

ASX Announcement

24 April 2025

**Elanor Commercial Property Fund Q3FY25 Result
Distribution Guidance Reaffirmed**

- Q3FY25 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 January 2025 to 31 March 2025 ("Period" or "Q3FY25").

Highlights

- Distribution for the Period of 1.875 cents per security (an annualised 14% yield)¹

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 31 March 2025 is as follows:

- Ex-Date: 28 March 2025
- Record Date: 31 March 2025
- Payment Date: 5 May 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:

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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. Based on a closing ECF security price of \$0.535 as at 23 April 2025