

ASX Announcement

8 April 2024

Healthcare Funds Management Initiative

Investment by Asian Sovereign Wealth Fund into Healthcare Fund

- Second Asian-based institutional investor into the Elanor Healthcare Real Estate Fund
- The Fund's mandate to grow a portfolio of over \$1 billion in Australian core healthcare real estate continues to attract interest from institutional investors
- A number of core healthcare investment opportunities currently under consideration
- The Fund's portfolio of high investment quality healthcare real estate assets continues to perform strongly

Elanor Investors Group ("ENN" or "Group") is pleased to announce that an Asian Sovereign Wealth Fund has committed to an initial \$60m investment¹ in the Elanor Healthcare Real Estate Fund ("EHREF" or "Fund"), alongside the Fund's existing Asian-based institutional capital partner.

The Fund has a mandate to grow a portfolio of over \$1 billion in Australian core healthcare real estate assets. The Fund's portfolio has grown to six assets valued at over \$290 million². The Fund continues to generate strong investment returns, demonstrating the stability and resilience of the sector. Furthermore, a number of core healthcare investment opportunities are currently under consideration.

ENN's Co-Head of Real Estate, David Burgess, said: "Australia's growing and ageing population continues to drive strong demand for healthcare services in Australia. EHREF's investment focus on healthcare real estate exposed predominantly to 'out of hospital' services is a direct beneficiary of the positive trends in the sector."

ENN CEO, Glenn Willis, said: "We are delighted to be partnering with this new institutional capital partner in the Fund's core healthcare mandate. This investment is a testimony to both Elanor's healthcare real estate investment strategy and the capability of our scalable real estate funds management platform."

ENDS.

This announcement has been authorised for release by Mr Glenn Willis, Managing Director and Chief Executive Officer of Elanor Investors Group.

For further information regarding this announcement, please contact:

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¹ Subject to Foreign Investment Review Board approval

² Portfolio valued at \$292.9 million as at 31 December 2023

Elanor Investors Group (ASX: ENN), comprising Elanor Investors Limited (ABN 33 169 308 187) and Elanor Investment Fund (ARSN 169 450 926) | GPO Box 1511, Sydney NSW 2001 | <u>www.elanorinvestors.com</u>



About Elanor Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX:ENN) is a real estate investment and funds management group with approximately \$6.2 billion in funds under management across Australia and New Zealand.

Elanor's key real estate sectors of focus are the commercial office, healthcare, retail and hotels, tourism and leisure sectors. Elanor's investment management approach is to acquire and unlock value through the active asset management of real estate assets that provide strong income and significant capital growth potential. <u>www.elanorinvestors.com</u>