

TOP 20 REGISTERED HOLDERS

The following information is provided by Elanor Funds Management Limited (ABN 39 125 903 031) as responsible entity for Elanor Retail Property Fund I (ARSN 615 291 220) and Elanor Retail Property Fund II (ARSN 615 291 284)(**ERF**) to ASX Limited, for release to the market in connection with the official quotation and deferred settlement trading of stapled securities in ERF.

Top 20 Registered Holders

A statement setting out the names of the 20 largest holders in each class of securities to be quoted, including the number and percentage of each class of securities held by those holders, is set out below.

	Registered Holder	Securities held	%
1.	ELANOR INVESTMENT NOMINEES PTY LTD <ELANOR INVESTMENT A/C>	20,531,624	15.95
2.	PERSHING AUSTRALIA NOMINEES PTY LTD <NOMINEE A/C>	12,387,470	9.62
3.	CITICORP NOMINEES PTY LIMITED	6,423,614	4.99
4.	HSBC CUSTODY NOMINEES (AUSTRALIA) LIMITED - A/C 2	5,289,955	4.11
5.	KENXUE PTY LTD <SUSAN INVESTMENT A/C>	4,848,518	3.77
6.	MOELIS AUSTRALIAN ASSET MANAGEMENT LTD <PROPERTY VISA FUND A/C>	4,530,500	3.52
7.	MOELIS AUSTRALIAN ASSET MANAGEMENT LTD <SIV PROPERTY FUND A/C>	4,530,500	3.52
8.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <BKCUST A/C>	3,703,703	2.88
9.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <PI POOLED A/C>	3,272,308	2.54
10.	J P MORGAN NOMINEES AUSTRALIA LIMITED	2,364,834	1.84
11.	ARMADA INVESTMENTS PTY LTD	1,822,222	1.42
12.	B & J INVESTMENT NOMINEES PTY LTD	1,652,148	1.28
13.	PERSHING AUSTRALIA NOMINEES PTY LTD < ACCUM A/C>	1,400,000	1.09
14.	BERG FAMILY FOUNDATION PTY LTD <BERG FAMILY FOUNDATION A/C>	1,366,667	1.06
15.	PINWILLOW PTY LTD <ANTHONY R BERG S/F A/C>	1,366,667	1.06
16.	RBC INVESTOR SERVICES AUSTRALIA NOMINEES PTY LIMITED <PISELECT>	1,036,301	0.81
17.	TAAJ CORPORATION PTY LTD <TYGON SUPER FUND A/C>	1,025,186	0.80
18.	YARRAMALONG MANAGEMENT SERVICES PTY LTD <SUPERANNUATION FUND A/C>	940,119	0.73
19.	BNP PARIBAS NOMS PTY LTD <DRP>	917,708	0.71
20.	JIREN PTY LTD <DRINNAN DIRECTORS S/F A/C>	907,408	0.70
	Total	80,317,452	62.39