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4 March 2009

Ms S Donnelly
Adviser, Issuers
ASX Markets Supervision Pty Ltd
PO Box H224
Australia Square NSW 1215

Abacus Group Holdings Limited
ACN 080 064 619

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

Dear Sarah

PRICE QUERY

I refer to your letter dated 3 March 2009 concerning the change in the price of the Group's securities.

I respond as follows to the questions in your letter (adopting your numbering):

1. The Group is not aware of any information concerning it that has not been announced that, if known, could be an explanation for recent trading in the securities of the Group.
2. Not applicable.
3. The only explanation that the Group has for the price change in the securities is that we were informed that S&P increased the Group's index weight as a consequence of the one for one renounceable rights issue announced on 27 February 2009. That re-weighting may have resulted in some index funds needing to increase their holdings in the Group's securities.
4. I confirm that the Group is in compliance with the listing rules and, in particular, listing rule 3.1.

Yours sincerely



Ellis Varejes
Company Secretary



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3 March 2009

Ellis Varejes
Company Secretary
Abacus Property Group
Level 34, Australia Square
264-278 George Street
Sydney NSW 2000

By Email

Dear Ellis

Abacus Property Group (the "Group")

RE: PRICE QUERY

We have noted a change in the price of the Group's securities from a low of 24.52 cents on Monday, 2 March 2009, to a high of 33 cents today. We have also noted an increase in the volume of trading in the Group's securities over this period.

In light of the price change and increase in volume, please respond to each of the following questions.

1. Is the Group aware of any information concerning it that has not been announced which, if known, could be an explanation for recent trading in the securities of the Group?

Please note that as recent trading in the Group's securities could indicate that information has ceased to be confidential, the Group is unable to rely on the exceptions to listing rule 3.1 contained in listing rule 3.1A when answering this question.

2. If the answer to question 1 is yes, can an announcement be made immediately? If not, why not and when is it expected that an announcement will be made?

Please note, if the answer to question 1 is yes and an announcement cannot be made immediately, you need to contact us to discuss this and you need to consider a trading halt (see below).

3. Is there any other explanation that the Group may have for the price change in the securities of the Group?

4. Please confirm that the Group is in compliance with the listing rules and, in particular, listing rule 3.1.

Your response should be sent to me by e-mail or by facsimile on facsimile number (02) 9241 7620. It should not be sent to the Company Announcements Office.

Unless the information is required immediately under listing rule 3.1, a response is requested as soon as possible and, in any event, not later than half an hour before the start of trading (ie before 9.30 a.m. A.E.D.T) on Wednesday, 4 March 2009.

Under listing rule 18.7A, a copy of this query and your response will be released to the market, so your response should be in a suitable form and separately address each of the questions asked. If you have any queries or concerns, please contact me immediately.

Listing rule 3.1

Listing rule 3.1 requires an entity to give ASX immediately any information concerning it that a reasonable person would expect to have a material effect on the price or value of the entity's securities. The exceptions to this requirement are set out in listing rule 3.1A.

In responding to this letter you should consult listing rule 3.1 and Guidance Note 8 – Continuous Disclosure: listing rule 3.1.

If the information requested by this letter is information required to be given to ASX under listing rule 3.1 your obligation is to disclose the information immediately.

Your responsibility under listing rule 3.1 is not confined to, or necessarily satisfied by, answering the questions set out in this letter.

Trading halt

If you are unable to respond by the time requested, or if the answer to question 1 is yes and an announcement cannot be made immediately, you should consider a request for a trading halt in the Group's securities. As set out in listing rule 17.1 and Guidance Note 16 – Trading Halts we may grant a trading halt at your request. We may require the request to be in writing. We are not required to act on your request. You must tell us each of the following.

- The reasons for the trading halt.
- How long you want the trading halt to last.
- The event you expect to happen that will end the trading halt.
- That you are not aware of any reason why the trading halt should not be granted.
- Any other information necessary to inform the market about the trading halt, or that we ask for.

The trading halt cannot extend past the commencement of normal trading on the second day after the day on which it is granted. If a trading halt is requested and granted and you are still unable to reply to this letter before the commencement of trading, suspension from quotation would normally be imposed by us from the commencement of trading if not previously requested by you. The same applies if you have requested a trading halt because you are unable to release information to the market, and are still unable to do so before the commencement of trading.

If you have any queries regarding any of the above, please let me know.

Yours sincerely,



Sarah Donnelly
Adviser, Issuers

Direct Line: (02) 9227 0361