

ASX Announcement

21 March 2025

**Elanor Commercial Property Fund Q3FY25 Result
Distribution Guidance Reaffirmed**

- Forecast Q3FY25 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 January 2025 to 31 March 2025 (“Period” or “Q3FY25”).

Highlights

- Forecast distribution for the Period of 1.875 cents per security (an annualised 12% yield)¹.

Distribution Timetable

The timetable for the ECF distribution for the quarter ended 31 March 2025 is as follows:

- Ex-Date: 28 March 2025
- Record Date: 31 March 2025
- Payment Date: 5 May 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:

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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 a closing ECF Security price of \$0.61 as at 20 March 2025