

ASX Announcement

25 October 2024

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

- 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 distribution for the period from 1 July 2024 to 30 September 2024 (“Period” or “Q1FY25”).

Highlights

- Distribution for the Period of 1.875 cents per security
- ECF is currently undertaking a fully underwritten¹ 1-for-3.5 Entitlement Offer to raise approximately \$52 million at an issue price of \$0.58 per ECF security.
- The proceeds will be used to fund ECF’s participation in the Harris Street Capital Notes issuance and repay ECF debt and transaction costs.

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 Board of Directors of Elanor Funds Management Limited as responsible entity of the Elanor Commercial Property Fund. For further information regarding the 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. Refer to “Shortfall” on slide 36 of the ECF Investor Presentation released 4 October 2024 for a description of the terms and conditions of the underwriting arrangements, including the handling of any excess shortfall securities.