

ASX Announcement

10 August 2023

Divestment of Nexus Centre and Limestone Street

Elanor Funds Management Limited (“EFML”), as the responsible entity for Elanor Commercial Property Fund (“ECF” or “Fund”), in response to a media report, confirms that it has entered into a non-binding heads of agreement in respect of conditional contracts for the sale of the Nexus Centre and Limestone Street for a combined gross sale price of \$72.7 million (net sale price of approximately \$65 million).

If the sale of the properties proceeds, the combined net sale price of approximately \$65 million represents a 4.9% discount to the 30 June 2023 independent valuations of the properties¹.

ECF confirms that it has entered into a non-binding heads of agreement, subject to due diligence and agreement of contractual terms, and has not entered into binding contractual arrangements for the sale of the properties.

ENDS

This announcement has been authorised for release by the 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.

www.elanorinvestors.com/ECF

¹ 30 June 2023 valuations for the Fund are subject to audit