

ASX Announcement

24 June 2021

**Elanor Commercial Property Fund Forecast Q4FY21 Result
Reflects Continued Strong Earnings Performance**

- Forecast FY21 FFO of \$25.6 million or 12.52 cents per security (exceeding Guidance)
- Forecast FY21 Distributions of 10.02 cents per security (exceeding Guidance)
- Forecast Q4 FY21 FFO of \$6.32 million or 3.09 cents per security
- Forecast distribution of 2.48 cents per security for the quarter ending 30 June 2021 based on a payout ratio of 80%

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from 1 April 2021 to 30 June 2021 (“Period”).

Highlights

- Forecast Funds from Operations (“FFO”) for the Period of \$6.32 million or 3.09 cents per security
- Forecast 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%)
- Execution of two significant leasing initiatives at 200 Adelaide Street, Brisbane and the Nexus Centre in Mount Gravatt. The Fund’s portfolio is now 95% occupied (including heads of agreement) with a WALE of 4.0 years
- The Fund continues to perform strongly having been negligibly impacted by the COVID-19 pandemic with immaterial arrears across the Portfolio

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 June 2021 is as follows:

- Record Date: 30 June 2021
- Ex-Date: 29 June 2021
- Payment Date: 3 September 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:

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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 7 office assets with a combined valuation of \$379 million.

www.elanorinvestors.com/ECF