

ASX Announcement

24 October 2025

**Elanor Commercial Property Fund Q1FY26 Result
Distribution Guidance Reaffirmed**

- Q1FY26 Distribution of 1.625 cents per security
- FY26 Distribution Guidance of 6.5 cents per security reaffirmed

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its distribution for the period from 1 July 2025 to 30 September 2025 (“Period” or “Q1FY26”).

Highlights

- Distribution for the Period of 1.625 cents per security
- During the September quarter, management successfully finalised 2 major leases totaling 1,733m² and entered into 5 new Heads of Agreement totaling 1,159m²:
 - 50 Cavill Avenue – lease finalised for 674m² to Smarter Communities on Level 21, a new lease executed for 149m² to Central Equity on Level 10 and 532m² is under Heads of Agreement on Level 7
 - Workzone West – lease finalised for 1,059m² to Open Colleges for part Level 6
 - 19 Harris Street – Two new leases under Heads of Agreement, one for 163m² on Level 5 and the other for 165m² on Level 1
 - Limestone Centre - Heads of Agreement on Level 1 for 150m²
- Successfully finalised a refinance and extension to debt facility to November 2027, securing competitive terms and providing stability and certainty for the Fund

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 September 2025 is as follows:

- Ex-Date: 29 September 2025
- Record Date: 30 September 2025
- Payment Date: 6 November 2025

ENDS

This announcement has been authorised for release by the Board of Directors of Elanor Funds Management Limited as responsible entity of the Elanor Commercial Property Fund. For further information regarding the 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.

www.elanorinvestors.com/ECF

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