



Aspen Group Limited
ABN 50 004 160 927

Aspen Property Trust
ARSN 104 807 767

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17 December 2024

ASX Limited
Exchange Centre
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CLEANSING NOTICE

Notice under sections 708A(5)(e) and 1012DA(5)(e) of the *Corporations Act 2001* (Cth)

This notice is given by Aspen Group Limited (ABN 50 004 160 927) (**Aspen Group Limited**) and Evolution Trustees Limited (ABN 29 611 839 519) as responsible entity of the Aspen Property Trust (ARSN 104 807 767) (**Aspen Property Trust**) (together **Aspen Group**) under sections 708A(5)(e) and 1012DA(5)(e) of the *Corporations Act 2001* (Cth) (**Act**).

On 16 December 2024, Aspen Group has issued 521,000 fully paid ordinary stapled securities, each comprising one ordinary share in Aspen Group Limited and one ordinary unit in the Aspen Property Trust, stapled together on a 1:1 basis (**Stapled Securities**), at an issue price of A\$2.46 per Stapled Security pursuant to the Sale of Land Contract dated 9 December 2024 between Aspen Group Limited and Coorong Quays Agreed Care Pty. Ltd. as trustee for the Coorong Quays Trust as seller.

Aspen Group confirms that:

- (a) the Stapled Securities were issued without disclosure under Part 6D.2 and Part 7.9 of the Act and without a prospectus or product disclosure statement being prepared;
- (b) this notice is being given under sections 708A(5)(e) and 1012DA(5)(e) of the Act;
- (c) as a disclosing entity, Aspen Group is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, Aspen Group has complied with:
 - (i) the provisions of Chapter 2M of the Act as they apply to Aspen Group; and
 - (ii) section 674 and 674A of the Act, as it applies to Aspen Group; and
- (e) as at the date of this notice, there is no information that is "excluded information" within the meaning of sections 708A(7), 708A(8), 1012DA(7) and 1012DA(8) of the Act which is required to be disclosed under section 708A(6)(e) or 1012DA(6)(f) of the Act.

This announcement was authorised for released by the Board of Directors of Aspen Group.