

# IML INVESTORS MUTUAL LTD

## INVESTMENT MANAGERS

ABN 14 078 030 752  
 AFS Licence No. 229988  
 LICENSED DEALER IN SECURITIES

### FACSIMILE TRANSMISSION

To:	Company Announcements	From:	Investors Mutual Ltd
Company:	ASX		
Fax:	1300 135 638	Fax:	(02) 9232 7511
Page 1 of:	8 Pages (incl. Coversheet)	Date:	15 October 2018
Subject:	Form – 603 Notice of Initial Substantial Holder		

To whom it may concern,

Please find enclosed the above notice regarding Investors Mutual Limited shareholding in Abacus Property Group.

Should you require any further information, please call on the number below.

Kind regards,

**Investors Mutual Limited**  
 Direct phone (02) 8224 0500

**Form 603**Corporations Act 2001  
Section 671B**Notice of initial substantial holder**To Company Name/Scheme Abacus Property GroupACN/ARSN 007 415 590**1. Details of substantial holder (1)**Name Investors Mutual LimitedACN/ARSN (if applicable) 078 030 752The holder became a substantial holder on 12 / 10 / 2018**2. Details of voting power**

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

Class of securities (4)	Number of securities	Person's votes (5)	Voting power (6)
Ordinary	30,071,654	30,071,654	5.19%

**3. Details of relevant interests**

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

Holder of relevant interest	Nature of relevant interest (7)	Class and number of securities
See Annexure 1		

**4. Details of present registered holders**

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder (8)	Class and number of securities
See Annexure 2			

**5. Consideration**

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

Holder of relevant interest	Date of acquisition	Consideration (9)		Class and number of securities
		Cash	Non-cash	
See Annexure 3				

**6. Associates**

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

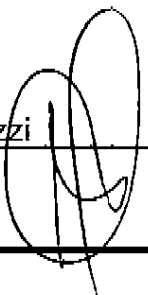
Name and ACN/ARSN (if applicable)	Nature of association

**7. Addresses**

The addresses of persons named in this form are as follows:

Name	Address
See Annexure 4	

**Signature**

print name **Zac Azzi** capacity **Company Secretary**  
 sign here  date **15 / 10 / 2018**

**DIRECTIONS**

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 7 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The total number of votes attached to all the voting shares in the company or voting interests in the scheme (if any) that the person or an associate has a relevant interest in.
- (6) The person's votes divided by the total votes in the body corporate or scheme multiplied by 100.
- (7) Include details of:
  - (a) any relevant agreement or other circumstances by which the relevant interest was acquired. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and
  - (b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Details of the consideration must include any and all benefits, money and other, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.

**Investors Mutual Limited****ACN/ ARSN:**

Annexure 1 of page 1

**3. Details of relevant interests**

Holder of relevant interest	Nature of relevant interest	Class - Ordinary
Investors Mutual Limited	Ability to influence the voting and disposal of shares	30,071,654

**Investors Mutual Limited****ACN/ ARSN: 078 030 752****Annexure 2 of page 1****4. Details of Present Registered Holders**

Holder of relevant interest	Registered holder of securities	Person entitled to be registered as holder	Class - Ordinary
Investors Mutual Limited	State Street - IMBQHG IMBQAT IMBQ8E	Investors Mutual Ltd	207,927
Investors Mutual Limited	State Street - State Super - IMSSAT IMSSHG	Investors Mutual Ltd	1,907,267
Investors Mutual Limited	State Street - NGS	Investors Mutual Ltd	1,447,743
Investors Mutual Limited	J P Morgan - Funds SA IMFDSA IMFDHG IMFDS IMFSSC	Investors Mutual Ltd	4,418,396
Investors Mutual Limited	Sandhurst Trustees Ltd - IMSAN	Investors Mutual Ltd	957,000
Investors Mutual Limited	Citicorp Nominees Pty Ltd - IMCF14	Investors Mutual Ltd	4,550,000
Investors Mutual Limited	UBS Nominees - IMPPF	Investors Mutual Ltd	40,000
Investors Mutual Limited	RBC Global Services Australia Pty Ltd	Investors Mutual Ltd	16,543,321

**Investors Mutual Limited****ACN/ ARSN:****078 030 752****Annexure 3 of page 1****5. Consideration**

Person whose relevant Interest changed	Date of acquisition	Consideration		Ordinary Units
		Cash	Non Cash	
Investors Mutual Limited	13-Jun-18	-\$281,716.05		-73173
Investors Mutual Limited	13-Jun-18	-\$90,933.15		-23619
Investors Mutual Limited	14-Jun-18	-\$222,551.73		-58434
Investors Mutual Limited	14-Jun-18	-\$71,837.81		-18862
Investors Mutual Limited	31-Jul-18	\$234,801.00		63000
Investors Mutual Limited	22-Aug-18	\$332,036.20		94000
Investors Mutual Limited	22-Aug-18	\$354,760.00		100000
Investors Mutual Limited	23-Aug-18	\$308,888.80		88000
Investors Mutual Limited	23-Aug-18	\$428,232.20		122000
Investors Mutual Limited	23-Aug-18	\$463,333.20		132000
Investors Mutual Limited	23-Aug-18	\$403,661.50		115000
Investors Mutual Limited	23-Aug-18	\$493,450.05		140500
Investors Mutual Limited	24-Aug-18	\$355,509.90		101000
Investors Mutual Limited	24-Aug-18	\$387,189.00		110000
Investors Mutual Limited	24-Aug-18	\$337,910.40		96000
Investors Mutual Limited	27-Aug-18	\$352,995.00		101000
Investors Mutual Limited	27-Aug-18	\$391,440.00		112000
Investors Mutual Limited	27-Aug-18	\$335,520.00		96000
Investors Mutual Limited	28-Aug-18	\$550,033.80		157000
Investors Mutual Limited	28-Aug-18	\$52,551.00		15000
Investors Mutual Limited	28-Aug-18	\$525,510.00		150000
Investors Mutual Limited	29-Aug-18	\$67,131.60		19515
Investors Mutual Limited	29-Aug-18	\$345,000.00		100000
Investors Mutual Limited	29-Aug-18	\$395,580.00		114000
Investors Mutual Limited	30-Aug-18	\$13,826.00		4000
Investors Mutual Limited	30-Aug-18	\$89,960.00		26000
Investors Mutual Limited	30-Aug-18	\$284,915.84		82429
Investors Mutual Limited	30-Aug-18	\$166,080.00		48000
Investors Mutual Limited	30-Aug-18	\$103,695.00		30000
Investors Mutual Limited	30-Aug-18	\$58,820.00		17000
Investors Mutual Limited	30-Aug-18	\$24,220.00		7000
Investors Mutual Limited	30-Aug-18	\$401,721.50		116732
Investors Mutual Limited	30-Aug-18	\$148,629.50		43000
Investors Mutual Limited	30-Aug-18	\$41,478.00		12000
Investors Mutual Limited	30-Aug-18	\$6,920.00		2000
Investors Mutual Limited	31-Aug-18	\$345,540.00		100000
Investors Mutual Limited	10-Sep-18	\$96,141.88		27289
Investors Mutual Limited	10-Sep-18	\$35,250.00		10000
Investors Mutual Limited	20-Sep-18	\$327,937.40		98000
Investors Mutual Limited	20-Sep-18	\$669,260.00		200000
Investors Mutual Limited	20-Sep-18	\$334,630.00		100000
Investors Mutual Limited	20-Sep-18	\$100,389.00		30000
Investors Mutual Limited	20-Sep-18	\$33,463.00		10000

Investors Mutual Limited	20-Sep-18	\$167,315.00	50000
Investors Mutual Limited	20-Sep-18	\$337,976.30	101000
Investors Mutual Limited	20-Sep-18	\$217,509.50	65000
Investors Mutual Limited	20-Sep-18	\$169,000.00	50000
Investors Mutual Limited	21-Sep-18	\$507,270.00	150000
Investors Mutual Limited	21-Sep-18	\$338,180.00	100000
Investors Mutual Limited	21-Sep-18	\$338,180.00	100000
Investors Mutual Limited	21-Sep-18	\$676,360.00	200000
Investors Mutual Limited	21-Sep-18	\$169,090.00	50000
Investors Mutual Limited	24-Sep-18	\$346,000.00	100000
Investors Mutual Limited	24-Sep-18	\$195,811.78	56593
Investors Mutual Limited	24-Sep-18	\$242,200.00	70000
Investors Mutual Limited	24-Sep-18	\$207,600.00	60000
Investors Mutual Limited	26-Sep-18	\$28,042.56	8346
Investors Mutual Limited	26-Sep-18	\$136,112.00	40000
Investors Mutual Limited	26-Sep-18	\$326,016.00	96000
Investors Mutual Limited	26-Sep-18	\$264,888.00	78000
Investors Mutual Limited	26-Sep-18	\$278,472.00	82000
Investors Mutual Limited	27-Sep-18	\$33,800.00	10000
Investors Mutual Limited	2-Oct-18	\$403,728.00	120000
Investors Mutual Limited	2-Oct-18	\$168,220.00	50000
Investors Mutual Limited	2-Oct-18	\$134,576.00	40000
Investors Mutual Limited	2-Oct-18	\$134,576.00	40000
Investors Mutual Limited	3-Oct-18	\$330,250.20	98000
Investors Mutual Limited	4-Oct-18	\$333,990.00	100000
Investors Mutual Limited	4-Oct-18	\$1,231,500.60	369000
Investors Mutual Limited	4-Oct-18	\$33,212.00	10000
Investors Mutual Limited	5-Oct-18	\$386,100.00	117000
Investors Mutual Limited	5-Oct-18	\$335,030.00	100000
Investors Mutual Limited	5-Oct-18	\$268,024.00	80000
Investors Mutual Limited	5-Oct-18	\$281,425.20	84000
Investors Mutual Limited	8-Oct-18	\$129,675.00	39000
Investors Mutual Limited	8-Oct-18	\$136,325.00	41000
Investors Mutual Limited	8-Oct-18	\$166,250.00	50000
Investors Mutual Limited	9-Oct-18	\$32,879.00	10000
Investors Mutual Limited	10-Oct-18	-\$34,645.65	-10595
Investors Mutual Limited	10-Oct-18	-\$13,080.00	-4000
Investors Mutual Limited	11-Oct-18	\$610,736.00	190000
Investors Mutual Limited	11-Oct-18	\$644,000.00	200000
Investors Mutual Limited	11-Oct-18	\$803,600.00	250000
Investors Mutual Limited	11-Oct-18	\$382,513.60	119000
Investors Mutual Limited	11-Oct-18	\$64,288.00	20000
Investors Mutual Limited	11-Oct-18	\$28,929.60	9000
Investors Mutual Limited	11-Oct-18	\$321,440.00	100000
Investors Mutual Limited	11-Oct-18	\$401,800.00	125000
Investors Mutual Limited	11-Oct-18	\$32,000.00	10000
Investors Mutual Limited	12-Oct-18	\$304,320.00	96000
Investors Mutual Limited	12-Oct-18	\$44,380.00	14000
Investors Mutual Limited	15-Oct-18	\$318,230.00	100000

**Investors Mutual Limited****ACN/ ARSN: 078 030 752****Annexure 2 of page 2****7. Addresses**

<b>Name</b>	<b>Address</b>
Investors Mutual Limited	Level 24, 25 Bligh Street, Sydney NSW 2000.
RBC Global Services Australia Pty Limited	Level 17, 2 Park Street, SYDNEY NSW 2000
Sandhurst Trustees Pty Ltd	Bendigo Bank, Level 1, 410 Collins Street Melbourne, VIC 3000
State Street	Level 15, 120 Collins Street, MELBOURNE, Victoria, 3000
Citicorp Nominees Pty Ltd	Level 16, 120 Collins Street, Melbourne
JP Morgan	85 Castlereagh Street, Sydney NSW 2000
UBS Nominees	Level 16, 8 Exhibition street, Melbourne VIC 3001