



ASX Announcement

24 June 2021

**Elanor Investors Group 2HFY21 Forecast Distribution
Growth in Funds Under Management and Well Positioned for Earnings Growth**

- Forecast 2HFY21 Core Earnings of \$9.0 million, or 7.4 cents per security
- Forecast 2HFY21 Distribution range of 6.55 to 6.85 cents per security, point estimate 6.7 cents per security
- Forecast FY21 Core Earnings of \$14.6 million, or 12.0 cents per security
- Elanor's funds management platform is well positioned for further growth

Forecast Distribution

Elanor Investors Group ("ENN" or "Elanor") is pleased to announce its forecast distribution range for the six months ending 30 June 2021 of 6.55 cents to 6.85 cents per stapled security, with a point estimate of 6.7 cents per security, reflecting forecast Core Earnings of approximately \$9.0 million, or 7.4 cents per security for the six-month period.

Highlights

ENN continues to grow funds under management (now exceeding \$2.0 billion), with the following new funds and investments completed in the six months to 30 June 2021:

- Acquisition of Clifford Gardens Shopping Centre for \$145 million by the new Clifford Gardens Fund
- Acquisition of the Broadway Medical Centre into the Elanor Healthcare Real Estate Fund, growing the fund's portfolio to over \$201 million
- Acquisition of the Hunter Valley Zoo into the Elanor Wildlife Park Fund, growing the fund's portfolio to over \$60 million

Distribution Timetable

The timetable for the ENN distribution for the year ending 30 June 2021 is as follows:

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

Outlook

The Group has a strong pipeline of funds management opportunities. Furthermore, the Group is well progressed in respect of a significant hotel funds management initiative. The Group is actively progressing initiatives in new real estate sectors and continues to explore strategic opportunities to deliver its growth objectives.

ENDS



This announcement has been authorised for release by the Elanor Investors Group Board of Directors.

For further information regarding this announcement please contact:

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About Elanor Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX: ENN) is an investment and funds management business with over \$2.0 billion in assets under management across Australia and New Zealand.

Elanor's key sectors of focus are commercial office, retail, healthcare and hotels, tourism and leisure real estate. Elanor's investment management objective is to acquire and unlock value in real estate assets that provide strong income and capital growth potential.

www.elanorinvestors.com