

## ASX RELEASE

18 November 2019

### AVENTUS SETTLES PROPERTY SYNDICATE 1 FUND

#### **Third party wholesale capital vehicle diversifies income sources and reduces gearing**

The Aventus Group (ASX:AVN) today announced the settlement of the Aventus Property Syndicate 1 ("APS1"). APS1 has acquired McGraths Hill Home located in northwest Sydney from AVN at its book value of \$42.5 million. This transaction value is supported by an independent valuation.

AVN has a cornerstone equity interest of approximately 25% in APS1 and will provide funds and property management services to APS1.

Darren Holland, CEO of Aventus Group, said, "We are excited about this transaction as it represents the launch of our first dedicated large format retail syndicate since listing. It demonstrates our ability to expand the funds management platform for Aventus and to leverage the expertise and experience of our team. We had indicated previously that Aventus would seek opportunities to manage third party capital and diversify its income streams, and APS1 is the first step in the implementation of this strategy.

This transaction, in conjunction with the recent underwritten distribution reinvestment plans, is expected to reduce gearing on a pro-forma basis by approximately 3% to 35.7%<sup>1</sup>.

Taking account of the launch of APS1 and recent capital management initiatives, Aventus is pleased to confirm the FY20 FFO earnings guidance provided in August of 3% - 4% growth (equivalent to 19.0 – 19.2 cps)."

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Company Secretary  
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<sup>1</sup> Pro-forma basis as at 30 June 2019 excludes impact of operations, capital expenditure, changes in portfolio valuation among other factors for FY20.