



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 187 Todd Road, Port Melbourne, VIC

Abacus Property Group has agreed to acquire 187 Todd Road, Port Melbourne for \$43.5 million.

The property is a modern commercial office building consisting of 9,212.6sqm of net lettable area across four floors of office space while providing 344 car spaces. The property is 100% occupied by five high calibre, first generation tenants and has a lease expiry profile of 4.0 years.

The property is a strategic long term investment, which is projected to provide a stable cash flow with potential for greater growth, with current rental rates below market, as the Fishermens Bend Urban Renewal Project results in the gentrification and renewal of the precinct.

Settlement will occur in November 2017.

24 October 2017

Investor enquiries

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About Abacus

Abacus Property Group is a diversified property group that specialises in investing in core plus property opportunities across Australia's commercial property markets. Abacus was established in 1996 and listed on the ASX in November 2002. Abacus has achieved a successful track record of acquiring property based assets and actively managing those assets to enhance income and capital growth. Abacus has a market capitalisation of \$2.2bn.