Elanor Retail Property Fund I (ERPF I) and Elanor Retail Property Fund II (ERPF II)

Tax components of distributions for the year ended 30 June 2022

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

Detailed below are the components for the Funds' distributions for the year ended 30 June 2022.

	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.

Detailed below are the components for the Funds' distributions for the year ended 30 June 2021.

	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	

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.

Components for the 2020 ERF Tax Statement

Components for the 2020 ERF Tax Statement		
	Elanor Retail Property Fund I	Elanor Retail Property Fund II
Interest – Australian sourced	-	20.551878%
Other – Australian sourced (excl. capital gains)	-	68.006408%
Tax Deferred	100%	11.441714%
Total	**100%**	**100%**

Components for the 2019 ERF Tax Statement

Components for the 2019 ERF Tax Statement		
	Elanor Retail Property Fund I	Elanor Retail Property Fund II
Interest – Australian sourced	-	12.432832%
Other – Australian sourced (excl. capital gains)	-	41.070781%
Tax Deferred	100%	46.496387%
Total	**100%**	**100%**

Components for the 2018 ERF Tax Statement

Components for the 2018 ERF Tax Statement		
	Elanor Retail Property Fund I	Elanor Retail Property Fund II
Interest – Australian sourced	0.135136%	9.007263%
Other – Australian sourced (excl. capital gains)	55.228491%	33.457169%
Tax Deferred	44.636372%	0.818482%
Discounted capital gains (TARP)	-	28.358542%
CGT Concession (TARP)	-	28.358542%
Total	**100%**	**100%**

Components for the 2017 ERF Tax Statement

Components for the 2017 ERF Tax Statement		
	Elanor Retail Property Fund I	Elanor Retail Property Fund II
Interest – Australian sourced	0.049218%	
Other – Australian sourced (excl. capital gains)	26.815358%	
Tax Deferred	73.135424%	100%
Total	**100%**	**100%**