



ASX Announcement

26 March 2025

Elanor Investors Group

Market Update

Elanor Investors Group (“Elanor” or “Group”) continues to execute its stated strategy to stabilise the business and provides an update on its balance sheet stabilisation and the Challenger Life Mandate.

Balance Sheet Stabilisation

The Group remains focused on stabilising the balance sheet and closely managing the working capital requirements of the business as the asset realisation program is progressed.

Since December 2024, the Group has been negotiating prospective amendments to the terms of Elanor’s \$40 million Corporate Notes (“Notes”) with Keyview (the Group’s senior secured financier) and the arranger of the Notes, in preparation for the issue of a Circulating Resolution for consideration by Noteholders. On 19 December 2024, the Note Trustee held a meeting of Noteholders, where Noteholders voted to reserve their rights and implement a standstill for 90 days, to 19 March 2025. On 21 March 2025, the Note Trustee communicated to Noteholders that Elanor was preparing to issue a Circulating Resolution for approval.

On 25 March 2025 Elanor issued a Circulating Resolution for approval by Noteholders, that includes a waiver of covenant breaches and revised Note terms that:

- Increase the Notes coupon to a fixed rate of 15% p.a., payable quarterly (reducing to 12% p.a. following repayment of the Keyview facility);
- Grant security for the Notes automatically following repayment of the Keyview facility;
- Simplify the financial covenants with a focus on gearing;
- Provide more flexibility for early redemption, in full or in part, on 5 days’ notice; and
- Extend the maturity of the \$25 million Fixed Rate Notes to 30 April 2026 (extending to 30 June 2026 following repayment of the Keyview facility), with the maturity of the \$15 million Floating Rate Notes remaining at 30 June 2026.

The outcome of the Circulating Resolution is expected to be determined within the next two weeks and will be communicated to the market at that time.

Regular engagement with key stakeholders, including Keyview is ongoing during this period to support the Group’s working capital position and to monitor relevant facility covenants. In this regard, and notwithstanding the Group is pursuing a range of initiatives in the execution of the asset realisation program, the Group is actively engaging with Keyview in respect of delays to the forecast asset realisation timetable. There is no certainty that Keyview and the Noteholders will continue to support the Group’s de-leveraging initiatives. However, based on the constructive working relationship the Group has had with these stakeholders to date, the Group anticipates that the parties will continue to support Elanor’s stabilisation process in the best interests of all stakeholders.

Challenger Life Mandate

As part of the Group’s July 2023 acquisition of Challenger’s Australian real estate funds management business, Elanor became the investment manager for Challenger Life Company’s (“CLC”) commercial real estate portfolio under an investment management agreement (“IMA”).

As an APRA regulated entity, CLC is required to maintain standard contingency plans as part of its risk management practices, which includes continuing its contingent RFP process. CLC continues to monitor

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the financial stability of Elanor, and Elanor is providing regular updates to Challenger and CLC on the progress of its business stabilisation.

ENDS.

This announcement has been authorised for release by the Managing Director. For further information regarding this request, please contact:

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About Elanor Investors Group

Elanor Investors Group (ASX:ENN) is a real estate investment and funds management group with approximately \$5.8 billion in funds under management across Australia and New Zealand. Elanor's key real estate sectors of focus are the commercial office, retail, industrial and healthcare sectors. Elanor has a proven track record from acquiring and unlocking value in real estate assets that provide strong income and capital growth potential. For more information visit www.elanorinvestors.com.

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