

18 February 2022

FSREC Property Fund – Withdrawal Offer Scaling and Payment Date

E&P Investments Limited (ABN 78 152 367 649), as the **Responsible Entity** for the FSREC Property Fund (**Fund**), announces that the Withdrawal Offer closed on 2 February 2022 at 9:00am AEDT. The Withdrawal Offer was oversubscribed with the result that, in line with the Fund's Withdrawal Offer Notice, redemption requests will be scaled to approximately 88% of the redemption amount requested and accepted by the Responsible Entity.

The expected payment date for redemptions is on or around 22 February 2022. Holding statements reflecting new stapled security holding balances will be sent to the registered address for each stapled securityholder by the registry, Boardroom Pty Limited, following the payment of redemption proceeds.

If you have any questions, please contact FSREC Property Fund Investor Relations on 1300 454 801 or email info@fsrec.com.au.