# Abacus Property Group

Annual General Meeting
15 November 2019



#### **Chair Address**

Myra Salkinder



### Strong balance sheet



STATUTORY PROFIT

\$202.7m down 16.8% on FY18 POST PLACEMENT NET TANGIBLE ASSETS

\$3.38<sup>1</sup> up 6.3% on FY18

TOTAL ASSETS

\$2.8b up 3.9% on FY18 POST PLACEMENT GEARING

15.2%<sup>2</sup> down 810 bps on FY18

UNDERLYING PROFIT

\$139.4m down 24.0% on FY18 77% payout ratio FUNDS FROM OPERATIONS (FFO)

\$129.2m down 23.9% on FY18 83% payout ratio FFO PER SECURITY

**22.28c** down 24.2% on FY18

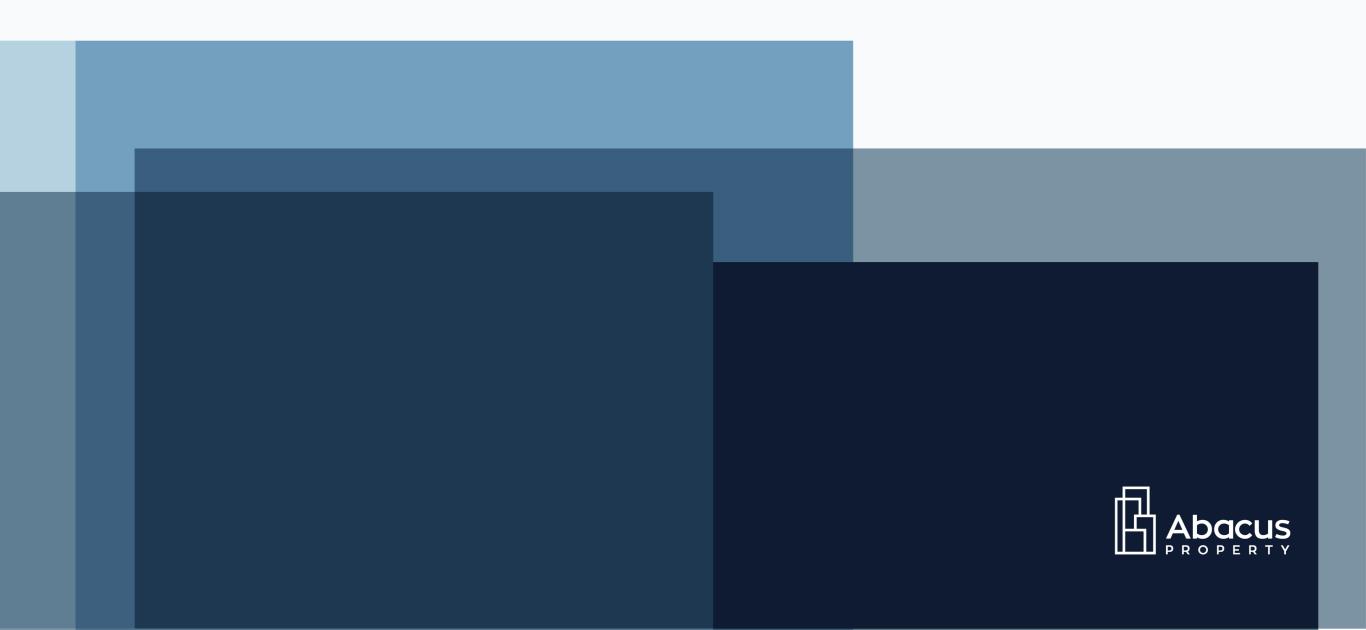
DISTRIBUTION PER SECURITY (DPS)

**18.50c** up 2.8% on FY18

FY19 NTA was \$3.33 up 4.7% on FY18
 FY19 gearing was 24.1% up 80 bps on FY18

## Managing Director Address

Steven Sewell



# Refining our strategy



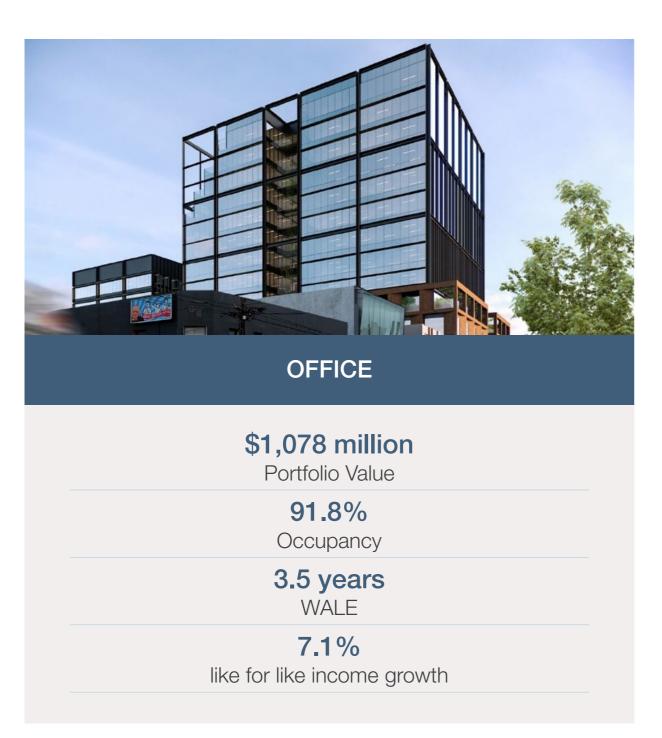
Abacus continues to successfully execute on its stated strategy to pursue long term value enhancing investments and realise non-core assets

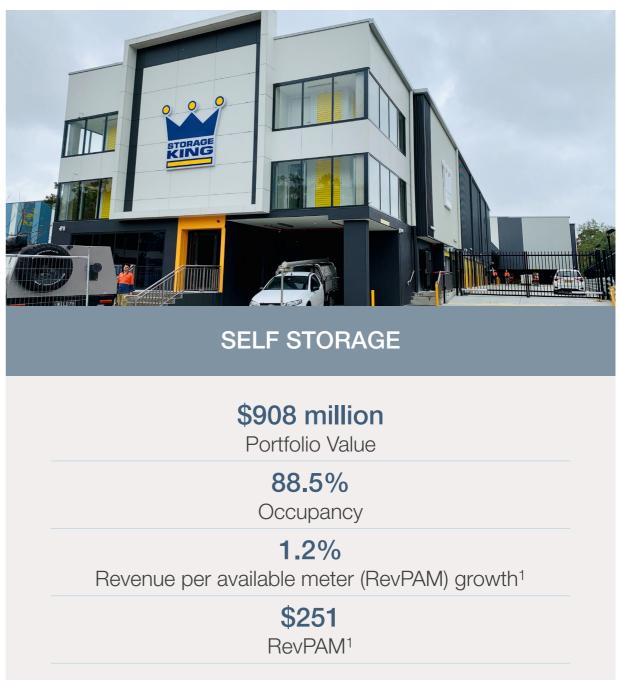
Pursue long term value enhancing investments	Office	<ul> <li>Australian Unity Office Fund (AOF) – in new partnership with Charter Hall Group, has proposed to acquire all units in AOF, to gain access to its portfolio of 9 office assets, in scheme of arrangement. Unitholder vote scheduled to take place 18 November 2019</li> <li>2 King Street, Fortitude Valley QLD – acquired 50% interest (100% value \$170 million), in co-ownership with Heitman LLC, extension of long standing partnership</li> <li>Church Street, Richmond VIC – formed new with Melbourne based Salta Properties, with first joint venture, development of new mixed use complex with estimated end value¹ of c.\$230 million</li> <li>201 Elizabeth Street – in partnership with Charter Hall Group, acquired² a 32% interest in Sydney CBD office tower for \$202 million</li> </ul>
	Self Storage	<ul> <li>FY19 acquisitions – c.\$180 million settled including minority interest in operating platform Storage King (August 2018)</li> <li>Contracted – terms agreed on an additional \$63 million of acquisitions</li> </ul>
Realise non-core assets		<ul> <li>Residential Developments and Land – Refinanced, sold, terms agreed on c.\$150 million of residential investments<sup>3</sup></li> <li>Retail – Sold Liverpool Plaza<sup>4</sup> for \$46 million and Bacchus Marsh Village Shopping Centre for \$62 million</li> </ul>

- 1. Based on a capitalisation rate of 5.5%
- 2. Exchanged post balance date
- 3. Includes the sale of active residential projects and the development loan book
- 4. Exchanged with settlement to occur in December 2019

## Clear competitive advantage







<sup>1.</sup> Across established portfolio (Owned for more than 36 months. Comprising 55 facilities out of a portfolio of 70)

#### Balance sheet allocation - transition continuing







<sup>1.</sup> Includes investments in cash and other assets not pictured above

### Important information



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