

ASX Announcement

16 August 2022

**Elanor Commercial Property Fund
Leasing Update**

- New five-year lease (approx. 2,000m²) to ITV Studios Australia (ITV) at 19 Harris Street, Pyrmont, NSW
- ITV is the Australian subsidiary of UK television production company ITV plc, listed on the London Stock Exchange with a market capitalisation of approximately A\$5.1 billion
- This new lease commitment by ITV demonstrates the strong demand for high-quality commercial office properties that have extensive amenity and best-in-class ESG credentials

Elanor Commercial Property Fund ("ECF" or "Fund") is pleased to announce the successful execution of a further strategic leasing initiative at 19 Harris Street, Pyrmont NSW.

ITV Studios Australia (ITV) has executed a new five-year lease over approximately 2,000m². ITV is a subsidiary of UK-based ITV plc, a global television production company listed on the London Stock Exchange with a market capitalisation of approximately A\$5.1 billion.

The completion of this strategic leasing initiative demonstrates the strong demand for commercial office properties, such as 19 Harris Street, that have high-quality tenant accommodation, extensive precinct amenity and best-in-class ESG credentials.

ECF Fund Manager, David Burgess commented, "The execution of this strategic leasing initiative, shortly following acquisition of the property, demonstrates our capability in capturing the prevailing demand for high quality, well positioned commercial properties with strong ESG credentials. The ITV lease is 'on-strategy' for the 19 Harris Street property. This leasing success delivers positive rental reversion, extends the WALE, and enhances the income security and investment value of the property. We expect to continue to grow rental income at 19 Harris Street through our ongoing proactive engagement with tenants and active management of the asset."

ECF's key strategic objective is to provide strong, risk adjusted returns by investing in commercial office properties that have differentiated and sustainable competitive advantages and are located in major metropolitan areas and established commercial precincts.

Further leasing and asset management initiatives are well progressed. The Fund is well positioned to grow securityholder value.

ENDS

This announcement has been authorised for release by Glenn Willis, Managing Director and Chief Executive Officer.

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 nine assets with a combined value of \$606 million.

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