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6 June 2017

AVENTUS CAPITAL LIMITED AS RESPONSIBLE ENTITY FOR AVENTUS RETAIL PROPERTY FUND COMPLETES DESPATCH OF RETAIL ENTITLEMENT OFFER BOOKLET

Aventus Capital Limited as Responsible Entity for Aventus Retail Property Fund (**Fund**) is pleased to announce that it has today completed the despatch of the retail offer booklet and personalised entitlement and acceptance form to unitholders eligible to participate in the retail component of its accelerated non-renounceable pro rata entitlement offer announced on 30 May 2017 (**Retail Entitlement Offer**).

Further details on the Retail Entitlement Offer are set out in the booklet (**Retail Offer Booklet**). If you have any questions about the Retail Entitlement Offer, please do not hesitate to contact the Fund's Information Line on 1300 405 577 (from within Australia) or + 61 1300 405 577 (from outside Australia) between 8:30am and 5:30pm (Sydney time), Monday to Friday during the Retail Offer Period.

For further information please contact:

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IMPORTANT INFORMATION

Nothing contained in this announcement constitutes investment, legal, tax or other advice. You should seek appropriate professional advice before making any investment decision.

An investment in Units in the Fund is subject to investment and other known and unknown risks, some of which are beyond the control of the Responsible Entity, including possible loss of income and capital invested. Persons should have regard to the key risks outlined in Appendix C of the investor presentation released to the ASX on 30 May 2017. The Responsible Entity does not guarantee any particular rate of return or the performance of the Fund nor does it guarantee the repayment of capital from the Fund or any particular tax treatment.

This announcement may not be released or distributed in the United States. This announcement does not constitute an offer to sell, or a solicitation of an offer to buy, any securities in the United States. Neither the Units nor entitlements have been, or will be, registered under the U.S. Securities Act of 1933, as amended (U.S. Securities Act) or the securities laws of any state or other jurisdiction of the United States. Accordingly, neither the Units nor the entitlements may be offered or sold, directly or indirectly, in the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable securities laws of any state or other jurisdiction of the United States.