



Abacus posts record profit

Abacus Property Group reported another exceptional result for the 2007 financial year with record profits, significant expansion of the business and continued growth in securityholder returns.

- Our normalised profit grew 49% to \$79.8 million reflecting the continuing successful execution of our business strategy (normalised profit excludes the impact of revaluations).
- Total assets under management grew 49% to \$2 billion.
- Total securityholder returns for the year were 34%, reflecting the full year distribution and growth in the security price.

Abacus now is one of the largest 200 groups listed on the ASX and is well-positioned for further growth. For more information, the 2007 securityholder review and the annual report are available through our website, under Investor Information, or contact Abacus for a printed copy.



Exceptional return on Mariners Cove

The sale of Mariners Cove for \$49 million represents an annualised return to investors in the Abacus Mariners Cove Equity Trust of approximately 20% over the seven year life of the Trust.

Mariners Cove is a commercial, restaurant and marina complex with tourist accommodation located on the Gold Coast. The Trust acquired a 50% interest in the property in 2000 through a joint venture with Ariadne Australia Limited which has significantly upgraded the complex since acquisition. Settlement is expected to take place in February 2008.



Storage Fund performs strongly

Abacus Storage Fund reported a strong performance in its first full year of operations. Significant growth in earnings at facility level underpinned a 40% uplift in the net asset backing of the Fund's securities to \$1.20.

A review of the Fund's performance is now available on our website. You will find it posted to the Storage Fund page under Funds Management.

15% + return to APS investors

Unitholders in Abacus Portfolio Service were repaid in September, receiving \$4.68 for every \$1.00 invested. The investment return was made up of 15% pa accrued interest plus an early repayment fee. Set up in 1996, this contributory second mortgage of \$4.35 million secured over interests in the North West Regional Hospital in Burnie, Tasmania was one of the very first investments offered by Abacus.

Blue on Blue successfully completes

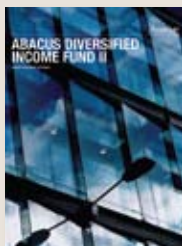
Put options over apartments in Blue on Blue have been terminated with repayment scheduled by the end of November. Abacus clients who entered into the put options have earned 22.5% pa on their deposits for 18-20 months, plus bank interest on cash deposits.

Blue on Blue is a luxury waterfront resort and apartment development on Magnetic Island, Queensland.

Open for investment

Abacus Diversified Income Fund II

Abacus Diversified Income Fund II offers investors exposure to a diversified portfolio of investment properties and other property-based assets.



Abacus Hospitality Fund

Abacus Hospitality Fund offers investors the opportunity to invest in a portfolio of hotels and resorts located in Australia and New Zealand.

More information on these funds is available through our website at www.abacusproperty.com.au

*Applications for securities may only be made on the application form that is part of the offer document, available from Abacus or your financial adviser.

Special hotel deals for Abacus investors

Free upgrade at Swissôtel Sydney

Book and stay on the special Abacus rate of just \$170 per room per night and receive a free upgrade to a Swiss Executive King which includes access to the Executive Club Lounge, including the exclusive business centre (normally \$295).



Rate is valid from 1 December 2007 to 31 March 2008 and is subject to availability. Book direct with the hotel on (02) 9238 8888 and quote "Abacus Red Hot Spot Deal".



Pre-Christmas special at Novotel Twin Waters Resort

Enjoy a spring break on the Sunshine Coast, with a special rate of \$99 per room per night (room only) in a Garden View Resort Room. This rate is valid from 29 October to 23 December and is subject to availability. Book direct with the hotel on (07) 5448 8000 and quote "Abacus special".