

16 August 2024

Dear Investor

From July onwards distributable earnings generated from the Elanor Property Income Fund (EPIF) are being held within the Fund to be invested into the remaining assets to best position them for sale.

The Responsible Entity will continue the orderly realisation of assets with capital to be returned to Securityholders progressively from the net sale proceeds (after transactions costs, required debt repayment and any future capital commitments to best position the remaining assets for sale).

Fund investors will continue to receive Quarterly Updates providing details on the performance of the Fund and the progress of the wind-up.

If you have any questions please contact us at 1800 ELANOR or Automic on 1300 803 870 or elanor@automicgroup.com.au.

Yours faithfully



David Burgess

EPIF Fund Manager
Elanor Funds Management Limited (Responsible Entity)