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Abacus Group Projects Limited  
ACN 104 066 104

Abacus Funds Management Limited  
ACN 007 415 590

Abacus Property Services Pty Limited  
ACN 050 739 001

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## ASX ANNOUNCEMENT

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### 8% increase in DPS

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#### December quarter distribution

We advise that the record date for determining entitlements to the Abacus Property Group distribution for the quarter ending 31 December 2007 will be 31 December 2007. The distribution rate will be 3.25 cents per stapled security. The distribution will be paid on or about 7 February 2008.

The distribution reinvestment plan will apply to this distribution. The issue price of securities under the plan will be at a 2% discount to the volume weighted average price of securities traded on the ASX over the five business days up to and including the record date.

#### Distribution increase from 1 January 2008

The quarterly distribution will increase by 7.7% to 3.5 cents per stapled security from 1 January 2008. This brings the total distribution for the financial year to 30 June 2008 to 13.5 cents per stapled security, representing an 8% increase in the annual distribution over the last financial year.

Consistent with historic performance, Abacus expects that distributions in the current financial year will be fully funded from normalised earnings.

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18 December 2007

Ellis Varejes  
Company Secretary  
612 9253 8600

## **ABOUT ABACUS**

Abacus Property Group is a listed diversified property group included in the S&P/ASX300 Index. Abacus specialises in investing in property-based assets and actively managing those assets to enhance income and capital growth.

Key elements of the Group's activities are:

- an investment portfolio of commercial, retail and industrial properties across Australia;
- a funds management business, syndicating property-based investment opportunities for retail and professional clients;
- a specialist property finance business; and
- partnerships and projects with a number of property investment and development groups.

Abacus has total assets under management of over \$2 billion and our development pipeline has an end value of approximately \$750 million. ASX market capitalisation is approximately \$1.2 billion.

Throughout a long period of significant growth, Abacus maintains focus on our core objective of building capital value while providing a stable, growing distribution stream from recurrent earnings.