

ASX Announcement

27 March 2023

**Elanor Commercial Property Fund Forecast Q3FY23 Result
Strong Earnings with Guidance Reaffirmed; Positive Leasing Outcomes**

- Forecast Q3FY23 Distribution of 2.35 cents per security
- FY23 FFO Guidance of 11.0 cents per security reaffirmed
- FY23 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 2023 to 31 March 2023 (“Period” or “Q3FY23”).

Highlights

- Forecast distribution for the Period of 2.35 cents per security
- Agreed terms with a Federal Government department to extend their lease at Garema Court, Canberra
- Strong leasing momentum: approximately 70% of the portfolio income expiring in FY24 having terms agreed or under active negotiation; FY24 expiries represents less than 25% of portfolio income

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 31 March 2023 is as follows:

- Ex-Date: 30 March 2023
- Record Date: 31 March 2023
- Payment Date: 05 May 2023

Outlook

ECF continues to generate strong risk-adjusted returns by investing in commercial office properties that have clearly differentiated and sustainable competitive advantages.

A range of key asset management initiatives are being progressed, including further, significant, sustainability upgrades and strategic lease renewals. These initiatives are expected to drive increased rents and improve the capital value of the Fund’s properties.

With the Fund’s properties favourably positioned in their respective office markets, ECF is well positioned to continue to deliver strong returns for Securityholders.

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 9 office assets with a combined valuation of \$589 million.

www.elanorinvestors.com/ECF