,689 – Pluteus (No.164) Pty Ltd 2,689 – F. M. Wolf Pty Ltd <u>8,067</u>

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Number disposed	Nil
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$15,000.00
No. of securities held after change	<u>Stapled Securities</u> 1,892,989 – Castlecrag Investments (No.2) P/L 5,618,563 – Pluteus (No.164) Pty Ltd 2,206,789 – F. M. Wolf Pty Ltd <u>9,718,341</u> <u>Options</u> 3,747,130 – F Wolf
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Indirect interest acquired via Security Purchase Plan.

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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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	DAVID J BASTIAN
Date of last notice	9 August 2007

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	8 November 2007
No. of securities held prior to change	2,000,000 – Kendall Securities (No.2) Pty Ltd 2,000,000 – Craig Securities (No.2) Pty Ltd 494,805 – Bastian Family Fund 4,494,805
Class	ORDINARY (stapled securities)
Number acquired	8,692 – Bastian Family Fund
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$16,080
No. of securities held after change	2,000,000 – Kendall Securities (No.2) Pty Ltd 2,000,000 – Craig Securities (No.2) Pty Ltd 503,497 – Bastian Family Fund 4,503,497

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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 Distribution Reinvestment 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.

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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	MALCOLM IRVING
Date of last notice	9 August 2007

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	8 November 2007
No. of securities held prior to change	30,536 – MG & SC Irving
Class	ORDINARY (stapled securities)
Number acquired	536
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$992
No. of securities held after change	31,072 – 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 Distribution Reinvestment 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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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	8 November 2007

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	15 November 2007
No. of securities held prior to change	31,072 – MG & SC Irving
Class	ORDINARY (stapled securities)
Number acquired	2,689
Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	\$5,000.00
No. of securities held after change	33,761 – 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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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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