Rule 3.8A

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)	615 291 220 and 615 291 284

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	1,017,030	25/02/2021 Nil
4	Total consideration paid or payable for the shares/units	$1,235,912.47	$ N/A

+ See chapter 19 for defined terms.

		Before previous day	Previous day
5	If buy-back is an on-market buy-back	highest price paid: $1.2400 date: 22/12/2020 lowest price paid: $1.1750 date: 14/01/2021	25/02/2021 highest price paid: $ N/A lowest price paid: $ N/A highest price allowed under rule 7.33: $ N/A

Participation by directors

6	Deleted 30/9/2001.	

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	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. 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.

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.

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.

+ See chapter 19 for defined terms.

Sign here: Date: 25 February 2021
(Company secretary)

Print name: Symon Simmons

== == == == ==

+ See chapter 19 for defined terms.