ABACUS

FY26 PROPERTY BOOK

25 AUGUST 2026

14 Martin Place, Sydney NSW

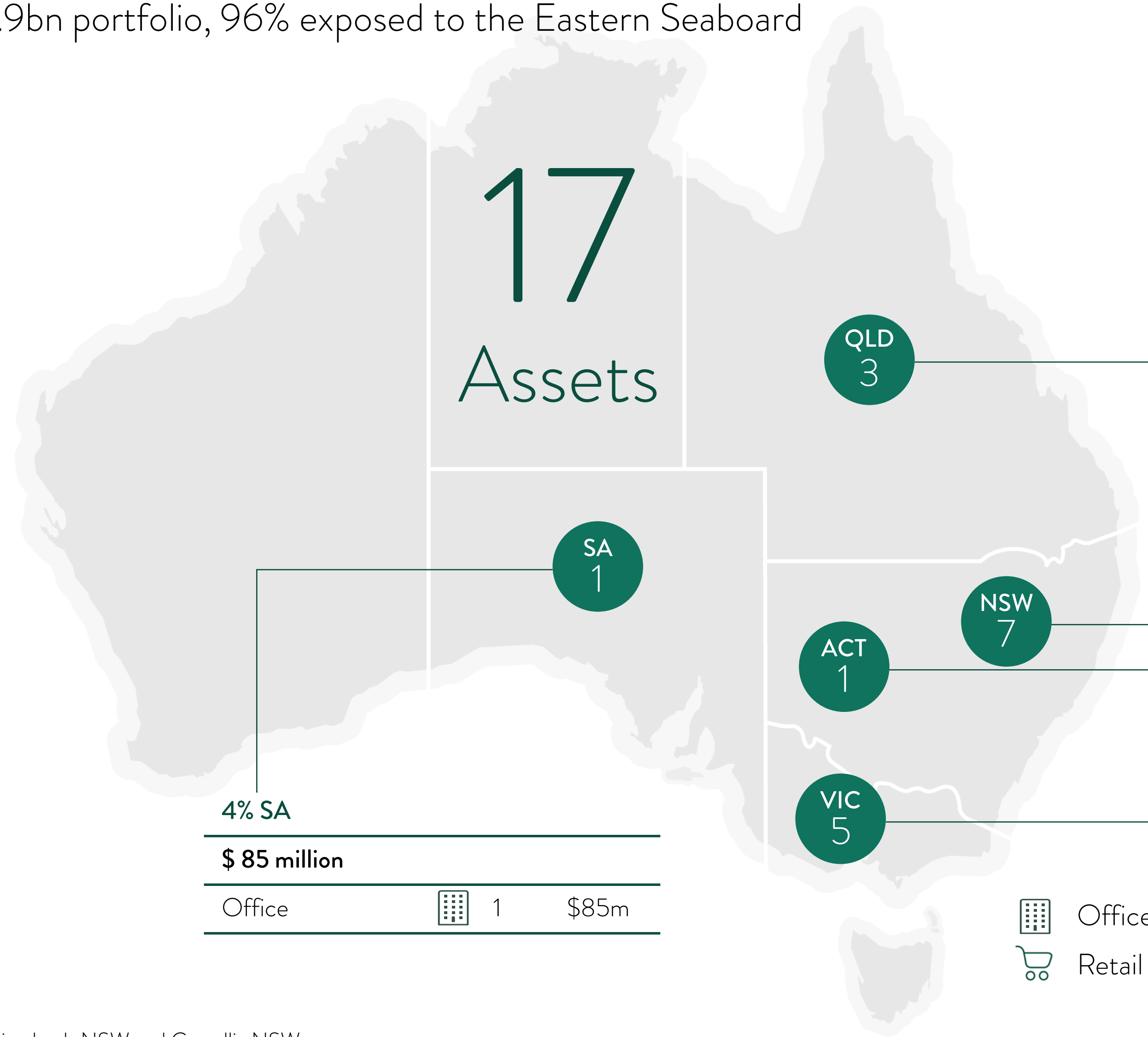
ABACUS

CONTENTS

2 King Street, Fortitude Valley QLD

COMMERCIAL PORTFOLIO

$1.9bn portfolio, 96% exposed to the Eastern Seaboard



Office assets
Retail assets

23% QLD

$ 453 million		
Office	2	$233m
Retail	1	$220m

44% NSW

$ 863 million		
Office	5	$796m
Other[1]	2	$67m

2% ACT

$ 26 million		
Office	1	$26m

27% VIC

$ 522 million		
Office	4	$308m
Retail	1	$214m

4% SA

$ 85 million		
Office	1	$85m

1. Riverlands NSW and Camellia NSW.

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OFFICE PORTFOLIO

NUMBER OF ASSETS: 13

FY26 CARRYING VALUE: $ 1.4 BILLION[1]

NOTE: BOOK VALUES REPORTED ARE ON AN ABG OWNERSHIP BASIS, WHILE NLA IS REPORTED ON A TOTAL BUILDING BASIS

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

14 Martin Place, Sydney NSW

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NSW

NUMBER OF ASSETS: 5

FY26 CARRYING VALUE: $796 MILLION[1]

99 Walker Street, North Sydney NSW

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

99 WALKER STREET, NORTH SYDNEY NSW

Property Overview

99 Walker Street is one of the most prominent addresses in the North Sydney CBD.

Positioned in the heart of North Sydney's business, retail and dining precinct, 99W offers modern commercial office spaces and flexible offices specialising in flex desks, coworking spaces and bookable meeting rooms. Featuring striking architectural design and quality amenities, 99W provides a professional and sophisticated environment fully equipped with a wellness room, lobby cafe, event space and EOT facilities.

Receiving excellent natural light and sweeping harbour views, 99W is also within direct proximity of the new Victoria Cross Metro Station, as well as easy walking distance to trains and buses.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value*	$227 million
Cap rate*	7.16%
NLA (sqm)	19,426
Occupancy (by NLA)	89.4%
WALE	3.5 years
Latest refurbishment	2022
NABERS Energy	5
NABERS Water	4.5

Major Customers
Jemena Limited
Coles Supermarket
Storage King

*Includes small adjacent building.

77 CASTLEREAGH STREET, SYDNEY NSW

Property Overview

Towering above Westfield Sydney and Pitt Street Mall, 77C is surrounded by a vibrant mix of luxury retail outlets, cafes, restaurants and cultural attractions. The building offers commercial offices with large open floors, great natural light and recent base building upgrades including new EOT facilities.

Internally connected to the Westfield shopping centre and easily accessible from multiple entry points, 77C is at the core of Sydney's major transport hub for trains, buses, lightrail and the new Metro, as well as a short walk to ferries.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value	$216 million
Cap rate	6.13%
NLA (sqm)	13,081
Occupancy (by NLA)	100.0%
WALE	3.5 years
Latest refurbishment	2024
NABERS Energy	5
NABERS Water	4.5

Major Customers
Dentons Lawyers
Abacus Funds Management
Johnson & Johnson

201 ELIZABETH STREET, SYDNEY NSW

Property Overview

Located in the heart of Sydney's premium retail and dining precinct, 201E offers 38 levels of column-free A Grade commercial office space. Featuring floor to ceiling windows on all four sides of the building, 201E provides a vibrant and sophisticated environment with a new ground floor refurbishment including lobby cafe and EOT facilities completed in 2025.

Receiving excellent natural light and spectacular views of Sydney Harbour, Hyde Park and St Marys Cathedral, 201E also has direct underground access to Museum Train Station, is minutes to Town Hall Station, buses and light rail, and is directly opposite the new Gadigal Metro Station.

Property information (as at Jun 26)	
Ownership interest	32%
ABG book value	$199 million
Cap rate	6.38%
NLA (sqm)	37,954
Occupancy (by NLA)	84.6%
WALE	4.4 years
Latest refurbishment	2025
NABERS Energy	3
NABERS Water	4

Major Customers
State Government of NSW
M& D Services
Estee Lauder

14 MARTIN PLACE, SYDNEY NSW

Property Overview

Positioned within Sydney's premium business, retail and dining scene, 14MP offers quality boutique spaces within its commercial offices, retail areas and flexible offices specialising in flex desks, coworking spaces and bookable meeting rooms. Featuring a striking eight-level heritage façade fronting Martin Place and modern interconnecting 19 level office tower fronting Pitt Street, the asset has been renovated to reflect the warmth and charm of its historic significance, whilst serving the modern-day needs of its occupants. New EOT facilities were completed in 2024.

Receiving excellent natural light and views due to its corner position, 14MP is also at the core of Sydney's major transport hub for trains, buses, lightrail and the new Metro, as well as a short walk to ferries.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$120 million
Cap rate	5.88%
NLA (sqm)	13,182
Occupancy (by NLA)	86.2%
WALE	3.3 years
Latest refurbishment	2024
NABERS Energy	4
NABERS Water	3

Major Customers
The World Bank Group / IFC
Rodd & Gunn
2000 Trading

11 BOWDEN STREET, SYDNEY NSW

Property Overview

Positioned within one of Australia's largest urban renewal precincts, 11 Bowden is surrounded by a vibrant mix of shops, cafes, restaurants and other businesses. Featuring contemporary architectural design with a clean and professional exterior, the buildings offers four levels of commercial office space with modern amenities, on-site cafe, carparking and recently completed EOT facilities, appealing to knowledge workers and creative industries.

Receiving excellent natural light and views from floor to ceiling windows across expanisve floorplates, 11 Bowden is also within proximity of buses, bike paths and Green Square Station which provides quick access to Sydney Airport.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value	$34 million
Cap rate	7.00%
NLA (sqm)	5,526
Occupancy (by NLA)	88.0%
WALE	4.2 years
Latest refurbishment	2023
NABERS Energy	5
NABERS Water	4

Major Customers
William Angliss Institute
Swan Studio
Vie Studio

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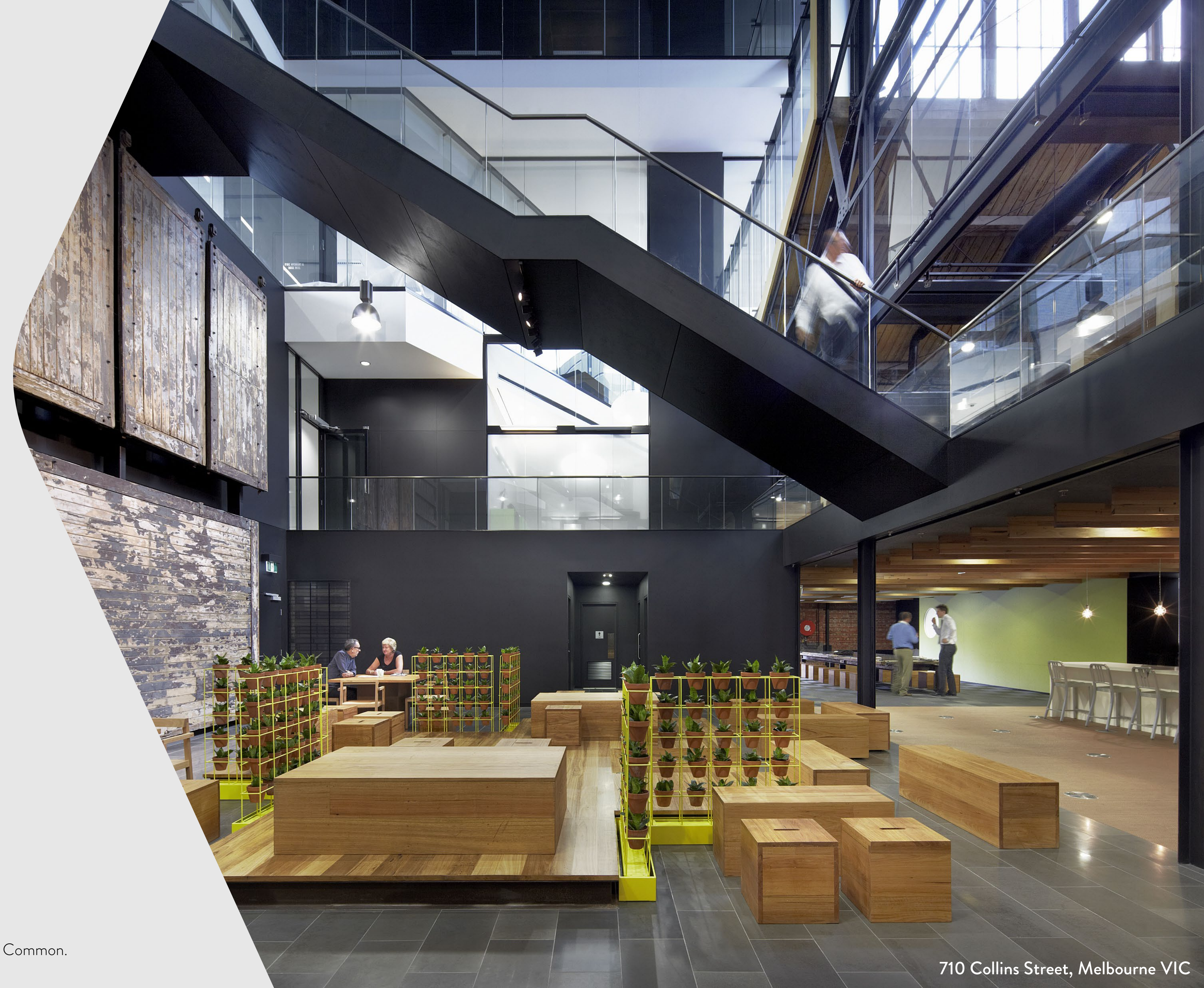
VIC

NUMBER OF ASSETS: 4

FY26 CARRYING VALUE: $ 308 MILLION[1]



710 Collins Street, Melbourne VIC

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

INDUSTRY LANES, 459-471 CHURCH STREET, RICHMOND

Property Overview

Positioned just 3kms from the Melbourne CBD, the campus-style development consists of three buildings featuring a mix of office and retail spaces, End of Trip facilities, communal amenities, vibrant open-air courtyards and shared work zones. The open-plan layout fosters a collaborative environment in an area renowned for its thriving art and culture scene, vibrant cafes, restaurants, and fashionable boutiques.

Industry Lanes is well connected, with excellent transport links and ample nearby parking options.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$95 million
Cap rate	6.25%
NLA (sqm)	19,569
Occupancy (by NLA)	99.8%
WALE	2.9 years
Latest refurbishment	2022
NABERS Energy	4.5
NABERS Water	n/a

Major Customers
Arrotex Pharmaceuticals
Endeavour Group
Icon Corporate Services

452-484 JOHNSTON STREET, ABBOTSFORD VIC

Property Overview

Previous Spinning Mills constructed c.1919, Yarra Falls is an A Grade work space conversion that pays homage to its history whilst providing users with the latest in modern office facilities, including End of Trip, Gym, Meeting Rooms, 485 car spaces and an internal winter garden green space.

Positioned on Melbourne's City Fringe, Yarra Falls has immediate access to the scenic Yarra River Bike Trail, expansive parklands, as well as bus and train services.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value	$90 million
Cap rate	8.00%
NLA (sqm)	15,447
Occupancy (by NLA)	95.8%
WALE	4.0 years
Latest refurbishment	2022
NABERS Energy	4.5
NABERS Water	5

Major Customers
Computershare
Spark
Weta

VIRGINIA PARK, BENTLEIGH EAST VIC

Property Overview

Positioned approximately 13km south east of Melbourne, Virginia Park provides a mix of Industrial and Office buildings as well as supporting facilities including a gym, swim centre, child care centre, children's play centre, café, yoga centre and martial arts centre.

Industry Lanes is well connected, with excellent transport links and ample nearby parking options.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$81 million
Cap rate	6.00%
NLA (sqm)	60,123
Occupancy (by NLA)	91.8%
WALE	2.5 years
Latest refurbishment	n/a
NABERS Energy	n/a
NABERS Water	n/a

Major Customers
Bentleigh Fitness
Guardian Community
Xtralis

710 COLLINS STREET, MELBOURNE VIC

Property Overview

Originally constructed in 1889 as a railway warehouse known as the Goods Shed and since converted into an A Grade commercial building, 710 Collins offers quality, sustainable office spaces across large and light filled floors.

Positioned in the Melbourne CBD at the gateway to Docklands and adjacent to the Southern Cross Station.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$42 million
Cap rate	6.50%
NLA (sqm)	11,353
Occupancy (by NLA)	8.0%
WALE	4.0 years
Latest refurbishment	2010
NABERS Energy	n/a
NABERS Water	n/a

Major Customers
Platform 28 Bar & Restaurant
Indian Pacific

ABACUS

QLD

NUMBER OF ASSETS: 2

FY26 CARRYING VALUE: $ 233 MILLION[1]

324 Queen Street, Brisbane QLD

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

324 QUEEN STREET, BRISBANE QLD

Property Overview

Extensively refurbished, including high quality finishes to a reconfigured lobby, the building consists of three podium levels and a main tower with 22 floors, retail and café amenity, a two-story basement carpark, End Of Trip facilities and a serviced office provider specialising in flexible desks, virtual offices, coworking spaces and bookable meeting rooms.

Receiving excellent natural light and views due to its corner position, 324 Queen is also at the core of Brisbane's major transport hub for trains, buses, and ferries.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value	$160 million
Cap rate	7.50%
NLA (sqm)	19,325
Occupancy (by NLA)	91.2%
WALE	3.0 years
Latest refurbishment	2020
NABERS Energy	4
NABERS Water	4

Major Customers
At Workspaces
ANZ
Compare Club

2 KING STREET, FORTITUDE VALLEY QLD

Property Overview

The building features a contemporary double-height lobby with floor to ceiling glass panes and concrete feature columns upon entry. There is additional retail amenity to the ground floor, nine upper-levels of modern office accommodation and 94 basement car parks.

Receiving abundant natural light due to its corner position and excellent design, Kingsgate is also conveniently located with easy access to the Brisbane CBD and a range of public transport options including trains and buses.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$73 million
Cap rate	7.50%
NLA (sqm)	16,246
Occupancy (by NLA)	94.9%
WALE	5.2 years
Latest refurbishment	n/a
NABERS Energy	6
NABERS Water	4.5

Major Customers
Lendlease Management
SMEC Australia
Ezidebit

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SA

NUMBER OF ASSETS: 1

FY26 CARRYING VALUE: $85 MILLION[1]

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

91 KING WILLIAM STREET, ADELAIDE SA

Property Overview

The iconic A-Grade tower features premium design elements and finishes, including a recently refurbished lobby with cafe and wine bar amenity as well as activated seating and communal work areas. The 31-level office tower has a central core design offering 360degree views across the CBD and column-free floorplates. Additionally, there is premium End Of Trip facilities, 54 basement car parks and a serviced office provider specialising in flex desks, coworking spaces and bookable meeting rooms.

Receiving abundant natural light due to its scale and position, 91 KW is central to all transport options available in the CBD.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$85 million
Cap rate	7.50%
NLA (sqm)	31,050
Occupancy (by NLA)	87.8%
WALE	3.6 years
Latest refurbishment	2021
NABERS Energy	4.5
NABERS Water	4

Major Customers
Royal Automobile Association of SA
Commonwealth of Australia
SA Government

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ACT

NUMBER OF ASSETS: 1

51 Allara Street, Canberra ACT

51 ALLARA STREET, CANBERRA ACT

Property Overview

The A Grade commercial building offers impressive sustainability credentials including a 5-star NABERS energy rating, carbon neutral certificate and 99kw solar array. Recently completed End Of Trip facilities, a large basement car park, onsite child-care and nearby retail and cafes offer building occupants excellent onsite and nearby amenity.

Receiving abundant natural light and only a short stroll to City Hill and a variety of wellbeing focused amenity, 51 Allara is central to all transport options available in the Canberra CBD, including buses, trains and light rail.

Property information (as at Jun 26)	
Ownership interest	100%
NLA (sqm)	12,432
Occupancy (by NLA)	100.0%
WALE	2.7 year
Latest refurbishment	2018
NABERS Energy	5
NABERS Water	4.5

Major Customers
Commonwealth of Australia (DCCEEW- vacated 1 July 2026)
Commonwealth of Australia (DFAT)
Guardian Childcare & Education

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RETAIL PORTFOLIO

NUMBER OF ASSETS: 2

FY26 CARRYING VALUE: $434 MILLION[1]

NOTE: BOOK VALUES REPORTED ARE ON AN ABG OWNERSHIP BASIS, WHILE NLA IS REPORTED ON A TOTAL BUILDING BASIS

The Oasis, Broadbeach, Gold Coast QLD

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

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QLD

NUMBER OF ASSETS: 1

FY26 CARRYING VALUE: $220 MILLION

The Oasis, Broadbeach, Gold Coast QLD

THE OASIS, BROADBEACH, GOLD COAST QLD

Property Overview

A mixed used asset with significant Office offering including flex workspaces. Convenience based shopping centre located within the Gold Coast Metropolitan area. Over 70 specialty stores located across three levels, anchored by Woolworths and complemented by a strong mix of long-standing restaurants, casual dining, and service-based retailers.

Significant capital works were completed over the past 5 years, which has well positioned The Oasis to capitalise on strong population growth and the expanding tourist market in the Gold Coast catchment area.

Property information (as at Jun 26)	
Ownership interest	100%
ABG book value	$220 million
Cap rate	6.50%
GLA (sqm)	25,243
Occupancy (by NLA)	95.4%
WALE (by income)	4.0 years
Latest refurbishment	2023
NABERS Energy	3.5
NABERS Water	1.5

Major Customers
Woolworths
Endeavour Group - The Broadbeach
The Loose Moose Tap & Grill House

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VIC

NUMBER OF ASSETS: 1

FY26 CARRYING VALUE: $214 MILLION[1]

1. ABG's share of assets in the case of Joint Ventures and Tenants in Common.

Myer Bourke Street, Melbourne, VIC

MYER BOURKE STREET, MELBOURNE VIC

Property Overview

Positioned in the Retail heart of Melbourne's CBD, occupying one of Melbourne's most highly visible locations, with public transport immediately adjacent to the property.

The flagship Myer department store dating back to 1914 consists of nine levels with a variety of offerings and an events hall.

Multilevel walkways connecting to Emporium Melbourne.

Property information (as at Jun 26)	
Ownership interest	50%
ABG book value	$214 million
Cap rate	6.00%
GLA (sqm)	39,923
Occupancy (by NLA)	100.0%
WALE (by income)	5.5 years
Latest refurbishment	2011
NABERS Energy	n/a
NABERS Water	n/a

Major Customer
Myer

IMPORTANT INFORMATION

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