Announcement Summary

Name of entity

ELANOR RETAIL PROPERTY FUND

Announcement type

New announcement

Date of this announcement

19/8/2022

ASX Security code and description of the class of +securities the subject of the buy-back

ERF : FULLY PAID UNITS STAPLED SECURITIES

The type of buy-back is:

☑ Equal access scheme buy-back

Refer to next page for full details of the announcement

Part 1 - Entity and announcement details

1.1 Name of entity

ELANOR RETAIL PROPERTY FUND

We (the entity named above) provide the following information about our buy-back.

1.2 Registration number type	Registration number
other	ERPF I ARSN: 615 291 220; ERPF II ARSN: 615 291 284

1.3 ASX issuer code

ERF

1.4 The announcement is
☑ New announcement

1.5 Date of this announcement

19/8/2022

1.6 ASX Security code and description of the class of +securities the subject of the buy-back

ERF : FULLY PAID UNITS STAPLED SECURITIES

Part 2 - Type of buy-back

2.1 The type of buy-back is:
☑ Equal access scheme buy-back

Part 3 - Buy-back details

Part 3A - Details of +securities, price and reason

3A.1 Total number of +securities on issue in the class of +securities to be bought back

127,712,725

3A.7 Percentage of +securities the entity will offer to buy back

100.000000 %

3A.8 Approximate total number of +securities that will be bought back if all buy-backs offers are accepted (disregarding any rounding and restrictions on foreign participation)

84,947,159

3A.9 Are the +securities being bought back for a cash consideration?
☑ Yes

3A.9a Is the price to be paid for +securities bought back known?
☑ Yes

3A.9a.1 In what currency will the buy-back consideration be paid?

AUD - Australian Dollar

3A.9a.2 Buy-back price per +security

0.79000000

3A.9a.3 Capital component of buy-back price per +security

0.79000000

3A.9a.4 Dividend component of buy-back price per +security

0.00000000

3A.10 Do the buy-back terms allow for a scale-back?
☑ No

3A.11 What will be done with fractional entitlements?

Fractions rounded down to the nearest whole number or fractions disregarded

3A.13 Please provide a URL for where the buy-back offer document can be viewed online

https://www.elanorinvestors.com/erf/reports

Part 3B - Buy-back restrictions and conditions

3B.1 Does the buy-back require security holder approval?
☑ No

3B.2 Are there any restrictions on foreign participation in the buy-back
☑ Yes

3B.2a Please summarise the restrictions on foreign participation

Ineligible Securityholders who will not be entitled to participate in the Buy-Back.

An Ineligible Securityholder is a person who resides, or who is acting on behalf or for the account of a person who resides, outside of Australia and New Zealand.

Refer to section 8.2.6 of the Explanatory Statement to the Notice of Meeting dated 20 July 2022 as disclosed to the ASX.

3B.2b For holdings in the name of a custodian or nominee, will the foreign participation restrictions be applied to the address of the custodian or nominee or the address of the beneficial holder?
☑ Beneficial holder

3B.3 Are there any other conditions that need to be satisfied before the buy-back offer becomes unconditional?
☑ No

Part 3C - Key dates

Equal access scheme buy-back

3C.4 +Announcement date

19/8/2022

3C.5 +Record date for participation in the offer

26/8/2022

3C.6 +Ex Date

25/8/2022

3C.7 Buy-back offer open date

30/8/2022

3C.8 Last date for entity to send serially numbered acceptance forms to persons entitled

31/8/2022

3C.9 Last day to extend the offer close date

14/10/2022

3C.10 Buy-back offer closing date

21/10/2022

3C.11 Anticipated date buy-back will occur

31/10/2022

3C.12 Last day for entity to lodge a final buy-back notice with ASX under listing rule 3.8A.

24/10/2022

3C.13 Last day for entity to update its register to cancel the +securities bought back and to lodge an Appendix 3H with ASX under listing rule 3.8A notifying the number of +securities that have been cancelled due to the buy-back.

31/10/2022

Part 3D - Other Information

3D.1 Any other information the entity wishes to notify to ASX about the buy-back