

30 May 2017

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

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 1 new Security for every 4.3 existing Securities held by eligible existing AVN securityholders at 7.00pm on 1 June 2017 (**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:
 - (i) the provisions of Chapter 2M of the Act as they apply to each of the Fund and Aventus respectively; and
 - (ii) 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 approximately 29.1% of the Securities currently on issue. Brett Blundy, through an entity he controls, has committed to take up all of the entitlements of the entities associated with Brett Blundy under the institutional tranche of the Offer. Accordingly, following the completion of the allotment of new Securities under the institutional and the early retail tranches of the Offer, the percentage of Securities held by entities associated with Brett Blundy is expected to increase to approximately 30.6% of the Securities that will be on issue at that time. Following the completion of the allotment of new Securities under the retail tranche of the Offer, the percentage of Securities held by entities associated with Brett Blundy is expected to decrease to approximately 29.1% of Securities that will be on issue at that time. Accordingly the Offer is not expected to have any material effect or consequence on the control of the Fund.

Mary Weaver
Company Secretary

Aventus Capital Limited (ACN 606 555 480) as responsible entity for the Aventus Retail Property Fund (ARSN 608 000 764)

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www.ventusproperty.com.au