Elanor Property Income Fund I ARSN 615 291 220

Elanor Property Income Fund II ARSN 615 291 284

(EPIF or Fund)

Hardship Policy

Hardship Policy

Background

This policy is to be read in conjunction with the relevant PDS and Fund Constitutions and applies to both registered schemes that comprise the Fund, so long as stapling continues.

Liquidity Facility

The Fund operates a liquidity facility on a quarterly basis, under which Unitholders may request redemption of part or all of their investment in the Fund. Regular withdrawals under that liquidity facility are subject to:

- available liquid assets; and
- an aggregate cap of 5% of issued Units per quarter (20% p.a.), or such other amount accepted by the Investment Manager at its sole discretion.

The liquidity facility will not apply in any period where the exit facility is operating (see below).

Exit Facility

The initial term of the Fund ends on 31 December 2027. Thereafter, the Fund w\ill have rolling five-year terms. At the end of each term, the Fund will operate an exit facility, under which Unitholders may request redemption of part or all of their investment in the Fund. There is no aggregate cap applicable to withdrawals under the exit facility. In the ordinary course, the Investment Manager will use its best endeavours to satisfy all redemption requests as soon as practicable, having regard to the total amount to be withdrawn. The Fund responsible entity may elect to wind up the Fund if it receives redemption requests for more than 50% of issued Units at the end of a term.

Redemptions outside of the Liquidity Facility and the Exit Facility on Grounds of Hardship.

Notwithstanding the above, eligible Unitholders may apply under this Policy to the Investment Manager for a withdrawal of that Unitholder's Units (or part thereof). At all times, the Investment Manager retains full discretion in approving or rejecting any hardship applications submitted under this Policy.

Unitholder eligibility to lodge an application under this Policy

Some of the factors which may render a Unitholder eligible to lodge an application under this Policy include the following.

- If the application for withdrawal is lodged due to compassionate grounds, such as:
  - loss of income due to termination of employment or redundancy or ill health;
  - paying for medical treatment for a Unitholder or a Unitholder's immediate family (including payments for disability-related care, or palliative care or mental health related matters);
  - terminal illness of a Unitholder or a Unitholder's immediate family member;
  - preventing a mortgagee exercising a forced sale of a Unitholder's property;
  - modifying the house, amenities, or vehicle of a Unitholder or Unitholder's immediate family member due to a disability; and/or
  - funding a Unitholder's funeral expenses.
- If any other events, when considered (factoring in the below criteria) indicate that rejecting the Unitholder's withdrawal application under this Policy will result in severe hardship to a Unitholder or that Unitholder's immediate family.

Factors which the Investment Manager may consider in issuing a decision

The Investment Manager may consider any of the below factors in determining whether to approve or reject a withdrawal application submitted under this Policy:

- whether the applicant Unitholder meets any of the eligibility conditions set out above;

- whether the approval of that Unitholder's request would materially or unfairly prejudice or materially affect other Unitholders (or risk a perception of that treatment);
- whether the approval of that Unitholder's request would expose EPIF to financial risk (eg from increased borrowing);
- whether the approval of that Unitholder's request would expose EPIF investments to decreased value, or increased risk of devalue;
- whether the severe hardship averted by approving that Unitholder's request could be achieved by other means not requiring a withdrawal;
- whether the Investment Manager is aware of any buyers which either would be interested in acquiring that withdrawing Unitholder's Units if the Unitholder's application were approved;
- whether the approval of that Unitholder's request would expose the Investment Manager or the EPIF to any claim or perception of breach under any applicable law;
- the proximity of the next quarterly liquidity facility/the exit facility for the Fund;
- whether there are known potential purchasers of the Units that could be matched with the applicant Unitholder (thus avoiding a redemption of Units); and/or
- any other factors which the Investment Manager deems relevant.

Conditions

The Investment Manager may attach conditions to the approval of any request submitted by a Unitholder under this Policy and waive those conditions (or any part thereof) in its absolute and sole discretion. In issuing any decision under this Policy, the Investment Manager is not obliged to give the applicant Unitholder reasons and any decision issued by the Investment Manager is final.

Definitions

For the purposes of this Policy, the following defined terms have the meaning set out as follows:

Fund or EPIF means Elanor Property Income Fund I ARSN 615 291 220 and Elanor Property Income Fund II ARSN 615 291 284, the Units in which are stapled together.

Fund Constitutions means constitutions from time to time of Elanor Property Income Fund I and Elanor Property Income Fund II.

Investment Manager means any investment manager of EPIF or, if no investment manager has been appointed, then the responsible manager of EPIF.

Unitholder means a unitholder in the EPIF.

Units means stapled units in the EPIF.

1. **Section 9 Ownership and Document Approval**

Ownership

Policy Owner	Compliance
Business Unit	Compliance

Approval schedule

Version	Date of approval	Approved by (name/committee)	Description of Changes
V1.0	25th October 2023	Board	Document creation