



ASX Announcement

21 December 2022

New Retail Property Managed Fund

- Elanor Investors Group acquires Riverton Forum shopping centre for \$98.8 million
- Riverton Forum is a dominant, convenience-based shopping centre situated on a 6.3-hectare prime Perth metropolitan site
- Compelling acquisition metrics (7.25% capitalisation rate) for new managed fund; Strong demand from Elanor's wholesale capital partners

Elanor Investors Group ("ENN" or "Group") is pleased to announce the establishment of the Riverton Forum Fund ("Fund") to acquire the Riverton Forum shopping centre ("Riverton Forum" or "Centre") for \$98.8 million.

ENN's Co-Head of Real Estate, Michael Baliva, said: "The Riverton Forum Fund has been established to invest in Riverton Forum, a strategic prime Perth metropolitan site with easy accessibility and exposure to 7.9 million vehicles annually. The Centre's extensive everyday needs offering and significant car parking make it the dominant convenience shopping destination in its trade area. The investment has significant potential to enhance the defensive, everyday needs offerings of Riverton Forum and divest the property's non-core pad sites at materially lower yields."

ENN CEO, Glenn Willis, said: "The Riverton Forum investment presents high value given the attractive acquisition metrics for the Centre and the opportunity to unlock value through Elanor's innovative and highly active asset management capabilities. Elanor is a market leader in delivering strong investor returns from repositioning retail real estate assets having successfully executed numerous repositioning strategies across Australia."

About the Asset

Riverton Forum is situated on a 6.3-hectare site in a prime metropolitan Perth location (11km South-East of the Perth CBD). The Centre's low site coverage (31%) presents long-term expansion and value-add potential. The Centre is easily accessible, situated on the prime arterial corner of High Road and Willeri Drive, with exposure to 7.9 million vehicles annually.

Riverton Forum is anchored by strongly performing major tenants (Woolworths and BIG W), is 98% occupied and generates 93% of its income from defensive everyday needs offerings.

ENDS.

This announcement has been authorised for release by Mr Glenn Willis, Managing Director and Chief Executive Officer of Elanor Investors Group.

For further information regarding this announcement, please contact:

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About Elanor Investors Group

Listed on the Australian Securities Exchange in 2014, Elanor Investors Group (ASX:ENN) is a real estate investment and funds management group with over \$2.9 billion in funds under management across Australia and New Zealand.

Elanor's key real estate sectors of focus are the commercial office, healthcare, retail and hotels, tourism and leisure sectors. Elanor's investment management approach is to acquire and unlock value through the active asset management of real estate assets that provide strong income and significant capital growth potential.

www.elanorinvestors.com