



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 acquires industrial property in Clayton, VIC

Abacus Property Group is pleased to announce the settlement of an industrial property in Clayton, VIC for \$19.55 million.

The transaction represents a sale and lease back to PMP Print Pty Ltd (**PMP**); a subsidiary of ASX listed PMP Limited, for 10 years on triple net terms.

The property comprises 31,873 sqm of improvements on 6.1 hectares of land. The property is utilised by PMP, Australia's largest printing business, to print its catalogues and magazines for its largest customers and is therefore one of PMP's most important properties in terms of work volume. As a result the property also represents a significant capital investment for PMP, housing its newest state of the art printing press.

The property represents a strong acquisition with appropriate risk adjusted returns providing an attractive yield and triple net lease. The site's location is an established residential area 21km's SE from the Melbourne CBD, close to local railway and transport nodes and shopping and medical facilities suggesting a residential rezoning, with initial indications showing up to 325 dwellings, may be the highest and best use for the site at some time in the future.

Dr Frank Wolf, Managing Director of Abacus Property Group said: "We are pleased to deliver another strongly accretive acquisition onto the balance sheet, complementing our recent 33 Queen Street purchase last month. Its attractive yield will immediately contribute to the Group's earnings and it represents a strong core plus acquisition with strong and clear capital enhancement strategies"

21 May 2013

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Company Secretary

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