



ASX Announcement

1 July 2022

**Successful Refinancing of Group's Corporate Notes and Debt Facilities
Well Positioned for Growth**

- Successful completion of refinancing of the Group's \$105 million corporate note and debt facilities
- \$40 million unsecured medium-term note issue (\$25 million 3.25-year fixed rate notes and \$15 million 4-year floating rate notes)
- \$65 million secured revolving debt facility
- The Group is well positioned for further growth in the prevailing investment environment

Elanor Investors Group ("Elanor" or "Group") is pleased to announce that it has successfully completed the refinancing of the Group's existing debt facilities comprising \$40 million unsecured medium-term notes and a \$65 million secured revolving debt facility.

The Group has raised \$40 million in unsecured medium-term notes in two tranches: a \$25 million issue of 3.25-year fixed rate medium-term notes (7.75% p.a.), maturing in September 2025; a \$15 million issue of 4-year floating rate medium-term notes (4.5% p.a. margin above BBSW), maturing in June 2026.

The new unsecured note issue replaces the Group's existing \$60 million medium-term notes (maturing in October 2022) and has been issued on similar terms with improved issuer flexibility (including early redemption rights).

The Group has refinanced its existing \$45 million senior secured debt facility with a new 3-year \$65 million secured revolving facility, maturing in June 2025. The refinancing has been secured on similar terms to the existing facility.

Glenn Willis, Elanor CEO, commented: "We are pleased to announce the successful refinancing of the Group's unsecured medium-term notes and secured debt facilities. Our corporate notes provide efficient medium-term, non-dilutive capital that will be used in conjunction with the Group's revolving secured debt to facilitate our pipeline of funds management opportunities. This initiative further improves the capital efficiency of the Group within our conservatively geared balance sheet.

We are positive about our pipeline of funds management opportunities across our sectors of focus and are seeing strong and growing demand from our wholesale capital partners for our funds management offerings. Elanor is well positioned for growth in the prevailing investment environment."

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 Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX: ENN) is an investment and funds management business with over \$2.65 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.

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