

ASX Announcement

03 May 2021

Elanor Commercial Property Fund Confirms Q3FY21 Result

- Q3FY21 FFO of \$6.3 million or 3.10 cents per security
- Distribution of 2.48 cents per security for the period from 1 January 2021 to 31 March 2021 based on a payout ratio of 80%
- ECF on track to meet the updated FY21 FFO Guidance of 12.5 cents per security

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its distribution for the period from 1 January 2021 to 31 March 2021 (“Period”).

Highlights

- Funds from Operations (FFO) for the Period of \$6.3 million or 3.10 cents per security
- On track to meet the updated FY21 FFO Guidance of 12.5 cents per security
- Distribution of 2.48 cents per security for the Period
- Payout ratio of 80%, being the low end of the Fund’s target payout ratio range (80% - 100%)
- Payment of the distribution will be made on 14 May 2021
- The Fund continues to perform strongly with immaterial arrears across the portfolio
- Portfolio Metrics remain strong, occupancy (including heads of agreement over vacant space at 200 Adelaide) is 94%

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 31 March 2021 is as follows:

- Record Date: 31 March 2021
- Ex-Date: 30 March 2021
- Payment Date: 14 May 2021

Outlook

ECF’s key strategic objective is to provide strong, risk adjusted returns by investing in commercial office properties located in major metropolitan areas and established commercial precincts, and actively managing the portfolio to grow the income and value of the Fund.

The Fund is well positioned to grow earnings given its positive geographic exposure, its strong portfolio WALE and the quality of its tenant base.

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:

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. It was listed on the ASX in 2019 and currently owns 7 office assets with a combined valuation of \$379 million.

www.elanorinvestors.com/ECF