PROPERTY INCOME FUND

Interim Financial Report

Elanor Property Income Fund (formerly Elanor Retail Property Fund)

Comprising the stapling of units in Elanor Property Income Fund I (ARSN 615 291 220) and units in Elanor Property Income Fund II (ARSN 615 291 284).

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ELANOR PROPERTY INCOME FUND

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Directors' Report

The Directors of Elanor Funds Management Limited (Responsible Entity), as responsible entity of the Elanor Property Income Fund I (EPIF I) and Elanor Property Income Fund II (EPIF II), present their interim report together with the consolidated interim financial report of Elanor Property Income Fund (Group, Consolidated Group or Fund) and the consolidated interim financial report of the Elanor Property Income Fund I (EPIF I Group) for the half year ended 31 December 2022 (period).

The interim financial report of the Consolidated Group comprises EPIF II (formerly Elanor Retail Property Fund II) and its controlled entities, including EPIF I (formerly Elanor Retail Property Fund I) and its controlled entities. The interim financial report of the EPIF I Group comprises Elanor Property Income Fund I and its controlled entities.

On the 4th of November 2022, Elanor Retail Property Fund (ERF) was delisted from the ASX and was renamed Elanor Property Income Fund (EPIF). Post de-listing, the Fund is an unlisted stapled group comprising two trusts which own real estate assets, listed property securities, liquid investments and cash for the benefit of Securityholders in proportion to their investment in the Fund. EPIF I and EPIF II were originally registered as managed investment schemes on 13 October 2016. This interim financial report has been prepared on a continuous basis as the legal entities comprising the Fund have not changed.

The units of each scheme cannot be traded separately and can only be traded as stapled securities. Although there is no ownership interest between EPIF I and EPIF II, EPIF II is deemed to be the parent entity of the Group in accordance with the Australian Accounting Standards.

The Responsible Entity is a company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is Level 38, 259 George Street, Sydney NSW 2000.

Elanor Asset Services Pty Limited (ABN 83 614 679 622), a wholly owned subsidiary of Elanor Investors Group, is the Manager of the Fund, providing services in accordance with the Investment Management Agreement and Property and Development Management Agreement. The Trust Company (Australia) Limited is the Custodian of the Fund, pursuant to the Custody Deed.

The Directors' report is a combined Directors' report that covers both schemes. The financial information for the Group is taken from the consolidated financial reports and notes.

1. Directors

The following persons have held office as Directors of the Responsible Entity during the period and up to the date of this report:

- Paul Bedbrook (Chairman)
- Glenn Willis (Managing Director and Chief Executive Officer of Elanor Investors Group)
- Nigel Ampherlaw
- Anthony Fehon
- Su Kiat Lim
- Karyn Baylis

2. Principal activities

The principal activities of the Fund are to invest in real estate assets diversified by sector, geographic location and tenancy mix.

3. Distributions

Distributions relating to the half year ended 31 December 2022 comprise:

Distributions Consolidated Group	Distribution cents per stapled security	$'000
Special Distribution[1]	36.00	45,977
Distributions paid and payable[2]	0.81	723
Total distribution relating to the half year period ended 31 December 2022		46,700

(1) A special distribution of $0.36 per security, in total $45.97 million, was paid to ERF securityholders on 24 October 2022.
(2) As EPIF distributes on a monthly basis, this represents the monthly distributions paid and payable for November and December 2022.

4. Operating and financial review

OVERVIEW AND STRATEGY

The Elanor Property Income Fund is a stapled entity comprising two unlisted open-ended unit trusts with exposure to properties held directly, indirectly via other property funds, and via ASX-listed property securities.

The Fund's objective is to provide reliable monthly income and capital growth by investing in a diversified portfolio of high investment quality real estate assets in Australia and New Zealand. The Fund will:

- Invest across a range of real estate assets diversified by sector, geographic location and tenancy mix;
- Invest in real estate assets, both directly and indirectly through other property funds that invest in direct property;
- Invest in listed property securities, liquid investments and cash; and
- Target stabilised real estate assets that are competitively positioned and generate predictable, recurring income.

The Fund's long term investment portfolio currently comprises four non-discretionary focused shopping centres properties with:

- A combined value of $108.0 million;
- An occupancy of 93.1% at balance date;
- 50.42% of its income from major retailers and 48.4% from specialty retailers; and
- 45.11% of revenue generated by supermarket and essential needs tenants, 48.4% from specialty stores and 6.5% from department and discount stores (DDS).

During the period the Fund has also invested in Elanor Commercial Property Fund (ASX: ECF), and Harris Street Fund, a single asset fund holding a prime grade office building, in order to provide the Fund with liquidity.

The Fund's key objective is to provide reliable monthly income and capital growth by investing in a diversified portfolio of high investment quality real estate assets in Australia and New Zealand.

During the half year ended 31 December 2022, the Fund has undertaken the following key activities:

- On 6 October 2022, Tweed Mall was sold for $87.0 million with the net proceeds distributed to ERF Securityholders by way of a special distribution of $0.36 per security. The special distribution amounting to $45.97 million was paid on 24 October 2022.
- An off-market security buy-back to acquire up to 100% of ERF securities at a price of $0.79 per security ("Buy-Back") was implemented on 21 October 2022. The total transaction value was $30.44 million.
- The delisting of ERF and the establishment of the Elanor Property Income Fund ("EPIF"), an open-ended, unlisted, multi sector reliable income real estate fund successfully completed on 4 November 2022.
- Immediately following the completion, EPIF had an NTA of $0.8549 per security.

4. Operating and financial review (continued)

INVESTMENT PORTFOLIO

The valuation of the Group's portfolio of investment properties at 31 December 2022 was $108.0 million. On 6 October 2022, Tweed Mall was sold at a sale price of $87.0 million.

The following table shows the Group's investment portfolio as at balance date:

			Carrying Value ($m)	
Property	Location	Type	31 December 2022	30 June 2022
Manning Mall	Taree, NSW	Sub-regional shopping centre	37.5	36.7
Gladstone Square	Gladstone, QLD	Neighbourhood shopping centre	30.8	30.5
Glenorchy Plaza	Glenorchy, TAS	Sub-regional shopping centre	20.1	19.8
Northway Plaza	Bundaberg, QLD	Neighbourhood shopping centre	19.6	19.2
Total investment portfolio			**108.0**	**106.2**
Tweed Mall	Tweed Heads, NSW	Sub-regional shopping centre	-	87.0
Total Asset held for Sale			**-**	**87.0**
Total investment portfolio			**108.0**	**193.2**

FINANCIAL RESULTS

The Group recorded a statutory profit of $4.52 million for the half year ended 31 December 2022 including valuation movements in the Fund's investment portfolio (December 2021: profit after tax of $2.72 million).

Funds from Operations (FFO) for the half year were $3.47 million or 3.90 cents per stapled security. FFO is considered by Management to be an appropriate estimate of the underlying recurring cash earnings of the Fund and has been determined in accordance with Property Council of Australia Guidelines.

A summary of the Group's results for the half year to 31 December 2022 is set out below:

Key financial results	Consolidated Group 31 December 2022
Net Profit/ (loss) ($'000)	4,521
FFO ($'000)	3,474
FFO per stapled security (cents)	3.90
Distributions paid and payable to securityholders ($'000)	723
Distributions (cents per stapled security)	0.81
Special Distribution (cents per stapled security)	36.00
Net tangible assets ($ per stapled security)	0.86
Gearing (net debt / total assets less cash) (%)	33.5%

4. Operating and financial review (continued)

FINANCIAL RESULTS (CONTINUED)

The table below provides a reconciliation from statutory net profit / (loss) to Funds from Operations (FFO):

	Consolidated Group 31 December 2022 $'000
Statutory net profit	**4,521**
Adjustments for items included in statutory Income	
Straight-lining of rental income[2]	(354)
Net fair value movement on derivative financial instruments	88
Net fair value movement on financial assets at fair value through profit or loss	128
Net fair value movement on investment properties	(535)
Amortisation expense[3]	351
Transaction costs[4]	1,089
Net accounting gain on sale/ disposal on investment property[5]	(1,787)
Other	(27)
FFO[1]	**3,474**

[1] Funds from Operations (FFO) has been determined in accordance with the Property Council Guidelines adjusted for amortisation of borrowing costs which is excluded from FFO and represents the Directors' view of underlying earnings from ongoing operating activities, being statutory profit / (loss) (under IFRS), adjusted for non-cash and other items such as property revaluations, investment revaluations, derivative mark-to-market impacts, amortisation of tenant incentives, gains/losses on sale of investment properties, straight-line rental adjustments, non-FFO tax expenses/benefits and other unrealised one-off items including transaction costs.

[2] Straight-lining of rental income is a non-cash accounting adjustment recognised in rental income in the Consolidated Statement of Profit or Loss.

[3] Amortisation expense includes the amortisation of capitalised leasing costs and debt establishment costs, recognised in rates, taxes and other outgoings, other expenses and borrowing costs in the Consolidated Statement of Profit or Loss.

[4] Transaction costs primarily relate to acquisition, underwriting and professional fees relating to the privatisation of ERF.

[5] Reversal of net accounting gain on Tweed mall disposal.

Risk Management

The risks to the Fund in the coming period primarily comprise earnings variability and potential capital value impacts due to the prevailing interest rate environment and economic conditions. Potential capital value movements are related to higher return hurdles for real estate investments as interest rates rise, driven by volatility and uncertainty in respect of short- and long-term interest rates.

Further, risks may also relate to increased operating expenses, a softening of rental growth, an increase in required incentives or longer letting up periods and possible weather-related events. While general market uncertainty may impact the availability of capital for acquisition opportunities, demand for quality assets is expected to remain positive.

These risks to the Fund are mitigated through the hedging of the interest rates (currently the Fund debt is 60% hedged) and active management of the Fund's portfolio. Regular engagement with tenants across the portfolio and ongoing assessments of tenant rental risks are key contributors to the strong performance of the Fund. Further risk mitigants include the broadening of the Fund's tenant mix, and actively managing the Fund's cash position and capital structure.

With regards to climate related risks, the Fund is progressing its alignment with the Taskforce for Climate-related Financial Disclosures (TCFD) recommendations. This initiative is a key focus of the Fund's ESG Committee.

4. Operating and financial review (continued)

SUMMARY AND OUTLOOK

The Fund is well positioned to deliver reliable, monthly income and capital growth from its portfolio of high investment quality real estate assets.

5. Interest in the Group

The movement in the number of stapled securities of the Group during the period is set out below:

	Consolidated Group
Stapled securities on issue at the beginning of the period 1 July 2022	127,712,725
Stapled securities acquired through security buy-back scheme	(38,532,719)
Stapled securities on issue at the end of the period 31 December 2022	**89,180,006**

6. Auditor's independence declaration

A copy of the auditor's independence declaration, as required under section 307C of the *Corporations Act 2001* (Cth), is included on the page following the Directors' Report.

7. Events occurring after reporting date

The Directors of the Responsible Entity are not aware of any other matter since the end of the period that has or may significantly affect the operations of the Group, the result of those operations, or the state of the Group's affairs in future financial periods that are not otherwise referred to in this Directors' Report.

8. Rounding of amounts to the nearest thousand dollars

In accordance with *ASIC Corporation Instrument (rounding in Financial/ Directors' Reports) 2022/519*, amounts in the Directors' Report have been rounded to the nearest thousand dollars, unless otherwise indicated.

This report is made in accordance with a resolution of the Board of Directors of the Responsible Entity. The Financial Statements were authorised for issue by the Directors on 24 February 2023.

Signed in accordance with a resolution of the Directors pursuant to section 298(2) of the *Corporations Act 2001* (Cth). The Directors have the power to amend and re-issue the Financial Statements.

Paul Bedbrook
Chairman

Glenn Willis
CEO and Managing Director

Sydney, 24 February 2023

Auditor's Independence Declaration

As lead auditor for the review of Elanor Property Income Fund II and Elanor Property Income Fund I for the half-year ended 31 December 2022, I declare that to the best of my knowledge and belief, there have been:

(a) no contraventions of the auditor independence requirements of the *Corporations Act 2001* in relation to the review; and

(b) no contraventions of any applicable code of professional conduct in relation to the review.

This declaration is in respect of Elanor Property Income Fund II and the entities it controlled during the period.

N R McConnell
Partner
PricewaterhouseCoopers

Sydney
24 February 2023

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ELANOR PROPERTY INCOME FUND

CONSOLIDATED STATEMENTS OF PROFIT OR LOSS
FOR THE HALF YEAR ENDED 31 DECEMBER 2022

	Note	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I[1] Group 31 December 2021 $'000
Income					
Rental income	2	7,271	8,617	7,271	8,617
Outgoings reimbursement		713	965	713	965
Net fair value movement on investment properties		535	1,116	535	1,116
Net accounting gain on investment properties		1,787	-	1,787	-
Distribution income		120	-	120	-
Other income		185	-	17	-
Total income		**10,611**	**10,698**	**10,443**	**10,698**
Expenses					
Rates, taxes and other outgoings		2,673	3,196	2,668	3,196
Provision for expected credit loss		123	1,566	29	523
Investment management fees	7	541	711	529	658
Borrowing costs		677	499	2,358	3,325
Transaction costs		1,089	370	1,086	370
Other expenses		771	1,640	679	1,108
Net fair value movement on financial assets at fair value through profit or loss		128	-	128	-
Net fair value movement on derivative financial instruments		88	-	-	-
Total expenses		**6,090**	**7,982**	**7,477**	**9,180**
Net profit/(loss) for the year		**4,521**	**2,716**	**2,966**	**1,518**
Attributable to securityholders of:					
- Elanor Property Income Fund II[2]		1,555	1,198	-	-
- Elanor Property Income Fund I[1]		2,966	1,518	2,966	1,518
Net profit/(loss) for the year		**4,521**	**2,716**	**2,966**	**1,518**
Basic earnings per stapled security (cents)		5.07	2.13	3.33	1.19
Diluted earnings per stapled security (cents)		3.91	2.13	2.57	1.19

(1) Formerly known as Elanor Retail Property Fund I

(2) Formerly known as Elanor Retail Property Fund II

The above Consolidated Statements of Profit or Loss should be read in conjunction with the accompanying notes

ELANOR PROPERTY INCOME FUND

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE HALF YEAR ENDED 31 DECEMBER 2022

	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I[1] Group 31 December 2021 $'000
Net profit for the year	**4,521**	**2,716**	**2,966**	**1,518**
Other comprehensive income				
Items that may be reclassified to profit and loss				
Gain on revaluation of cash flow hedge	-	12	-	-
Other comprehensive income for the year	-	12	-	-
Total comprehensive income/(expense) for the year	**4,521**	**2,728**	**2,966**	**1,518**
Attributable to securityholders of:				
- Elanor Property Income Fund II[2]	1,555	1,210	-	-
- Elanor Property Income Fund I[1]	2,966	1,518	2,966	1,518
Total comprehensive income/(expense) for the year	**4,521**	**2,728**	**2,966**	**1,518**

(1) Formerly known as Elanor Retail Property Fund I

(2) Formerly known as Elanor Retail Property Fund II

The above Consolidated Statements of Comprehensive Income should be read in conjunction with the accompanying notes

ELANOR PROPERTY INCOME FUND

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
AS AT 31 DECEMBER 2022

	Note	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERPF I[1] Group 30 June 2022 $'000
Current assets					
Cash and cash equivalents		2,200	5,396	1,892	2,878
Trade and other receivables		1,338	1,361	557	232
Prepayments		119	15	133	15
Derivative financial instruments		712	931	-	-
Distribution receivable		120	-	120	-
Assets classified as held for sale		-	90,536	-	90,536
Financial assets at fair value through profit or loss	5	7,691	-	7,691	-
Total current assets		**12,180**	**98,239**	**10,393**	**93,661**
Non-current assets					
Trade and other receivables		-	100	-	-
Investment properties	4	108,000	106,200	108,000	106,200
Total non-current assets		**108,000**	**106,300**	**108,000**	**106,200**
Total assets		**120,180**	**204,539**	**118,393**	**199,861**
Current liabilities					
Distribution payable	3	380	4,694	380	-
Trade and other payables		1,098	3,456	1,507	2,944
Rent received in advance		118	-	118	-
Liabilities directly associated with assets classified as held for sale		-	3,244	-	3,244
Total current liabilities		**1,596**	**11,394**	**2,005**	**6,188**
Non-current liabilities					
Interest bearing liabilities	6	41,700	41,689	-	-
Interest bearing cross-staple loan		-	-	108,663	155,484
Total non-current liabilities		**41,700**	**41,689**	**108,663**	**155,484**
Total liabilities		**43,296**	**53,083**	**110,668**	**161,672**
Net assets		**76,884**	**151,456**	**7,725**	**38,189**
Equity					
Contributed equity		89,691	89,691	35,138	65,581
Retained profits / (accumulated losses)		(20,532)	23,576	(27,413)	(27,392)
Parent entity interest		**69,159**	**113,267**	**7,725**	**38,189**
Equity Holders of Non-Controlling Interest					
Contributed equity		35,138	65,581	-	-
(Accumulated losses) / Retained profits		(27,413)	(27,392)	-	-
Non-controlling interest		**7,725**	**38,189**	-	-
Total equity attributable to stapled securityholders:					
- Elanor Property Income Fund II[2]		69,159	113,267	-	-
- Elanor Property Income Fund I[1]		7,725	38,189	7,725	38,189
Total equity		**76,884**	**151,456**	**7,725**	**38,189**

(1) Formerly known as Elanor Retail Property Fund I
(2) Formerly known as Elanor Retail Property Fund II

The above Consolidated Statements of Financial Position should be read in conjunction with the accompanying notes

ELANOR PROPERTY INCOME FUND

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE HALF YEAR ENDED 31 DECEMBER 2022

	Note	Contributed Equity $'000	Cash flow Hedge Reserve $'000	Security Based Payment Reserve $'000	Retained Profits/ (Accumulated Losses) $'000	EPIF II Group Total Equity $'000	Non-Controlling Interests $'000	Total Equity $'000
Consolidated Group								
Total equity at 1 July 2022		89,691	-	-	23,576	113,267	38,189	151,456
Profit / (loss) for the year		-	-	-	1,555	1,555	2,966	4,521
Other comprehensive income / (expense) for the year		-	-	-	-	-	-	-
Total comprehensive income / (expense) for the year		**-**	**-**	**-**	**1,555**	**1,555**	**2,966**	**4,521**
Transactions with owners in their capacity as owners:								
Security buy back		-	-	-	-	-	(30,443)	(30,443)
Equity transaction costs		-	-	-	3	3	(1,954)	(1,951)
Distributions paid and payable					-	-	(723)	(723)
Special distribution	3	-	-	-	(45,666)	(45,666)	(310)	(45,976)
Total equity at 31 December 2022		**89,691**	**-**	**-**	**(20,532)**	**69,159**	**7,725**	**76,884**
Consolidated Group								
Total equity at 1 July 2021		89,691	(120)	-	24,491	114,062	42,286	156,348
Profit / (loss) for the year		-	-	-	1,198	1,198	1,518	2,716
Other comprehensive income / (expense) for the year		-	12	-	-	12	-	12
Total comprehensive income / (expense) for the year		**-**	**12**	**-**	**1,198**	**1,210**	**1,518**	**2,728**
Transactions with owners in their capacity as owners:								
Distributions paid and payable	3	-	-	-	-	-	(3,847)	(3,847)
Total equity at 31 December 2021		**89,691**	**(108)**	**-**	**25,689**	**115,272**	**39,957**	**155,229**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE HALF YEAR ENDED 31 DECEMBER 2022

	Note	Contributed Equity $'000	Cash flow Hedge Reserve $'000	Security Based Payment Reserve $'000	Retained Profits/ (Accumulated Losses) $'000	Total Equity $'000
EPIF I Group						
Total equity at 1 July 2022		65,581	-	-	(27,392)	38,189
Profit / (loss) for the year		-	-	-	2,966	2,966
Other comprehensive income / (expense) for the year		-	-	-	-	-
Total comprehensive income / (expense) for the year		**-**	**-**	-	**2,966**	**2,966**
Transactions with owners in their capacity as owners:						
Security buy-back		(30,443)	-	-	-	(30,443)
Equity transaction costs		-	-	-	(1,954)	(1,954)
Distributions paid and payable		-	-	-	(723)	(723)
Special distribution	3	-	-	-	(310)	(310)
Total equity at 31 December 2022		**35,138**	**-**	**-**	**(27,413)**	**7,725**
ERPF I Group						
Total equity at 1 July 2021		65,581	-	-	(23,295)	42,286
Profit / (loss) for the year		-	-	-	1,518	1,518
Other comprehensive income / (expense) for the year		-	-	-	-	-
Total comprehensive income / (expense) for the year		**-**	**-**	**-**	**1,518**	**1,518**
Transactions with owners in their capacity as owners:						
Distributions paid and payable	3	-	-	-	(3,847)	(3,847)
Total equity at 31 December 2021		**65,581**	**-**	**-**	**(25,624)**	**39,957**

The above Consolidated Statements of Changes in Equity should be read in conjunction with the accompanying notes

CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE HALF YEAR ENDED 31 DECEMBER 2022

	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 31 December 2021 $'000
Cash flows from operating activities				
Rental and other property income received	10,728	13,446	10,667	10,148
Finance costs paid	(805)	(485)	(586)	(55)
Payments to suppliers and the Responsible Entity	(11,506)	(5,797)	(10,295)	(4,594)
Net cash inflow from operating activities	**(1,583)**	**7,164**	**(214)**	**5,499**
Cash flows from investing activities				
Receipts from disposals of asset held for sale	88,894	27,261	88,011	27,261
Investment in financial assets	(7,819)	-	(1,819)	-
Payments for additions to investment properties	(1,263)	(2,640)	(1,263)	(2,640)
Net cash inflow/(outflow) from investing activities	**79,812**	**24,621**	**84,929**	**24,621**
Cash flows from financing activities				
Distributions paid	(5,005)	(20,223)	(343)	(3,360)
Special distribution paid	(45,977)	-	(310)	-
Security buy-back	(30,443)	-	(30,443)	-
Payment of interest bearing - cross staple loans	-	-	(54,605)	(21,275)
Payment of interest bearing liabilities	-	(25,000)	-	(5,000)
Net cash inflow/(outflow) from financing activities	**(81,425)**	**(45,223)**	**(85,701)**	**(29,635)**
Net increase/(decrease) in cash and cash equivalents	(3,196)	(13,438)	(986)	485
Cash and cash equivalents at the beginning of the period	5,396	18,713	2,878	4,277
Cash at the end of the period	**2,200**	**5,275**	**1,892**	**4,762**

The above Consolidated Statements of Cash Flows should be read in conjunction with the accompanying notes

About this Report

As of 4 November 2022, Elanor Retail Property Fund (ERF) was delisted from the ASX and was renamed Elanor Property Income Fund (EPIF).

Elanor Property Income Fund (the Fund, Group or Consolidated Group) is a 'stapled' entity comprising of Elanor Property Income Fund I (formerly 'Elanor Retail Property Fund I') ('EPIF I') and its controlled entities, and Elanor Property Income Fund II (formerly Elanor Retail Property Fund II) ('EPIF II'). The units in EPIF I are stapled to units in EPIF II. The stapled securities cannot be traded or dealt with separately. EPIF I and EPIF II were registered as managed investment schemes on 13 October 2016.

For the purposes of the consolidated financial report, EPIF II has been deemed the parent entity of EPIF I in the stapled structure. The financial report of the Fund comprises the consolidated financial report of Elanor Property Income Fund II and its controlled entities, including Elanor Property Income Fund I and its controlled entities (EPIF I Group). As permitted by *ASIC Corporations* (Stapled Group Reports) *Instrument 2015/838*, this report is a combined report that presents the consolidated financial statements and accompanying notes of both the Fund and EPIF I Group.

The half year financial report is a general purpose financial report prepared in accordance with the *Corporations Act 2001*, the Fund Constitution and AASB 134 *Interim Financial Reporting*. Compliance with AASB 134 ensures compliance with International Financial Reporting Standard IAS 34 *Interim Financial Reporting*. The half year report does not include notes of the type normally included in an annual financial report and should be read in conjunction with the most recent annual financial report with exception of the financial assets at fair value through profit or loss accounting policies which is included in note 5. Accordingly, this report should be read in conjunction with the annual report for the year ended 30 June 2022 and any public announcements made by the Fund during the half year ended 31 December 2022 in accordance with the continuous disclosure requirements of the *Corporations Act 2001*.

This interim financial report has been prepared on a continuous basis as the legal Fund entities have not changed.

The accounting policies adopted in the preparation of the interim financial report are consistent with those of the previous financial year unless stated otherwise.

Comparative figures have been restated where appropriate to ensure consistency of presentation throughout the financial report.

New accounting standards and interpretations

New and amended accounting standards and interpretations commencing 1 July 2022

There are no standards, interpretations or amendments to existing standards that are effective for the first time for the financial year beginning 1 July 2022 that are applicable to the Group.

New accounting standards and interpretations not yet adopted

Certain new accounting standards, amendments to accounting standards and interpretations have been published that are not mandatory for 31 December 2022 reporting periods and have not been early adopted by the Group. These standards, amendments or interpretations are not expected to have a material impact on the Group in the current or future reporting periods and on foreseeable future transactions.

Basis of consolidation

The consolidated financial report of the Fund incorporates the assets and liabilities of EPIF II (the Parent) and all of its subsidiaries, including EPIF I and its subsidiaries as at 31 December 2022. EPIF II is the parent entity in relation to the stapling. The results and equity of EPIF I (which is not directly owned by EPIF II) have been treated and disclosed as a non-controlling interest. Whilst the results and equity of EPIF I are disclosed as a non-controlling interest, the stapled securityholders of EPIF I are the same as the stapled securityholders of EPIF II.

For the purpose of preparing the financial statements, the Fund is a for-profit entity. The financial report is presented in Australian Dollars. Comparative figures have been restated where appropriate to ensure consistency of presentation throughout the financial report.

Rounding of amounts to the nearest thousand dollars

In accordance with *ASIC Corporation Instrument (rounding in Financial/ Directors' Reports) 2022/519*, amounts in the financial statements have been rounded to the nearest thousand dollar, unless otherwise indicated.

ELANOR PROPERTY INCOME FUND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE HALF YEAR ENDED 31 DECEMBER 2022

The notes to the consolidated financial statements have been organised into the following four sections:

Results

This section focuses on the operating results and financial performance of the Fund. It includes disclosures of revenue and distributions.

1. Segment information

OVERVIEW

The Fund operates in one business segment, being the investment directly and indirectly in real estate assets in Australia and New Zealand.

2. Revenue

OVERVIEW

The Fund's main source of revenue is rental income from its investment in real estate properties.

(a) Rental income

	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 31 December 2021 $'000
Tweed Mall [1]	1,793	3,463	1,793	3,463
Manning Mall	2,017	1,734	2,017	1,734
Gladstone Square	1,294	1,293	1,294	1,293
Glenorchy Plaza	1,087	1,039	1,087	1,039
Northway Plaza	1,080	744	1,080	744
Moranbah Fair [2]	-	344	-	344
Total revenue from operating activities	**7,271**	**8,617**	**7,271**	**8,617**

(1) The rental income for Tweed Mall for the six months ended 31 December 2022 represents income up to 30 September 2022, when the sale of the asset was settled.
(2) The rental income for Moranbah Fair for the six months ended 31 December 2021 represents income up to 31 August 2021, when the sale of the asset was settled.

3. Distributions

OVERVIEW

In accordance with the Fund's Constitutions, the Responsible Entity determines Fund from Operations (FFO) attributable to securityholders as the net profit for the half year, excluding certain non-recurring and non-cash items.

(a) Distributions during the half year

Consolidated Group

The following distributions were declared by the Consolidated Group in respect of the half-year ended 31 December 2022:

	Distribution 31 December 2022 cents per stapled security	Distribution 31 December 2021 cents per stapled security	Total amount 31 December 2022 $'000	Total amount 31 December 2021 $'000
Interim distribution (declared before year end)	-	3.01	-	3,847
Monthly distributions paid and payable[2]	0.81	-	723	-
Special Distribution (declared before year end)[1]	36.00	-	45,977	-
Total	**36.81**	**3.01**	**46,700**	**3,847**

[(1)] On 6 October 2022, Tweed Mall was successfully sold for $87.0 million with the net proceeds distributed to ERF Securityholders by way of a special distribution of $0.36 per security. Please refer to the Director's Report for the calculation of FFO and the distribution.
[(2)] As EPIF distributes on a monthly basis, this represents the monthly distributions paid and payable for November and December 2022

EPIF I Group

The following distributions were declared by the EPIF I Group in respect of the half-year ended 31 December 2022:

	Distribution 31 December 2022 cents per stapled security	Distribution 31 December 2021 cents per stapled security	Total amount 31 December 2022 $'000	Total amount 31 December 2021 $'000
Interim distribution (declared before year end)	-	3.01	-	3,847
Monthly distributions paid and payable[2]	0.81	-	723	-
Special Distribution (declared before year end)[1]	36.00	-	310	-
Total	**36.81**	**3.01**	**1,034**	**3,847**

[(1)] On 6 October 2022, Tweed Mall was successfully sold for $87.0 million with the net proceeds distributed to ERF Securityholders by way of a special distribution of $0.36 per security. Please refer to the Director's Report for the calculation of FFO and the distribution.
[(2)] As EPIF distributes on a monthly basis, this represents the monthly distributions paid and payable for November and December 2022

ACCOUNTING POLICY

Distributions are recognised as a liability when declared or at the record date (if earlier). Distributions paid and payable are recognised as distributions within equity. Distributions paid are included in cash flows from financing activities in the consolidated statement of cash flows.

Operating Assets

This section includes information about the assets used by the Fund to generate profits and revenue, specifically information relating to its investment properties.

4. Investment properties

OVERVIEW

Investment properties are held solely for the purpose of earning rental income and / or for capital appreciation. At balance date, the Fund's investment property portfolio comprises four retail shopping centres in Australia. As at 31 December 2022 internal valuations were prepared for all assets except for Glenorchy Plaza which was independently valued.

Internal valuations were prepared on both discounted cash flow and income capitalisation valuation methodologies. The property valuations were completed using detailed forecasts prepared by the Fund's asset management teams.

Refer to the 30 June 2022 Annual Financial Report for detailed accounting policies and the valuation techniques applied.

(a) Carrying values of investment properties

	Valuation	Date	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 30 June 2022 $'000
Manning Mall	Internal	Dec-22	37,500	36,700	37,500	36,700
Gladstone Square	Internal	Dec-22	30,800	30,500	30,800	30,500
Glenorchy Plaza	External	Dec-22	20,100	19,800	20,100	19,800
Northway Plaza	Internal	Dec-22	19,600	19,200	19,600	19,200
Total investment properties			**108,000**	**106,200**	**108,000**	**106,200**

Investment properties are categorised as level 3 in the fair value hierarchy. There were no transfers between hierarchies during the period.

(b) Movement in investment properties

	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 30 June 2022 $'000
Opening balance	**106,200**	**187,000**	**106,200**	**187,000**
Capital expenditure	1,263	5,132	1,263	5,132
Net fair value adjustments	535	1,771	535	1,771
Straightlining of rental income	354	134	354	134
Amortisation	(351)	(837)	(351)	(837)
Reclassification to Assets classified as held for sale	-	(87,000)	-	(87,000)
Total investment properties	**108,000**	**106,200**	**108,000**	**106,200**

4. Investment properties (continued)

(c) Fair value measurement

Fair value hierarchy and valuation techniques

The fair value measurement for investment properties has been categorised as Level 3 fair value based on the key inputs to the valuation techniques. Key valuation assumptions including capitalisation rates, terminal yields and discount rates were determined based on comparable market evidence and valuation parameters determined in external valuations completed for comparable properties.

Refer to the 30 June 2022 Annual Financial Report for detailed explanations of the significant unobservable inputs.

Valuation Techniques	Significant unobservable inputs	Range 31 December 2022	Range 30 June 2022	Weighted average 31 December 2022	Weighted average 30 June 2022
Discounted cash flows – involves the projection of a series of inflows and outflows to which a market-derived discount rate is applied to establish an indication of the present value of the income stream associated with the property.	Adopted discount rate	7.25% - 7.50%	7.25% - 7.50%	7.38%	7.30%
	Adopted terminal yield	7.25% - 7.50%	7.00% - 7.50%	7.38%	7.30%
	Net property income (per sqm)	$174 - $325	$174 - $305	$255	$234
Capitalisation method – involves determining the net market income of the investment property. This net market income is then capitalised at the adopted capitalisation rate to derive a core value.	Adopted capitalisation rate	7.00% - 7.25%	7.00% - 7.25%	7.13%	7.05%

The internal property valuations completed are prepared using detailed financial forecasts and other inputs (e.g. tenancy schedules and capex schedules). Key valuation assumptions including capitalisation rates, terminal yields and discount rates were determined based on comparable market evidence and valuation parameters determined in external valuations completed for comparable properties.

Relevant information available at 31 December 2022 has been incorporated in determining the fair value of the Fund's investment properties, including relevant market information between 31 December 2022 and the date of approval of the Fund's financial statements. No additional information after balance date had an impact on the fair value of the Fund's investment properties reported at 31 December 2022.

The following sensitivity analysis has been prepared to illustrate the exposure of the fair value of the investment property balance at 31 December 2022 to changes in the key drivers most impacted by the current market uncertainty. Significant unobservable assumptions such as discount and capitalisation rates, and terminal yields may be impacted by market movement after 31 December 2022. While it is unlikely that the significant assumptions would move in isolation, these sensitivities have been performed independently to illustrate the impact each individual assumption has on fair value.

Sensitivity Analysis

The key unobservable inputs to measure the fair value of investment properties are disclosed below.

	Fair value measurement sensitivity			
	Increase by 0.25% $'000	Decrease by 0.25% $'000	Increase by 0.25% %	Decrease by 0.25% %
Discount rate (%)	(1,900)	2,200	(1.8%)	2.0%
Terminal yield (%)	(2,000)	2,300	(1.9%)	2.1%
Capitalisation rate (%)	(3,800)	4,300	(3.5%)	4.0%

5. Financial assets at fair value through profit or loss

OVERVIEW

The Fund classifies the following financial assets at fair value through profit or loss (FVPL) for equity investments that are held for trading.

Financial assets measured at FVPL include the following:

	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERF I Group 30 June 2022 $'000
Investment in ECF	1,852	-	1,852	-
Investment in Harris Street Fund	5,839	-	5,839	-
Total Financial assets at fair value through Profit and loss	**7,691**	-	**7,691**	-

Accounting policy

Initial measurement

At initial recognition, the Fund measure a financial asset at its fair value including transaction costs.

Classification

The Fund classifies its financial assets in the following measurement categories:

• Those to be measured at fair value through profit or loss (either through other comprehensive income or through profit or loss), and

• Those to be measured at amortised cost.

The classification depends on the Fund's business model for managing the financial assets and the contractual terms of the cash flows.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or other comprehensive income. For investments in equity instruments that are not held for trading, this will depend on whether the Group has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

Recognition and derecognition

Purchases and sales of financial assets are recognised on trade date, being the date on which the group commits to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Fund has transferred substantially all the risks and rewards of ownership.

Measurement

At initial recognition, the Fund measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVPL are expensed in profit or loss.

Finance Structure

This section provides further information on the Fund's debt structure.

6. Interest bearing liabilities

OVERVIEW

The Fund has access to a $48.3 million debt facility and has drawn $41.7 million as at 31 December 2022. The debt facility will mature in May 2024. The weighted average cost of debt is 2.8% p.a., and the weighted average debt facility maturity is 1.37 years. At 31 December 2022, the interest rate risk of drawn facilities is hedged to 60%.

	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERF I Group 30 June 2022 $'000
Non-current				
Bank loan - term debt	41,700	41,699	-	-
Borrowing costs less amortisation	-	(10)	-	-
Total non-current interest bearing liabilities	**41,700**	**41,689**	**-**	**-**
Cross-staple loan	-	-	108,663	155,484
Total interest bearing liabilities	**41,700**	**41,689**	**108,663**	**155,484**

Other Items

This section provides information that is not directly related to the specific line items in the financial statements, including information about contingent liabilities and events after the end of the reporting period.

7. Related parties

OVERVIEW

Related parties are persons or entities that are related to the Fund as defined by AASB 124 *Related Party Disclosures*. This note provides information about transactions with related parties during the half year.

(a) Key management personnel

Responsible Entity

Elanor Funds Management Limited is the Responsible Entity of the Fund, and is the Key Management Personnel (KMP) of the Fund.

Directors of the Responsible Entity

The Directors of Elanor Funds Management Limited are:

- Paul Bedbrook (Chairman)
- Glenn Willis (Managing Director and Chief Executive Officer of Elanor Investors Group)
- Nigel Ampherlaw
- Anthony Fehon
- Su Kiat Lim
- Karyn Baylis

Other Key Management Personnel

In addition to the Directors, the following persons were Key Management Personnel with the authority for the strategic direction of the Fund:

- Michael Baliva (Co-head of Real Estate)
- David Burgess (Co-head of Real Estate)
- Symon Simmons (Chief Financial Officer of Elanor Investors Group)
- Paul Siviour (Chief Operating Officer of Elanor Investors Group)

7. Related parties (continued)

Remuneration of Key Management Personnel

Compensation is paid to the Responsible Entity in the form of fees and is disclosed below. No other amounts are paid by the Fund directly or indirectly to the Other Key Management Personnel for services provided to the Fund during the period.

The Directors of the Responsible Entity and Other Key Management Personnel are paid by the Responsible Entity. Payments made from the Fund to the Responsible Entity do not include any amounts attributable to the compensation of key management personnel.

Consequently, no compensation as defined in AASB 124 *Related Party Disclosures*, is paid by the Fund to its Management Personnel, other than that paid to the Responsible Entity.

Fees to the Responsible Entity or its related parties

During the period, fees were incurred by the Fund to Elanor Investors Group and its controlled entities, in accordance with the Constitution of each Scheme, including management fees, accrued performance fee and cost recoveries.

Fees paid to Elanor Investors Group and its controlled entities:	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 31 December 2021 $'000
Investment management fees	541	711	529	658
Syndication fee	279	-	279	-
Underwriting fee	971	-	971	-
Total investment management fees	1,792	711	1,780	658
Other	629	981	629	658
Total	**2,421**	**1,692**	**2,409**	**1,316**

Outstanding payable balances with the Responsible Entity or its related parties

As at 31 December 2022, the following payable balances were outstanding with the Responsible Entity or its related parties:

	Consolidated Group 31 December 2022 $'000	Consolidated Group 30 June 2022 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 30 June 2022 $'000
Account Payable	13	-	-	-
Total	**13**	**-**	**-**	**-**

Transactions with other related parties

During the period, the following transactions occurred between the Fund and Elanor investors Group and its related parties:

	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 31 December 2021 $'000
Sale of Tweed Mall disposal to Elanor Managed Fund	87,000	-	87,000	-
Total	**87,000**	**-**	**87,000**	**-**

7. Related parties (continued)

Related party holdings

Directors and Other Key Management Personnel of the Responsible Entity and of its related entities may hold investments in the Fund. Such investments were purchased on normal commercial terms and were at arm's length. The number of securities held by the Directors and other Key Management Personnel are as follows:

	Stapled Securities 31 December 2022	Stapled Securities 31 December 2021
Investments held by Elanor Investment Trust	22,026,082	23,026,082
Investments held by Directors and other Management Personnel	756,568	797,391
Total	**22,782,650**	**23,823,473**

Cross-Staple Loan

On 9 November 2016, as part of the internal funding structure on listing of the Fund, ERF I (EPIF I at the reporting date) entered into a 10-year interest-bearing loan with ERF II (EPIF II at the reporting date) at arm's length commercial terms. As at 31 December 2022, the outstanding loan balance payable to EPIF II was $108.7 million ($155.5 million as at 30 June 2022).

Investments in related parties

During the period, the Fund acquired 1,928,628 units in the Elanor Commercial Property Fund (ASX: ECF) on market. As ECF is managed by the same fund manager as EPIF, Elanor Asset Services Pty Limited, it is considered to be a related party.

On 16 December 2022, EPIF acquired 5,714,286 units in the unlisted Harris Street Fund from Elanor Investors Group on an arms-length basis. As EPIF is managed by Elanor Asset Services Pty Limited (a wholly owned subsidiary of the Elanor Investors Group), this is a related party transaction. As part of the transaction, EPIF also entered into a put option agreement with the Elanor Investors Group with regards to its holding in the Harris Street Fund, such that EPIF has the option to put the Harris Street Fund units back to Elanor Investors Group with a 30 days' notice based on the market value of the Harris Street units at the time the put option will be exercised.

Refer to note 5 Financial assets for a summary of the investments held at fair value through Profit and loss.

During the period the Fund earned the following investment income from these related party investments:

	Consolidated Group 31 December 2022 $'000	Consolidated Group 31 December 2021 $'000	EPIF I Group 31 December 2022 $'000	ERPF I Group 31 December 2021 $'000
Investment income earned from ECF	45	-	45	-
Investment income earned from Harris Street Fund	75	-	75	-
Total	**120**	**-**	**120**	**-**

8. Unrecognised items

OVERVIEW

Items that have not been recognised on the Fund's balance sheet, including contractual commitments for future expenditure and contingent liabilities which are not sufficiently certain to qualify for recognition as a liability on the balance sheet, are defined as unrecognised items. This note provides details of any such items.

(a) Contingent liabilities

The Directors are not aware of any material contingent liabilities of the Fund (30 June 2022: nil).

(b) Commitments

The Fund, including EPIF I Group, has capital commitments of $0.44 million (30 June 2022: nil) in respect of capital expenditure contracted at the date of the statements of financial position.

9. Subsequent events

The Directors are not aware of any other matter or circumstance not otherwise dealt with in the financial reports or the Directors' Report that has significantly affected or may significantly affect the operations of the Fund, the results of those operations or the state of affairs of the Fund in financial periods subsequent to the half year ended 31 December 2022.

10. Critical accounting estimates and judgements

OVERVIEW

The preparation of financial statements requires management to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from these estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised prospectively.

In preparing the consolidated financial statements for the half year ended 31 December 2022, significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements are consistent with those disclosed in the financial report of the previous financial year.

Changing market conditions (high inflation pressure and expected further cash rate increases by the Reserve Bank of Australia) can result in continued elevated levels of uncertainty in the preparation of the financial statements. Where changing market conditions have heightened uncertainty in applying these accounting estimates and critical judgements for the period ended 31 December 2022, enhanced disclosures have been incorporated throughout the consolidated financial statements to enable users to understand the basis for the estimates and judgements utilised. The estimates or assumptions which are material to the financial statements are discussed in the following note:

- Investment Properties - assumptions underlying fair value – Note 4

ELANOR PROPERTY INCOME FUND

DIRECTORS' DECLARATION TO STAPLED SECURITYHOLDERS

In the opinion of the Directors of Elanor Funds Management Limited as responsible entity for Elanor Property Income Fund I and Elanor Property Income Fund II:

(a) the financial statements and notes set out on pages 9 to 27 are in accordance with the *Corporations Act 2001* (Cth), including:

   i. complying with Australian Accounting Standards, the *Corporations Regulations* 2001 and other mandatory professional reporting requirements; and

   ii. giving a true and fair view of the Consolidated Group's and EPIF I Group's financial position as at 31 December 2022 and of their performance, for the financial half year ended on that date; and

(b) there are reasonable grounds to believe that the Consolidated Group and the EPIF I Group will be able to pay their debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors in accordance with Section 303(5) of the *Corporations Act 2001* (Cth).

Glenn Willis
CEO and Managing Director

Sydney, 24 February 2023

Independent auditor's review report to the stapled security holders of Elanor Property Income Fund I and Elanor Property Income Fund II (formerly Elanor Retail Property Fund)

Report on the half-year financial reports

Conclusion

We have reviewed the half-year financial reports of:

- Elanor Property Income Fund II (formerly Elanor Retail Property Fund II) (the Registered Scheme) and the entities it controlled during the half-year (together the Group), and
- Elanor Property Income Fund I (EPIF I),

which comprises the consolidated statements of financial position as at 31 December 2022, the consolidated statements of profit or loss, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for the half-year ended on that date, significant accounting policies and explanatory notes and the directors' declaration to the stapled security holders.

Based on our review, which is not an audit, we have not become aware of any matter that makes us believe that the accompanying half-year financial reports of the Group and EPIF I does not comply with the *Corporations Act 2001* including:

1. giving a true and fair view of the Group's and EPIF I's financial position as at 31 December 2022 and of its performance for the half-year ended on that date

2. complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

Basis for conclusion

We conducted our review in accordance with ASRE 2410 *Review of a Financial Report Performed by the Independent Auditor of the Entity* (ASRE 2410). Our responsibilities are further described in the *Auditor's responsibilities for the review of the half-year financial reports* section of our report.

We are independent of the Group and EPIF I in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to the audit of the annual financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

Responsibilities of the directors of the Responsible Entity for the half-year financial reports

The directors of Elanor Funds Management Limited, the Responsible Entity of the Group and EPIF I, are responsible for the preparation of the half-year financial reports that give a true and fair view in accordance with Australian Accounting Standards and the *Corporations Act 2001* and for such internal control as the directors of the Responsible Entity determine is necessary to enable the preparation of the half-year financial reports that give a true and fair view and is free from material misstatement whether due to fraud or error.

Auditor's responsibilities for the review of the half-year financial reports

Our responsibility is to express a conclusion on the half-year financial reports based on our review. ASRE 2410 requires us to conclude whether we have become aware of any matter that makes us believe that the half-year financial reports are not in accordance with the *Corporations Act 2001* including giving a true and fair view of the Group's and EPIF I Group's financial position as at 31 December 2022 and of its performance for the half-year ended on that date, and complying with Accounting Standard AASB 134 *Interim Financial Reporting* and the *Corporations Regulations 2001*.

A review of a half-year financial report consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Australian Auditing Standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

PricewaterhouseCoopers

N R McConnell
Partner

Sydney
24 February 2023