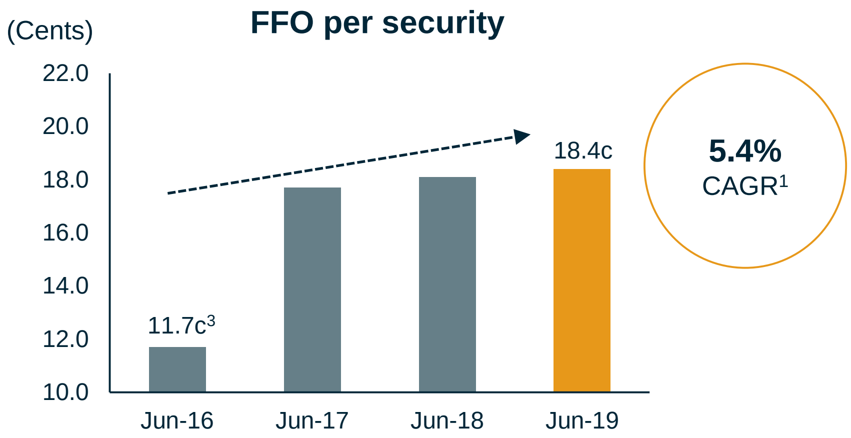
FY19 FULL YEAR RESULTS

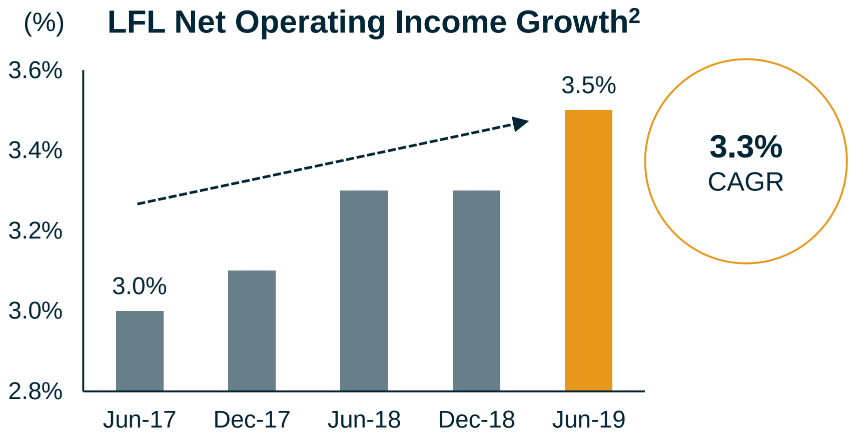
21 August 2019

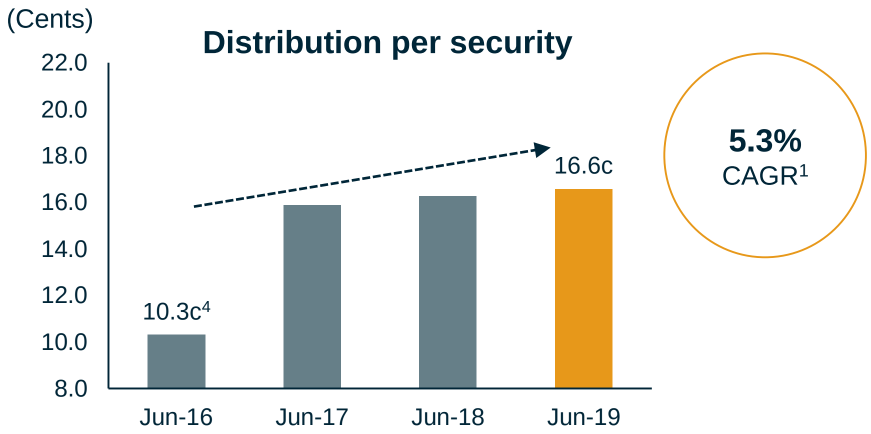
MCGRATHS HILL, SYDNEY

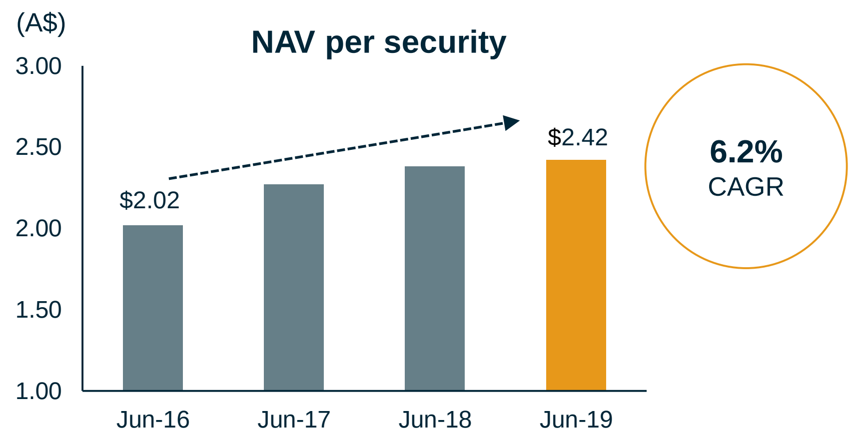
CONTENTS

STRONG GROWTH SINCE LISTING









1. Computed based on annualised figure for Jun 2016 period due to listing on 20 Oct 2015
2. LFL Net Operating Income growth are annual rates recorded on rolling semi-annual time periods
3. Reflects actual FFO per security achieved in a partial year due to listing on 20 Oct 2015
4. Reflects actual distribution per security achieved in a partial year due to listing on 20 Oct 2015

DELIVERING ON STRATEGY SINCE IPO

Aventus Group[1] continues to implement its four key growth initiatives to drive sustainable earnings growth and long-term value creation

Driving Asset Performance[2]	Consolidation Opportunities[2]	Development Pipeline[2]	Capital Management[2]
✓ Accelerated like-for-like NOI growth to 3.5% in FY19 ✓ Achieved 98%+ average occupancy ✓ Boosted everyday needs category to 38% of portfolio by gross income	✓ Greatest large format retail market share of 22% in dominant centres[3] ✓ $720m of capital transactions since IPO including 8 acquisitions and 2 divestments ✓ 43% of Sydney catchment coverage area[4]	✓ 16,900 sqm of GLA created ✓ $85m+ invested across more than 17 development projects ✓ NSW government planning reforms enhance flexibility of use	✓ 100% cash covered distributions ✓ Diversified and lengthened debt facilities to 4.1 years ✓ Low cost of debt of 3.5% whilst mitigating interest rate volatility

1. "Aventus Group" will be referred to as "Aventus" throughout the presentation
2. All figures reported since IPO in Oct 2015
3. For LFR centres larger than 25,000 sqm. Deep End Services as at 1 August 2019; by GLA. Excluding the former Masters Home Improvement tenancies
4. Source: Deep End, as at 2017

CREATING DOMINANT CENTRES

Significant Asset Value

Average centre value

$99m

↑ 53% from $65m[1]

Development Opportunity

Average land size

60,000 sqm

↑ 9% from 55,000 sqm[2]

Critical Mass

Average centre GLA

26,750 sqm

↑ 13% from 23,632 sqm[2]

Comparison Shopping

Average tenants per centre

30

↑ 24% from 24 per centre[2]

1. Since IPO in Oct 2015
2. Since June 2016

PERFORMANCE DELIVERS ENHANCED RETURNS[1]

Highlights	**18.4 cents** FFO per security[2] ↑ 1.7% from 18.1 cents[3]	**16.6 cents** Distribution per security ↑ 1.8% from 16.3 cents[3]	**$85m**[5] Valuation Uplift Driven by Income Growth
Financial Management	**$96m FFO** ↑ 8.2% from $89m[3]	**3.5%** Weighted Average Cost of Debt	**4.1 years** Weighted Average Debt Expiry ↑ 0.8 years since Jun 2018[4]
Portfolio Performance	**3.5%** Like-for-like NOI growth ↑ 6.1% from 3.3%[3]	**98.4%** Consistently High Occupancy	**$2.42** NAV per security ↑ 1.7% from $2.38[4]

1. All metrics as at 30 Jun 2019
2. Based on a weighted average number of securities of 523m over the twelve months ended 30 Jun 2019
3. For the twelve months ended 30 Jun 2018
4. As of 30 Jun 2018
5. Movement excludes capitalised expenditure and non-cash accounting adjustments over the 12 months to 30 Jun 2019

PORTFOLIO HIGHLIGHTS

EPPING, MELBOURNE

DRIVING SOLID ASSET PERFORMANCE[1]

141 leasing deals across
108,000 sqm of GLA[6]
With positive leasing spreads and low incentives

Assets under management
$2.1bn
↑ From $2.0bn[4]

Average Portfolio Capitalisation Rate
6.7%
Unchanged

Total land area
1,200,000 sqm
Site cover ratio of only 45%

Increased average centre value to
$99m
↑ 53% since listing in Oct 2015

National retailers
87%[5]

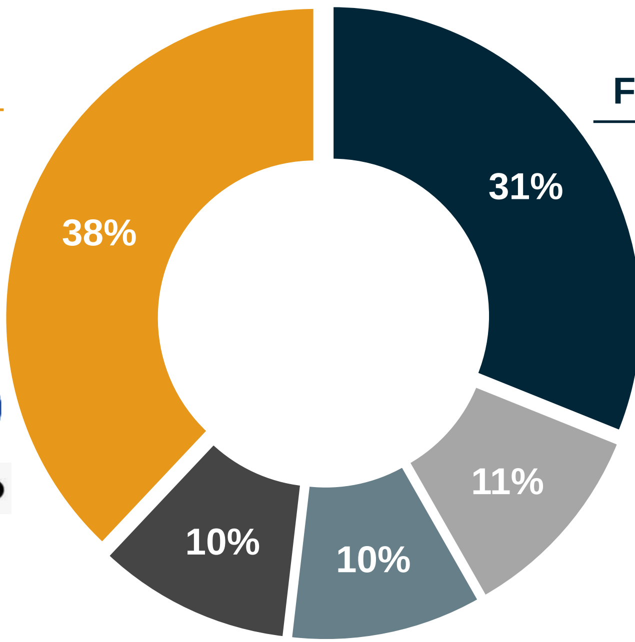
Everyday-Needs tenants[2,3]
38%
More than 50% of new leases were in this category

1. All metrics as at 30 Jun 2019
2. Everyday-Needs tenants includes food & beverage, supermarkets, liquor & convenience, services, health & wellbeing, automotive, office supplies, discount variety, pets
3. By gross income
4. As at 30 Jun 2018, includes third party management of the centre known as Kotara Home (North)
5. By GLA
6. For the 12 months to 30 Jun 2019

GROWING EXPOSURE TO EVERYDAY-NEEDS CATEGORY[1]

- 283 Everyday-Needs tenants make up the largest category in the portfolio (38% by gross income)
- More than 50% of new leases in FY19 were from the Everyday-Needs category
- 33 new tenants were introduced to the portfolio over FY19

Everyday-Needs (38%)[2]



Furniture and Bedding (31%)

Electrical (11%)

Homewares (10%)

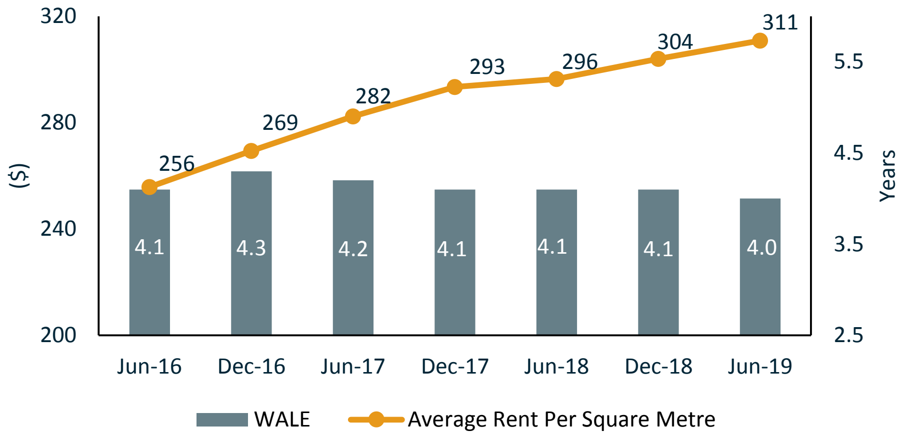
Hardware and Coverings (10%)[3]

1. Percentages based on gross income
2. Everyday-Needs tenants include food & beverage, supermarkets, liquor & convenience, services, health & wellbeing, automotive, office supplies, discount variety, pets
3. Includes garden

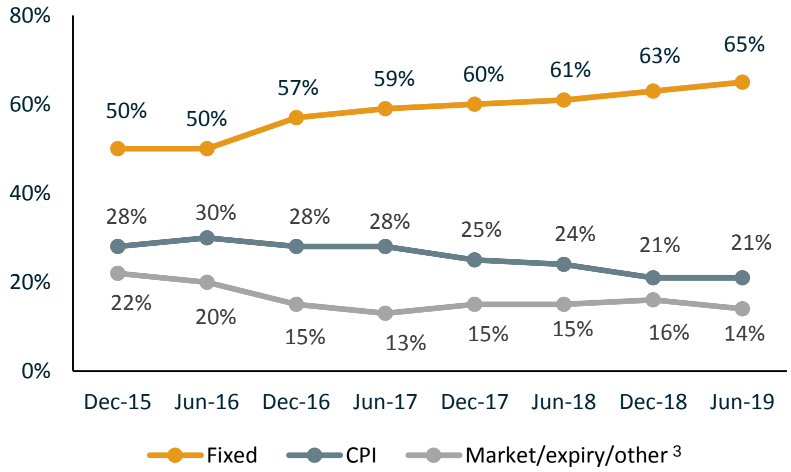
PROACTIVE LEASING DRIVES STRONG INCOME GROWTH

- Achieved 3.5% like-for-like Net Operating Income (NOI) growth for FY19 (compared to 3.3% in FY18)
- 86% of leases have annual fixed (predominantly 3-5% p.a.) or CPI rent increases[1] with highest proportion of annual fixed increases (65%) achieved since IPO
- Stable and staggered Weighted Average Lease Expiry (WALE) of 4.0 years[1]
- The recent Supreme Court judgement on the former Masters tenancy at Cranbourne does not affect the income guarantee by Woolworths Limited

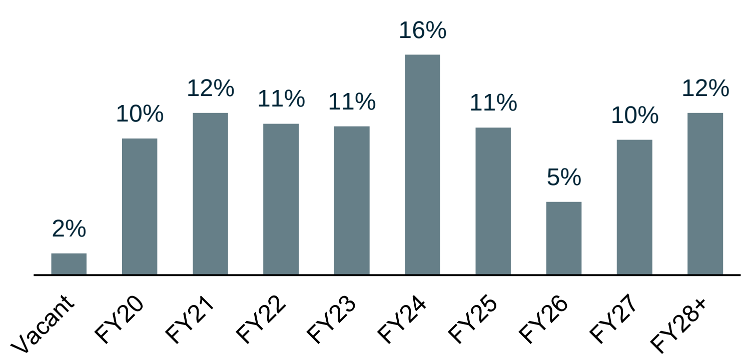
Average Rent Per Square Metre vs. WALE



Annual Rent Increases[1]



Staggered Lease Expiry Profile[2]

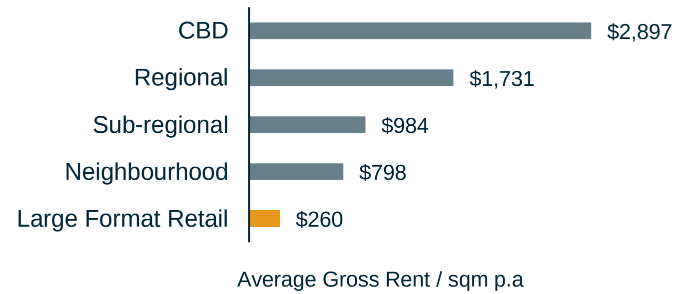


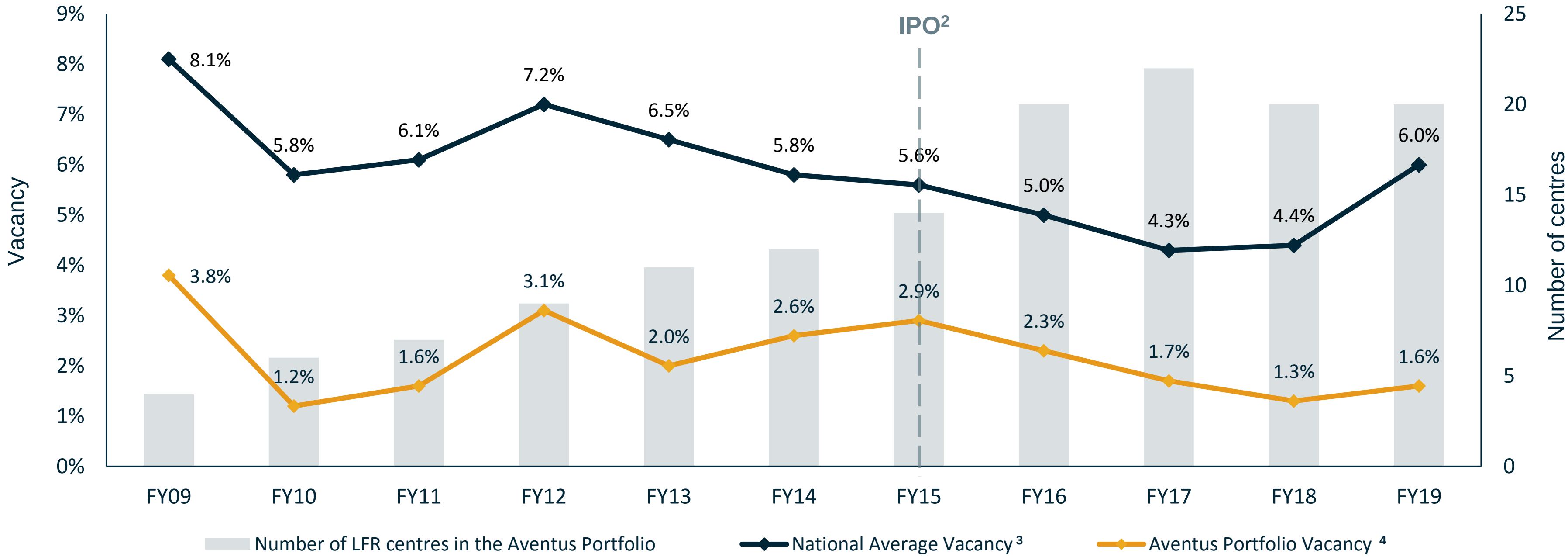
1. As at 30 Jun 2019. By gross rent
2. As at 30 Jun 2019. Holdover tenancies as at 30 Jun 2019 treated as FY20 expiries and by GLA
3. Includes market reviews, options, expiries, holdovers and vacancies

DOMINANT CENTRES UNDERPIN CONSISTENTLY HIGH OCCUPANCY

- Established track record of outperforming market occupancy
- High occupancy of 98.4% achieved, including centres under development and a minimal holdover rate of 1%[1]
- Positive leasing spreads and low incentives achieved
- Large format retail rent levels are substantially more affordable compared to other retail subsectors

Rent Benchmarks Between Retail Subsectors[5]



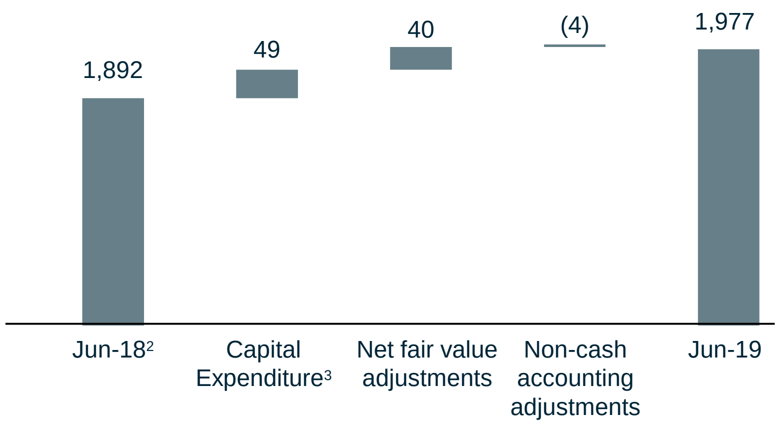


1. Excluding centres under development, calculation based on both income and GLA
2. IPO at Oct 2015 based on Jun 2015 metrics
3. Source: Deep End Services (multi-tenanted centres larger than 10,000 sqm. Excluding the former Masters Home Improvement tenancies); by GLA
4. Historical metrics exclude centres prior to acquisition by Aventus
5. Source: JLL Research. Reflects specialty rents for all sub-sectors except Large Format Retail. Rents as at 2Q19

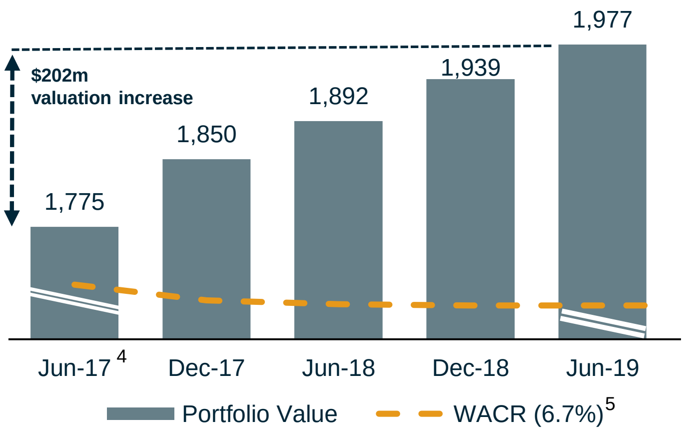
INCOME GROWTH DRIVES VALUATION INCREASES

$85m[1]	6.7%	$202m
Valuation uplift in the past 12 months	Weighted average cap rate as at 30 Jun 2019	Valuation uplift over the past 24 months with stable cap rates driven by income growth and development

Capital Growth ($m)



Portfolio Valuation ($m)



1. Movement excludes capitalised expenditure and non-cash accounting adjustments over the 12 months to 30 Jun 2019
2. Portfolio valuation includes rental guarantees
3. Capitalised expenditure represents development and maintenance capex, capitalised leasing costs and capitalised interest on developments
4. Includes acquisitions of Castle Hill and Marsden Park which settled on 3 Jul 2017 and excludes divestments of Shepparton and Tweed centres which sold in Dec 2017 and Feb 2018 respectively for comparison purposes
5. As of 30 Jun 2019

DRIVING INCREMENTAL INCOME GROWTH

SOLAR	STORAGE	DIGITAL
• 1,900 solar panels installed generating approximately 33% of energy consumption at Midland, Perth • 23% targeted return	• 25% of incremental income in FY19 • Demand for storage as more retailers adopt "click and collect" solution to meet customer demands	• 132 digital marketing screens installed in highest traffic and dwell locations across 19 centres • Over 60,000 engaged viewers in an average week[1]

1. Source: Val Morgan Outdoor

ENHANCED RETURNS THROUGH DEVELOPMENT

DELIVERED SINCE IPO

16,900+ sqm
OF GLA ADDED

$85m+
DEVELOPMENT SPEND

9%[1]
AVERAGE CASH YIELD

6 PROJECTS COMPLETED IN FY19

$30m
DEVELOPMENT SPEND FY19

Bankstown, Sydney


Castle Hill, Sydney


Sunshine Coast, Queensland

Cranbourne, Melbourne

Cranbourne, Melbourne

Macgregor, Brisbane[2]

1. Based on income producing projects since October 2015
2. Current development at Macgregor is expected to complete in 1Q FY20

ENHANCED RETURNS THROUGH DEVELOPMENT

FY20
FORECAST PIPELINE

$40m+

CARINGBAH
MAJOR PROJECT

$30m+
Total Project Spend

10%+
Forecasted project IRR

Forecast LFR spend by 2026
$1.6b[2]

LFR Goods spending
6.5%[2] Above Sydney average

44,000[1]
Cars passing per day

318,146[2]
Trade area population

Artist Impression


Artist Impression

1. Average Annual Daily Traffic Report, Colston Budd Rodgers and Kafes, 2018
2. Caringbah Large Format Retail Market Review, Deep End Services, 2018

FINANCIAL RESULTS

CARINGBAH, SYDNEY

KEY FINANCIAL METRICS[1]

Financial Performance	**$96m FFO**[2] ↑ 8.2% from $89m[3]	**18.4 cents**[2] FFO Per Security[4] ↑ 1.7% from 18.1 cents[3]	**$110m** Statutory Profit for FY19
Capital Structure	**16.6 cents**[2] Distribution Per Security ↑ 1.8% from 16.3 cents [3]	**38.7%** Gearing	Distributions **100%** Cash Covered
Debt Management	**4.1 years** Weighted Average Debt Expiry ↑ 0.8 years from Jun 2018	**3.5%** Weighted Average Cost of Debt [5]	**67%** Interest Rate Hedging

1. All metrics as at 30 Jun 2019
2. For the 12 months ended 30 Jun 2019
3. For the 12 months ended 30 Jun 2018
4. Based on a weighted average number of securities of 523m over the twelve months ended 30 Jun 2019
5. Weighted average cost of debt is calculated based on historical finance costs, excluding amortisation of debt establishment costs and net fair value gains/losses on interest rate swaps, for the 12 months ended 30 Jun 2019

INCOME STATEMENT

	FY19 $M	FY18 $M
Net operating income	A 131	123
Net movement in fair value of investment properties	40	78
Other revenue	1	1
Finance costs	B (43)	(25)
Management fees	C (3)	(10)
Performance fees	-	(3)
Transaction costs	D (5)	(27)
Other expenses	E (11)	(2)
Profit for the year	**110**	**136**

Comments

A $8m increase in net operating income is primarily due to a $9m decrease in property management fees resulting from internalisation. FY19 net operating income also included $1.6m in legal costs relating to Cranbourne Masters

B FY19 finance costs includes $14m in mark-to-market losses on interest rate swaps (FY18: $1m loss)

C Represents pre-internalisation management fees for the period of 1 July 2018 to 30 September 2018

D FY19 transaction costs relate to the internalisation transaction. FY18 transaction costs relate primarily to the acquisition of Castle Hill and Marsden Park

E $9m increase in other expenses is mainly due to corporate costs relating to Aventus Holdings Limited incurred post internalisation, in place of management fees paid to an external manager

FUNDS FROM OPERATIONS (FFO)

	FY19 $M	FY18 $M
Net profit	110	136
Straight-lining of rental income	1	(3)
Amortisation of rental guarantees	2	3
Amortisation of debt establishment costs	3	1
Net movement in fair value of investment properties	(40)	(78)
Net movement in fair value of derivative financial instruments	14	1
Transaction costs	5	27
Performance fees	-	3
Funds from operations (FFO)	**96**	**89**
Operating capex	(6)	(6)
Leasing costs	(3)	(3)
Adjusted FFO (AFFO)	**87**	**80**
FFO per security (cents)[1]	**18.4**	**18.1**
Distribution per security (cents)[1]	**16.6**	**16.3**
Payout ratio (% of FFO)	**90%**	**90%**

1. Based on a weighted average number of securities for FY19 of 523m (FY18: 492m)

BALANCE SHEET

		Jun 19 $M	Jun 18 $M	MOVEMENT $M
Assets				
Cash and cash equivalents		8	4	4
Investment properties[1]	A	1,977	1,892	85
Intangible assets	B	144	-	144
Other assets		4	5	(1)
Liabilities				
Borrowings	C	(771)	(674)	(97)
Distribution payable		(23)	(20)	(3)
Other liabilities		(41)	(31)	(10)
Net assets		**1,300**	**1,175**	**125**
Securities on issue (million)		**537**	**494**	**43**
NTA per security ($)		**$2.15**	**$2.38**	**($0.23)**
NAV per security ($)		**$2.42**	**$2.38**	**$0.04**

Comments

A Movement in investment properties during FY19 includes $40m in net fair value gains and $49m of capital expenditure

B Intangible assets represent goodwill and management rights recognised on the acquisition of the Aventus Property Group as part of the internalisation transaction

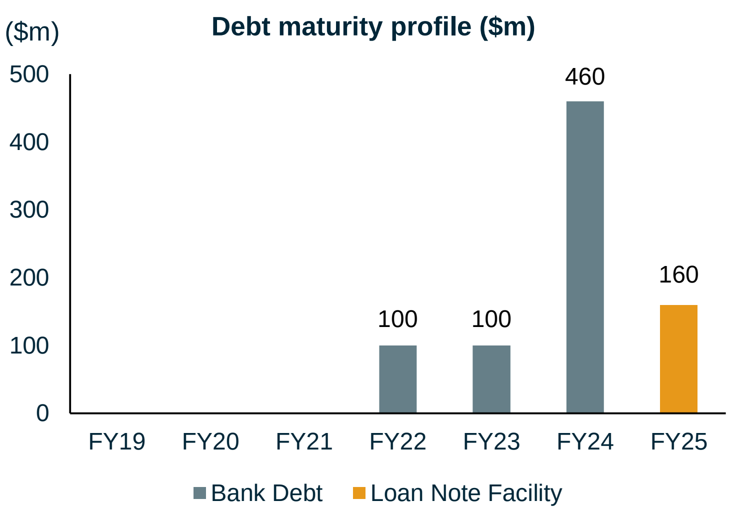
C $63m of the total increase in borrowings for FY19 relates to funding of the internalisation transaction

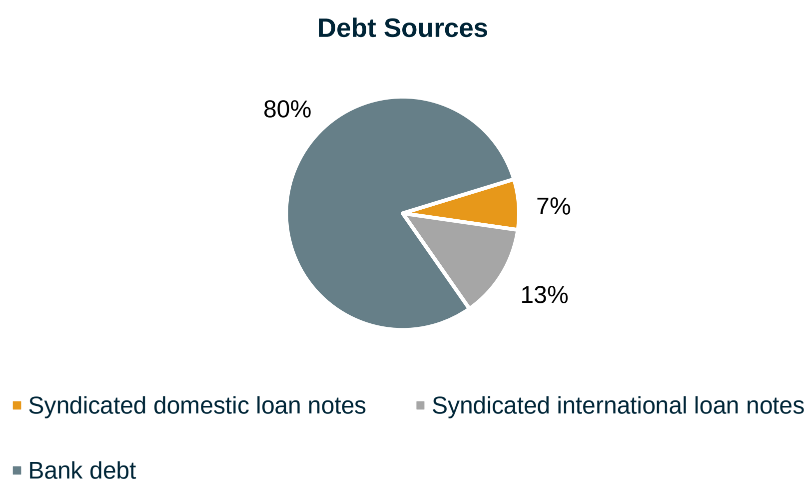
1. Investment properties as at 30 Jun 2019 include $4m of rental guarantees (30 Jun 2018: $5m)

CAPITAL MANAGEMENT

- No debt expiring before May 2022 following extension of $200m of debt in March 2019
- Gearing within target range of 30% to 40% and LVR within covenant of 55%
- Strong serviceability with an ICR of 4.7x and a covenant of 2.0x
- Increased hedging by $100m due to extended debt tenure
- Q2 2019 distribution reinvestment plan (DRP) of $22.5m was announced on 2 July 2019; resulting in pro forma gearing of 37.6%

KEY METRICS	Jun 19	Jun 18
Drawn debt ($m)	$775m	$678m
Facility limit ($m)	$820m	$800m
Cash and undrawn debt capacity ($m)	$53m	$126m
Gearing[1] (%)	38.7%	35.6%
Loan to value ratio[2] (LVR) (%)	40.4%	36.0%
Interest coverage ratio[3] (ICR) (x)	4.7x	4.7x
Weighted average cost of debt[4] (%)	3.5%	3.3%
Weighted average debt maturity (years)	4.1	3.3
Proportion of drawn debt hedged (%)	67%	62%
Weighted average hedge expiry (years)	2.5	2.5





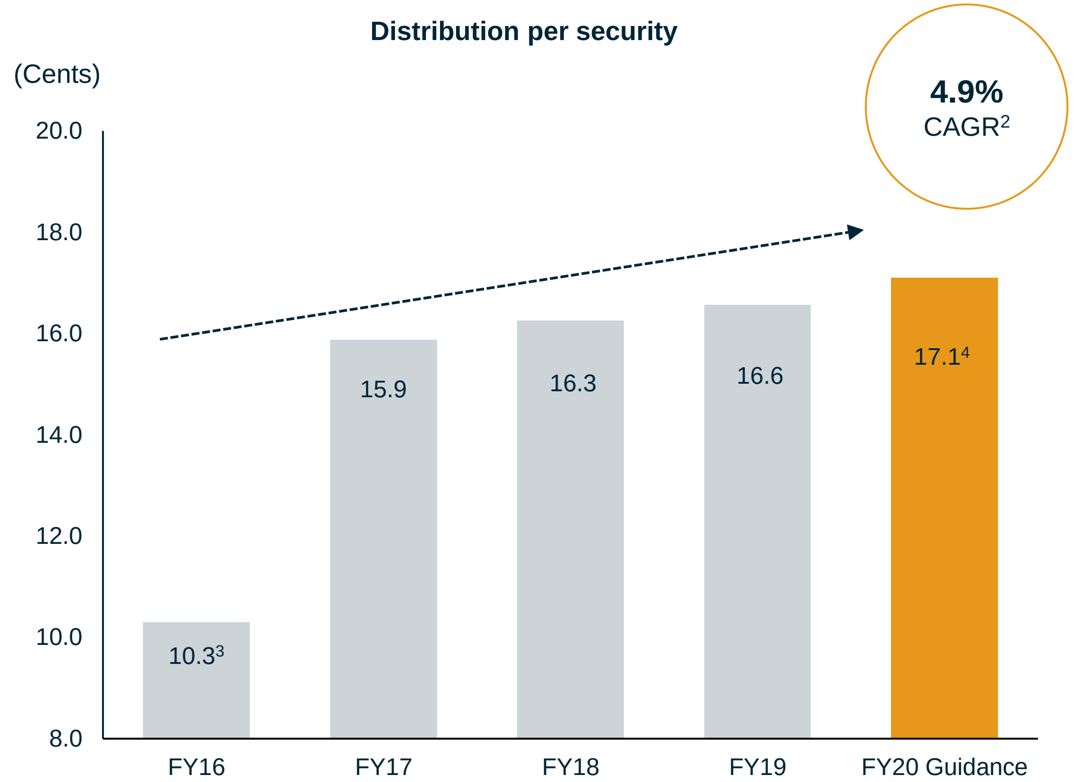
1. The gearing ratio is calculated as total debt less cash and cash equivalents divided by total assets less cash and cash equivalents and intangible assets
2. The LVR ratio is calculated as total debt divided by the total fair value of investment properties. Fair value is calculated by reference to the most recent independent valuation for each property
3. ICR is calculated for the 12 months ended 30 Jun 19 and 30 Jun 18 respectively
4. Weighted average cost of debt is calculated based on historical finance costs excluding debt establishment costs and net fair value gains / losses on interest rate swaps

OUTLOOK AND GUIDANCE[1]

FY20 guidance[1]

3 - 4%

FFO per security growth
(19.0 – 19.2 cps)



1. Based on current operating environment and excludes abnormal items
2. Computed based on annualised figure for FY16 period due to listing on 20 Oct 2015
3. Reflects actual distribution per security achieved in a partial year due to listing on 20 Oct 2015
4. Computed based on FFO per security of 19.1 cents (mid-point of FY20 FFO per security guidance) and 90% distribution payout ratio. Based on current operating environment and excludes abnormal items

APPENDICES

TUGGERAH, NSW

PORTFOLIO METRICS[3]

CENTRES	STATE	VALUATION DATE	CARRYING VALUE ($M)	CAP RATE	OCCUPANCY[1]	WALE (YEARS)[2]	NO. OF TENANCIES	GLA ('000 SQM)	SITE AREA ('000 SQM)	NATIONAL RETAILERS[1]	ZONING	DEV. POTENTIAL[4]
Bankstown	NSW	Jun-19	64	6.75%	100%	4.4	23	17	40	92%	LFR	×
Belrose	NSW	Jun-19	183	6.25%	96%	3.8	47	37	44	91%	LFR/Retail	✓
Caringbah[5]	NSW	Jun-19	97	7.50%	100%	0.8	26	19	23	87%	LFR	✓
Castle Hill	NSW	Jun-19	359	5.50%	97%	3.2	77	52	60	81%	LFR/Retail	✓
Highlands	NSW	Jun-19	34	7.50%	100%	2.9	14	11	32	86%	LFR/Retail	✓
Kotara South	NSW	Jun-19	124	6.50%	99%	4.7	25	29	53	97%	LFR/Retail	✓
Marsden Park	NSW	Jun-19	101	6.00%	100%	5.1	32	20	40	84%	LFR	×
McGraths Hill	NSW	Jun-19	43	7.00%	100%	3.8	9	16	38	98%	LFR	×
Tuggerah	NSW	Jun-19	92	7.00%	97%	5.5	36	39	127	82%	LFR/Outlet	✓
Warners Bay	NSW	Jun-19	39	7.50%	100%	6.3	12	12	35	98%	LFR	×
TOTAL NSW			**1,135**	**6.32%**	**98%**	**3.8**	**301**	**253**	**493**	**88%**		
Ballarat	VIC	Jun-19	43	7.50%	100%	4.1	15	20	52	93%	LFR	✓
Cranbourne	VIC	Jun-19	143	7.25%	100%	6.0	36	56	194	92%	LFR/Retail	✓
Epping	VIC	Jun-19	45	7.50%	100%	3.2	30	22	60	64%	Mixed Use	✓
Peninsula	VIC	Jun-19	89	7.25%	100%	3.4	31	33	85	89%	LFR/Retail	✓
TOTAL VIC			**319**	**7.32%**	**100%**	**4.6**	**112**	**132**	**390**	**87%**		
Jindalee	QLD	Jun-19	136	7.00%	97%	3.4	52	27	72	69%	Mixed Use	✓
Logan	QLD	Jun-19	95	7.00%	97%	4.3	30	27	27	86%	LFR	✓
Macgregor[5]	QLD	Jun-19	25	7.00%	82%	7.4	8	12	29	58%	LFR	×
Sunshine Coast	QLD	Jun-19	100	7.00%	100%	4.7	35	27	69	92%	LFR/Retail	✓
TOTAL QLD			**356**	**7.00%**	**96%**	**4.3**	**125**	**93**	**197**	**79%**		
Mile End	SA	Jun-19	104	7.25%	100%	3.6	34	34	71	90%	LFR	✓
TOTAL SA			**104**	**7.25%**	**100%**	**3.6**	**34**	**34**	**71**	**90%**		
Midland	WA	Jun-19	63	7.25%	100%	3.8	18	23	43	98%	LFR	×
TOTAL WA			**63**	**7.25%**	**100%**	**3.8**	**18**	**23**	**43**	**98%**		
TOTAL			**1,977**	**6.68%**	**98%**	**4.0**	**590**	**535**	**1,194**	**87%**		

1. By GLA as at 30 Jun 2019
2. By gross income as at 30 Jun 2019
3. Metrics as at 30 Jun 2019
4. Further development of certain centres may be subject to contractual and regulatory approvals including planning approvals from relevant local government authorities
5. Centres under development

DIVERSIFIED PORTFOLIO WITH EAST COAST/METRO FOCUS[1]

74%

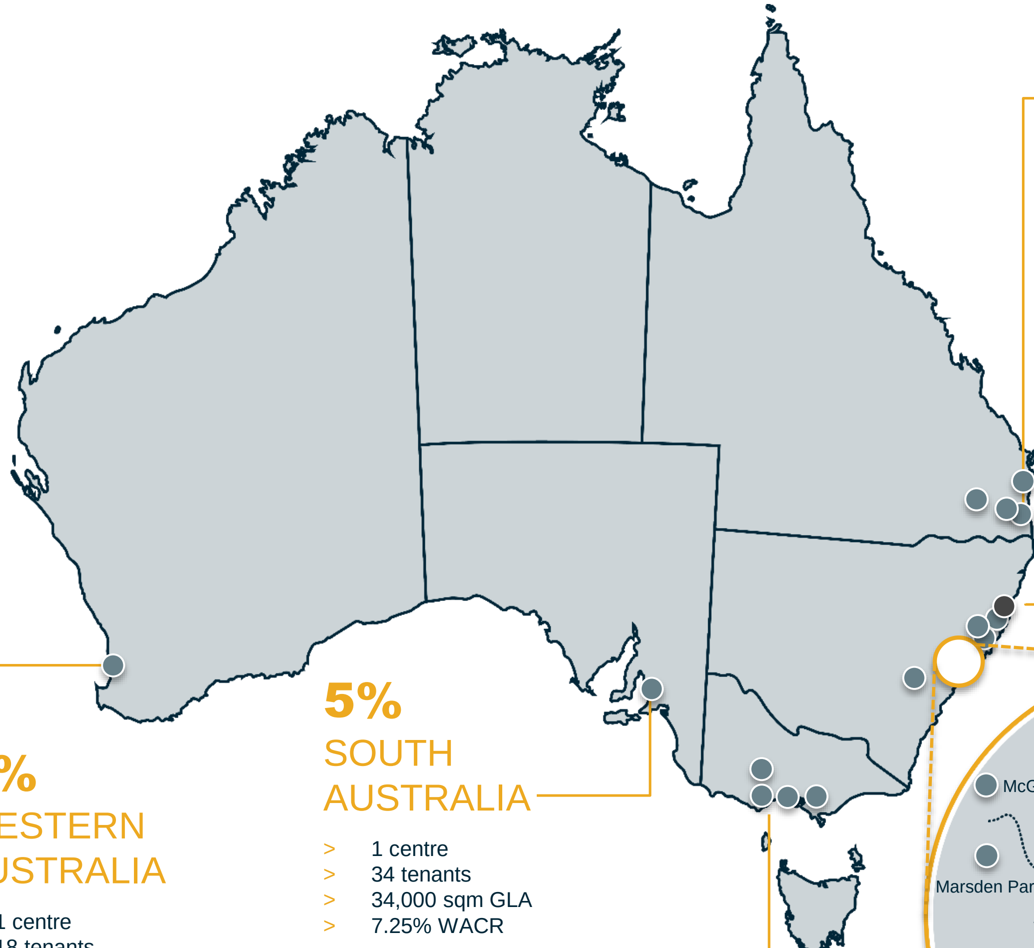
Metro by value[2]

$2.1b

Assets under management[3]

43%

Catchment coverage of Sydney[4]



18%

QUEENSLAND

> 4 centres
> 125 tenants
> 93,000 sqm GLA
> 7.00% WACR

58%

NEW SOUTH WALES

> 10 centres
> 301 tenants
> 253,000 sqm GLA
> 6.32% WACR

3%

WESTERN AUSTRALIA

> 1 centre
> 18 tenants
> 23,000 sqm GLA
> 7.25% WACR

5%

SOUTH AUSTRALIA

> 1 centre
> 34 tenants
> 34,000 sqm GLA
> 7.25% WACR

16%

VICTORIA

> 4 centres
> 112 tenants
> 132,000 sqm GLA
> 7.32% WACR

Aventus centres

Externally managed

1. All metrics exclude externally owned centres unless otherwise stated. Percentages by value
2. Carrying value derived from independent and internal valuations
3. Includes externally owned centres that are managed by Aventus
4. Source: Deep End, as at 2017

DIVERSITY OF INCOME[1]

RANK	BRANDS	NUMBER OF TENANCIES	% OF INCOME[2]	PARENT COMPANY
1	Bunnings	4	4%	Wesfarmers Limited
2	The Good Guys	10	4%	JB Hi-Fi Limited
3	Freedom	7	4%	Greenlit Brands Pty Limited
4	Harvey Norman	5	3%	Harvey Norman Holdings Limited
5	JB Hi Fi	9	3%	JB Hi-Fi Limited

RANK	BRANDS	NUMBER OF TENANCIES	% OF INCOME[2]	PARENT COMPANY
6	Beacon Lighting	14	2%	Beacon Lighting Group Limited
7	Nick Scali	5	2%	Nick Scali Limited
8	Barbeques Galore	9	2%	Quadrant Private Equity
9	Forty Winks	9	2%	Forty Winks
10	Snooze	9	2%	Greenlit Brands Pty Limited

TOP 10 TENANTS

81 tenancies[3]

28% of total income[3]

1. All metrics as at 30 Jun 2019
2. By gross income as at 30 Jun 2019 excluding rental guarantees
3. Measured based on top 10 tenants across the Aventus LFR portfolio

LARGE FORMAT RETAIL IS A SIGNIFICANT PART OF THE AUSTRALIAN RETAIL LANDSCAPE

Annual sales by LFR tenants account for more than

$81 bn[1]

25%

of all retail sales in Australia[1]

35%

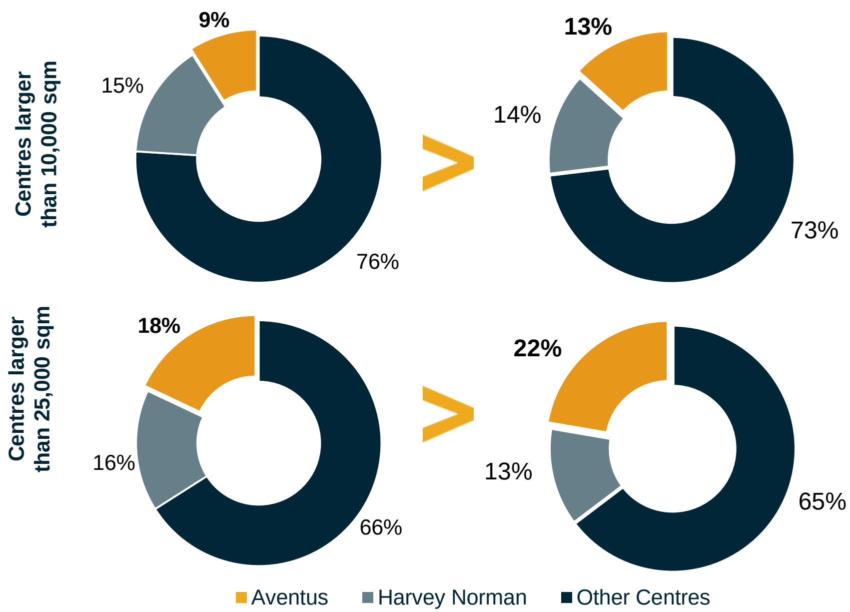
of all retail floor space[1] across approximately 192 LFR centres[2]

1. Large Format Retail Association (LFRA) as at 30 Jun 2018
2. Deep End Services, Savills. Multi-tenanted centres larger than 10,000 sqm. Excluding the former Masters Home Improvement tenancies

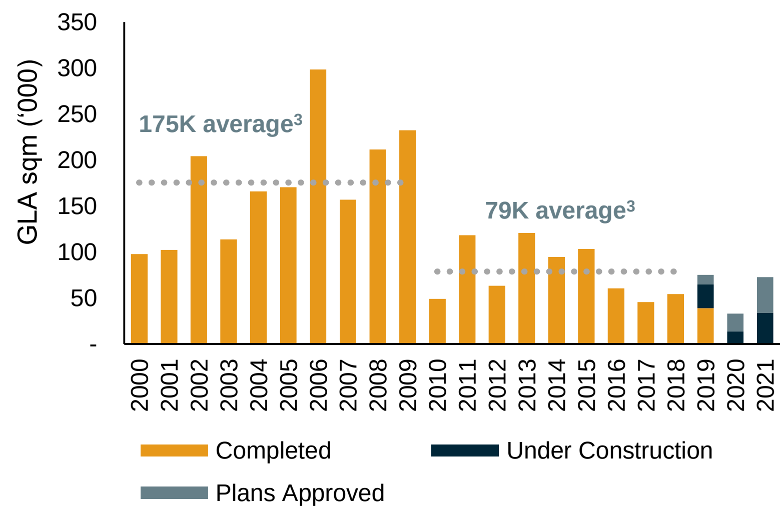
AVENTUS' GROWTH IN MARKET SHARE

- Aventus has a market leading share of LFR centres larger than 25,000 sqm of GLA and has increased market share from 18% to 22%[1] in 4 years
- Average centre value is now $99m, up 53% since listing in Oct 2015. Average GLA per centre is 26,750 sqm, offering a variety of tenancy mix of approximately 30 tenants per centre on average
- Most centres outside of Aventus are held in smaller portfolios or single-centre ownership, with limited institutional ownership, providing an opportunity for Aventus to continue to grow through consolidation in the medium to long term
- Limited supply of new LFR centres in the last 8 years with continued low supply forecasted

Australian LFR centre ownership[1]



Low supply of LFR centres[2]



1. Deep End Services; by GLA. Excluding the former Masters Home Improvement tenancies
2. JLL Research, 2Q 2019
3. By GLA

FUTURE POTENTIAL UPSIDE[1]

Unlock Land Bank

- 1,200,000 sqm land
- 45% site coverage ratio
- 81% of portfolio with development opportunity[2]

Additional Income Opportunities

- 11km of street frontage
- Circa 500,000 sqm roof area
- 41,000,000 visitors p.a.

Intensify Land Use

- 535,000 sqm GLA tenancies
- More than 13,000 car spaces
- 39% of portfolio with zoning for other uses[3]

1. All metrics as at 30 Jun 2019
2. By site area
3. By GLA attributable to zoning alternative to Large Format Retail

SUSTAINABILITY

AVENTUS IS COMMITTED TO ENHANCING OUR SUSTAINABILITY INITIATIVES

In FY19, we measured our energy, waste and water footprint for the first time. This enables us to monitor our environmental performance from FY20

Our Sustainability Report will be released on our website in September 2019 and will include:

- ✓ Our Approach to Stakeholder Engagement
- ✓ Our Material Topics
- ✓ Our strengthened approach to the governance of sustainability
- ✓ Team Engagement Initiatives with a high performance culture
- ✓ Commitment to disclose targets in relation to each of Aventus Group's material topics

PORTFOLIO IMAGES

New South Wales


BANKSTOWN


BELROSE


CARINGBAH

CASTLE HILL


HIGHLANDS


KOTARA


MARSDEN PARK


MCGRATHS HILL


TUGGERAH


WARNERS BAY

> $1.1bn across 10 centres in NSW

> High profile main road locations

PORTFOLIO IMAGES

Victoria

BALLARAT

CRANBOURNE

EPPING

PENINSULA

Queensland

JINDALEE

LOGAN

MACGREGOR

SUNSHINE COAST

South Australia

MILE END

Western Australia

MIDLAND

> 1,200,000 sqm total land area across the portfolio

> 74% metro locations by value

DISCLAIMER AND CONTACT INFORMATION

For further information contact

DARREN HOLLAND
Chief Executive Officer
Email: darren@aventusgroup.com.au
Phone: (02) 9285 6700

LAWRENCE WONG
Chief Financial Officer
Email: lawrence@aventusgroup.com.au
Phone: (02) 9285 6700

This presentation has been prepared on behalf of the Aventus Group (comprising Aventus Holdings Limited ACN 627 640 180 (AHL) and Aventus Capital Limited ABN 34 606 555 480 AFSL 478061 (ACL) as responsible entity of the Aventus Retail Property Fund ARSN 608 000 764) (together, the AVN Group, Group or AVN). The information contained in this document is current only as at 30 June 2019 or as otherwise stated herein. This document is for information purposes only and only intended for the audience to whom it is presented. This document contains selected information and should be read in conjunction with the financial statements for the period and other ASX announcements released from time to time. This document may not be reproduced or distributed without AVN's prior written consent. The information contained in this document is not investment or financial product advice and is not intended to be used as the basis for making an investment decision. AVN has not considered the investment objectives, financial circumstances or particular needs of any particular recipient. You should consider your own financial situation, objectives and needs, conduct an independent investigation of, and if necessary obtain professional advice in relation to, this document.

Except as required by law, no representation or warranty, express or implied, is made as to the fairness, accuracy, completeness or correctness of the information, opinions and conclusions, or as to the reasonableness of any assumption, contained in this document. By receiving this document and to the extent permitted by law, you release AVN, AHL, ACL and its directors, officers, employees, agents, advisers and associates from any liability (including, without limitation, in respect of direct, indirect or consequential loss or damage or any loss or damage arising from negligence) arising as a result of the reliance by you or any other person on anything contained in or omitted from this document.

This document contains certain forward-looking statements along with certain forecast financial information. The words "anticipate", "believe", "expect", "project", "forecast", "guidance", "estimate", "outlook", "upside", "likely", "intend", "should", "could", "may", "target", "plan", and other similar expressions are intended to identify forward-looking statements. The forward-looking statements are made only as at the date of this document and involve known and unknown risks, uncertainties, assumptions and other important factors, many of which are beyond the control of AVN. Such statements reflect the current expectations of AVN concerning future results and events, and are not guarantees of future performance. Actual results or outcomes for AVN may differ materially from the anticipated results, performance or achievements expressed, projected or implied by these forward-looking statements or forecasts. Other than as required by law, although they believe that there is a reasonable basis for the forward-looking statements, neither AVN nor any other person gives any representation, assurance or guarantee (express or implied) that the occurrence of these events, or the results, performance or achievements expressed in or implied by any forward-looking statements contained herein will actually occur and you are cautioned not to place undue reliance on such forward-looking statements. Risk factors (which could be unknown or unpredictable or result from a variation in the assumptions underlying the forecasts) could cause actual results to differ materially from those expressed, implied or projected in any forward-looking statements or forecast. Past performance is not an indicator or guarantee of future performance or results.

aventusgroup.com.au