

ASX Announcement

20 December 2023

**Elanor Commercial Property Fund Q2FY24 Forecast Result
Distribution Guidance Reaffirmed**

- Forecast Q2FY24 Distribution of 2.125 cents per security
- FY24 Distribution Guidance of 8.5 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 October 2023 to 31 December 2023 (“Period” or “Q2FY24”).

Highlights

- Forecast distribution for the Period of 2.125 cents per security (an annualised 12% yield¹)
- A Heads of Agreement was executed over 509m² at Corporate Drive, Cannon Hill. This takes occupancy at the property to 100%
- The Fund is hedged to 77.7%, with a weighted average hedge maturity of 2.7 years

Distribution Timetable

The timetable for the ECF distribution for the quarter ended 31 December 2023 is as follows:

- Ex-Date: 28 December 2023
- Record Date: 29 December 2023
- Payment Date: 29 February 2024

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:

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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

¹ Based on an ECF Security price of \$0.73 as at 14 December 2023