

ASX Announcement

1 May 2023

**Elanor Commercial Property Fund Q3FY23 Result
Strong Earnings with Guidance Reaffirmed; Significant Leasing Success**

- 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 distribution for the period from 1 January 2023 to 31 March 2023 (“Period” or “Q3FY23”).

Highlights

- Funds from Operations (“FFO”) for the Period of \$8.29 million or 2.62 cents per security
- Distribution for the Period of 2.35 cents per security
- Executed lease renewal with the Department of Employment and Workplace Relations (a major Commonwealth Government department) to extend their lease at Garema Court, Canberra to June 2026. This lease represents 13% of the portfolio’s gross annual income
- FY24 lease expiries reduced to 12% of gross income – with other key FY24 lease renewals/expiries well progressed

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

ENDS

This announcement has been authorised for release by the Managing Director and Chief Executive Officer. For further information regarding this announcement, please contact:

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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