



ASX Announcement

21 December 2020

Elanor Investors Group 1HY21 Forecast Distribution

Forecast Distribution

Elanor Investors Group (“ENN” or “Elanor”) is pleased to announce its forecast distribution range for the six months ending 31 December 2020 of 3.60 cents to 3.90 cents per stapled security, with a point estimate of 3.75 cents per security, reflecting forecast Core Earnings of approximately \$5.03 million, or 4.15 cents per security for the period.

Following the suspension of distributions for the six months ended 30 June 2020 (as a result of the uncertain economic conditions at the time) the Elanor Board has reinstated distributions for the six months ending 31 December 2021 - reflecting a successful period of growth for the Group’s funds under management.

The Group’s Core Earnings for the six months ending 31 December 2020 only includes distributions in respect of its co-investments in the Elanor Commercial Property Fund and the Elanor Retail Property Fund. The contribution to Core Earnings from distributions in respect of the Group’s co-investments is expected to grow in the six months ending 30 June 2021.

Highlights

ENN continues to grow funds under management with the following new funds and investments completed since 30 June 2020:

- Riverside Plaza, a \$60 million Coles supermarket anchored shopping centre located in Queanbeyan, NSW, with significant retail repositioning and value-add potential;
- Burke Street, an \$80.2 million commercial office and healthcare property located in Brisbane, QLD, with strong potential to enhance both the income and capital value of the asset;
- Woolloongabba Community Health Centre, a \$37.25 million healthcare real estate asset, acquired by the newly established Elanor Healthcare Real Estate Fund; and
- 2 Civic Boulevard, a \$22.9 million multi-tenanted medical facility located in Rockingham, WA, also acquired by the Elanor Healthcare Real Estate Fund.

Elanor also successfully executed its retail repositioning strategy at Auburn Central shopping centre for the Elanor Retail Property Fund (ASX: ERF). Auburn Central was sold for \$129.5 million, a 4.9% premium to its book value.

Distribution Timetable

The timetable for the ENN distribution for the half year ending 31 December 2020 is as follows:

- Record Date: 31 December 2020
- Ex-Date: 30 December 2020
- Payment Date: 5 March 2021



Outlook

ENN is well positioned to grow value for securityholders. The Group has a growing pipeline of funds management opportunities across its real estate sectors of focus and is actively pursuing opportunities in new real estate sectors. The Group continues to explore strategic opportunities to deliver its growth objectives.

A further trading update will be provided with Elanor's half year results, to be announced in February 2021.

ENDS.

This announcement has been authorised for release by the Elanor Investors Group Board of Directors.

For further information regarding this announcement please contact:

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About Elanor Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX: ENN) is an investment and funds management business with over \$2.0 billion in assets under management across Australia and New Zealand.

Elanor's key sectors of focus are commercial office, retail real estate and hotels, tourism and leisure. Elanor's investment management objective is to acquire and unlock value in real estate assets that provide strong income and capital growth potential.

www.elanorinvestors.com