

ASX RELEASE

24 November 2021

REBOUNding TRAFFIC SINCE EASING RESTRICTIONS AND STRONG CASH COLLECTION

Aventus Group (ASX: AVN) today advises 100% of tenants within the portfolio are now open and trading with Aventus centres experiencing a strong rebound in traffic across the portfolio since the easing of restrictions with an additional 400,000+ customers visits compared to the prior month. Traffic¹ in the portfolio is 110% on a normalised 2019, and 103% on the prior period.

High Occupancy and Leasing

Demand for the portfolio remains robust with occupancy remaining high at 98.7%². 24 leasing deals² have been completed across approximately 16,000sqm of GLA with leasing spreads positive well above both CPI and FY21 levels, and low incentives under 5%.

Strong Cash Collection

Cash collection³ across the portfolio continues to improve and remains strong at 92%⁴ for the COVID impacted period⁵. Collections³ for November 2021 are trending back to pre-COVID levels. Aventus remains committed to only supporting our eligible SME tenants.

Reaffirmed FY22 Guidance

Aventus reaffirms FY22 FFO per security guidance of 20.5 cents which is 5% growth on the prior year, or 20.3 cents on a recurring basis.

CEO Comment

Mr Darren Holland, MD & CEO of Aventus said: *"We are pleased to have 100% of tenants in our portfolio open and trading and are encouraged by the strong resurgence in traffic and sales since the easing of restrictions. The reopening and upcoming Black Friday and December holiday period should be very positive, and our tenants remain well positioned to meet this demand either instore or through click and collect."*

"Our strong cash collection is due to the focused effort of our team and the resilience of our LFR retailers, and pleasingly November cash collections are trending back to pre-COVID levels. Lastly, we have reaffirmed our FY22 FFO per security guidance of 20.5 cents, and 20.3 cents on a recurring basis."

This announcement was approved by the Board for release.

Mary Weaver
Company Secretary
(02) 9285 6711

¹ NSW traffic since the easing of restrictions on 11 October 2021 to 10 November 2021. Excluding development impacted Kotara and Caringbah

² As at 31 October 2021

³ As at 19 November 2021

⁴ Includes land tax grants of \$1.9m

⁵ 1 July 2021 to 31 October 2021