

**ASX Announcement**  
**6 October 2020**

## **Formal appointment to US\$95M portfolio of student housing**

- **Investment Management Agreement executed - Auctus appointed fund manager**
- **Assets Under Management ("AUM") exceed A\$220M - Fee Earning AUM over A\$150M**
- **The recent performance of the portfolio demonstrates the durability and attractiveness of the US student housing sector**
- **New US\$27M property under contract at top-tier university, Texas Tech**

Auctus Investment Group Limited (ASX: AVC) ('AVC', 'Auctus' or 'the Company') is pleased to advise that a formal Investment Management Agreement (IMA) has been executed and the Company has been appointed fund manager of US\$95M (US\$36.8M equity) of US student housing assets, managed in conjunction with our JV partner, Student Quarters, LLC ("SQ").

### **Portfolio Summary:**

As announced to the ASX on the 16<sup>th</sup> September, the portfolio owns 8 student housing properties across the United States.

Student Quarters Property & Yield Trusts own a purpose-built student housing property in Atlanta, Georgia (Georgia State University).

Student Quarters Property & Yield Trusts 2 own 7 purpose-built student housing properties in Colorado (University of Colorado Springs), Alabama (Auburn University) and Mississippi (Mississippi State and Ole Miss Universities).

In total the portfolio comprises 875 beds and has delivered investors net distributions of >6% per annum since inception (2 and 3 years respectively) along with capital growth. Occupancy for the academic year ahead remains above 90% across the 8 properties demonstrating the durability and attractiveness of the US student housing sector.

### **AUM Update:**

As previously advised, Auctus will earn revenue as part of the joint venture agreement with SQ on the existing portfolio. The appointment grows Auctus' AUM to over A\$220M and Fee Earning AUM to over A\$150M.

### **Joint Venture Update:**

Auctus and SQ believe there is a multi-decade opportunity in the sector as dislocations caused by Covid-19 present an opportunity to buy assets at a discount. The JV has multiple assets under due diligence with one asset under contract at top-tier university Texas Tech, with an acquisition price of US\$27M.

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

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

Campbell McComb  
Managing Director  
[enquiries@auctusinvest.com](mailto:enquiries@auctusinvest.com)