

**21 December 2016**

## **ASX ANNOUNCEMENT**

### **Aventus Retail Property Fund - December 2016 Valuations**

Aventus Retail Property Fund (ASX:AVN) (the Fund) announced today that 15 centres have been valued as at 31 December 2016 resulting in a \$27 million like for like overall uplift in the value of the AVN portfolio.

Six valuations were independent valuations, and nine were internally valued and have been adopted as Directors' valuations. The centres that have been independently valued for the half showed a 5.5% increase since 30 June 2016. The five centres acquired as part of the \$219m portfolio acquisition in May 2016 have not been revalued given their recent acquisition.

The total increase in the value of the AVN portfolio was \$40 million for the half. The overall Fund portfolio value has increased to \$1.3 billion as outlined below:

Investment Property Portfolio Valuation	(A\$m)
<b>June 2016 Portfolio Valuation</b>	<b>1,273.3</b>
Add: Land Acquisition at Tuggerah	3.8
Add: Development and Maintenance Capital Expenditure <sup>1,3</sup>	9.6
Add: Valuation increase 'like for like' <sup>2,3</sup>	26.9
<b>December 2016 Portfolio Valuation</b>	<b>1,313.6</b>
<b>Valuation Weighted Average Capitalisation Rates</b>	
June 2016 % rate	7.53%
December 2016 % rate	7.40%

Notes:

- 1 Includes estimated capital expenditure for the period ending 31 December 2016.
- 2 Excludes rent straight lining adjustments and amortisation of rental guarantees for the period ending 31 December 2016.
- 3 Numbers are subject to change upon finalisation of AVN's financial statements for the period ending 31 December 2016.

The weighted average capitalisation rate for the portfolio has tightened by 13bps to 7.40% at 31 December 2016.

Darren Holland, CEO of Aventus said, "The preliminary valuation increment reflects annual rent increases, market rent increases and the completion of a number of centre enhancement initiatives. The centre improvements undertaken over the last six months include the recent expansion of Peninsula Home to accommodate a new Aldi Supermarket that has boosted and diversified customer traffic to the centre. The latest valuations also reflect reductions in capitalisation rates as a result of strong demand from investors for Large Format Retail Centres."

Mary Weaver  
Company Secretary