

Form 603
Corporations Act 2001
Section 671B

Notice of initial substantial holder

To Company Name/Scheme ELANOR RETAIL PROPERTY FUND (comprising the stapled group, Elanor Retail Property Fund I & Elanor Retail Property Fund II)

ACN/ARSN 615 291 220 & 615 291 284

1. Details of substantial holder (1)

Name Mitsubishi UFJ Financial Group, Inc.

ACN/ARSN (if applicable) Not Applicable

The holder became a substantial holder on 2 May 2019

The holder became aware on 7 May 2019

2. Details of voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme that the substantial holder or an associate (2) had a relevant interest (3) in on the date the substantial holder became a substantial holder are as follows:

| Class of securities (4) | Number of securities | Person's votes (5) | Voting power (6) |
|-------------------------|----------------------|--------------------|---|
| Fully Paid Units | 6,757,304 | 6,757,304 | 5.25% |
| | | | Based on 128,729,755 Fully Paid Units Outstanding |

3. Details of relevant interests

The nature of the relevant interest the substantial holder or an associate had in the following voting securities on the date the substantial holder became a substantial holder are as follows:

| Holder of relevant interest | Nature of relevant interest (7) | Class and number of securities |
|--------------------------------------|---|--------------------------------|
| Mitsubishi UFJ Financial Group, Inc. | Relevant interest in securities that Morgan Stanley has a relevant interest in under section 608(3) of the Corporations Act as Mitsubishi UFJ Financial Group, Inc. has voting power of over 20% in Morgan Stanley. | 6,757,304 Fully Paid Units |

4. Details of present registered holders

The persons registered as holders of the securities referred to in paragraph 3 above are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder (8) | Class and number of securities |
|--------------------------------------|---|--|--------------------------------|
| Mitsubishi UFJ Financial Group, Inc. | HSBC Custody Nominees (Australia) Limited | Not Applicable | 6,757,304 Fully Paid Units |

5. Consideration

The consideration paid for each relevant interest referred to in paragraph 3 above, and acquired in the four months prior to the day that the substantial holder became a substantial holder is as follows:

| Holder of relevant interest | Date of acquisition | Consideration (9) | | Class and number interest of securities |
|--------------------------------------|---------------------|-------------------|--|---|
| | | Cash | Non-Cash | |
| Mitsubishi UFJ Financial Group, Inc. | 01/05/2019 | N/A | Collateral received by an entity controlled by Morgan Stanley – see Annexure B | 4,827,365 Fully Paid Units |
| Mitsubishi UFJ Financial Group, Inc. | 02/05/2019 | N/A | Collateral received by an entity controlled by Morgan Stanley – see Annexure B | 1,929,939 Fully Paid Units |

6. Associates

The reasons the persons named in paragraph 3 above are associates of the substantial holder are as follows:

| Name and ACN/ARSN (if applicable) | Nature of association |
|-----------------------------------|---|
| See Annexure A | Each company referred to is an associate of Mitsubishi UFJ Financial Group, Inc. under section 12 of the Corporations Act |

7. Addresses

The addresses of persons named in this form are as follows:

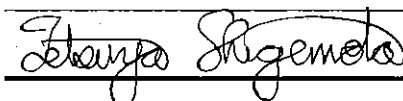
| Name | Address |
|--------------------------------------|--|
| Mitsubishi UFJ Financial Group, Inc. | 2-7-1, Marunouchi, Chiyoda-ku, Tokyo 100-8330, Japan |

Signature

print name Tetsuya Shigemoto

capacity Authorised signatory

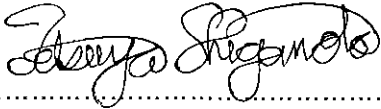
sign here



date 7 May 2019

ANNEXURE "A"

This is Annexure "A" of 5 pages referred to in the Form 603 (Notice of initial substantial holder), signed by me and dated 7 May 2019.



Signed: Tetsuya Shigemoto

Mitsubishi UFJ Financial Group, Inc.
MUFG Bank, Ltd.
Mitsubishi UFJ Trust and Banking Corporation
Mitsubishi UFJ Securities Holdings Co., Ltd.
MU Business Engineering, Ltd.
The Mitsubishi UFJ Factors Limited
Mitsubishi UFJ Jinji Service Co., Ltd.
MU Techno-service Co., Ltd.
Tokyo Credit Service, Ltd.
Tokyo Associates Finance Corp.
MU Business Service Co., Ltd.
Mitsubishi UFJ Loan Business Co., Ltd.
Mitsubishi UFJ Information Technology, Ltd.
MU Center Service Tokyo Co., Ltd.
MU Center Service Nagoya Co., Ltd.
MU Center Service Osaka Co., Ltd.
MU Business Aid Co., Ltd.
MU Property Research Company Limited
Mitsubishi UFJ Home Loan CREDIT CO., LTD.
The Diamond Home Credit Company Limited
Mitsubishi UFJ Research & Consulting Co., Ltd.
MU Frontier Servicer Co., Ltd.
Otemachi Guarantee Co., Ltd.
GD Holdings Company Limited
MU Loan Administration Support Co., Ltd.
Shintokyo Guarantee Co., Ltd.
MU Communications Co., Ltd.
Japan Electronic Monetary Claim Organization
MU Business Partner Co., Ltd.
MUT Business Outsourcing Co., Ltd.
Mezzanine Solution II Limited Partnership
Mezzanine Solution III Limited Partnership
Mitsubishi UFJ Capital Co., Ltd.
Mitsubishi UFJ Capital II, Limited Partnership
Mitsubishi UFJ Capital III, Limited Partnership
Mitsubishi UFJ Capital IV, Limited Partnership
Mitsubishi UFJ Capital V, Limited Partnership
Mitsubishi UFJ Capital VI, Limited Partnership
Mitsubishi UFJ Life Science 1, Limited Partnership
Tohoku Senary Industry Support, Limited Partnership
OIDE Fund Investment Limited Partnership
Mitsubishi UFJ Financial Partners Co., Ltd.
The Mitsubishi Asset Brains Company, Limited
BOT Lease Co., Ltd.
The Chukyo Bank, Ltd.
Nippon Mutual Housing Loan Co., Ltd.
JM Real Estate Co., Ltd.
Jibun Bank Corporation
JACCS CO., LTD.
JALCARD Inc.
Yume Shokei Fund No.2
Marunouchi Capital Fund II Limited Partnership
M·U·Trust Sougou Kanri Co., Ltd.
Mitsubishi UFJ Trust Business Co., Ltd.
Ryoshin Data Co., Ltd.
Mitsubishi UFJ Trust Systems Co., Ltd.

Mitsubishi UFJ Trust Investment Technology Institute Co., Ltd.
 Mitsubishi UFJ Trust Hosyo Co., Ltd.
 M·U·Trust·Apple Planning Company, Ltd.
 Mitsubishi UFJ Real Estate Services Co., Ltd.
 Mitsubishi UFJ Daiko Business Co., Ltd.
 The Master Trust Bank of Japan, Ltd.
 MU Investments Co., Ltd.
 Japan Shareholder Services Ltd.
 Mitsubishi UFJ Kokusai Asset Management Co., Ltd.
 Tokumei-Kumiai (CPI)
 Tokumei-Kumiai (GII)
 Ippan Shadan Houjin Leone
 Jointly Managed Monetary Trust Fund (Fund Number:550001)
 MU Trust Property Management Co., Ltd.
 Tokumei-Kumiai (RICE)
 TOKKINGAI (Fund Number.900338)
 TOKKINGAI (Fund Number.900327)
 AMP Capital Investors KK
 MM Partnership
 MUS Information Systems Co., Ltd.
 MUS Business Service Co., Ltd.
 Mitsubishi UFJ Morgan Stanley Securities Co., Ltd.
 Mitsubishi UFJ Morgan Stanley PB Securities Co., Ltd.
 kabu.com Securities Co., Ltd.
 Morgan Stanley MUFG Securities Co., Ltd.
 Mitsubishi UFJ NICOS Co., Ltd.
 Card Business Service Co., Ltd.
 MU NICOS Business Service Co., Ltd.
 MU NICOS Credit Co., Ltd.
 Ryoshin DC Card Company Ltd.
 JMS Co., Ltd.
 Paygent Co., Ltd.
 JA Card Co., Ltd.
 ACOM CO., LTD.
 IR Loan Servicing, Inc.
 MU Credit Guarantee Co., Ltd.
 Japan Digital Design, Inc.
 Mitsubishi UFJ Personal Financial Advisers Co., Ltd.
 Mitsubishi Research Institute DCS Co., Ltd.
 HR Solution DCS Co., Ltd.
 Mitsubishi UFJ Lease & Finance Company Limited
 Hitachi Capital Corporation
 Nihombashi TG Jigyo Kyodo Kumiai
 NIHOMBASHI TG SERVICE CO., LTD.
 SHIN-NIHOMBASHI TSUSHO CO., LTD.
 Solution Design Co., Ltd.
 Nippon Record Keeping Network Co., Ltd.
 Banco MUFG Brasil S.A.
 9808680 Canada Inc.
 BTMU (Curacao) Holdings N.V.
 MUFG Bank (Europe) N.V.
 MUFG Business Services (Holland) B.V.
 MUFG Funding (UK) Limited
 MUFG Europe Lease (Deutschland) GmbH
 MUFG Bank (Malaysia) Berhad
 MUFG North America International, Inc.
 MUFG Bank Mexico, S.A.
 MUFG Nominees (HK) Limited
 MUFG Nominees (UK) Limited
 MUFG Americas Holdings Corporation
 MUFG Union Bank, N.A.
 Union Bank of California Leasing, Inc.
 UBOC Community Development Corporation
 UnionBanc Investment Services, LLC
 Bankers Commercial Corporation
 UnionBanCal Equities, Inc.
 UnionBanCal Leasing Corporation

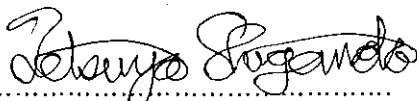
UnionBanCal Mortgage Corporation
 Mills-Ralston, Inc.
 HighMark Capital Management, Inc.
 BCC OX I, Inc.
 BCC OX II, Inc.
 SEMA OP9 LLC
 SEMA OP8 LLC
 MORGANTOWN OL6 LLC
 MORGANTOWN OL7 LLC
 MORGANTOWN OL5 LLC
 DICKERSON OL4 LLC
 TRL One A, LLC
 TRL One B, LLC
 TRL One, LP
 BM1, LLC
 UB Leasing Corporation
 Pacific Capital Statutory Trust I
 Shiloh IV Wind Project, LLC
 Shiloh IV Holdings Lessor Trust
 Green Union I Trust
 Green Union II Trust
 Green Union III Trust
 Tohlease Corporation
 MUFG Americas Funding Corporation
 MUFG Americas Financial & Leasing Corporation B-4
 U.B. Vehicle Leasing, Inc.
 MUFG Americas Leasing Corporation
 MUFG Americas Financial Services, Inc.
 MUFG Americas Leasing (Canada) Corporation
 MUFG Americas Leasing & Finance, Inc.
 MUFG Americas Capital Leasing & Finance, LLC
 MUFG Americas Corporate Advisory, Inc.
 MUFG Americas LF Capital LLC
 MUFG Americas Capital Company
 MUFG Fund Services (USA) LLC
 MUFG Securities Americas Inc.
 MUFG Capital Analytics LLC
 MUFG Investor Services (US), LLC
 OX 2000 LLC
 OX 2000-2 LLC
 Southern California Business Development Corporation
 Catalina Solar Holdings Lessor Trust
 Catalina Solar, LLC
 Morgan Stanley MUFG Loan Partners, LLC
 PT U Finance Indonesia
 PT. MU Research and Consulting Indonesia
 MU Research and Consulting (Thailand) Co., Ltd.
 MUFG Participation (Thailand) Co., Ltd.
 AO MUFG Bank (Eurasia)
 MUFG Bank (China), Ltd.
 BTMU Preferred Capital 7 Limited
 BTMU Preferred Capital 8 Limited
 BTMU Preferred Capital 9 Limited
 BTMU Liquidity Reserve Investment Limited
 MUFG Bank Turkey Anonim Sirketi
 Bank of Ayudhya Public Company Limited
 Krungsri Ayudhya AMC Limited
 Krungsri Factoring Company Limited
 Ayudhya Development Leasing Company Limited
 Ayudhya Capital Auto Lease Public Company Limited
 Krungsriayudhya Card Company Limited
 General Card Services Limited
 Ayudhya Capital Services Company Limited
 Krungsri General Insurance Broker Limited
 Krungsri Life Assurance Broker Limited
 Krungsri Asset Management Company Limited
 Total Services Solutions Public Company Limited

Ngern Tid Lor Company Limited
 Krungsri Securities Public Company Limited
 Siam Realty and Services Security Co.,Ltd.
 Krungsri Leasing Services Co., Ltd.
 Hattha Kaksekar Limited
 Krungsri Finnovate Co., Ltd.
 Tesco Card Services Limited
 BTMU Liquidity Reserve Investment 2 Limited
 BTMU Liquidity Reserve Investment 3 Limited
 BOT Lease (HK) Co., Ltd.
 PT Bumiputera - BOT Finance
 BOT Lease Holding Philippines, Inc.
 BOT Lease and Finance, Philippines, Inc.
 BOT Lease (Thailand) Co., Ltd.
 MUFG Holding (Thailand) Co., Ltd.
 Bangkok MUFG Limited
 BOT Lease(Eurasia)LLC
 Dah Sing Financial Holdings Limited
 Dah Sing Banking Group Limited
 Dah Sing Bank, Limited
 BOT Lease (Tianjin) Co., Ltd.
 BOTL Factoring (Shanghai) Co., Ltd.
 BOT LEASE MEXICO S.A. DE C.V.
 GOLDEN ASIA FUND VENTURES LTD.
 Lakefield Wind Project OP Trust
 Lakefield Wind Project, LLC
 Pacwind Holdings Lessor Trust
 Pacific Wind, LLC
 Vietnam Joint Stock Commercial Bank for Industry and Trade
 GOLDEN ASIA FUND II, L.P.
 Security Bank Corporation
 Mitsubishi UFJ Trust International Limited
 Mitsubishi UFJ Baillie Gifford Asset Management Limited
 Mitsubishi UFJ Investor Services & Banking (Luxembourg) S.A.
 MUFG Lux Management Company S.A.
 MUTB Preferred Capital Limited
 Mitsubishi UFJ Investment Services (HK) Limited
 Mitsubishi UFJ Asset Management (UK) Ltd.
 LUX J1 FUND
 MUFG Investor Services Holdings Limited
 MUFG Fund Services (Bermuda) Limited
 MUFG Fund Services (Cayman) Limited
 MUFG Fund Services (Cayman) Group Limited
 MUFG Fund Services (Ireland) Limited
 Fund Secretaries Limited
 MUFG Fund Services Limited
 MUFG Fund Services (Canada) Limited
 MUFG Fund Services (UK) Limited
 MUFG Fund Services (Halifax) Limited
 MUFG Family Office Services Limited
 MUFG Fund Services (Singapore) Pte. Ltd.
 MUFG Fund Services (Hong Kong) Limited
 MUFG Alternative Fund Services (Cayman) Limited
 Firtown International Holdings Ltd.
 General Secretaries Ltd.
 AFS Controlled Subsidiary 1 Ltd.
 AFS Controlled Subsidiary 2 Ltd.
 AFS Controlled Subsidiary 3 Ltd.
 MUFG Alternative Fund Services (Ireland) Limited
 MUFG Alternative Fund Services (Jersey) Limited
 MUFG Jersey Management Company Limited
 SWS MU FUND MANAGEMENT CO.,LTD.
 SWSMU (SHANGHAI) ASSETS MANAGEMENT COMPANY LIMITED
 AMP Capital Holdings Limited
 MUFG Global Fund SICAV
 MUFG Securities EMEA plc
 MUFG Securities(Europe) N.V.

MUFG Securities Asia (Singapore) Limited
MUFG Securities Asia Limited
Mitsubishi UFJ Wealth Management Bank (Switzerland), Ltd.
MUFG Securities (Canada), Ltd.
EASY BUY Public Company Limited
PT. Bank Nusantara Parahyangan, Tbk.
ACOM CONSUMER FINANCE CORPORATION
MUFG Capital Finance 7 Limited
MUFG Capital Finance 8 Limited
MUFG Capital Finance 9 Limited
GOLDEN ASIA FUND, L.P.
DCS Information Technology (Shanghai) Co., Ltd
MRIDCS Americas, Inc.
Morgan Stanley
Purple Finance (Cayman) International Ltd.
Bangkok Mitsubishi UFJ Lease Co., Ltd
The California-Sansome Corporation

ANNEXURE "B"

This is Annexure "B" of 1 page referred to in the Form 603 (Notice of initial substantial holder), signed by me and dated 7 May 2019.



Signed: Tetsuya Shigemoto

| Schedule | |
|---|--|
| Type of Agreement | International Prime Brokerage Agreement |
| Parties to agreement | Morgan Stanley & Co. International plc for itself and as agent and trustee for and on behalf of the other Morgan Stanley Companies and ELLERSTON CAPITAL LIMITED AS RESPONSIBLE ENTITY FOR ELLERSTON AUSTRALIAN MARKET NEUTRAL FUND |
| Transfer Date | 20190502; |
| Holder of Voting Rights | If prime broker has settled a short sale for the client, voting rights will pass to the purchaser of the securities. |
| Are there any restrictions on voting rights? | Yes/No |
| If yes, detail | Not applicable |
| Scheduled Return Date (if any) | Open |
| Does the borrower have the right to return early? | Yes/No |
| If yes, detail | At any time the client may return to the prime broker shares which the client previously sold short. |
| Does the lender have the right to recall early? | Yes/No |
| If yes, detail | The prime broker may require the client to return shares delivered on behalf of the client at any time. |
| Will the securities be returned on settlement? | Yes/No |
| If yes, detail any exceptions | Upon an Event of Default, the default market value of all Equivalent Securities to be delivered will be determined and on the basis of the amounts so established, an account shall be taken of what is due from each party to the other. The amounts due from one party shall be set off against the amounts due from the other party and only the balance of the account shall be payable. |

The above schedules are based on the relevant standard agreements. The entity filing the report will, if requested by the company or responsible entity to whom the prescribed form must be given or ASIC, give a copy of the agreement to the company, responsible entity or ASIC.