Distribution Information

Elanor Retail Property Fund (ASX: ERF) distributions are currently paid six monthly relating to the June and December half years. On Monday 24th October 2022, ERF paid a special distribution following the successful syndication of Tweed Mall.

For Australian investors, the annual Tax Statement provides more information on how to complete your tax return in relation to your distribution. The annual Tax Statement is provided by Computershare at the time of the June half year distribution.

In the year ended 30 June 2021 and subsequent financial years, the responsible entity of ERPF I and II (the Funds and each a Fund) had elected into the Attribution Managed Investment Trust (AMIT) regime, refer to AMIT FAQ.

Latest Distributions

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

	Special distribution on 24 October 2022[1] Cents/security	Component %
ERPF I		
Non-assessable amount		
Discounted capital gain – TARP	0.12155400	50%
Capital Gains Concession TARP	0.12155400	50%
Cash distribution	0.24310800	
Fund payment	0.24310800	
AMIT cost base adjustment – increase /(decrease)		
ERPF II		
Non-assessable amount		
Tax deferred	35.75689154	100%
Cash distribution	35.75689154	
Fund payment	0	
AMIT cost base adjustment – increase /(decrease)	35.75689154[2]	

1. Based on the number of units on issue, being 127,712,725.
2. You should increase / (decrease) the cost base/reduced cost base of your units in the relevant Fund by this amount.

Historical Distributions

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

	6 months ended 31 December 2021[1] Cents/security	6 months ended 30 June 2022[1] Cents/security	12 months ended 30 June 2022[1] Cents/security	Component %
ERPF I				
Non-assessable amount	3.01231179	0	3.01231179	100%
Cash distribution	3.01231179	0	3.01231179	
Fund payment	0	0		
AMIT cost base adjustment – increase /(decrease)	(3.01231179)[2]	0	(3.01231179)[2]	
ERPF II				
Interest	1.88373112	1.93845376	3.82218488	100%
Cash distribution	0	3.65022593	3.65022593	
Fund payment	0	0		
AMIT cost base adjustment – increase /(decrease)	1.88373112[2]	(1.7117722)[2]	0.17195895[2]	

1. Based on the number of units on issue, being 127,712,725.
2. You should increase / (decrease) the cost base/reduced cost base of your units in the relevant Fund by this amount.

Australian resident stapled securityholders should not rely on the information contained in the table above for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the AMIT member annual statement to be provided to securityholders.

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 0.00 cents per Stapled Security for both of the 6 month period ended 31 December 2021 and the 6 month period ended 30 June 2022.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

	6 months ended 31 December 2020[1] Cents/security	6 months ended 30 June 2021[2] Cents/security	12 months ended 30 June 2021[2] Cents/security	Component %
ERPF I				
Non-assessable amount	2.216535	2.634679	4.851214	100%
Cash distribution	2.216535	2.634679	4.851214	
Fund payment	0	0		
AMIT cost base adjustment – increase /(decrease)			(4.851214)[5]	
ERPF II				
Interest	0.358909	1.702613	2.061522	8.234202%
Other income	0.930108	0.627081	1.557189	6.219778%
Non-assessable amount	1.335627[3]	-1.335627[3]	0[3]	
Discounted capital gain – TAP	0	21.417375	21.417375	85.546019%
Cash distribution	2.624644	13.206658[4]	15.831302	
Fund payment	0.930108	43.592657[4]		
AMIT cost base adjustment – increase /(decrease)			30.62216[5]	

1. Based on the number of units on issue, being 128,055,309.
2. Based on the number of units on issue, being 127,712,725.
3. The tax calculations for the 12 months ended 30 June 2021 did not include a non-assessable amount but included a discounted capital gain – TAP component. The estimated tax calculations for the 6 months ended 31 December 2020 included a non-assessable amount and accordingly, a negative amount is included for the 6 months ended 30 June 2021 such that the non-assessable amount for the 12 months ended 30 June 2021 is zero.
4. ERPF II's fund payment for the 6 months ended 30 June 2021 exceeded its cash distribution for this period. The fund payment amount for the 6 months ended 30 June 2021 is comprised of the following components of cents per security: 0.627081 (Other income) plus 42.834751 (the grossed-up amount of the discounted capital gain – TAP) plus 1.30825 (Non-TAP capital losses applied against TAP capital gains).
5. You should increase / (decrease) the cost base/reduced cost base of your units in the relevant Fund by this amount. A capital gain may also arise for you to the extent (if any) that the amount of the AMIT cost base adjustment – (decrease) is greater than the cost base/reduced cost base of your units in the relevant Fund.

Australian resident stapled securityholders should not rely on the information contained in the table above for the purposes of completing their income tax returns. Details of the full year components of distributions will be provided in the AMIT member annual statement to be provided to securityholders

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 43.592657 cents per Stapled Security for the 6 month period ended 30 June 2021 and 0.930108 cents per Stapled Security for the 6 month period ended 31 December 2020.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

December 2019 ERF Stapled Security distribution		
		Cents per Stapled Security
Interest – Australian sourced	Elanor Retail Property Fund I	-
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund I	-
Tax deferred	Elanor Retail Property Fund I	2.125842
Interest – Australian sourced	Elanor Retail Property Fund II	0.544151
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund II	2.265472
Tax deferred	Elanor Retail Property Fund II	0.307528
Total		**5.242993**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 2.265472 cents per Stapled Security for the 6 month period ended 31 December 2019.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

June 2019 ERF Stapled Security distribution		
		Cents per Stapled Security
Tax deferred	Elanor Retail Property Fund I	2.221271
Interest – Australian sourced	Elanor Retail Property Fund II	0.251761
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund II	0.797378
Tax deferred	Elanor Retail Property Fund II	1.060540
Total		**4.330950**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 0.797378 cents per Stapled Security for the 6 month period ended 30 June 2019.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

December 2018 ERF Stapled Security distribution		
		Cents per Stapled Security
Interest – Australian sourced	Elanor Retail Property Fund I	0.000232
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund I	0.102589
Tax deferred	Elanor Retail Property Fund I	2.456320
Interest – Australian sourced	Elanor Retail Property Fund II	0.271042
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund II	0.929657
Tax deferred	Elanor Retail Property Fund II	0.894643
Total		**4.654483**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 1.032246 cents per Stapled Security for the 6 month period ended 31 December 2018.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

June 2018 ERF Stapled Security distribution		
		Cents per Stapled Security
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund I	0.116523
Interest – Australian sourced	Elanor Retail Property Fund II	0.380189
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund II	1.318836
Discounted capital gains (Taxable Australian Real Property)	Elanor Retail Property Fund II	1.228063
CGT Concession (Taxable Australian Real Property)	Elanor Retail Property Fund II	2.058072
Tax deferred	Elanor Retail Property Fund II	0.059400
Total		**5.161083**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 3.860242 cents per Stapled Security for the 6 month period ended 30 June 2018.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

December 2017 ERF Stapled Security distribution		

		Cents per Stapled Security
Interest – Australian sourced	Elanor Retail Property Fund I	0.001533
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund I	1.079124
Tax Deferred	Elanor Retail Property Fund I	1.857320
Interest – Australian sourced	Elanor Retail Property Fund II	0.273498
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund II	1.109261
Discounted capital gains (Taxable Australian Real Property)	Elanor Retail Property Fund II	0.830009
Total		**5.150745**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 3.848403 cents per Stapled Security for the 6 month period ended 31 December 2017.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

June 2017 ERF Stapled Security distribution		
		Cents per Stapled Security
Interest – Australian sourced	Elanor Retail Property Fund I	0.002031
Other – Australian sourced (excl. capital gains)	Elanor Retail Property Fund I	1.106521
Tax Deferred	Elanor Retail Property Fund I	1.608490
Tax Deferred	Elanor Retail Property Fund II	2.283795
Total		**5.000837**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is 1.106521 cents per Stapled Security for the 6 month period ended 30 June 2017.

Please note that tax components are indicative only and investors should rely on their Tax Statements provided each year for the preparation of their income tax returns.

December 2016 ERF Stapled Security distribution		
		Cents per Stapled Security
Tax Deferred	Elanor Retail Property Fund I	0.779008
Tax Deferred	Elanor Retail Property Fund II	0.617194
Total		**1.396202**

The amount of fund payment for the purposes of Subdivision 12-H of Schedule 1 of the Taxation Administration Act 1953 is nil for the 6 month period ended 31 December 2016.