

Abacus FY20 Factsheet



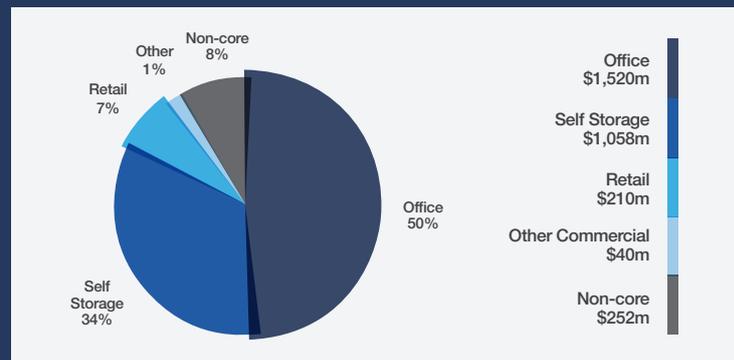
Abacus (ASX:ABP) is a diversified Australian REIT with an investment portfolio concentrated in the Office and Self Storage sectors. We invest capital in real estate opportunities to deliver superior long term returns and maximise securityholder value.

www.abacusproperty.com.au

FINANCIAL METRICS	HY20 \$m	HY19 \$m
Total underlying revenue	154.1	141.7
Funds from operations (FFO)	67.3	65.3
Commercial portfolio FFO	33.5	33.8
Self Storage portfolio FFO	26.9	23.6
AIFRS statutory profit	82.1	127.8

KEY METRICS	HY20	HY19
FFO per security (c)	10.59	11.27
Distribution per security (DPS) (c)	9.45	9.25
Payout ratio (FFO) (%)	89	82
Net tangible assets (NTA) per security (\$)	3.41	3.29

HY20 Capital Allocation: Total Assets \$3.3billion^{3,4}



CAPITAL MANAGEMENT METRICS	HY20 \$m	FY19 \$m
Group gearing ¹ (%)	16.2	24.1
Look through gearing ² (%)	18.0	26.4
Average cost of debt – drawn (%)	4.0	4.0
Term to maturity (years)	4.9	5.3
Available liquidity (\$m)	543	276
% hedged of drawn debt ³	63	50
Weighted average hedge maturity (years)	2.1	2.6

1. Abacus max target group gearing of up to 35%. 2. Includes joint venture and fund assets and debt consolidated proportionately with Abacus' equity interest. 3. Includes post balance date acquisitions. 4. Includes cash and other assets not pictured below.



Portfolio Metrics

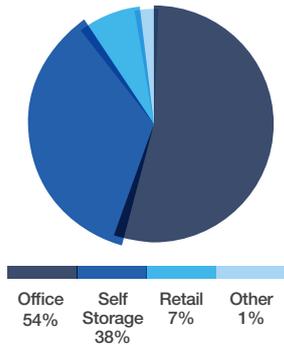
HY20	OFFICE	SELF STORAGE	OTHER	TOTAL
Value ^{1,2} (\$m)	1,520	1,058	250	2,828
No. of assets ¹	24	81 ³	7	112
NLA ^{1,4} (sqm)	147,286	366,927	60,223	574,436
WACR ^{1,2} (%)	5.62	6.62	6.02	6.09
Occupancy ^{1,4} (% by area)	91.9	88.6 ⁵	96.6	
Average rent psm ^{1,4} (A\$)	541	287 ⁵	253	
WALE ^{1,4} (years by income)	3.7		4.4	
Like for like rental growth ⁴ (%)	3.2		(0.2)	

Investor & Media Enquiries

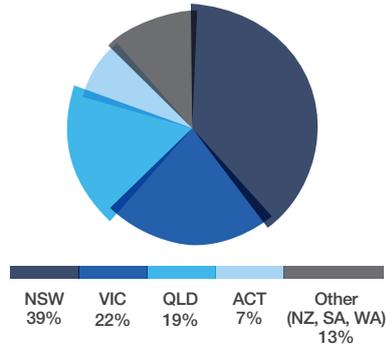
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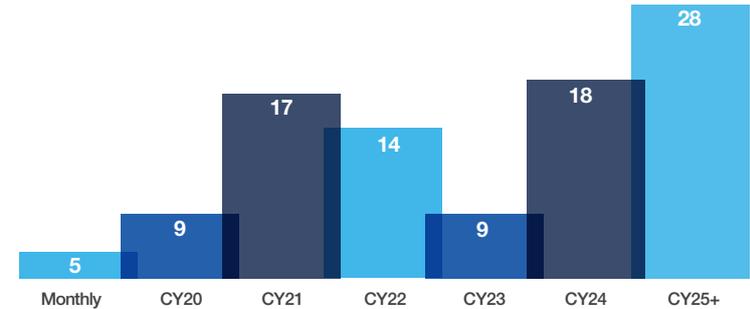
Sector Diversification¹



Geographic Diversification¹



Office Portfolio¹ Lease Expiry by Rent (%)



1. Includes post balance date acquisitions. 2. Includes equity accounted investments. 3. Includes six development assets. 4. Excludes development assets. 5. Average over financial year (by area) of all established assets.