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ASX ANNOUNCEMENT

RESPONSE TO MARKET SPECULATION

Abacus Group Holdings Limited
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Abacus Group Projects Limited
ACN 104 066 104

Abacus Funds Management Limited
ACN 007 415 590

Abacus Property Services Pty Limited
ACN 050 739 001

Abacus Property Group refers to speculation in a number of today's newspapers about the sale of 343 George Street, Sydney. Abacus Property Group advises that a potential purchaser is undertaking due diligence that may result in the sale of an office building at 343 George Street, Sydney.

The potential transaction is incomplete and subject to a number of conditions. There is no certainty that any transaction will proceed.

Ellis Varejes
Company Secretary

8 July 2010

Neil Summerfield
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