
ASX Announcement**30 June 2020****Elanor Retail Property Fund – Auburn Central Repositioning Update**

- ERF continues to execute on the significant near-term repositioning project for its non-discretionary focussed Value-Add retail asset, Auburn Central
- Contracts exchanged for the sale of the Auburn Ambulance Station for \$4.0 million, reflecting a 60% gain on sale from the \$2.5 million purchase price

Auburn Central Repositioning Update

The repositioning of Auburn Central from a sub-regional retail asset into a Sydney metropolitan, triple supermarket anchored neighbourhood shopping centre, is well progressed. The repositioning project commenced in March 2020, following the Big W lease surrender, and is on schedule for completion in November 2020.

Despite general market uncertainty as a result of COVID-19, leasing momentum has remained strong. Lease negotiations with high quality, non-discretionary specialty retailers (fresh food, food court, medical, health and well-being), are well progressed towards achieving full occupancy of the project's Net Lettable Area ("NLA"). These prospective tenants are attracted to Auburn Central's strong annual footfall given its premium location, immediately adjacent to the Auburn railway station, in a high growth corridor of Sydney.

Importantly, lease terms have now been agreed with tenants for 76% of the project's NLA (65% of the project's forecast gross rent). This represents more than double the gross rent previously paid by Big W. Binding Agreements for Lease have been executed with ALDI, Tong Li (an Asian supermarket) and a mini major discounter.

On completion in November 2020, the project area is expected to open fully leased. The project is forecast to generate incremental annual Net Operating Income of more than 10% of the \$20.7 million development cost. The project development costs are funded by the Fund's debt finance facility.

Sale of Auburn Ambulance Station

Contracts have been exchanged for the sale of the Auburn Ambulance Station for \$4.0 million. This reflects a 60% gain on sale from the asset's \$2.5 million purchase price at acquisition in early 2019. This site was acquired to facilitate specialty loading access for the Auburn Central repositioning project. Completion of the sale is scheduled for early August 2020.

ENDS.



This announcement has been authorised for release by the Elanor Funds Management Limited Board of Directors.

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