Appendix 3B

New issue announcement, application for quotation of additional securities and agreement

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/7/96. Origin: Appendix 5. Amended 1/7/98, 1/9/99, 1/7/2000, 30/9/2001, 11/3/2002, 1/1/2003.

Name of entity

Abacus Property Group, consisting of Abacus Trust, Abacus Group Holdings Limited, Abacus Income Trust, Abacus Group Projects Limited, Abacus Storage Property Trust and Abacus Storage Operations Limited

ABN

Abacus Trust - 27 921 263 285

Abacus Group Holdings Limited - 31 080 604 619

Abacus Income Trust - 56 105 262 573

Abacus Group Projects Limited - 11 104 066 104

Abacus Storage Property Trust – 99 834 531 714

Abacus Storage Operations Limited – 37 112 457 075

We (the entity) give ASX the following information.

Part 1 - All issues

You must complete the relevant sections (attach sheets if there is not enough space).

I	+Class	of	+securities	issued	or	to	be
	issued						

Stapled securities comprising one fully paid ordinary share in Abacus Group Holdings Limited, one fully paid ordinary share in Abacus Group Projects Limited, one fully paid ordinary share in Abacus Storage Operations Limited, one fully paid ordinary unit in Abacus Income Trust, one fully paid ordinary unit in Abacus Trust and one fully paid ordinary unit in Abacus Storage Property Trust

2	Number of +securities issued or to
	be issued (if known) or maximum
	number which may be issued

ጸ 1	68,	920
ο, ι	. 00,	120

+ See chapter 19 for defined terms.

3	Principal terms of the *securities (eg, if options, exercise price and expiry date; if partly paid *securities, the amount outstanding and due dates for payment; if *convertible securities, the conversion price and dates for conversion)	Distribution Reinvestment Plan at an issue price of \$2.161796 per stapled security.		
4	Do the *securities rank equally in all respects from the date of allotment with an existing *class of quoted *securities? If the additional securities do not rank equally, please state: • the date from which they do • the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment • the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment	Yes		
5	Issue price or consideration	\$2.161796 per stapled so	ecurity	
6	Purpose of the issue (If issued as consideration for the acquisition of assets, clearly identify those assets)	Distribution Reinvestme	ent Plan	
7	Dates of entering *securities into uncertificated holdings or despatch of certificates	27 February 2013		
		Number	+Class	
8	Number and +class of all +securities quoted on ASX (<i>including</i> the securities in clause 2 if applicable)	Number 453,040,006	+Class Stapled securities	

		Number	+Class
9	Number and +class of all +securities not quoted on ASX (including the securities in clause	Nil	
	2 if applicable)		
10	Dividend policy (in the case of a trust, distribution policy) on the increased capital (interests)	New stapled securities existing stapled securitie	2 0
Part	2 - Bonus issue or pro	o rata issue	
11	Is security holder approval required?	NA	
12	Is the issue renounceable or non-renounceable?	NA	
13	Ratio in which the *securities will be offered	NA	
14	⁺ Class of ⁺ securities to which the offer relates	NA	
15	⁺ Record date to determine entitlements	NA	
16	Will holdings on different registers (or subregisters) be aggregated for calculating entitlements?	NA	
17	Policy for deciding entitlements in relation to fractions	NA	
18	Names of countries in which the entity has *security holders who will not be sent new issue documents	NA	
	Note: Security holders must be told how their entitlements are to be dealt with. Cross reference: rule 7.7.		
19	Closing date for receipt of acceptances or renunciations	NA	

⁺ See chapter 19 for defined terms.

20	Names of any underwriters	NA
21	Amount of any underwriting fee or commission	NA
22	Names of any brokers to the issue	NA
23	Fee or commission payable to the broker to the issue	NA
24	Amount of any handling fee payable to brokers who lodge acceptances or renunciations on behalf of *security holders	NA
25	If the issue is contingent on *security holders' approval, the date of the meeting	NA
26	Date entitlement and acceptance form and prospectus or Product Disclosure Statement will be sent to persons entitled	NA
27	If the entity has issued options, and the terms entitle option holders to participate on exercise, the date on which notices will be sent to option holders	NA
28	Date rights trading will begin (if applicable)	NA
29	Date rights trading will end (if applicable)	NA
30	How do *security holders sell their entitlements in full through a broker?	NA
31	How do *security holders sell <i>part</i> of their entitlements through a broker and accept for the balance?	NA

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⁺ See chapter 19 for defined terms.

32	of the	do *security holders dispose ir entitlements (except by sale th a broker)?	NA
33	+Desp	atch date	NA
		Quotation of secur	
34	Type (tick o	of securities ne)	
(a)	\checkmark	Securities described in Part 1	
(b)			of the escrowed period, partly paid securities that become fully paid, employee ends, securities issued on expiry or conversion of convertible securities
		at have ticked box 34(a	
	indicate	e you are providing the informat	
35		- ·	securities, the names of the 20 largest holders of the number and percentage of additional *securities held by
36			y securities, a distribution schedule of the additional ber of holders in the categories
37		A copy of any trust deed for the	ne additional +securities

⁺ See chapter 19 for defined terms.

Entities that have ticked box 34(b)

38	Number of securities for which +quotation is sought	NA		
39	Class of *securities for which quotation is sought	NA		
40	Do the *securities rank equally in all respects from the date of allotment with an existing *class of quoted *securities?	NA		
	If the additional securities do not rank equally, please state: • the date from which they do • the extent to which they participate for the next dividend, (in the case of a trust, distribution) or interest payment • the extent to which they do not rank equally, other than in relation to the next dividend, distribution or interest payment			
41	Reason for request for quotation now	NA		
	Example: In the case of restricted securities, end of restriction period			
	(if issued upon conversion of another security, clearly identify that other security)			
		Number	+Class	
42	Number and ⁺ class of all ⁺ securities quoted on ASX (<i>including</i> the securities in clause 38)	NA	Cittoo	

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⁺ See chapter 19 for defined terms.

Quotation agreement

- ⁺Quotation of our additional ⁺securities is in ASX's absolute discretion. ASX may quote the ⁺securities on any conditions it decides.
- We warrant the following to ASX.
 - The issue of the +securities to be quoted complies with the law and is not for an illegal purpose.
 - There is no reason why those +securities should not be granted +quotation.
 - An offer of the *securities for sale within 12 months after their issue will not require disclosure under section 707(3) or section 1012C(6) of the Corporations Act.

Note: An entity may need to obtain appropriate warranties from subscribers for the securities in order to be able to give this warranty

- Section 724 or section 1016E of the Corporations Act does not apply to any applications received by us in relation to any *securities to be quoted and that no-one has any right to return any *securities to be quoted under sections 737, 738 or 1016F of the Corporations Act at the time that we request that the *securities be quoted.
- We warrant that if confirmation is required under section 1017F of the Corporations Act in relation to the +securities to be quoted, it has been provided at the time that we request that the +securities be quoted.
- If we are a trust, we warrant that no person has the right to return the ⁺securities to be quoted under section 1019B of the Corporations Act at the time that we request that the ⁺securities be quoted.

⁺ See chapter 19 for defined terms.

- We will indemnify ASX to the fullest extent permitted by law in respect of any claim, action or expense arising from or connected with any breach of the warranties in this agreement.
- We give ASX the information and documents required by this form. If any information or document not available now, will give it to ASX before ⁺quotation of the ⁺securities begins. We acknowledge that ASX is relying on the information and documents. We warrant that they are (will be) true and complete.

Sign here:

(Company secretary)

Date: 28 February 2013

Print name:

Ellis Varejes

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⁺ See chapter 19 for defined terms.