

ASX Announcement

19 December 2024

**Elanor Commercial Property Fund Q2FY25 Result
Distribution Guidance Reaffirmed**

- Forecast Q2FY25 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 October 2024 to 31 December 2024 (“Period” or “Q2FY25”).

Highlights

- Forecast distribution for the Period of 1.875 cents per security.
- On 29 October ECF successfully completed the 1 for 3.5 Entitlement Offer of new fully paid stapled securities. The Entitlement Offer raised a total of approximately \$52 million at A\$0.58 per new stapled security.
- Agreed terms for a new 5-year lease with an existing Government/Technology subtenant for 907sqm at WorkZone West, commencing April 2025.

Distribution Timetable

The timetable for the ECF distribution for the quarter ended 31 December 2024 is as follows:

- Ex-Date: 30 December 2024
- Record Date: 31 December 2024
- Payment Date: 28 February 2025

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:

Tony Fehon
Managing Director
Elanor Investors Group
Phone: (02) 9239 8400

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