

**ASX Announcement**  
**16 December 2021**

## **US Student Housing REIT lodges PDS with ASIC**

Auctus Investment Group Limited (ASX: AVC) ('AVC', 'Auctus' or 'the Company') is pleased to announce that US Student Housing REIT (ASX: USQ) ('USQ' or 'the REIT') has lodged a Product Disclosure Statement (PDS) with the Australian Securities Investments Commission for its proposed listing on the Australian Stock Exchange (ASX). The PDS is subject to an exposure period. Auctus is the appointed Investment Manager of the REIT and receives a management fee of 0.60% p.a. of Gross Asset Value (GAV).

Upon listing, the REIT will consist of 11 properties, with a fair value of US\$189M (GAV) occupancy of 96.13% and a Weighted Average Capitalisation Rate of 5.11%. The REIT will aim to deliver investors a stabilised yield of >6% p.a. paid quarterly to unitholders.

The REIT is seeking to raise A\$45M through the issue of approximately 32.63 million securities at an offer price of A\$1.38 per Unit (the Offer), however, the REIT reserves the discretion to accept oversubscriptions or reduce the Offer size. The Offer to the public comprises:

- The Institutional Offer, which consists of an offer to Institutional Investors in Australia and a number of other eligible jurisdictions to apply for Units; and
- The Broker Firm Offer, which is open to Australian resident retail clients of Brokers who have received a firm allocation of Units from their Broker; and
- The Priority Offer, which is open to selected investors nominated by the REIT in eligible jurisdictions, who have received a Priority Offer invitation to acquire Units under this PDS and are not in the United States or acting for the account or benefit of a person in the United States.

Applications under the Broker Firm Offer and Priority Offer will only be accepted during the Offer Period, which is open from 9:00am (Sydney time) on 17 January 2022 to 5:00pm (Sydney time) on 7 February 2022.

An application will be made for the REIT to be listed, and to have Units quoted on the ASX, with a targeted listing date of 16 February 2022.

Citigroup Global Markets has been appointed Financial Advisor with Bell Potter Securities Limited appointed as Lead Manager and Shaw and Partners Co-Manager of the Offer.

### **About USQ**

US Student Housing REIT ( [www.usq-reit.com](http://www.usq-reit.com) ) will be a real estate investment trust listed on the ASX with a mandate to invest in off campus student housing at large public universities across the United States.

The REIT was established to acquire and manage high-quality purpose-built student housing assets located within close proximity to top-tier public universities across the United States, and drive value through operational strategy and capital upgrades.

The portfolio will have a strong mix of assets owned and/or operated by joint venture partners Auctus and Student Quarters for up to 5 years along with newly acquired assets.

#### **About Auctus**

**Auctus Investment Group Limited ('Auctus')** is an ASX listed global investment manager with in-excess of A\$400M Assets Under Management (AUM), focusing on opportunities across private equity, infrastructure and private real estate. Our core investment thesis is investing in sectors with strong tailwinds and potential to scale. Auctus provides access to these private market investments for wholesale, Family Office and sophisticated investors.

This announcement has been authorised for release by the Board of AVC.

#### **For shareholder enquiries please contact:**

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