

ASX Announcement**20 December 2021**

**Elanor Commercial Property Fund Forecast Q2FY22 Result
Continued Strong Earnings
Positive Leasing and Valuation Outcomes**

- Forecast Q2FY22 FFO of \$7.59 million or 2.7 cents per security¹
- Forecast Q2FY22 Distributions of 2.35 cents per security
- FY22 FFO Guidance of 10.8 cents per security¹ reaffirmed
- FY22 Distribution Guidance of 9.4 cents per security reaffirmed

Elanor Commercial Property Fund ("ECF" or "Fund") is pleased to announce its forecast distribution for the period from 1 October 2021 to 31 December 2021 ("Period").

Highlights

- Forecast Funds from Operations ("FFO") for the Period of \$7.59 million or 2.7 cents per security¹
- Forecast distribution of 2.35 cents per security for the Period
- Renewal of Coles lease (approx. 1,000m²) at Nexus Centre, Upper Mount Gravatt, Brisbane, QLD, for an additional 4.5 years
- Nexus Centre valuation increased by 9% to \$39.2 million (27% increase since listing of ECF in December 2019)

Distribution Timetable

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

- Ex-Date: 30 December 2021
- Record Date: 31 December 2021
- Payment Date: 28 February 2022

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 favourable geographic exposure, strong portfolio WALE and quality tenant base.

ENDS

¹ FFO cents per Security is based on the weighted average number of securities on issue for Q2FY22 and FY22 FFO

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 8 office assets with a combined value of \$501 million.

www.elanorinvestors.com/ECF