



ASX Announcement

15 December 2022

Elanor Hotel Accommodation Fund – New Acquisitions

- Elanor has completed a managed fund capital raising for the Elanor Hotel Accommodation Fund to acquire 2 high investment quality regional accommodation hotels: Chateau Yering, Yarra Valley, Victoria and Wildes Boutique Hotel, Kangaroo Valley, NSW
- Following the acquisitions, the Fund's portfolio of 18 luxury and regional accommodation hotels is valued at \$411.8 million
- ENN has also acquired a conference facility in the Dandenong Ranges, Victoria, with plans to convert the property into a significant regional accommodation hotel

Elanor Investors Group ("Elanor", "ENN" or "Group") is pleased to announce the successful completion of a \$25 million capital raising for the Elanor Hotel Accommodation Fund ("EHAF") to acquire the Chateau Yering, Yarra Valley ("Chateau Yering") and Wildes Boutique Hotel, Kangaroo Valley ("Wildes") accommodation hotels.

Chateau Yering and Wildes are both high investment quality accommodation properties located in popular regional tourism destinations servicing key 'drive' markets of Melbourne and Sydney. The acquisitions have significant income and capital upside potential that will be executed by Elanor's dedicated hotel operating platform. These acquisitions grow the value of the Fund's portfolio to \$411.8 million.

Elanor Head of Hotels Tourism and Leisure, Marianne Ossovani, said: "We are excited about the opportunities presented by the Chateau Yering and Wildes acquisitions and are confident of delivering strong investment returns through our integrated hotel operating and asset management platform. We look forward to growing the EHAF portfolio to over \$500 million in the short term."

ENN has acquired the conference and events centre, CountryPlace, located in the Dandenong Ranges, Victoria. CountryPlace is an award-winning conference centre that will be converted and repositioned, by Elanor, into a significant regional accommodation property for EHAF following its conversion.

ENN CEO, Glenn Willis, said: "These funds management initiatives further leverage our market-leading hotel operating platform and repositioning capability to grow value for investors. We are pleased with the significant investor support for the acquisitions and look forward to introducing further capital partners to EHAF as we continue to grow the Fund."

ENDS.

This announcement has been authorised for release by Mr Glenn Willis, Managing Director and Chief Executive Officer of Elanor Investors Group.

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 a real estate investment and funds management group with over \$2.8 billion in funds under management across Australia and New Zealand.

Elanor's key real estate sectors of focus are the commercial office, healthcare, retail and hotels, tourism and leisure sectors. Elanor's investment management approach is to acquire and unlock value through the active asset management of real estate assets that provide strong income and significant capital growth potential.

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