

ASX Announcement

25 September 2023

**Elanor Commercial Property Fund Q1FY24 Forecast
Earnings Guidance Reaffirmed**

- Forecast Q1FY24 Distribution of 2.125 cents per security
- FY24 Distribution Guidance of 8.5 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 July 2023 to 30 September 2023 (“Period” or “Q1FY24”).

Highlights

- Forecast distribution for the Period of 2.125 cents per security (an 11% annualised yield¹).
- Extended \$90m of the Fund’s debt by 2 years to 31 August 2026. The Fund has a weighted average debt maturity of 2.6 years.
- The Fund is hedged to 78.9%, with a weighted average hedge maturity of 3.2 years.

Distribution Timetable

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

- Ex-Date: 29 September 2023
- Record Date: 30 September 2023
- Payment Date: 3 November 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:

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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. It was listed on the ASX in 2019 and currently owns 9 office assets with a combined valuation of \$557 million.

www.elanorinvestors.com/ECF

¹ Based on an ECF Security Price of \$0.76 as at 22 September 2023