



ASX Announcement

17 October 2019

Proposed Initial Public Offering and ASX Listing of the Elanor Commercial Property Fund

- Elanor Investors Group is preparing for an IPO and ASX listing of a multi-asset commercial real estate investment trust
- The Fund will own six investment grade commercial properties valued at approximately \$306 million

Elanor Investors Group (ASX: ENN) ("Elanor") is pleased to announce that it is preparing for an Initial Public Offering ("IPO") and ASX listing of the multi-asset commercial real estate investment trust, the Elanor Commercial Property Fund ("ECPF" or the "Fund"). The Fund invests in investment grade office assets with stabilised income, located within major metropolitan or established commercial precincts.

As part of the IPO, the Fund will acquire, 200 Adelaide Street, Brisbane and the remaining 49% interest in 202 Pier Street, Perth ("Workzone") not already held by this Fund.

Following completion of the proposed IPO, the Fund will own six investment grade, commercial properties, independently valued at approximately \$306 million with geographic diversity across Queensland, Western Australia and South Australia. The Fund proposes to acquire further investment grade office assets over time.

Existing investors in ECPF will be given the opportunity to participate in the IPO.

The responsible entity of the Fund, Elanor Funds Management Limited ("EFML"), is targeting the lodgement of a Product Disclosure Statement ("PDS") with the Australian Securities and Investments Commission ("ASIC") for an offer of securities in the Fund in early November 2019.

Further information will be provided in due course. Any offer of securities in the Fund will be made pursuant to the PDS to be lodged by EFML with ASIC. The PDS will be available from its lodgement date on Elanor's offer website at www.elanoroffer.com and as otherwise distributed or made generally available.

ENDS.

For further information regarding this announcement please contact:

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About Elanor Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX:ENN) is an investment and funds management business with over \$1.5 billion in assets under management across Australia and New Zealand.

Elanor's key sectors of focus are hotels, tourism and leisure, commercial office and retail real estate. Elanor's investment management objective is to acquire and unlock value in real estate assets that provide strong income and capital growth potential.

www.elanorinvestors.com

Elanor Investors Group (ASX:ENN), comprising Elanor Investors Limited (ABN 33 169 308 187) and Elanor Investment Fund (ARSN 169 450 926).| GPO Box 1511, Sydney NSW 2001 | www.elanorinvestors.com