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**ASX Announcement**

**12 October 2023**

**Update on Divestment of Nexus Centre**

- Purchaser not progressing with the acquisition of Nexus Centre
- FY24 Distribution Guidance of 8.5 cents per security reaffirmed

Further to ECF's market announcement on 26 September 2023, Elanor Funds Management Limited ("EFML"), as the responsible entity for Elanor Commercial Property Fund ("ECF" or "Fund") has been notified by Quantuna Pty Ltd ("Purchaser") that the Purchaser has not satisfied the capital raise condition and is therefore not proceeding with its acquisition of the Nexus Centre property.

EFML reaffirms ECF's FY24 Distribution Guidance of 8.5 cents per security.

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.

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