

16 June 2022

Withdrawal Offer Acceptance Form

If you do not wish to redeem all or any part of your investment, you do not need to complete this Withdrawal Offer Acceptance Form.

This may be your final opportunity to redeem from the Fund. Please refer to the Withdrawal Offer Notice for further details.

Please refer to page 3 of this Withdrawal Offer Acceptance Form to determine if you need to provide any identification document(s) alongside your form. Failure to do so may result in your redemption request form not being accepted.

To: E&P Investments Limited (ACN 152 367 649 | AFSL 410 433) ("**Responsible Entity**"), as responsible entity of each of Fort Street Real Estate Capital Fund I (ARSN 163 688 346); Fort Street Real Estate Capital Fund II (ARSN 169 190 498); and Fort Street Real Estate Capital Fund III (ARSN 605 335 957), (together, the "**FSREC Property Fund**").

1. Stapled Securityholder details

Securityholder Name: (as it appears on your FSREC Property Fund holding statement)	
Securityholder ACN or ABN (if applicable):	
Unitholder Number: (as it appears on the accompanying holding statement (begins with a 'U'))	
Contact number:	
Email Address:	

Please include a Contact number or email address to make it easier for the Fund's Unit Registry to contact you.

Email responses are preferred. Please only provide one form per email

2. Redemption request

I/We request a redemption in accordance with the terms and conditions outlined in the Withdrawal Offer Notice issued by the Responsible Entity dated 16 June 2022 (the "**Withdrawal Offer Notice**") and the terms set out below:

<input checked="" type="checkbox"/>	<i>Options (fill out ONE box only)</i>
	All of my/our Stapled Securities; or
	Some of my/our Stapled Securities
	<i>Number of Stapled Securities to redeem:</i>

All redemption proceeds will be paid to the bank account nominated at the Registry. Cheque payments and third party deposits will not be made. Stapled Securityholders are able to update their bank account details by completing a Direct Credit Facility form, available at <https://boardroomlimited.com.au/investor-forms>. Please refer to page 3

of this **Withdrawal Offer Acceptance Form** to determine if you need to provide any identification document(s) alongside the Direct Credit Facility form.

3. Terms and conditions of the Withdrawal Offer

I/We acknowledge and agree that:

- I/we have read and understood the terms of the Withdrawal Offer Notice dated 16 June 2022, and I/we confirm acceptance of the terms outlined in that Withdrawal Offer Notice;
- capitalised terms or expressions in this Withdrawal Offer Acceptance Form have the meanings given to them in the Withdrawal Offer Notice, unless context requires otherwise;
- the Responsible Entity may extend the period for acceptance of the Withdrawal Offer, or may cancel this Withdrawal Offer before it closes if the Withdrawal Offer Notice contains a material error or if it is in the best interests of Stapled Securityholders to do so;
- neither the Responsible Entity nor any other person will, except to the extent the Corporations Act requires, be liable to me/us in relation to the Withdrawal Offer;
- this redemption request cannot be withdrawn without the consent of the Responsible Entity (which may be withheld at the Responsible Entity's absolute discretion);
- my/our Stapled Securities are redeemed at the time when the Responsible Entity issues the Stapled Securities, the proceeds from which are to be applied to fund the Withdrawal Offer;
- the Responsible Entity may deduct from the redemption proceeds any amount due to it by me/us; and
- I/we have provided any identification documents required by the Registry with my/our **Withdrawal Offer Acceptance Form** and understand that a failure to provide any necessary documentation or information may mean that my/our Withdrawal Offer Acceptance Form is deemed not to have been received by the Registry.

4. Signature of Stapled Securityholders

(this Withdrawal Offer Acceptance Form must be signed for your redemption request to be valid)

a. Signature of Investor 1/Director

If a company officer or trustee, you must specify your title with a ✓

<input type="checkbox"/>	Director	<input type="checkbox"/>	Sole director and company secretary	<input type="checkbox"/>	Trustee	<input type="checkbox"/>	Other (please specify)
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Surname: _____
Given name(s): _____
Date: ___ / ___ / _____

b. Signature of Investor 2/Director/Company Secretary

If a company officer or trustee, you must specify your title with a ✓

<input type="checkbox"/>	Director	<input type="checkbox"/>	Sole director and company secretary	<input type="checkbox"/>	Trustee	<input type="checkbox"/>	Other (please specify)
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Surname: _____
Given name(s): _____
Date: ___ / ___ / _____

Please refer to the “Important Information” section below to determine if you need to provide any identification document(s) alongside your form. Failure to do so may result in your Withdrawal Offer Acceptance not being accepted.

Returning your Form

Email responses are preferred.

Withdrawal Offer Acceptance Forms can be sent via email ***or*** by post to the following addresses.

1. Email

To email your withdrawal request, please complete and sign this Withdrawal Offer Acceptance Form, then scan and email the full Withdrawal Offer Acceptance Form, together with any required identification document(s) to the following email address: FSREC@boardroomlimited.com.au . Please only submit one form per email. For any additional forms you wish to submit, please send them in a separate email.

Please refer to Important Information below to determine if you need to provide any identification document(s) alongside your form. Failure to do so may result in your Withdrawal Offer Acceptance not being accepted.

2. Post

To post your withdrawal request, please complete and sign this Withdrawal Offer Acceptance Form, and post it, together with any required identification document(s) via the included reply paid envelope (if this notice was received via post) to *GPO BOX 3891 Sydney NSW 2001*.

Please use black pen and print in CAPITAL LETTERS. Withdrawal Offer Acceptance Forms must be an original copy if sent by post or a scanned copy if sent via email. Withdrawal requests will only be valid if the Withdrawal Offer Acceptance Form is signed and filled out correctly.

All account holders must sign for a joint account. Withdrawal requests by companies must be signed in accordance with their constitution. Sole signatories signing on behalf of a company must confirm that they are signing as Sole Director and as Sole Secretary of the company. Boardroom is not required to check signatures.

Important Information (please read)

Identification or other required documentation

If signed under a power of attorney, the attorney verifies that no notice of revocation of that power has been received. An original or certified copy of the power of attorney must be provided if not provided previously.

Identification documents are not generally required to be provided alongside the Withdrawal Offer Acceptance Form. However, identification documents are required to be provided if there has been a change to a Staped Securityholder's address or banking details at the Registry after 15 June 2022. The required identification documents for the signatory or signatories are a certified form of valid photo identification with a signature visible (e.g. Driver's Licence or Passport).

It is your responsibility to check if your Withdrawal Offer Acceptance Form has been received by the Registry. You can check this by calling the Registry on 1300 737 760. Neither the Registry nor the Responsible Entity accept any responsibility if you fail to lodge the Withdrawal Offer Acceptance Form in compliance with the requirements set out in this Withdrawal Offer Acceptance Form and the Withdrawal Offer Notice.