

Aventus Capital Limited ACN: 606 555 480  
as responsible entity of  
Aventus Retail Property Fund  
Level 14, 71 Macquarie Street  
Sydney NSW 2000  
02 9285 6700  
[www.aventusproperty.com.au](http://www.aventusproperty.com.au)

2 May 2016

ASX Market Announcements  
ASX Limited  
Level 4, Exchange Centre  
20 Bridge Street  
Sydney NSW 2000

Dear Sir / Madam

**Aventus Retail Property Fund (ASX Code: AVN)**

**Notice under section 1012DAA(2)(f) of the *Corporations Act 2001* (Cth)**

Aventus Capital Limited (ACN 606 555 480) as the responsible entity (**Aventus**) of the Aventus Retail Property Fund (ARSN 608 000 764) (**Fund**) has today announced an accelerated pro-rata non-renounceable entitlement offer of units in the Fund (**Securities**).

The Offer comprises the issue of 3 new Securities for every 20 existing Securities held by eligible existing securityholders at 7.00pm on 4 May 2016 (**Offer**).

Aventus advises that:

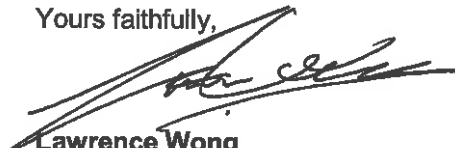
- (a) the new Securities will be offered without a product disclosure statement under Part 7.9 of the Act;
- (b) this notice is being given under section 1012DAA(2)(f) of the Act, as modified by Australian Securities and Investments Commission Corporations (Non-Traditional Rights Issue) Instrument 2016/84;
- (c) as a disclosing entity, Aventus is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, Aventus has complied with:
  - (1) the provisions of Chapter 2M of the Act as they apply to each of the Fund and Aventus respectively; and
  - (2) section 674 of the Act as it applies to each of the Fund and Aventus respectively;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) or 1012DAA(9) of the Act; and
- (f) the potential effect the Offer will have on the control of the Fund, and the consequences of that effect, will depend on a number of factors, including investor demand and existing securityholdings.

As at the date of this notice, entities associated with Brett Blundy hold in aggregate approximately 34% of the Securities currently on issue. Whilst these entities have indicated that they will renounce their entitlements, an entity associated with Brett Blundy has entered into a sub-underwriting commitment equal to the value of the entitlements of all entities associated with Brett Blundy under the Offer (i.e. equal to approximately 34% of the Securities offered under the Offer). If this entity is required to fulfil its sub-underwriting commitment in respect of the institutional component of the Offer, then the

aggregate holdings of the entities associated with Brett Blundy will increase to approximately 35% following the issue of Securities under the institutional component of the Offer. Following the issue of Securities under the retail component of the Offer, the aggregate holdings of the entities associated with Brett Blundy will decrease to approximately 34%.

Given the proposed participation in the Offer by entities associated with Brett Blundy as described above, the structure of the Offer as a pro-rata issue and the current level of holdings of other substantial holders, the Offer is not expected to have any material effect or consequence on the control of the Fund.

Yours faithfully,



Lawrence Wong  
Company Secretary