



ASX Announcement

9 June 2026

## Elanor Investors Group - ASX Reinstatement

Elanor Investors Group ("Elanor" or the "Group") (ASX: ENN) is pleased to advise that the Australian Securities Exchange ("ASX") has confirmed that, following the Group's satisfaction of certain conditions precedent, it intends to reinstate the Group's securities to official quotation on 11 June 2026.

### Pro forma Statement of Financial Position

Attached to this announcement is a pro forma statement of financial position of the Consolidated Group as at 31 December 2025, which forms one of the conditions to reinstatement.

### Appendix 4C Quarterly Reporting

As a further condition of reinstatement, the Group will provide quarterly activity reports and Appendix 4C quarterly cash flow reports ("Quarterly Reports") in accordance with ASX Listing Rules 4.7B and 4.7C.

The Group's Quarterly Activity Report and Appendix 4C for the quarter ended 31 March 2026 will be released to the ASX today. Subsequent Quarterly Reports will be released in accordance with ASX requirements.

### Investor Briefing

Elanor will be holding an Investor Briefing Conference Call on 11 June 2026 at 9.00am to provide an overview of the Group's strategy, financial position and outlook.

The webcast will be available via this link: <https://webcast.openbriefing.com/enn-mu-2026/>

The Conference Call details are:

Dial In: 02 9133 7136 or Toll free 1800 216 026

Conference ID: 36631

Commencement: 09.00am AEST

Pre-register link: <https://registrations.events/direct/MCM366314385>

ENDS.

This announcement has been authorised for release by the Elanor Investors Group Board of Directors. For further information regarding this release, 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 funds under management across Australia and New Zealand. Elanor's key real estate sectors of focus are commercial office, retail, healthcare and the hotels and leisure 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](http://www.elanorinvestors.com).

## Elanor Investors Group Consolidated - Pro Forma Balance Sheet

		Dec-25A <sup>1</sup>	Trading results <sup>2</sup>	RIH Recap <sup>3</sup>	Dec-25 PF
<b>Current assets</b>					
Cash and cash equivalents	(\$m)	13.4	(4.4)	16.2	25.2
Trade and other receivables	(\$m)	26.3	(4.1)		22.1
Other financial assets	(\$m)	9.2	0.1		9.3
Inventories	(\$m)	0.7	(0.1)		0.6
Other current assets	(\$m)	2.4	2.5		4.9
Assets classified as held for sale (AHFS)	(\$m)	116.6	(54.0)		62.6
<b>Total current assets</b>	<b>(\$m)</b>	<b>168.6</b>	<b>(60.1)</b>	<b>16.2</b>	<b>124.8</b>
<b>Non-current assets</b>					
Property, plant and equipment	(\$m)	204.4	(11.9)		192.5
Contract assets	(\$m)	1.5	(1.5)		-
Derivative financial instruments	(\$m)	-	-		-
Equity accounted investments	(\$m)	13.1	(0.9)		12.2
Intangible assets	(\$m)	0.8	(0.1)		0.7
Deferred tax assets	(\$m)	6.0	0.2		6.2
<b>Total non-current assets</b>	<b>(\$m)</b>	<b>225.8</b>	<b>(14.2)</b>		<b>211.7</b>
<b>Total assets</b>	<b>(\$m)</b>	<b>394.4</b>	<b>(74.2)</b>	<b>16.2</b>	<b>336.5</b>
<b>Current liabilities</b>					
Payables	(\$m)	9.7	7.2		16.9
Derivative financial instruments	(\$m)	5.1	(0.2)		4.9
Interest bearing liabilities	(\$m)	190.8	(13.8)	(91.6)	85.4
Liabilities associated with AHFS	(\$m)	33.5	(33.5)		-
Lease liabilities	(\$m)	-	0.3		0.3
Current provisions	(\$m)	3.1	(0.1)		3.1
Other current liabilities	(\$m)	16.5	0.1	(9.7)	7.0
Income tax payable	(\$m)	0.1	0.7		0.8
Contract liabilities	(\$m)	1.0	0.8		1.8
<b>Total current liabilities</b>	<b>(\$m)</b>	<b>259.9</b>	<b>(38.3)</b>	<b>(101.3)</b>	<b>120.2</b>
<b>Non-current liabilities</b>					
Interest bearing liabilities	(\$m)	-	(4.4)	65.3	61.0
Derivative financial instruments	(\$m)	0.3	0.3		0.5
Non-current provisions	(\$m)	0.2	(0.0)		0.2
Lease liabilities	(\$m)	-	1.1		1.1
<b>Total non-current liabilities</b>	<b>(\$m)</b>	<b>0.4</b>	<b>(3.0)</b>	<b>65.3</b>	<b>62.8</b>
<b>Total liabilities</b>	<b>(\$m)</b>	<b>260.3</b>	<b>(41.3)</b>	<b>(35.9)</b>	<b>183.0</b>
<b>Net assets</b>	<b>(\$m)</b>	<b>134.1</b>	<b>(32.9)</b>	<b>52.2</b>	<b>153.4</b>
<b>Perpetual Notes (Gross)</b>	<b>(\$m)</b>			<b>55.0</b>	<b>55.0</b>
Number of securities <sup>4</sup>	(#m)	139.8	(7.9)		131.9
NTA	(\$m)	0.1			0.2
NAV per security <sup>4</sup>	(cents)	3.0			36.7
NTA per security <sup>4</sup>	(cents)	2.5			36.1
NAV per security (diluted) <sup>4,5</sup>	(cents)	2.7			30.1
NTA per security (diluted) <sup>4,5</sup>	(cents)	2.2			29.6

### Notes

<sup>1</sup> Consolidated Statement of Financial Position as at 31 December 2025 duly reviewed by the auditors.

<sup>2</sup> Includes Actual trading results to 31 March 2026, \$4m repayment of Loan Note (and interest) on 1 May 2026 as part of the RIH Recapitalisation which occurred on 17 April 2026, and balance sheet impact of asset realisations and debt repayment executed between 31 December 2025 and 1 May 2026. Number of securities reduced by 7.9 million as a result of the 2nd tranche of Challenger securities claw-back.

<sup>3</sup> Includes net \$66m of debt outstanding on completion (\$70m loan facility less capitalised borrowing costs), issue of \$55m of perpetual notes and repayment of Keyview facility, corporate notes and certain commercial arrangements.

<sup>4</sup> Attributable to ENN security holders.

<sup>5</sup> Adjusted for 30 million penny warrants issued to Rockworth at an exercise price of 1 cent per security.