



ASX Announcement

20 December 2021

**Elanor Investors Group 1HFY22 Forecast Distribution
Growth in Funds Under Management
Well Positioned for Further Earnings Growth**

- Forecast 1HFY22 Core Earnings of \$11.9 million (9.8 cents per security)
- Forecast 1HFY22 Distribution range of 8.65 to 8.95 cents per security, point estimate 8.80 cents per security
- Growth in Funds under Management to over \$2.5 billion
- Elanor's funds management platform well positioned for further growth

Forecast Distribution

Elanor Investors Group ("ENN" or "Elanor") is pleased to announce its forecast distribution range for the six months ending 31 December 2021 of 8.65 cents to 8.95 cents per stapled security, with a point estimate of 8.80 cents per security. This result reflects forecast Core Earnings of approximately \$11.9 million, or 9.8 cents per security for the six-month period.

Highlights

ENN continues to grow funds under management (now exceeding \$2.5 billion), with the following key funds management initiatives completed in the six months to 31 December 2021:

- Acquisition of Cavill Avenue for \$113.5 million for the Elanor Commercial Property Fund (ASX: ECF), growing ECF's portfolio to over \$500 million
- Acquisition of the Highpoint Health Hub for the Elanor Healthcare Real Estate Fund, growing the fund's portfolio to over \$267 million
- Acquisition of the Warrawong Plaza property for \$136.4 million for the new Warrawong Plaza Fund
- Establishment of the \$346 million Elanor Hotel Accommodation Fund, a diversified portfolio of 14 high investment quality hotel accommodation properties with a focus on the luxury and regional hotel sectors

Distribution Timetable

The timetable for the ENN distribution for the six months ending 31 December 2021 is as follows:

- Ex-Date: 30 December 2021
- Record Date: 31 December 2021
- Payment Date: 28 February 2022

Outlook

The Group has a strong pipeline of funds management opportunities and is progressing initiatives in new real estate sectors. Furthermore, the Group continues to progress strategic opportunities to deliver its growth objectives.



ENDS

This announcement has been authorised for release by the Elanor Investors Group Board of Directors.

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 \$2.5 billion in assets under management across Australia and New Zealand.

Elanor's key sectors of focus are commercial office, retail, healthcare and hotels, tourism and leisure 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