

ASX Announcement

26 September 2023

Update on Divestment of Nexus Centre and Limestone Street

- Sale of Nexus Centre progressing, subject to capital raising by the Purchaser
- Purchaser not progressing with the acquisition of Limestone Street
- Net sale proceeds to be utilised to reduce Fund gearing
- FY24 Distribution Guidance of 8.5 cents per security reaffirmed

Further to ECF's market announcement on 17 August 2023, Elanor Funds Management Limited ("EFML"), as the responsible entity for Elanor Commercial Property Fund ("ECF" or "Fund") has been advised by Quantuna Pty Ltd ("Purchaser") that it is not proceeding with its acquisition of the Limestone Street property.

The Purchaser is progressing with the acquisition of the Nexus Centre for a gross sale price of \$38.5 million (net sale price of approximately \$35 million, at 30 June 2023 book value).

The sale of the Nexus Centre property remains subject to the Purchaser completing its capital raising, with completion expected by mid-November, assuming the sale condition is satisfied.

EFML reaffirms ECF's FY24 Distribution Guidance of 8.5 cents per security.

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.

www.elanorinvestors.com/ECF