

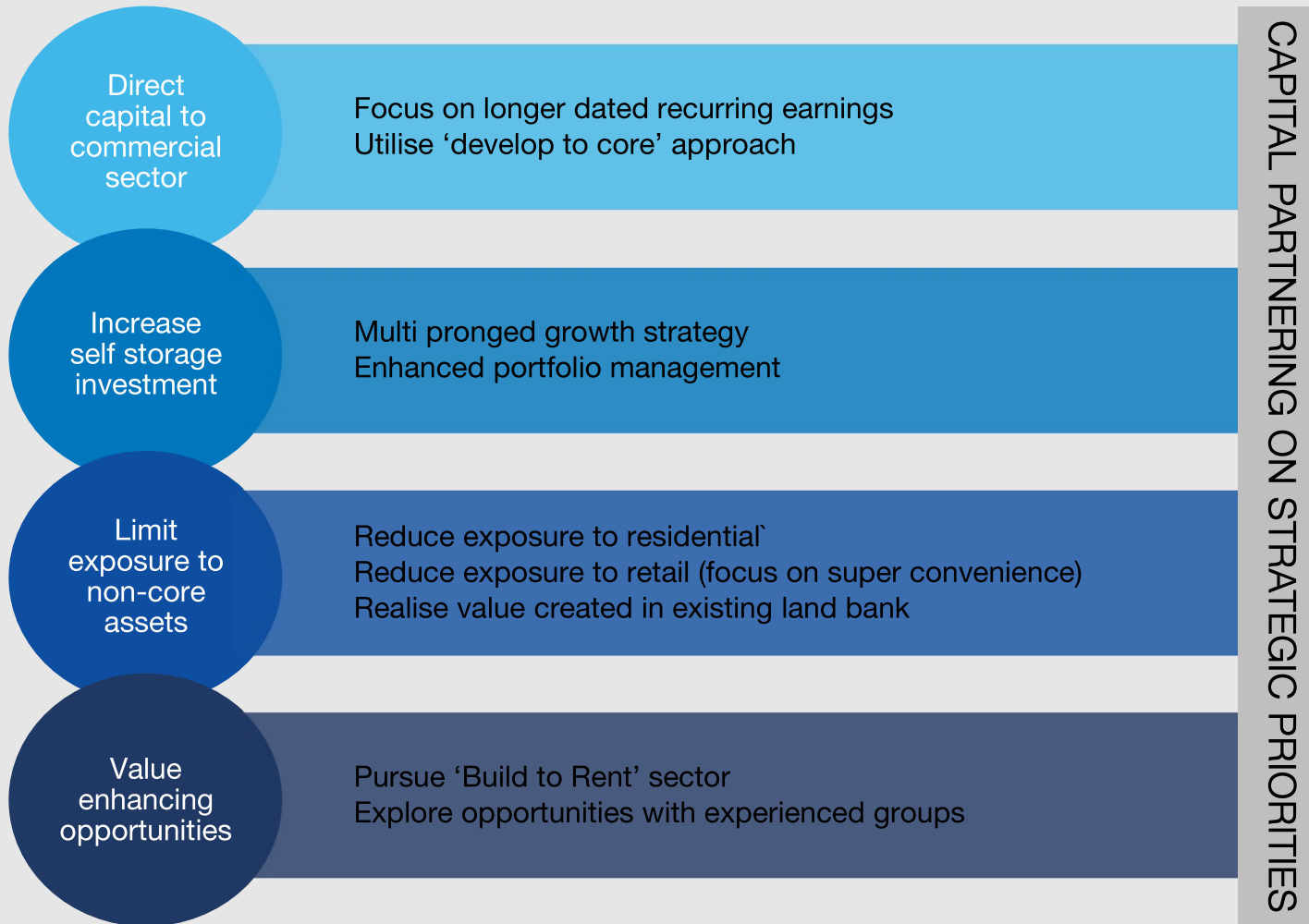
Abacus Property Group

Annual General Meeting

15 November 2018



Enhanced strategic priorities



Strong balance sheet

Net tangible assets	AUM	Market cap	Gearing
\$3.18ps	A\$2.7bn ¹	A\$1.9bn ²	23.3%
Underlying DPS	Underlying EPS	Payout ratio	Debt maturity
18.0cps ³	31.7cps	61% ⁴	3.8 years

¹ As at 30 June 2018. 30 June 2018 balances have been adjusted for ISPT JV transaction, known settlements and expressions of interest campaigns

² As at 12 November 2018

³ Targeted FY19 DPS of 18.5cps (a 2.8% increase on FY18)

⁴ Potential near term adjustment of historically low distribution payout ratio as business recalibrates



Clear competitive advantage



Office

\$879 million
portfolio value

86.9%
Occupancy

3.6 years
WALE

3.1%
like for like income growth



Self storage

\$666 million
portfolio value

89.4%
Occupancy

5.3%
average rental rate growth

\$247/m²
revenue per available meter (RevPAM)







Focusing on core strategies

JUNE 2017

\$2.4 Billion of Total Assets¹

Investment Portfolio
\$1.8 Billion

Developments
\$448 Million

 Self Storage	\$629 mil	 Construction	\$138 mil
 Office	\$623 mil	 Land/Mortgages	\$310 mil
 Retail	\$402 mil		
 Industrial	\$177 mil		

JUNE 2018

\$2.7 Billion of Total Assets²

Core
\$1.9 Billion

Non-Core
\$401 Million

 Office	\$879 mil	 Construction	\$109 mil
 Self Storage	\$666 mil	 Land/Mortgages	\$292 mil
 Super Convenience and Other Retail	\$216 mil		
 Industrial	\$160 mil		

1. As at 30 June 2017 includes \$90m of investments in other assets not pictured above

2. As at 30 June 2018 includes \$138m of investments in other assets not pictured above. 30 June 2018 balances have been adjusted for ISPT JV transaction, known settlements and expressions of interest campaigns.

Capital partnering on strategic priorities

\$1.9bn

currently invested
alongside
investment
partners

Develop long term

strategic partnerships

with like-minded partners

ISPT

\$300m

Wing Tai

\$95m

Heitman LLC

\$170m



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