

ASX Announcement**23 June 2025****Elanor Commercial Property Fund Q4FY25 Result
Distribution Guidance Reaffirmed**

- Q4FY25 Distribution of 1.875 cents per security
- FY25 Distribution Guidance of 7.5 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its distribution for the period from 1 April 2025 to 30 June 2025 (“Period” or “Q4FY25”).

Highlights

- Distribution for the Period of 1.875 cents per security (an annualised 12% yield)¹

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 June 2025 is as follows:

- Ex-Date: 27 June 2025
- Record Date: 30 June 2025
- Payment Date: 1 September 2025

ENDS

This announcement has been authorised for release by the Board of Directors of Elanor Funds Management Limited as responsible entity of the Elanor Commercial Property Fund. For further information regarding the announcement please contact:

Tony Fehon
Managing Director
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

1. Based on a closing ECF security price of \$0.625 as at 20 June 2025