

ASX Announcement

25 March 2020

Elanor Commercial Property Fund Forecast Q3FY20 Result

- Forecast Distribution of 2.87 cents per security for the period from ASX listing to 31 March 2020 based on a payout ratio of 80%
- ECF on track to meet or exceed the PDS Forecast FY20 FFO Yield of 8.3% p.a. (based on Issue Price of \$1.25)

Elanor Commercial Property Fund (“ECF” or “Fund”) is pleased to announce its forecast distribution for the period from IPO (6 December 2019) to 31 March 2020 (“Period”).

Highlights

- Successful completion of the acquisition of Garema Court, Canberra, for \$71.5 million.
- Implementation of new debt facility with an average tenor of 4 years, resetting the Fund’s debt at an all-in average interest rate of 2.1% p.a., significantly below PDS forecast of 3.0% p.a.
- Forecast Funds from Operations (FFO) for the Period of \$7.34 million or 3.59 cents per security, delivering a forecast FFO Yield of 9.0% p.a. based on Issue Price of \$1.25 per security.
- Payout ratio of 80% (lower end of the Fund’s target payout ratio range), reflecting a conservative approach to capital management.
- On track to meet or exceed the PDS Forecast FFO Yield for the period from ASX listing to 30 June 2020 of 8.3% p.a.

Overview

The Fund is an externally managed real estate investment fund investing in Australian commercial property, focusing on high investment quality commercial properties.

The Fund’s portfolio of commercial properties:

- comprises seven high investment quality commercial properties located in established commercial precincts in Brisbane, Perth, Canberra and Adelaide with a combined value of \$378 million;
- has a current occupancy of 97.3%;
- has 87% of its current income generated from Government (21.3%), Multinational (19.8% - including DXC Technology, Optus, Clemenger and Panasonic) and ASX Listed tenants (46.2% - including CIMIC, Bunnings, Coles and NAB); and
- is conservatively geared at approximately 35%.

Distribution Timetable

The timetable for the ECF distribution, being the first distribution of the Fund since its ASX listing on 6 December 2019, is as follows:

- Record Date: 31 March 2020
- Ex Date: 30 March 2020
- Payment Date: 15 May 2020

Outlook

The Fund is currently well positioned to meet or exceed the PDS forecast FFO Yield of 8.3% p.a. for the period from ASX listing to 30 June 2020, based on the Issue Price of \$1.25 per security. Given prevailing market conditions as a result of the COVID-19 pandemic, active communication is being maintained with all tenants across the portfolio as the situation unfolds. ECF will continue to monitor the potential impact of Government announcements and market conditions in relation to the COVID-19 pandemic on the Fund, and will provide further updates as needed.

ENDS

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 7 office assets with a combined valuation of \$378 million.

www.elanorinvestors.com/ECF