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**ASX Announcement****1 September 2021**

**Elanor Commercial Property Fund  
Leasing Update and  
Settlement of 50 Cavill Avenue, Surfers Paradise**

- New 10-year lease to a multinational tenant at 34 Corporate Drive, Cannon Hill
- New 5-year lease to an ASX listed tenant at Nexus Centre, Upper Mount Gravatt
- Portfolio now 95% occupied, with a WALE of 4.0 years
- Settlement of the acquisition of 50 Cavill Avenue, Surfers Paradise

We are pleased to announce the execution of two strategic leasing initiatives for the Elanor Commercial Property Fund (ECF or Fund).

A new 10-year lease has been executed with Abacus dx, a multinational medical equipment supplier, at the Fund's Cannon Hill property. The lease will commence on completion of lessor works at the end of November 2021. Abacus dx will occupy approximately 2,230m<sup>2</sup> at the property.

ECF Fund Manager, David Burgess commented, "The successful execution of this strategic leasing initiative is the result of the management team's ongoing focused efforts to grow value across all assets within ECF's portfolio. It also reflects the quality of the Cannon Hill property and its prime location close to major infrastructure such as the Brisbane airport and the Port of Brisbane, as well as major arterial roads including the Gateway Motorway (M1)".

Furthermore, a new 5-year lease has been executed with IOOF, an ASX-listed financial services company, over 221m<sup>2</sup> at Nexus Centre, Upper Mount Gravatt, increasing occupancy at the property to 100%. The introduction of IOOF complements the existing high-quality tenants at the property including Bunnings, Coles, Wesfarmers and NAB.

These new leasing transactions add further high quality tenants to the Fund's portfolio of predominantly Government, multinational, national and ASX listed lessees.

We are also pleased to confirm settlement of 50 Cavill Avenue, Surfers Paradise, QLD on 31 August 2021. The Portfolio now comprises eight high investment quality assets with a combined value of \$498 million. ECF's portfolio metrics are strong: the portfolio has a WALE of 4.0 years and occupancy of 95%.

ECF's key strategic objective is to provide strong, risk-adjusted returns by investing in commercial office properties that have significant competitive advantages and are located in major metropolitan areas and established commercial precincts. The Fund is well positioned to continue to deliver strong distributions and grow securityholder value.

**ENDS**

This announcement has been authorised for release by Glenn Willis, Managing Director and Chief Executive Officer.

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. It was listed on the ASX in 2019 and currently owns eight assets with a combined value of \$498 million.

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