

ASX Announcement

23 September 2024

**Elanor Commercial Property Fund Q1FY25 Result
Earnings Guidance Reaffirmed**

- Forecast Q1FY25 Distribution of 1.875 cents per security
- FY25 Distribution Guidance of 7.5 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 July 2024 to 30 September 2024 (“Period” or “Q1FY25”).

Highlights

- Forecast distribution for the Period of 1.875 cents per security
- On 9 September 2024, ECF and Lederer Group entered a strategic partnership, with Lederer Group acquiring a 12.6% interest to take its holding to 14.0%

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 September 2024 is as follows:

- Ex-Date: 27 September 2024
- Record Date: 30 September 2024
- Payment Date: 6 November 2024

ENDS

This announcement has been authorised for release by the Managing Director. 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 \$514 million.

www.elanorinvestors.com/ECF