

ASX Announcement

1 November 2021

**Elanor Commercial Property Fund Confirms Q1FY22 Result
Continued Strong Earnings**

- Q1FY22 FFO of \$6.65 million or 2.77 cents per security¹
- Q1FY22 Distribution of 2.35 cents per security
- FY22 FFO Guidance of 10.8 cents per security reaffirmed
- FY22 Distribution Guidance of 9.4 cents per security reaffirmed

Elanor Commercial Property Fund ("ECF" or "Fund") is pleased to announce its distribution for the period from 1 July 2021 to 30 September 2021 ("Period" or "Q1FY22").

Highlights

- Funds from Operations ("FFO") for the Period of \$6.65 million or 2.77 cents per security
- Distribution of 2.35 cents per security for the Period
- Payout ratio of 85%, within the Fund's target payout ratio range (80% - 100%)
- Payment of the distribution will be made on 10 November 2021
- Settlement of the \$113.5 million acquisition of 50 Cavill Avenue, Surfers Paradise, QLD on 31 August 2021
- Execution of a new 10-year lease, commencing November 2021, with Abacus dx over approximately 2,230 m² at the Fund's Cannon Hill property
- The Fund continues to perform strongly having been negligibly impacted by the COVID-19 pandemic with immaterial arrears across the Portfolio

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, strong portfolio WALE and quality of its tenant base.

ENDS

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

¹ FFO cents per Security is based on the weighted average number of securities on issue for Q1FY22 and FY22 FFO

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 8 office assets with a combined valuation of \$498 million.

www.elanorinvestors.com/ECF