

ASX Release

2 August 2021

The Manager  
Market Announcements Office  
ASX Limited  
20 Bridge Street  
Sydney NSW 2000

Dear Sir/Madam.

**Notice under section 1012DAA(2)(f) of the *Corporations Act 2001* (Cth)**

This notice is given by Elanor Funds Management Limited (ABN 39 125 903 031, AFSL 398196) (**Responsible Entity**) as responsible entity of Elanor Commercial Property Fund I (ARSN 636 623 099) and the Elanor Commercial Property Fund II (ARSN 636 623 517), collectively the Elanor Commercial Property Fund (**ECF**), under section 1012DAA(2)(f) of the *Corporations Act 2001* (Cth) as modified by ASIC Corporations (Non-Traditional Rights Issues) Instrument 2016/84 and ASIC Instrument 21-0274 (**Corporations Act**).

The Responsible Entity has today announced a pro rata accelerated non-renounceable entitlement offer (the **Entitlement Offer**) of 1 new fully paid ordinary security in ECF (**New Security**) for every 5 fully paid ordinary securities in ECF held as at 5.00pm (Sydney time) on Wednesday, 4 August 2021 (**Record Date**).

The Responsible Entity confirms the following:

- (a) the New Securities will be offered for issue by the Responsible Entity without disclosure to investors under Part 7.9 of the Corporations Act and without a product disclosure statement for the New Securities being prepared or lodged with ASIC;
- (b) this notice is being given under section 1012DAA(2)(f) of the Corporations Act;
- (c) as a disclosing entity, ECF is subject to regular reporting and disclosure obligations;
- (d) as at the date of this notice, the Responsible Entity has complied with:
  - (i) the provisions of Chapter 2M of the Corporations Act as they apply to ECF; and
  - (ii) section 674 of the Corporations Act as it applies to ECF;
- (e) as at the date of this notice, there is no excluded information of the type referred to in sections 1012DAA(8) and 1012DAA(9) of the Corporations Act; and
- (f) the potential effect that the issue of New Securities will have on the control of ECF, and the consequences of that effect, will depend on a number of factors, including investor demand, and existing security holdings. However, given:
  - (i) the structure of the Entitlement Offer as a pro rata issue; and

- (ii) the underwriting arrangements in place for the Entitlement Offer and the current level of holders of substantial holdings (based on substantial holding notices that have been given to ECF and lodged with ASC on or prior to the date of this notice),

the Responsible Entity does not expect that the Entitlement Offer will have a material effect on the control of ECF and, as such, does not expect any material consequences to flow from that.

Yours sincerely



Symon Simmons  
Company Secretary

Authorised for release by the Board of the Responsible Entity.