

ASX Announcement

23 June 2020

Portfolio Update and Distribution Announcement

Portfolio and Trading Update

Aventus Group (ASX:AVN) today advises that the operating performance of the Aventus portfolio has improved significantly through the months of May and June and all 20 centres are open and trading at pre-COVID-19 opening hours.

Approximately 98% of leased stores by GLA are open and trading. The average monthly rent collected for March, April and May is 83% of invoiced rent revenues. 16 stores (out of approximately 600 stores) across the portfolio remain closed with the majority subject to mandated closures in accordance with state government restrictions. Aventus expect these tenants to re-open soon in line with state government directions to gradually relax restrictions.

Traffic data from Aventus' portfolio centres indicates a rebound in consumer shopping activity following the relaxation of government restrictions and the re-opening of stores. Month to month figures relative to 2019 data is tabled below:

	March 2020	April 2020	May 2020	June 2020 ¹
Traffic (compared to same month in the prior year)	97%	79%	105%	110%
Leased stores open and trading by GLA	85%	88%	94%	98%

Darren Holland, CEO of Aventus said, "Throughout this period, we have worked collaboratively across the portfolio and these early results demonstrate our strong relationships and the experience and hard work of our team. They also indicate the very robust and diverse nature of our tenant mix and the convenience of our centres. It has been very pleasing to see customer traffic rebound and to have most of our centres operating largely at pre-pandemic levels."

In terms of leasing activity, portfolio occupancy remains high at circa 98% and Aventus has negotiated and executed 21 leases in May and June¹. Approximately a quarter of Aventus' tenants fall within the National Cabinet Mandatory Code of Conduct and negotiations under that framework have resulted in agreements, including many lease extensions, with the majority of those tenants.

Aventus' income is underpinned by its strong tenant profile which comprises approximately 87% national retailers, with the majority listed companies. Recent trading updates from key tenants including Bunnings, Officeworks, Harvey Norman, JB Hi-Fi, The Good Guys, Nick Scali, Super Retail Group, Beacon Lighting and Adairs, indicate strong sales growth and a pleasing rebound in trading in recent months.

¹Month to date to 21 June 2020



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Capital Management and Liquidity

The Group's balance sheet remains robust with no debt expiring before May 2022 and over \$100 million of cash and undrawn facilities available.

The acquisition of the development site adjoining Epping Home for \$11.5 million is on track for settlement in July 2020.

June 2020 Quarter Distribution

The Board has approved a distribution of 75% of the June quarter earnings equivalent to 2.35 cents per security. The improved performance of the portfolio has provided the confidence to increase the distribution to more than double the distribution declared for the March quarter (1.065 cents per security). The lower than targeted payout ratio reflects the Board's determination that this is an appropriate level of distribution while negotiations with Code affected tenants are being finalised.

The details of the distribution for the quarter ended 30 June 2020 are as follows:

ASX Code	AVN
Distribution amount	2.35 cents per security
Ex-distribution date	29 June 2020
Record date	30 June 2020
Last date to elect to participate in DRP	1 July 2020
Payment date and despatch of statements	On or about Friday, 28 August 2020
VWAP Period	2 July 2020 to 15 July 2020
Discount	0%

Aventus has re-activated the distribution reinvestment plan for this quarter.

This announcement has been authorised by the Board for release.

Mary Weaver
Company Secretary
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