



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

Monday August 21, 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

Registration Number**1.2 Registered Number Type**

other

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

Monday June 26, 2017

1.5 Date of this announcement

Monday August 21, 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)

Friday June 30, 2017

2A.4 +Record Date

Friday June 30, 2017

2A.5 Ex Date

Thursday June 29, 2017

2A.6 Payment Date

Friday September 1, 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	Estimated or Actual?
AUD 0.05000837	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 Ordinary dividend/distribution estimated amount per +security

AUD 0.05000000

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

Monday August 21, 2017

Estimated or Actual?

Actual

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

AUD 0.05000837

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.5 Percentage amount of dividend which is unfranked

100.0000 %

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

AUD 0.00000000

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

AUD 0.00000000

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).

Actual tax distribution components: Tax components will be available on the Fund's website - www.elanorinvestors.com/ERF
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

5.2 Additional information for inclusion in the Announcement Summary