

Form 604
Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company/registered scheme/notified foreign passport fund name Elanor Commercial Property Fund (ASX: ECF), comprising the Elanor Commercial Property Fund I ARSN 636 623 099 (**ECF I**) and the Elanor Commercial Property Fund II ARSN 636 623 517 (**ECF II**) (together **ECF**)

ACN/ARSN/APFRN As above
NFPFRN (if applicable) _____

1. Details of substantial holder (1)

Name This notice is given by LDR Assets Pty Ltd ACN 689 671 396 (**LDR**), PEJR Investments Pty Ltd ACN 159 037 635 (**PEJR**) and each person listed in section 4 below.

ACN/ARSN/APFRN As above
NFPFRN (if applicable) _____

There was a change in the interests of the substantial holder on 16/09/2025
The previous notice was given to the company, or the responsible entity for a registered scheme, or the operator of a notified foreign passport fund on 16/09/2025
The previous notice was dated 16/09/2025

2. Previous and present voting power

The total number of votes attached to all the voting shares or interests in the company, scheme or fund that the substantial holder or an associate (2) had a relevant interest (3) in when last required, and when now required, to give a substantial holding notice to the company, scheme or fund are as follows:

| Class of securities (4) | Previous notice | | Present notice | |
|---|-----------------|------------------|----------------|------------------|
| | Person's votes | Voting power (5) | Person's votes | Voting power (5) |
| One unit in ECF I stapled to a unit in ECF II (stapled securities) | 118,971,395 | 29.23% | 128,611,852 | 31.60% |

3. Changes in relevant interests

Particulars of each change in, or change in the nature of, a relevant interest of the substantial holder or an associate in voting securities of the company, scheme or fund, since the substantial holder was last required to give a substantial holding notice to the company or scheme or fund are as follows:

| Date of change | Person whose relevant interest changed | Nature of change (6) | Consideration given in relation to change (7) | Class and number of securities affected | Person's votes affected |
|-------------------|---|--|--|---|-------------------------|
| 16 September 2025 | LDR (in its capacity as trustee for the LDR Assets Trust) | Acquisition of relevant interest pursuant to acceptances of offers dated 11 September 2025 made by LDR (in its capacity as trustee for the LDR Assets Trust) under its off-market takeover bid to acquire all of the stapled securities in ECF (Offer) on the terms and conditions set out in its replacement bidder's statement dated 10 September 2025 (as supplemented or varied from time to time) (Bidder's Statement). | The Offer consideration as set out in the Bidder's Statement | 9,640,457 stapled securities | 9,640,457 |

4. Present relevant interests

Particulars of each relevant interest of the substantial holder in voting securities after the change are as follows:

| Holder of relevant interest | Registered holder of securities | Person entitled to be registered as holder (8) | Nature of relevant interest (6) | Class and number of securities | Person's votes |
|--|--|--|---|--------------------------------|----------------|
| LDR (in its capacity as trustee for the LDR Assets Trust) | ECF securityholders to whom the Offer was made and who have accepted the Offer | Subject to the terms of the Offer, LDR (in its capacity as trustee for the LDR Assets Trust) | Relevant interest under section 608(1) and/or section 608(8) Corporations Act pursuant to acceptances of the Offers. The stapled securities which are the subject of acceptances of the Offer have not yet been transferred into the name of LDR. The power of LDR to dispose of the stapled securities that are the subject of acceptances is qualified since LDR is not presently registered as the holder of the stapled securities. | 14,707,571 stapled securities | 14,707,571 |
| | HSBC Custody Nominees (Australia) Limited | LDR (in its capacity as trustee for the LDR Assets Trust) | LDR is taken to have a relevant interest in stapled securities under section 608(1) of the <i>Corporations Act 2001</i> (Cth) by virtual of having control over the right to vote and dispose of the stapled securities. | 1,492,449 stapled securities | 1,492,449 |
| PEJR (in its capacity as trustee for the Lederer Investment Trust) | HSBC Custody Nominees (Australia) Limited | PEJR (in its capacity as trustee for the Lederer Investment Trust) | PEJR is taken to have a relevant interest in stapled securities under section 608(1) of the <i>Corporations Act 2001</i> (Cth) by virtual of having control over the right to vote and dispose of the stapled securities. | 91,131,675 stapled securities | 91,131,675 |
| Paul Lederer Pty Ltd ACN 115 794 057 (PLPL) (in its capacity as trustee for the Lederer Superannuation Fund) | HSBC Custody Nominees (Australia) Limited | PLPL (in its capacity as trustee for the Lederer Superannuation Fund) | PLPL is taken to have a relevant interest in stapled securities under section 608(1) of the <i>Corporations Act 2001</i> (Cth) by virtual of having control over the right to vote and dispose of the stapled securities. | 20,953,437 stapled securities | 20,953,437 |
| Paul Lederer and Eva Lederer | ECF securityholders to whom the Offer was made and who have accepted the Offer | Subject to the terms of the Offer, LDR (in its capacity as trustee for the LDR Assets Trust) | Paul and Eva Lederer are taken to have a relevant interest in the stapled securities that LDR has a relevant interest under section 608(3) by virtue of each having voting power in LDR above 20%. | 14,707,571 stapled securities | 14,707,571 |
| | HSBC Custody Nominees (Australia) Limited | LDR (in its capacity as trustee for the LDR Assets Trust) | Paul and Eva Lederer are taken to have a relevant interest in the stapled securities that LDR has a relevant interest under section 608(3) by virtue of each having voting power in LDR above 20%. | 1,492,449 stapled securities | 1,492,449 |
| | | PEJR (in its capacity as trustee for the Lederer Investment Trust) | Paul and Eva Lederer are taken to have a relevant interest in the stapled securities that PEJR has a relevant interest under section 608(3) by virtue of each having voting power in PEJR above 20%. | 91,131,675 stapled securities | 91,131,675 |
| | | PLPL (in its capacity as trustee for the Lederer Superannuation Fund) | Paul and Eva Lederer are taken to have a relevant interest in the stapled securities that PLPL has a relevant interest under section 608(3) by virtue of each having voting power in PLPL above 20%. | 20,953,437 stapled securities | 20,953,437 |

5. Changes in association

The persons who have become associates (2) of, ceased to be associates of, or have changed the nature of their association (9) with, the substantial holder in relation to voting securities in the company, scheme or fund are as follows:

| Name and ACN/ARSN/APFRN (if applicable) and NFPFRN (if applicable) | Nature of association |
|--|-----------------------|
| N/A | N/A |

6. Addresses

The addresses of persons named in this form are as follows:

| Name | Address |
|---|--|
| PEJR Investments Pty Ltd | Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000 |
| Paul Lederer Pty Ltd | Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000 |
| LDR Assets Pty Ltd | Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000 |
| Paul Lederer and Eva Lederer | C/- PEJR Investments Pty Ltd, Suite 34.01, Level 34, 201 Elizabeth Street, Sydney NSW 2000 |
| HSBC Custody Nominees (Australia) Limited | 100 Barangaroo Avenue, Barangaroo NSW 2000 |

Signature

print name

Stephen Cribb

capacity

Company Secretary

sign here



date

17 September 2025

DIRECTIONS

- (1) If there are a number of substantial holders with similar or related relevant interests (eg. a corporation and its related corporations, or the manager and trustee of an equity trust), the names could be included in an annexure to the form. If the relevant interests of a group of persons are essentially similar, they may be referred to throughout the form as a specifically named group if the membership of each group, with the names and addresses of members is clearly set out in paragraph 6 of the form.
- (2) See the definition of "associate" in section 9 of the Corporations Act 2001.
- (3) See the definition of "relevant interest" in sections 608 and 671B(7) of the Corporations Act 2001.
- (4) The voting shares of a company constitute one class unless divided into separate classes.
- (5) The person's votes divided by the total votes in the body corporate or scheme or fund multiplied by 100.
- (6) Include details of:

(a) any relevant agreement or other circumstances because of which the change in relevant interest occurred. If subsection 671B(4) applies, a copy of any document setting out the terms of any relevant agreement, and a statement by the person giving full and accurate details of any contract, scheme or arrangement, must accompany this form, together with a written statement certifying this contract, scheme or arrangement; and

(b) any qualification of the power of a person to exercise, control the exercise of, or influence the exercise of, the voting powers or disposal of the securities to which the relevant interest relates (indicating clearly the particular securities to which the qualification applies).

See the definition of "relevant agreement" in section 9 of the Corporations Act 2001.
- (7) Details of the consideration must include any and all benefits, money or otherwise, that any person from whom a relevant interest was acquired has, or may, become entitled to receive in relation to that acquisition. Details must be included even if the benefit is conditional on the happening or not of a contingency. Details must be included of any benefit paid on behalf of the substantial holder or its associate in relation to the acquisitions, even if they are not paid directly to the person from whom the relevant interest was acquired.
- (8) If the substantial holder is unable to determine the identity of the person (eg. if the relevant interest arises because of an option) write "unknown".
- (9) Give details, if appropriate, of the present association and any change in that association since the last substantial holding notice.