

ASX Announcement

25 March 2022

**Elanor Commercial Property Fund Forecast Q3FY22 Result  
Continued Strong Earnings; Positive Leasing Outcome**

- Forecast Q3FY22 FFO of \$7.68 million or 2.73 cents per security<sup>1</sup>
- Forecast Q3FY22 Distributions of 2.35 cents per security
- FY22 FFO Guidance of 10.8 cents per security<sup>1</sup> reaffirmed
- FY22 Distribution Guidance of 9.4 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 January 2022 to 31 March 2022 (“Period”).

**Highlights**

- Forecast Funds from Operations (“FFO”) for the Period of \$7.68 million or 2.73 cents per security<sup>1</sup>
- Forecast distribution for the Period of 2.35 cents per security
- Execution of a Heads of Agreement with an international healthcare and pharmaceutical group for approximately 2,000m<sup>2</sup> at 34 Corporate Drive, Cannon Hill, increasing the property’s occupancy to 90.6% and WALE<sup>2</sup> to 7 years.

**Distribution Timetable**

The timetable for the ECF distribution for the quarter ending 31 March 2022 is as follows:

- Ex-Date: 30 March 2022
- Record Date: 31 March 2022
- Payment Date: 6 May 2022

**Outlook**

ECF’s key strategic objective is to provide strong, risk adjusted returns by investing in commercial office properties located in major metropolitan areas or established commercial precincts and actively manage the portfolio to grow the income and capital value of the Fund. The Manager is acutely focused on investing in properties with differentiated positions and sustainable competitive advantages in their respective markets.

The Fund is well positioned to grow securityholder value given its positive geographic exposure, strong portfolio WALE and quality tenant base. Furthermore, targeted strategic initiatives to increase the capital value of the Fund are in progress.

<sup>1</sup> FFO per security is based on the weighted average number of securities on issue during the period

<sup>2</sup> As at 31 March 2022

ENDS

This announcement has been authorised for release by the Elanor Funds Management Limited Board of Directors.

For further information regarding this announcement, please contact:

Glenn Willis  
Managing Director and Chief Executive Officer  
Elanor Investors Group  
Phone: (02) 9239 8400

**About Elanor Commercial Property Fund**

Elanor Commercial Property Fund (ASX: ECF) is an externally managed real estate investment trust that invests in Australian commercial office assets. It was listed on the ASX in 2019 and currently owns 8 office assets with a combined value of \$513 million.

[www.elanorinvestors.com/ECF](http://www.elanorinvestors.com/ECF)