

Form604

Corporations Act 2001
Section 671B

Notice of change of interests of substantial holder

To Company Name/Scheme Elanor Commercial Office 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 As above

1. Details of substantial holder(1)

Name Harvest Lane Asset Management and its associated entities

ACN/ARSN (if applicable) 158 314 697

There was a change in the interests of the substantial holder on 17/09/2025

The previous notice was given to the company on 02/09/2025

The previous notice was dated 29/08/2025

2. Previous and present voting power

The total number of votes attached to all the voting shares in the company or voting interests in the scheme 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 or scheme, are as follows:

Class of securities(4)	Previous notice		Present notice	
	Person's votes	Voting power (5)	Person's votes	Voting power(5)
Ordinary Shares	20,423,241	5.02%	24,603,891	6.05%*

*Based on 407,002,325 shares on issue

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 or scheme, since the substantial holder was last required to give a substantial holding notice to the company or scheme 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
Please refer to Annexure A					

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
Harvest Lane Asset Management Pty Ltd	Palm Beach Nominees Pty Ltd	Harvest Lane Asset Management Pty Ltd	Beneficial Owner	15,070,063	15,070,063
Harvest Lane Asset Management Pty Ltd	BNP Paribas Nominees Pty Ltd	BNP Paribas Nominees Pty Ltd	Beneficial Owner	8,230,901	8,230,901

Harvest Lane Asset Management Pty Ltd	BNP Paribas Nominees Pty Ltd	BNP Paribas Nominees Pty Ltd	Beneficial Owner	1,302,927	1,302,927
---------------------------------------	------------------------------	------------------------------	------------------	-----------	-----------

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 interests in the company or scheme are as follows:

Name and ACN/ARSN (if applicable)	Nature of association
N/A	N/A

6. Addresses

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

Name	Address
Mr. Luke Cummings	Suite 1.03, Level 1, 139 Macquarie St, Sydney NSW 2000

Signature

print name

sign here

Luke Cummings



capacity

date

Director

19/09/2025

ANNEXURE

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
01/09/2025-17/09/2025	Harvest Lane Asset Management Pty Ltd	On market purchases	\$0.7025 - \$0.71	4,180,650	4,180,650

