

Appendix 4E

Abacus Property Group

(comprising Abacus Group Holdings Limited and its controlled entities, Abacus Trust and its controlled entities, Abacus Income Trust and its controlled entities, Abacus Group Projects Limited and its controlled entities, Abacus Storage Property Trust and its controlled entities and Abacus Storage Operations Limited and its controlled entities)

ABN: 31 080 604 619

Annual Financial Report

For the year ended 30 June 2015

Results for announcement to the market

(corresponding period: year ended 30 June 2014) ⁽¹⁾

Total revenues and other income	down	11%	to	\$375.9m
Net profit after income tax expense attributable to stapled security holders	up	23%	to	\$133.5m
Underlying profit ⁽¹⁾	up	27%	to	\$128.3m

- (1) The underlying profit reflects the statutory profit / (loss) as adjusted in order to present a figure which reflects the Directors' assessment of the result for the ongoing business activities of the Group, in accordance with the AICD / Finsia principles for reporting underlying profit. Adjustments have been adjusted for the fair value of investments held at balance date.

	30 June 2015 \$'000	30 June 2014 \$'000
Consolidated statutory net profit after tax attributable to members of the Group	133,498	108,273
add back: consolidated losses relating to managed funds (these losses are excluded as the profits/(losses) of the managed funds cannot and do not form part of the assessable and distributable income of Abacus)	14,135	3,368
Net profit attributable to ABP securityholders	147,633	111,641
Certain significant items:		
Net change in fair value of investment properties held at balance date	(29,430)	(22,131)
Net change in property, plant and equipment	(435)	1,434
Net loss in fair value of investments and financial instruments held at balance date	(1,323)	(2,548)
Net loss in fair value of derivatives	10,949	15,436
Net change in fair value of property, plant and equipment, inventory and investment properties included in equity accounted investments	940	(2,554)
Underlying profit attributable to ABP securityholders	128,334	101,278
Basic earnings per security (cents)	25.46	22.27
Basic underlying earnings per security [^] (cents)	24.47	20.83
Distribution per security (cents - including proposed distribution)	17.00	16.75
Weighted average securities on issue (million)	524.4	486.1
[^] Abacus		

Distributions	per stapled security
June 2015 half	8.50 cents
This distribution was declared on 1 July 2015 and was paid on 14 August 2015	
Record date for determining entitlement to the distributions	8 July 2015

Refer to the attached announcement for a detailed discussion of the Abacus Property Group's results and the above figures for the year ended 30 June 2015.

Details of individual and total distribution payments	per stapled security	Total
Half December 2014 distribution	paid 27 February 2015	8.50 cents
The distribution was paid in full by Abacus Trust which does not pay tax, hence there were no franking credits were attached		\$44.1m

	30 June 2015	30 June 2014
Net tangible assets per security ⁽²⁾	\$2.49	\$2.38

(2) Net tangible assets per security excludes the external non-controlling interest.

The Group has neither gained or lost control of any entities during the period.

Details of associates and joint venture entities				
	Ownership Interest		Share of net profit/(loss)	
	30 June 2015	30 June 2014	30 June 2015	30 June 2014
	%	%	\$'000	\$'000
309 George Street Trust	25	25	9,125	1,315
Australian Aggregation Head Trust	25	25	13,320	4,340
Fordtrans Pty Ltd (Virginia Park)	50	50	1,587	3,768
Jack Road Investments Pty Ltd	50	50	6,303	(272)
Pakenham Valley Unit Trust	50	50	211	1,594
Other	25 - 50	25 - 50	(713)	1,780
			29,833	12,525

The equity accounted profits/losses includes a fair value decrement of \$0.9 million

Distribution Reinvestment Plan (DRP)

The Abacus Property Group DRP allows securityholders to reinvest their distributions into ABP securities. Information on the terms of the DRP is available from our website www.abacusproperty.com.au.

Securityholders wishing to participate in the DRP may lodge their election notice at any time. The record date for determining entitlements to each distribution is also the record date for participation in the DRP for that distribution.