

ASX Announcement

12 May 2021

AVENTUS DIVESTS MACGREGOR HOME AND INDEPENDENT VALUATION OF AVENTUS PORTFOLIO IN JUNE 2021

Aventus Group (ASX:AVN) today announced it has entered into a Put and Call Option Deed with Stirling Property for the sale of MacGregor Home, Queensland for \$42.15m. The sale price reflects an implied capitalisation rate of 6.0%.

MacGregor Home is one of the smallest centres in the Aventus portfolio and was acquired in 2016 as part of a larger \$219m portfolio deal. Aventus has successfully re-positioned and re-mixed the centre and extended the Weighted Average Lease Expiry (WALE) from 1.6 years (at acquisition) to 6.3 years¹. Initially the proceeds from the sale will be used to repay debt.

Based on recent transactional evidence, the Board has commissioned independent valuations for the entire property portfolio for June 2021, as recent market transactions indicate strong investor demand and value uplift in large format retail centres given their performance through COVID-19. It is anticipated that the outcomes of the independent valuations will be released to the market in late June 2021.

Completion of the transaction is expected by 30 July 2021 and does not impact the Group's FY21 earnings guidance.

This announcement has been authorised by the Board for release.

Mary Weaver
Company Secretary
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1. As at 1 May 2021