



Abacus Group Holdings Limited
ACN 080 604 619
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
Abacus Storage Funds Management Limited
ACN 109 324 834
Abacus Storage Operations Limited
ACN 112 457 075

ASX ANNOUNCEMENT

Abacus sells Epping Office Park, Sydney for \$48.5 million

Abacus Property Group has exchanged contracts to sell its Epping Office Park asset in Sydney's northern suburbs to Transport NSW for \$48.5 million. Settlement is scheduled to occur in June 2012. The property was acquired in April 1997 for \$25 million.

Abacus has generated an IRR return of 18% on this asset during the period of our ownership.

The asset was originally acquired because of its strong underlying cash flow and the potential to change its use from office to residential. The overall return achieved reflects the underlying potential that Abacus had been working to realise, and validates our core plus investment strategy.

12 June 2012

Ellis Varejes
Company Secretary

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