

19 August 2022

Company Announcements Office
ASX Limited
Exchange Centre
Level 4, 20 Bridge Street
Sydney NSW 2000

Dear Sir/Madam,

**ELANOR RETAIL PROPERTY FUND I AND ELANOR RETAIL PROPERTY FUND II (TOGETHER ELANOR RETAIL
PROPERTY FUND)
EXTRAORDINARY GENERAL MEETING – 19 AUGUST 2022**

In accordance with ASX Listing Rule 3.13.3, attached is a copy of Elanor Retail Property Fund's presentation for the Extraordinary General Meeting to be held at 11.00am (Sydney time) today.

Yours faithfully



Symon Simmons
Company Secretary
Elanor Funds Management Limited
Phone: (02) 9239 8400

Extraordinary General Meeting

Friday 19 August 2022
11.00am Sydney time

Level 3, 60 Carrington Street
Sydney NSW 2000





Chair's Welcome



Quorum



Board Members and Executives



Voting – Poll Questions & Notice of Meeting



Chair's Address



Formal Business

Resolution 1 Buy-Back of ERF Securities

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“Subject to Resolutions 2, 3 and 4 set out in the Notice of Meetings being passed, for the purposes of the Corporations Act 2001 (Cth) as modified by the ASIC Relief, the constitutions of ERF I and ERF II and for all other purposes, approval is given to the Responsible Entity of Elanor Retail Property Fund, to undertake a Buy-Back of stapled securities in Elanor Retail Property Fund as described in and in accordance with the terms detailed in the Explanatory Statement accompanying the Notice of Meetings.”

Resolution 1

Buy-Back of ERF Securities

In total 49,984,956 valid proxies were received, of which:

For:	44,798,501	89.62%
Against:	4,604	0.01%
Open proxies (Chair):	5,181,851	10.37%
Open proxies (other):	0	0%

Abstain/Excluded proxies:	0
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As outlined in the Notice of Meeting, the Chair intends to vote all open proxies in favour of this resolution.

Resolution 2

Disposal of Tweed Mall

To consider and, if thought fit, to pass the following resolution as an **ordinary resolution**:

“Subject to Resolutions 1, 3 and 4 set out in the Notice of Meetings being passed, for the purpose of Listing Rule 10.1 and for all other purposes, approval is given for the Responsible Entity of Elanor Retail Property Fund to dispose of 100% of its interest in Tweed Mall through a syndication into the Tweed Mall Fund, as described in the Explanatory Statement accompanying the Notice of Meetings.”



Resolution 2

Disposal of Tweed Mall

In total 49,984,956 valid proxies were received, of which:

For:	44,798,501	89.62%
Against:	4,604	0.01%
Open proxies (Chair):	5,181,851	10.37%
Open proxies (other):	0	0%

Abstain/Excluded proxies:	0
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As outlined in the Notice of Meeting, the Chair intends to vote all open proxies in favour of this resolution.

Resolution 3 Amendment to the Constitutions

To consider and, if thought fit, to pass the following resolution as a **special resolution**:

“Subject to Resolutions 1, 2 and 4 set out in the Notice of Meetings being passed, the constitutions of ERPF I and ERPF II each be amended in the manner set out in the constitutions tabled by the Chair and initialled for the purpose of identification, with effect from the conclusion of the Meetings.”

Resolution 3

Amendment to the Constitutions

In total 49,984,956 valid proxies were received, of which:

For:	44,795,001	89.62%
Against:	4,604	0.01%
Open proxies (Chair):	5,181,851	10.37%
Open proxies (other):	0	0%

Abstain/Excluded proxies:	3,500
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As outlined in the Notice of Meeting, the Chair intends to vote all open proxies in favour of this resolution.

Resolution 4

Privatisation and Delisting of ERF from Australian Securities Exchange (ASX)

To consider and, if thought fit, to pass the following resolution as a **special resolution**:

“Subject to Resolutions 1, 2 and 3 set out in the Notice of Meetings being passed, for the purpose of Listing Rule 17.11 and for all other purposes, Elanor Retail Property Fund’s removal from the Official List of ASX on a date to be decided by ASX (being a date no earlier than one month after the date this Resolution is passed) is approved and that the Directors of the Responsible Entity be authorised to do all things reasonably necessary to give effect to the delisting.”

Resolution 4

Privatisation and Delisting of ERF from Australian Securities Exchange (ASX)

In total 49,984,956 valid proxies were received, of which:

For:	44,690,329	89.4%
Against:	112,776	0.23%
Open proxies (Chair):	5,181,851	10.37%
Open proxies (other):	0	0%

Abstain/Excluded proxies:	0
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As outlined in the Notice of Meeting, the Chair intends to vote all open proxies in favour of this resolution.



Voting on Poll



Meeting Closure
Thank you



TWEED MALL

OPSM

Target



TROLLEY
RETURN

