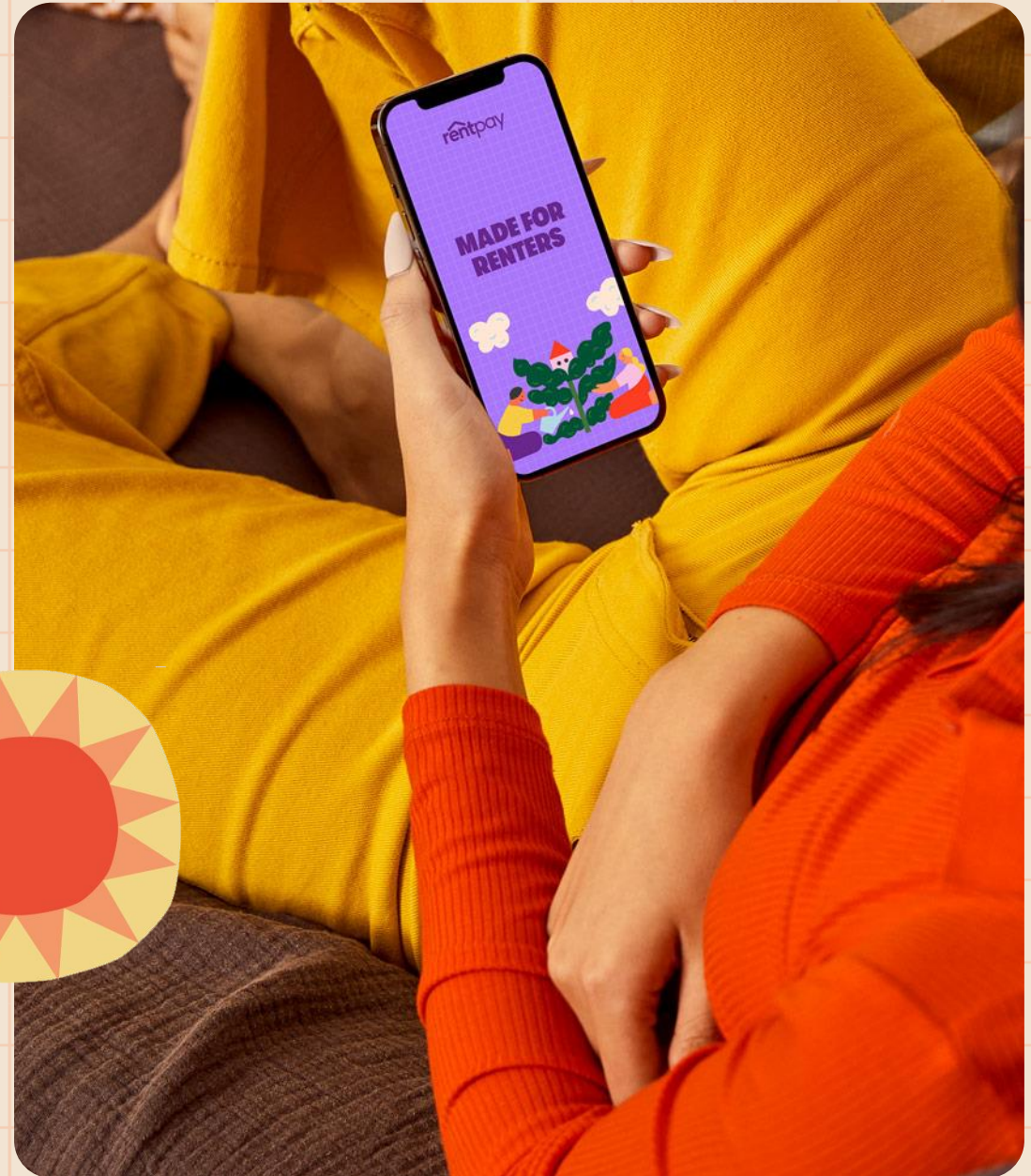
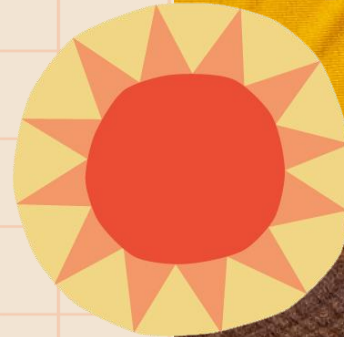


rent.com.au

INVESTOR PRESENTATION

10 NOVEMBER 2022

ASX: RNT



- Rent.com.au is the leading dedicated renter site/app, the highest rated by renters
- RentPay payments platform extends RNT's addressable market 20x
- Provides renters with flexibility and value, provides agents with time/cost savings
- RentPay is built and optimised: >3,500 customers paying >\$5m rent per month
- Now raising \$2.9 million[£] to accelerate RentPay growth via sales and marketing
- Fully underwritten rights issue supported by board and major shareholder

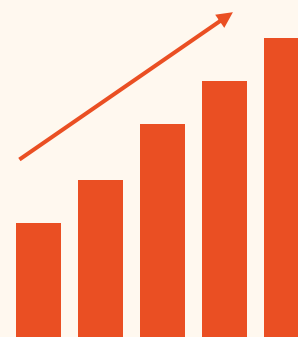
Renting is at the centre of a huge cultural shift in how Australians live their lives

They're a huge consumer base



across 2.6 million renter households^{\$}

The fastest growing housing segment



% of renter households in Australia^{\$}

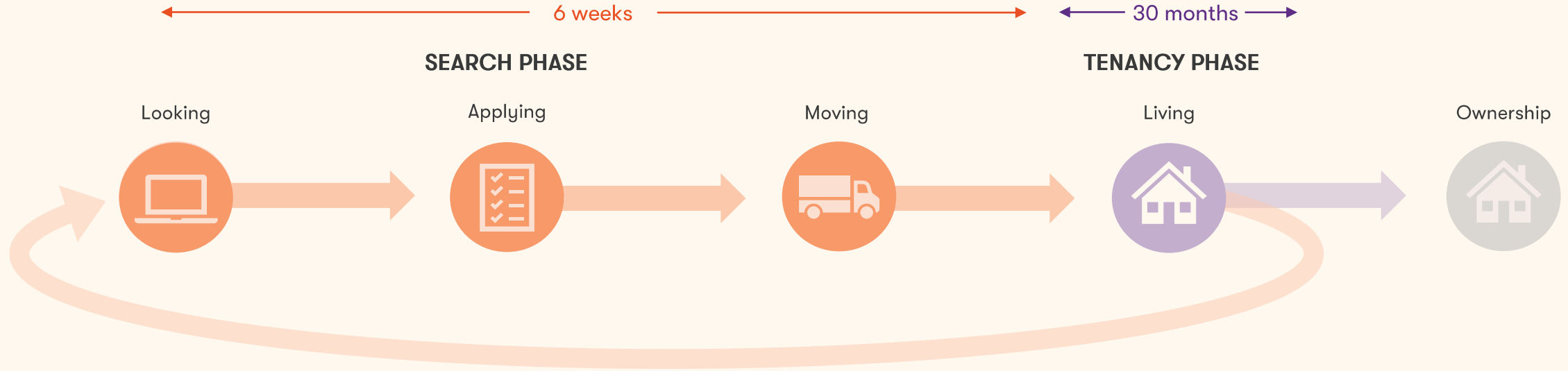
WE'RE AT THE HEART OF THIS CHANGE

We believe Australia's renters deserve better, so we're determined to be the champion they need...

...by building technology to enable and empower Australia's renters.



IMPROVING THE ENTIRE RENTING JOURNEY



rent.com.au

- Addresses important, short Search phase (5% of renters)
- Largest dedicated renter channel in Australia
- ~700k unique visitors to site/app per month
- Large active communities (social, blog)
- >150k enquiries and applications per month
- #1 rated real-estate app (for, both stores)

rentpay

- Addresses longer Tenancy phase (95% of renters)
- Renter facing, agent friendly (dual-market)
- 1st in market features (ScoreBuilder, Bill Smoothing)
- Processing over \$1.3m in rent per week, growing
- Expands to utilities, telco, banking and insurance
- Annuity income stream for RNT

1

app store

Top rated real estate app (Apple & Google)

~ 700

thousand

Average monthly unique visitors

~ 1.5

million

Renter Resumes have been created

450

thousand

Active newsletter subscribers

150

thousand

Average enquiries and applications per month

We have built Australia's largest dedicated renting community, providing properties, process and advice to thousands of people every day

credit rating improvement

★★★★★

10 Jul

Duncsie72

I have been using RentPay for about 12 months and use the option where RentPay send my positive (hopefully not negative so pay on time) rental payment history to Equifax which slowly improves my overall credit score. Anything I can do to rebuild my fairly ordinary score from past history is great and as I pay rent every fortnight without fail it is doing just that. Definitely recommend RENTPAY. This is building my credit score. i'm now rising and are in the number bracket of a good credit score. Best thing i have done to improve my situation.

RentPay is intuitive and helpful - Excel... 9 Aug

★★★★★

Yipoon

RentPay is an excellent way to ensure I never miss my rental payment. Score builder is a great way to improve my financial standing just by paying rent!

Awesome site

★★★★★

2 Oct

Bonnie My Whippet

I'm finding many rentals and I have just found one perfect for me. Love the long lists that keep me hoping and loving the site. They help people with loans for rental bonds and that as well which is very helpful for people. Utility connection is easily sorted here too with gifts offered. It's a great site and I'm enjoying it. I've filled in my resume and look forward to finding my rental.

Great Rental App

★★★★★

29 Sep

Kingy_78

If you are looking for a great app to find all you need when looking to rent a property and it's a real time waster going through each real estate website...well this Rent app is had everything you need!

10/10

★★★★★

17 Jul

vilomena

Easy access, just search what area you want and all the available house will show up. Awesome app highly recommend it

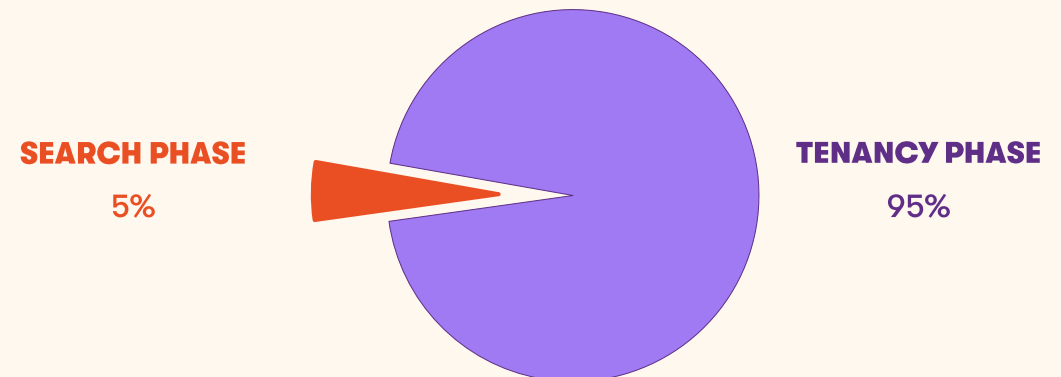
WHY THE TENANCY PERIOD IS IMPORTANT TO US



The tenancy period provides a 20x addressable market in terms of value, duration and people

- Makes us relevant to ALL renters (everyone pays rent)
- Provides a recurring (annuity) style income stream
- Longer period to engage with our customer
- Unlocks a new range of product opportunities

RENTING POPULATION, PHASES OF OCCUPANCY



WHAT WE ARE SOLVING

FOR TENANTS

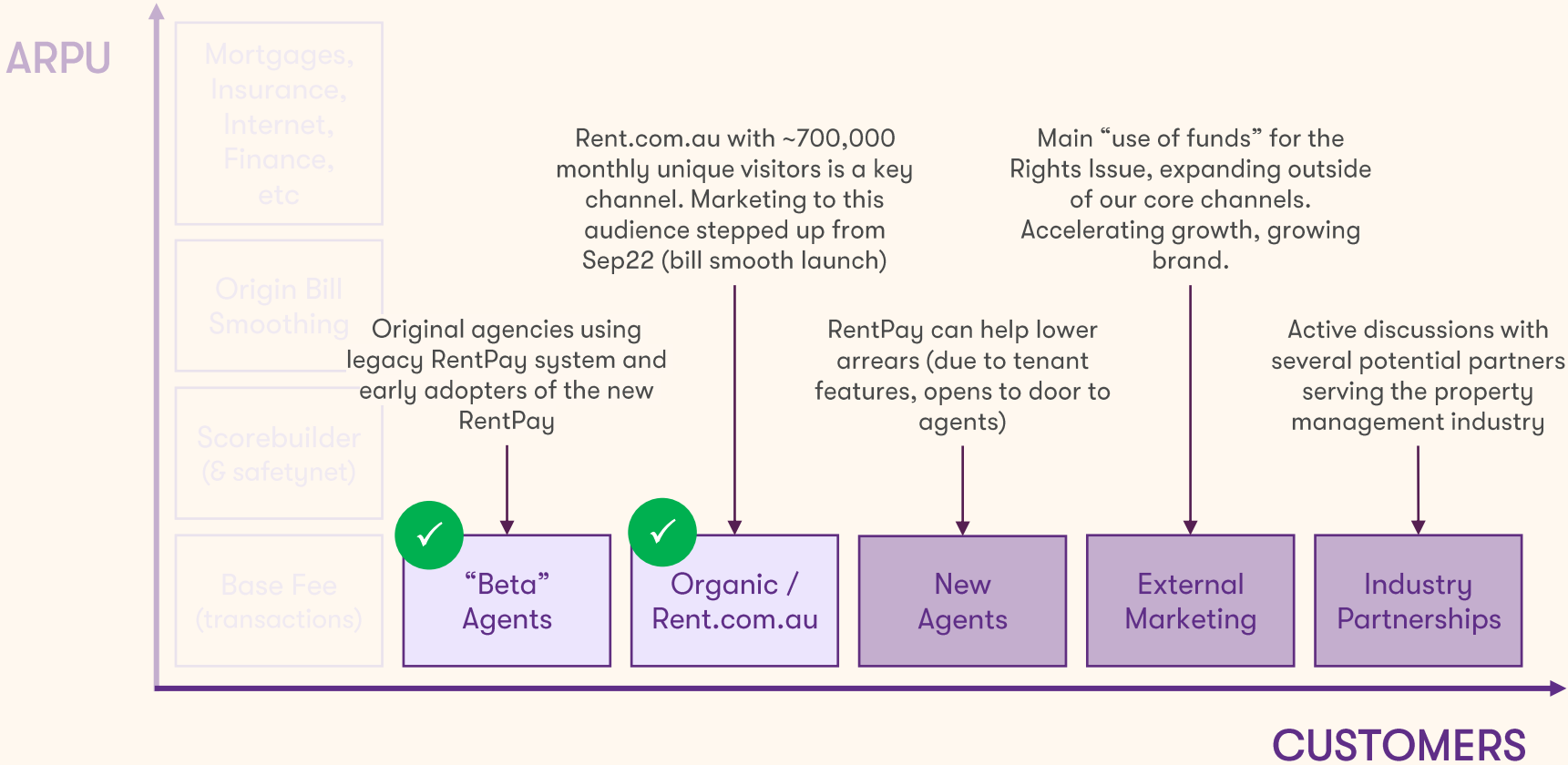
- Choice in how they pay (can use direct debit, Osko, credit card and more)
- Choice in when they pay (choose their own timing, sync to payday)
- Tools to help manage payments (split payments, build a buffer, emergency funds, alerts)
- Recognition for a great payment history (we will build your credit score)
- Rewards for great tenants (\$5 a week discount for Origin customers via Bill Smoothing)

FOR AGENTS

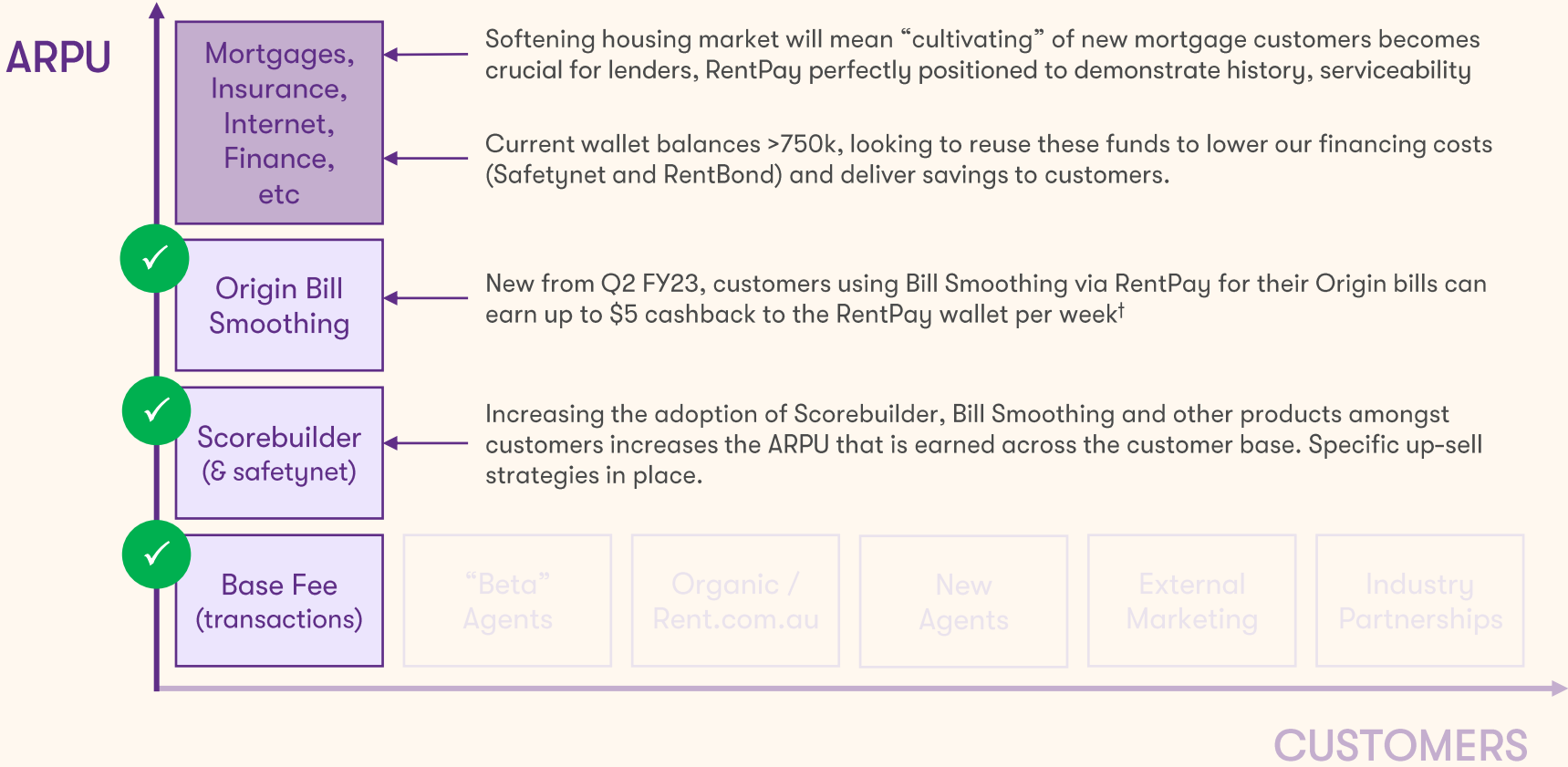
- Certainty (agents get paid when and how they choose)
- Default is NPP (instant payments to your account, no clearance delays)
- Simplifies reconciliation/receipting (daily pay files, trust account integration)
- RentPay handles all the complexity, simplifies agent operations, saves time
- Agent portal for customer management, AU customer service team

GROWTH LEVER 1: CUSTOMERS

Customers using RentPay is a key growth driver, both direct (Renters) and via Agents that choose to use RentPay as their preferred payments platform



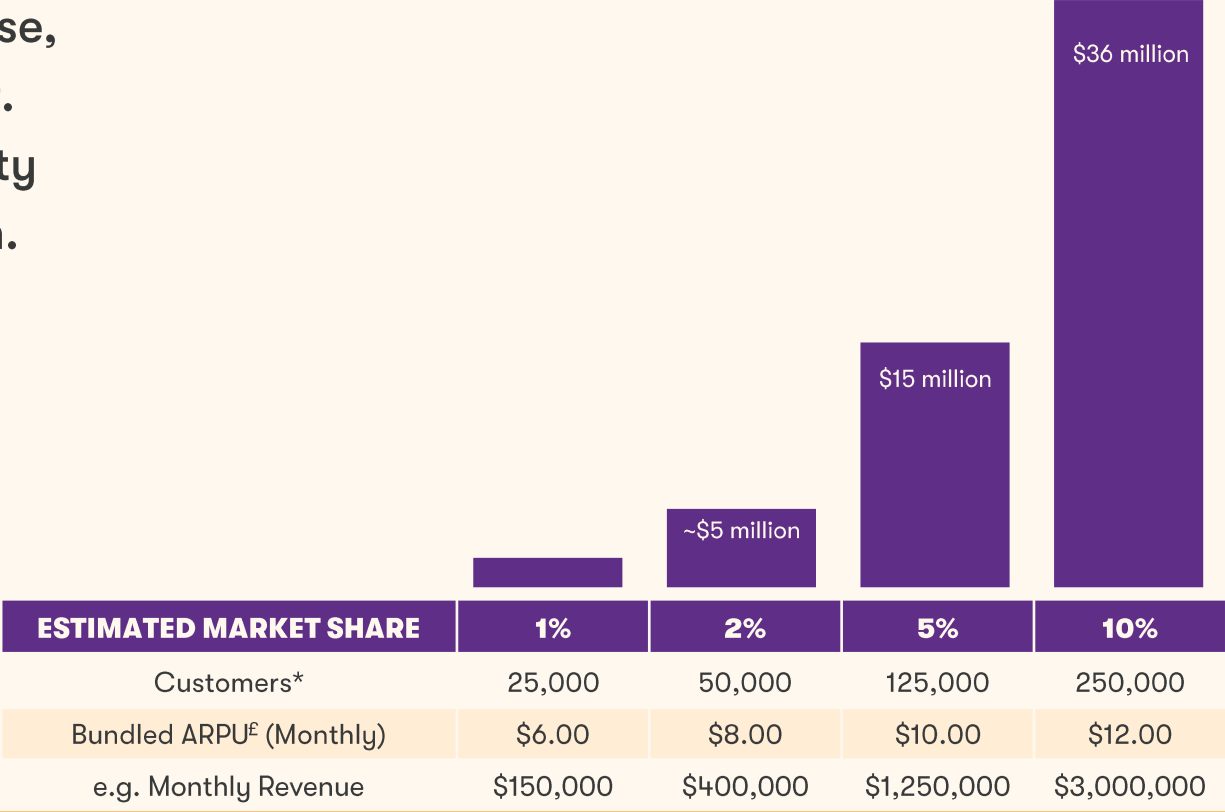
RentPay is designed as a platform for layering multiple services. Each of these services contribute to the overall attractiveness of RentPay AND to the ARPU we earn



The size of the opportunity with RentPay is immense, all renters pay rent – over \$60 billion worth a year. With RentPay they can now get value and flexibility for that by making their rent money work for them.

- Recurring / annuity streams – compounding growth
- Platform to add additional products / services
- Addresses the 95% of renters not moving house
- Natural marketing channel in rent.com.au

POTENTIAL ANNUAL RENTPAY REVENUES
(VARIOUS ARPU'S & MARKET SHARES†)



† Not a forecast. Rent.com.au indicative estimates based different Average Revenue Per User (ARPU) per month @ different market shares. Market share estimated as target customer number divided by 2.5m rental households.

£ ARPU = Average Revenue per User per month.

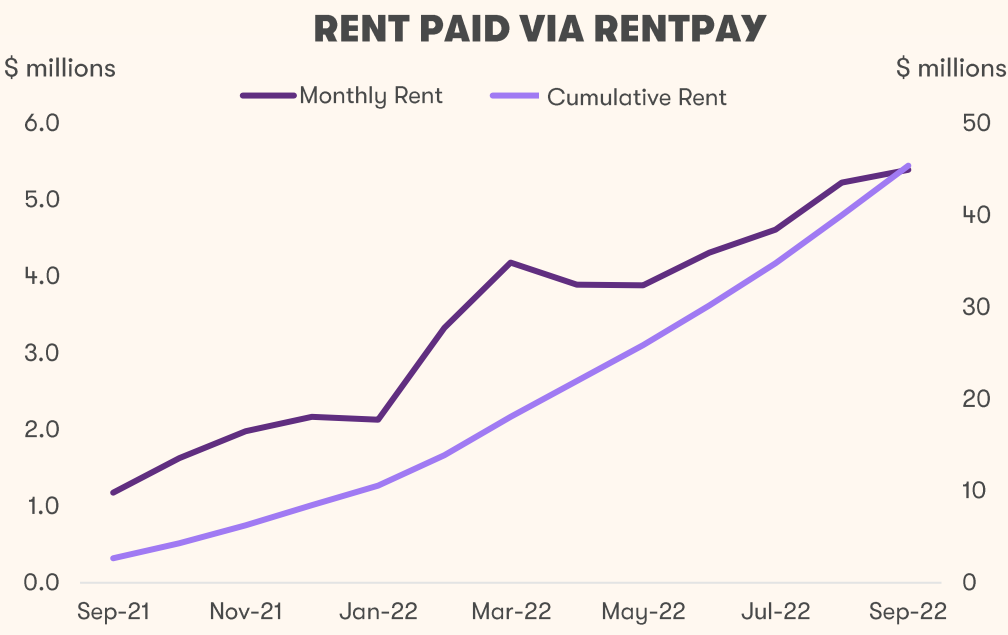
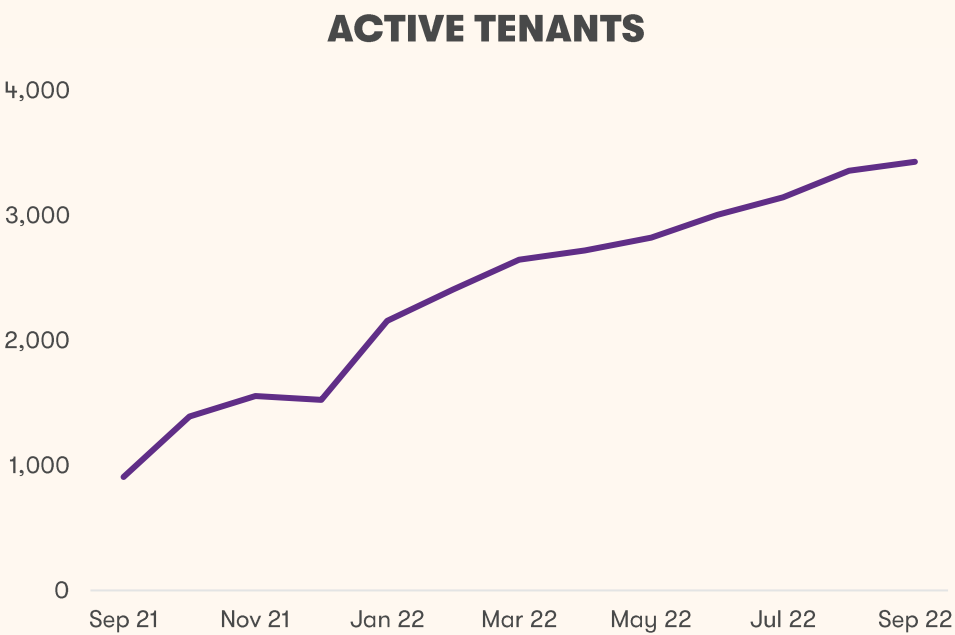
* As at 31 October 2022 RentPay has 3,556 active customers

TRACTION IMPROVING

After a slow start, in the last 6 months we have:

- Remodelled the onboarding process (>70% improved conversion from start to “active”)
- Greatly improved the value proposition for customers

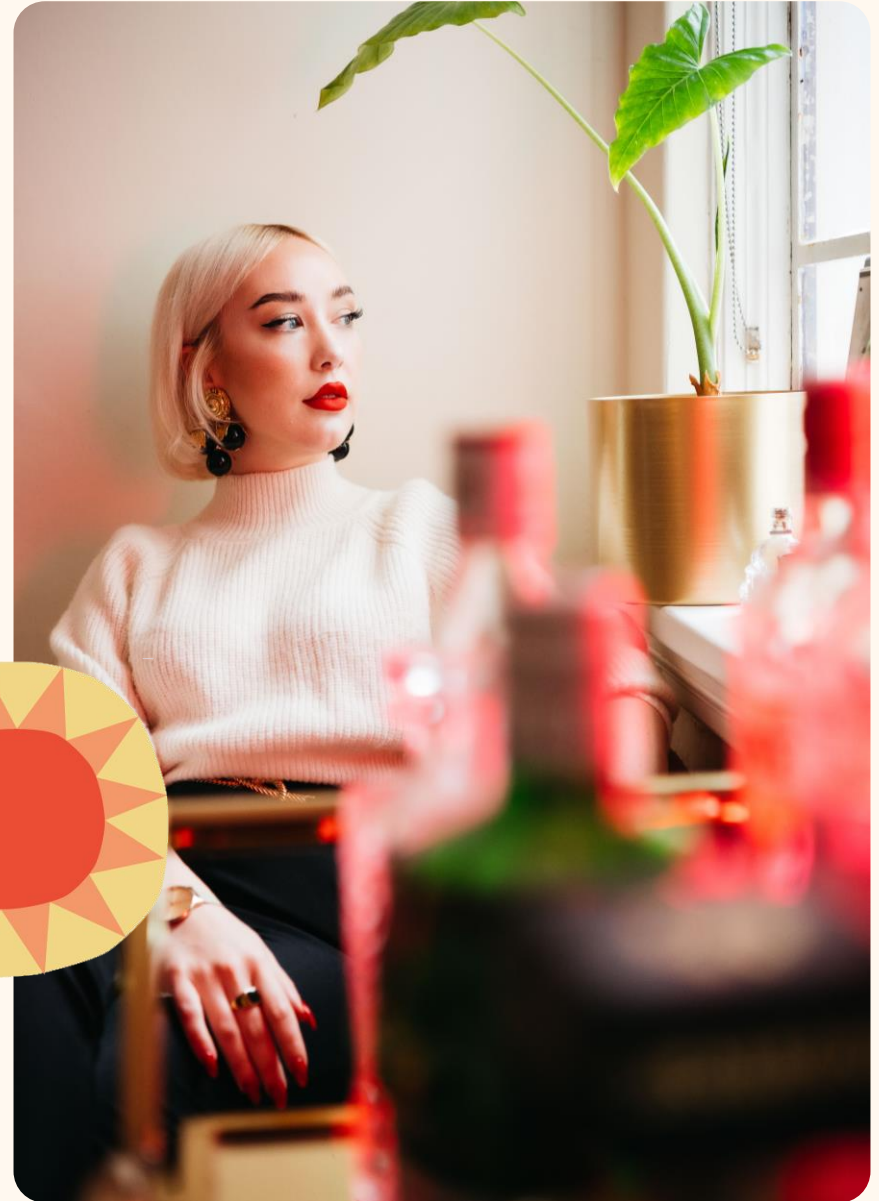
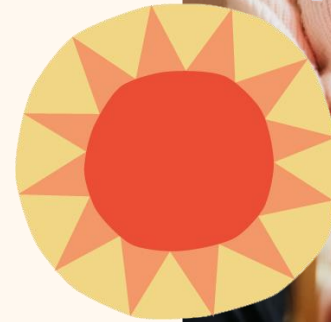
Seeing improved traction across both renter and agent channels - >\$50m to date, \$5m/month



We see RentPay and the tenancy period as the next phase of our growth, leveraging the rent.com.au community

- Bill Smoothing launched, \$5 cashback improves value proposition (and ARPU)
- RentPay granted an Australian Credit Licence (opens path to finance/mortgages)
- Instant payments into RentPay now live, augments instant payment out to agents
- Fully underwritten rights issue to raise \$2.9 million (before costs) to accelerate RentPay
- \$0.7 million R&D grant received early November provides additional funding

CORPORATE INFORMATION



- Fully Underwritten Rights Issue to raise \$2.9 million at \$0.04 per Share (before costs)
- Australian technology entrepreneur Bevan Slattery has agreed to sub-underwrite \$1 million, a further endorsement of the Company and its RentPay platform
- Directors intend participating for \$200,000 via sub-underwriting and entitlements acceptance
- Funds raised will accelerate the sales and marketing of RentPay

RIGHTS ISSUE – USE OF FUNDS

Pre Offer cash available ⁽¹⁾	\$1,273,354
Funds raised from the Offer	\$2,938,000
TOTAL FUNDS AVAILABLE	\$4,211,354
RentPay Sales & Marketing	\$1,856,000
RentPay Additional Services	\$1,345,000
Costs of the Offer	\$208,179
General working capital	\$802,175
TOTAL FUNDS APPLIED	\$4,211,354

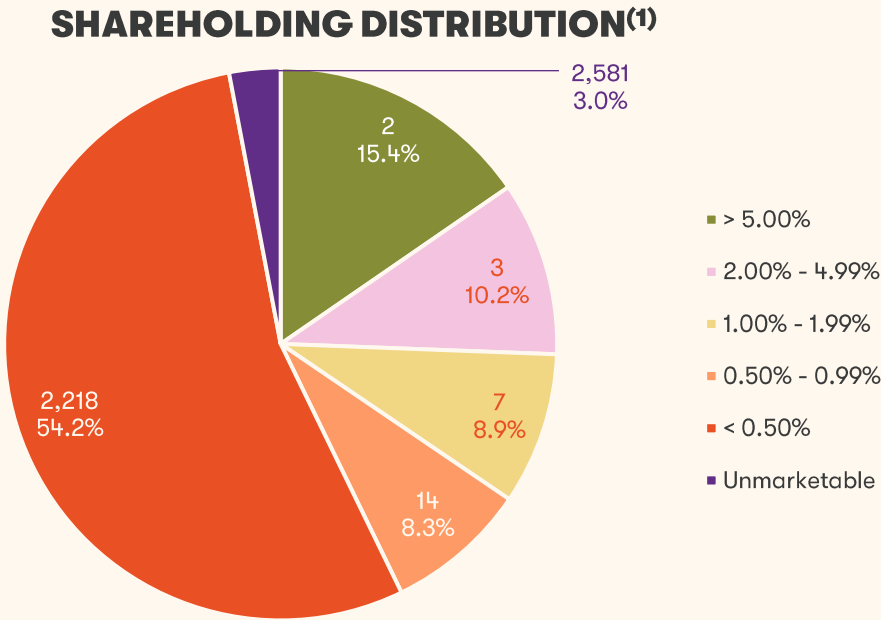
RIGHTS ISSUE – INDICATIVE TIMETABLE

Announcement of Rights Issue and lodgement of Appendix 3B	27 October 2022	✓
Lodgement of Offer Document and s708AA notice	27 October 2022	✓
Notice to Shareholders	1 November 2022	✓
Existing Shares quoted on an "ex" basis	7 November 2022	✓
Record Date	8 November 2022	✓
Rights Issue Offer Document and Entitlement & Acceptance Form sent to Eligible Shareholders	11 November 2022	
Closing Date	2 December 2022	
Securities quoted on a deferred settlement basis	5 December 2020	
Company to notify ASX of under subscriptions (if any)	7 December 2022	
Anticipated date for the issue of the Shares and sending of security holder statements	9 December 2022	
Deferred settlement trading ends	12 December 2022	
Anticipated date for the issue of the Shortfall Shares to Underwriter (or nominees)	14 December 2022	

Ordinary Shares	
Share price (31 October 2022 close)	\$0.039
Ordinary Shares on issue	440,691,998
MARKET CAPITALISATION	\$17.2m
Cash on hand (30 September 2022)	\$1.3m
ENTERPRISE VALUE	\$15.9m

Other	Exercise	Vest	Expiry	Number
Remuneration Rights (CEO, COO)		Jun-23	Jul-23	1,515,150
Performance Rights (LTI)		Jun-23	Jul-23	11,475,000
Performance Rights (LTI)		Jun-24	Jul-24	6,693,750
Performance Rights (LTI)		Jun-25	Jul-25	23,863,636
Options (Directors)	\$0.10 - \$0.15	Nov-23	Nov-25	7,200,000

Top shareholders ⁽¹⁾	%
Bevan Slattery (HNW – holder since 2021)	9.8%
Jason Carroll (HNW – holder since 2016)	5.5%
Greg Bader (CEO – holder since 2016)	4.7%
John Wood (Director – holder pre-IPO)	3.5%
Garry Garside (Director – holder pre-IPO)	2.1%



GARRY GARSIDE



NON-EXECUTIVE CHAIRMAN

- Experienced property developer and investor
- Founded Prime Health Group before merging it with Westpoint Healthcare to form Endeavour Healthcare
- MBA (University of WA)

SAM MCDONAGH



NON-EXECUTIVE DIRECTOR

- 20+ years experience in senior management roles including Airbnb, eBay, and iiNet
- Non-Executive Director of Tic Toc Homeloans
- Chartered Accountant and experienced marketer

PHIL WARREN



NON-EXECUTIVE DIRECTOR

- 20+ years in corporate/advisory roles with ASX listed companies
- Managing Director of corporate advisory firm Grange Consulting, Chartered Accountant
- Non-Executive Director of Family Zone Cyber Safety Ltd, Narryer Metals Limited, Anax Metals Ltd and Killi Resources Ltd

JOHN WOOD



NON-EXECUTIVE DIRECTOR

- Extensive experience in retail, property, sales and marketing, business management and tourism
- Founder & National Acquisitions Manager of National Lifestyle Villages
- Former Rothwell's Young Entrepreneur Award winner

GREG BADER



CHIEF EXECUTIVE OFFICER

- 20+ years proven success as a senior executive in rapidly growing technology businesses
- Former senior executive at iiNet, Chief Technology Officer and then Chief Business Officer
- MSc/MBA (Murdoch University)

JAN FERREIRA



CHIEF OPERATING OFFICER / CHIEF FINANCIAL OFFICER

- 20+ years in senior roles across rapidly growing ASX-listed finance and technology businesses
- Operational experience in leading consumer lending, sales and customer care teams
- CPA (Australia), Chartered Management Accountant (UK)

HAYLEY PARKER



GENERAL MANAGER - MARKETING

- Seasoned strategic marketing leader building strong brands including Chase Bank, J.P. Morgan, eToro, NAB and Kmart
- Award winning strategy director at Droga5 in New York
- BCom / BA – Marketing, Management, Psychology (UWA)

LEE SWANSON



GENERAL MANAGER - TECHNOLOGY

- 20+ years experience in software development, across a number of industries including marketing and finance.
- While with Commonwealth Bank, led design and development of financial systems including loan application processing, internet banking and mobile banking applications.

SANDRA ANTIPAS



HEAD OF CUSTOMER SERVICE

- 20+ years experience leading customer facing teams in technology and finance businesses
- Previously an Operations Manager with ASX-listed businesses ThinkSmart and Flexigroup (now Humm ASX.HUM)
- Sandra is committed to providing amazing Customer Service experiences to the renting community

THANK YOU

Contact:
investors@rent.com.au
08 6145 2609