

Appendix 3E

Daily share buy-back notice (except minimum holding buy-back and selective buy-back)

Information and documents given to ASX become ASX's property and may be made public.

Introduced 1/9/99. Origin: rule 3.6, Appendix 7C. Amended 30/9/2001, 11/01/10

| Name of entity | ABN/ARSN |
|---|--------------------------------|
| Elanor Retail Property Fund (ERF) comprising the stapled group, Elanor Retail Property Fund I (ERPF I) and Elanor Retail Property Fund II (ERPF II) | 615 054 129 and 615 054 174 |

We (the entity) give ASX the following information.

Information about buy-back

| | | |
|---|-----------------------------------|--------------------------------|
| 1 | Type of buy-back | On-market (within 10/12 limit) |
| 2 | Date Appendix 3C was given to ASX | 8 December 2020 |

Total of all shares/units bought back, or in relation to which acceptances have been received, before, and on, previous day

| | Before previous day | Previous day |
|---|--|---|
| 3 | Number of shares/units bought back or if buy-back is an equal access scheme, in relation to which acceptances have been received | 631,446 23/12/2020 32,500 |
| 4 | Total consideration paid or payable for the shares/units | \$770,141.10 \$39,325.00 |

+ See chapter 19 for defined terms.

| | Before previous day | Previous day |
|--|--|---|
| 5 If buy-back is an on-market buy-back | <p>highest price paid: \$1.2400 date: 22/12/2020</p> <p>lowest price paid: \$1.2150 date: 22/12/2020</p> | <p>23/12/2020</p> <p>highest price paid: \$1.2100</p> <p>lowest price paid: \$1.2100</p> <p>highest price allowed under rule 7.33: \$1.2782</p> |

Participation by directors

6 Deleted 30/9/2001.

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How many shares/units may still be bought back?

| | |
|---|---|
| 7 If the company/trust has disclosed an intention to buy back a maximum number of shares/units – the remaining number of shares/units to be bought back | <p>See the Appendix 3C lodged on 8 December 2020. The maximum number of units proposed to be bought back will not exceed 10% of the lowest number of units on issue at any time during the previous 12 months, as reduced by the number of units which have been bought back by the entity to date.</p> <p>The entity reserves the right to vary, suspend or terminate the buy-back at any time and to buy-back less than the maximum units stated.</p> |
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Compliance statement


1. The company is in compliance with all Corporations Act requirements relevant to this buy-back.

or, for trusts only:

1. The trust is in compliance with all requirements of the Corporations Act as modified by Class Order 07/422, and of the trust's constitution, relevant to this buy-back.

+ See chapter 19 for defined terms.

2. There is no information that the listing rules require to be disclosed that has not already been disclosed, or is not contained in, or attached to, this form.

Sign here:  Date: 24 December 2020
(Company secretary)

Print name: Symon Simmons

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