

PERIODIC STATEMENT – 30 JUNE 2020

This statement represents a periodic statement for the year ended 30 June 2020 for your holding in the Aventus Group (“AVN”).

These disclosures are made in accordance with section 1017D of the Corporations Act 2001 (“the Act”). These disclosures should not be relied upon by a securityholder for the purpose of preparing their income tax return. We send securityholders a separate tax statement in August each year which contains information required to complete an Australian tax return.

Holdings and Transaction Details

Securityholders can access information about their holding at www.linkmarketservices.com.au or by contacting Link Market Services Limited on +61 1300 554 474. Securityholders will have been provided information about the prices at which they have transacted in AVN from the broker that they used for such transactions.

Estimated Total Fees and Indirect Costs

Total Fees represent the estimated total fees and costs incurred by each securityholder for their investment in AVN.

Total Fees comprise the fees which have been charged directly to securityholders and Indirect Costs which have not been deducted directly from a securityholder’s account. As no direct fees are charged to securityholders estimated Total Fees are equivalent to Indirect Costs.

Indirect Costs include investment management fees, performance fees, registry, custody, accounting, tax, legal and other administrative costs. Indirect Costs exclude costs that the investor would incur if the investor invested directly in the assets.

The estimated Indirect Costs for AVN for the year ended 30 June 2020 are as follows:

	2020
Weighted average number of securities (m)	551.9
Indirect Costs (\$m)	\$14.1
Indirect Costs per security (\$)	\$0.03

Securityholders can calculate their estimated Indirect Costs by multiplying the Indirect Costs per security (from the table above) by their average holding balance during the year ended 30 June 2020.

Return on Investment

Securityholder return on investment includes the return from both AVN’s security price performance and distributions received.

The following table shows the performance of AVN securities based on the ASX closing price at the end of each month:

Date	Closing AVN security price \$	Monthly security price performance %
31 July 2019	\$2.47	7.9%
30 August 2019	\$2.62	6.1%
30 September 2019	\$2.65	1.1%
31 October 2019	\$2.74	3.4%
29 November 2019	\$2.83	3.3%
31 December 2019	\$2.85	0.7%
31 January 2020	\$2.99	4.9%
28 February 2020	\$2.83	(5.4%)
31 March 2020	\$1.49	(47.5%)
30 April 2020	\$1.71	15.2%
29 May 2020	\$1.98	15.8%
30 June 2020	\$2.09	5.6%

The above AVN security price performances do not reflect actual transaction dates and prices a securityholder has transacted at, nor do they take into account any brokerage and other costs that they may have incurred. AVN does not have access to the prices at which securityholders have executed their transactions and the related costs. Securityholders can calculate their investment return by obtaining such information about their transactions from their broker or financial adviser.

AVN pays quarterly distributions and declared the following distributions during the year ended 30 June 2020:

Quarter ended	Distribution (cents per security)	Payment date
30 September 2019	4.22	31/10/2019
31 December 2019	4.26	20/02/2020
31 March 2020	1.07	20/05/2020
30 June 2020	2.35	28/08/2020

Additional information about AVN's financial and operating performance is available at www.ventusproperty.com.au.

Other Information

AVN has both internal and external complaints handling procedures. AVN is committed to resolving complaints equitably and efficiently. To promote transparency of our procedures we would like to tell you how you can raise a complaint and how it will be resolved. You can submit complaints via phone, post, or email:

Phone: +61 2 9285 6700

In writing: you can write to the Investor Relations Officer, Aventus Capital Limited, Level 33, Governor Macquarie Tower, 1 Farrer Place, Sydney, NSW 2000.

Email: complaints@ventusproperty.com.au

All complaints are taken seriously and will be responded to immediately and resolved within 45 days. If you are a retail investor and we can't resolve your complaint within 45 days or you are unhappy with that outcome you have the right to complain to the external dispute resolution scheme. We are a member of the Financial Service Ombudsman ("FOS"). The FOS is an independent organisation offering free and accessible dispute resolution services. For further information please call 1300 78 08 08 or visit www.fos.org.au.