

ASX Announcement

26 June 2023

**Elanor Commercial Property Fund Forecast Q4FY23 Result
Earnings Guidance Reaffirmed; Continued Leasing Success**

- Forecast Q4FY23 Distribution of 2.35 cents per security
- FY23 FFO Guidance of 11.0 cents per security reaffirmed
- FY23 Distribution Guidance of 9.4 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 April 2023 to 30 June 2023 (“Period” or “Q4FY23”).

Highlights

- Forecast distribution for the Period of 2.35 cents per security
- Execution of strategic leasing initiative at 50 Cavill Avenue, with Accor renewing its lease over 2,792m² through to July 2028
- Successful forward leasing reducing FY24 lease expiries to 5% of gross income (previously 24%) and increasing occupancy to 97%

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 June 2023 is as follows:

- Ex-Date: 29 June 2023
- Record Date: 30 June 2023
- Payment Date: 31 August 2023

ENDS

This announcement has been authorised for release by the Managing Director and Chief Executive Officer. For further information regarding this announcement, please contact:

Glenn Willis
Managing Director and Chief Executive Officer
Elanor Investors Group
Phone: (02) 9239 8400

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 9 office assets with a combined valuation of \$589 million.

www.elanorinvestors.com/ECF