

ASX Announcement**23 December 2025****Elanor Commercial Property Fund Q2FY26 Result
Distribution Guidance Reaffirmed**

- Forecast Q2FY26 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 October 2025 to 31 December 2025 ("Period" or "Q2FY26").

The Responsible Entity (RE) refers to Lederer Group's previously stated intention to seek the replacement of the RE and manager of ECF, which may result in ECF being required to pay a compensation amount to the current manager. Whether this occurs is outside the control of the RE. The forecast distribution assumes this does not occur. If there is a change in the RE and manager, the Q2FY26 and FY26 distributions may be less than forecast.

Leasing Activity

During the quarter, the Fund continued to deliver strong leasing outcomes, securing a total of 4,837 sqm in executed leases and 555 sqm under heads of agreement across the portfolio.

Limestone Centre (QLD)

- New leases: QLD Government (822 sqm), Strive Communities (149 sqm)
- Heads of agreement: 258 sqm (Level 2), 174 sqm (Ground Floor renewal)

50 Cavill Avenue (QLD)

- New leases: Chase Wealth (532 sqm), Channel Nine (643 sqm; also exercised a 5-year renewal option), 123 sqm (Level 3, heads of agreement)

19 Harris Street (NSW)

- New leases: L'Oréal (163 sqm), Interite (168 sqm), AA Power (329 sqm), Toohey Miller (726 sqm)

Nexus Centre (QLD)

- New leases: Wesfarmers (172 sqm), Programs for Children (96 sqm)
- Coles 3-year renewal over 1,037 sqm

Valuations

External valuations dated 31 December 2025 have been completed for approximately half of the Fund's portfolio (4 out of 9 assets), resulting in an overall increase of 2.6% from the 30 June 2025 external valuations of these properties.

- 50 Cavill Avenue - \$126m (3.3% increase)
- 200 Adelaide Street - \$46m (2.2% increase)
- Limestone Centre - \$29.5m (3.9% increase)
- Nexus Centre - \$35m (unchanged)

The timetable for the ECF distribution for the quarter ending 31 December 2025 is as follows:

- Ex-Date: 30 December 2025
- Record Date: 31 December 2025
- Payment Date: 27 February 2026

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:

Tony Fehon
Managing Director
Elanor Investors Group
Phone: (02) 9239 8400

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