

ASX Announcement

21 March 2024

**Elanor Commercial Property Fund Forecast Q3FY24 Result
Strong earnings with guidance reaffirmed**

- Forecast Q3FY24 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 January 2024 to 31 March 2024 (“Period” or “Q3FY24”).

Distribution

- Forecast distribution for the Period of 2.125 cents per security (an annualised 12% yield)¹

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 31 March 2023 is as follows:

- Ex-Date: 27 March 2024
- Record Date: 28 March 2024
- Payment Date: 3 May 2024

ENDS

This announcement has been authorised for release by the Elanor Funds Management Limited Board of Directors.

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 \$544 million.

www.elanorinvestors.com/ECF

¹ Based on an ECF Security price of \$0.72 as at 14 March 2024