



ASX ANNOUNCEMENT

FY18 statutory and underlying profit guidance and results release date and webcast details

Abacus Property Group today announced that it expects to report a Statutory Profit in the range of \$240 million to \$244 million and an Underlying Profit in the range of \$181 million to \$184 million for the 2018 financial year.

The expected range represents an Underlying Profit result in line with the results reported for the 2017 financial year of \$186.8 million of Underlying Profit and a Statutory Profit of \$285.1 million.

Abacus' strong performance in FY18 is attributed to a number of factors including transactions previously reported during the year:

- c.\$59 million of fair value adjustments to the investment portfolio following the year's valuation process
- Performance fee income from the realisation of projects held via our Third Party Capital and land approvals platform
- Gains on the delivery of a number of residential and land development projects

The results outlined above are preliminary and subject to finalisation of the accounts which will be released on Friday 17 August 2018.

An analyst and investor briefing will be held via webcast at 10.30am (AEST) on the day of the result. Investors wishing to participate should access via the link below.

<http://www.openbriefing.com/OB/2957.aspx>

Selected analysts and large investors will be provided with separate details to enable them to ask questions live on the call. Other investors are requested to direct questions to enquiries@abacusproperty.com.au prior to 8:30am (AEST) on the day of the result so that they may be answered on the call.

An investor briefing presentation will be released prior to the teleconference call on 17 August and will be found on the ASX or on our website at www.abacusproperty.com.au.

2 August 2018

Investor enquiries

Neil Summerfield
Head of Investor Relations



(+61) 2 9253 8640

www.abacusproperty.com.au

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 \$2.1bn.