

Abacus Property Group – tax components

Abacus Property Group is a stapled entity made up of four entities: the Abacus Trust, Abacus Income Trust, Abacus Group Holdings Limited and Abacus Group Projects Limited. From August 2001 until March 2006, the Group was made up of two entities: Abacus Trust and Abacus Group Holdings Limited.

To date, all distributions have been paid by the trusts. Abacus Trust and Abacus Income Trust declare that they are managed investment schemes for the purposes of sub-division 12-H of the Taxation Administration Act 1953 in respect of the year ending 30 June 2009.

Distribution period ended	Paying entity	Distribution amount (cents)	Total taxable other income*	Total taxable interest income	Discounted capital gains*	Concessional capital gains*	Capital Gains – other method*	Tax-deferred income
	Abacus Trust	5.9074	-	65.72%	4.19%	4.19%	2.29%	23.61%
	Abacus Income Trust	1.8426	-	76.38%	7.35%	7.35%	-	8.92%
Year ending 30 June 2009		7.75	-	68.25%	4.94%	4.94%	1.75%	20.12%
	Abacus Trust	10.53	30.77%	66.76%	-	-		2.47%
	Abacus Income Trust	2.97	-	-	60.23%	39.77%		-
Year ended 30 June 2008		13.50	24.00%	52.07%	13.25%	8.75%		1.93%
	Abacus Trust	10.610	25.23%	58.24%	10.20%	-		6.33%
	Abacus Income Trust	1.890	32.06%	22.22%	45.72%	-		-
Year ended 30 June 2007		12.500	26.26%	52.80%	15.57%	-		5.37%
Year ended 30 June 2006	Abacus Trust	11.800	33.85%	57.07%	1.57%	1.57%		5.94%
Year ended 30 June 2005	Abacus Trust	11.400	79.10%	-	-	-		20.90%
Year ended 30 June 2004	Abacus Trust	11.227	31.45%	66.02%	2.53%	-		-
Year ended 30 June 2003	Abacus Trust	10.500	42.42%	32.91%	10.19%	10.19%		4.30%
Year ended 30 June 2002	Abacus Trust	9.745	35.31%	27.40%	2.59%	2.59%		32.11%

Notes:

1. Quarterly estimates of tax components are superseded by the full year figures which are based on the audited financial statements.
 2. The tax component percentages relate to the distribution amount. Tax components of distributions paid by different entities or paid at different times cannot be added directly.
- * This is the fund payment potentially subject to withholding tax under sub-division 12-H of the Taxation Administration Act 1953.