Notification of dividend / distribution

Update Summary

Entity name
ELANOR RETAIL PROPERTY FUND

Security on which the Distribution will be paid
ERF - STAPLED SECURITIES

Announcement Type
Update to previous announcement

Date of this announcement
Thursday February 23, 2017

Reason for the Update

Finalisation of distribution

Refer to below for full details of the announcement

Announcement Details

Part 1 - Entity and announcement details

1.1 Name of +Entity

ELANOR RETAIL PROPERTY FUND

1.2 Registered Number Type
other

Registration Number

ERPF I ARSN: 615 291 220
ERPF II ARSN: 615 291 284

1.3 ASX issuer code
ERF

1.4 The announcement is
Update/amendment to previous announcement

1.4a Reason for update to a previous announcement

Finalisation of distribution

1.4b Date of previous announcement(s) to this update
Wednesday December 21, 2016

1.5 Date of this announcement
Thursday February 23, 2017

1.6 ASX +Security Code

ERF

ASX +Security Description

STAPLED SECURITIES

Part 2A - All dividends/distributions basic details

2A.1 Type of dividend/distribution

Ordinary

2A.2 The Dividend/distribution:

relates to a period of six months

2A.3 The dividend/distribution relates to the financial reporting or payment period ending ended/ending (date)

Saturday December 31, 2016

2A.4 +Record Date

Friday December 30, 2016

2A.5 Ex Date

Thursday December 29, 2016

2A.6 Payment Date

Friday March 3, 2017

2A.7 Are any of the below approvals required for the dividend/distribution before business day 0 of the timetable?
- **Security holder approval**
- **Court approval**
- **Lodgement of court order with +ASIC**
- **ACCC approval**
- **FIRB approval**
- **Another approval/condition external to the entity required before business day 0 of the timetable for the dividend/distribution.**

No

2A.8 Currency in which the dividend/distribution is made ("primary currency")

AUD - Australian Dollar

2A.9 Total dividend/distribution payment amount per +security (in primary currency) for all dividends/distributions notified in this form

AUD 0.01400000

Estimated or Actual?

Actual

2A.10 Does the entity have arrangements relating to the currency in which the dividend/distribution is paid to securityholders that it wishes to disclose to the market?

No

2A.11 Does the entity have a securities plan for dividends/distributions on this +security?

We have a Dividend/Distribution Reinvestment Plan (DRP)

2A.11a If the +entity has a DRP, is the DRP applicable to this dividend/distribution?

No

2A.12 Does the +entity have tax component information apart from franking?

Yes

Part 3A - Ordinary dividend/distribution

3A.1 Is the ordinary dividend/distribution estimated at this time?

No

3A.1a(i) Date that actual ordinary amount will be announced

Thursday February 23, 2017

3A.1b Ordinary Dividend/distribution amount per security

AUD 0.01400000

3A.2 Is the ordinary dividend/distribution franked?

No

3A.3 Percentage of ordinary dividend/distribution that is franked

0.0000 %

3A.4 Ordinary dividend/distribution franked amount per +security

AUD 0.00000000

3A.6 Ordinary dividend/distribution unfranked amount per +security excluding conduit foreign income amount

AUD 0.01400000

3A.7 Ordinary dividend/distribution conduit foreign income amount per security

AUD 0.00000000

3A.1a Ordinary dividend/distribution estimated amount per +security

AUD 0.01400000

Estimated or Actual?

Actual

3A.5 Percentage amount of dividend which is unfranked

100.0000 %

Part 3E - Other - distribution components / tax

3E.1 Please indicate where and when information about tax components can be obtained (you may enter a url).

Distribution components are available at: http://www.elanorinvestors.com/ERF

Actual tax distribution components: Annual tax statements are expected to be sent to securityholders in September 2017.

Part 5 - Further information

5.1 Please provide any further information applicable to this dividend/distribution

This distribution is for the period from listing on 9 November 2016 to 31 December 2016.

5.2 Additional information for inclusion in the Announcement Summary