

17 May 2019

Dear Investor

Abacus Hospitality Fund ("Fund")

Further to our letter of 31 January 2019, we enclose a final return of capital statement for the Fund which consists of Abacus Hospitality Trust ("**Trust**") and Abacus Hospitality Limited ("**Company**").

The final return of capital is 4.02 cents per security and the total capital returned including any tax deferred distribution for the financial year to date is 75.5 cents per security.

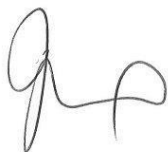
This is the final return of capital for the Fund and no further payments will be made to investors of the Fund.

As no members meeting was called within 28 days from the receipt of our letter of 31 January 2019, Abacus Funds Management Limited will proceed to wind up the Trust and a meeting of members will be convened to appoint a liquidator to the Company to voluntarily wind it up as required under the Corporations Act. Any net asset shortfall on Fund wind up will be met by Abacus Funds Management Limited.

Annual taxation statements for the financial year ending 30 June 2019 for the Trust will be sent to unitholders around August 2019.

If you have any queries in relation to your investment, please do not hesitate to contact our registry on 1300 139 440 or speak to your financial advisor.

Yours faithfully



Rob Baulderstone
Company Secretary
Abacus Funds Management Limited