



23 August 2024

Lachlan Morley
Adviser, Listings Compliance
ASX Compliance Pty Limited
20 Bridge Street
SYDNEY NSW 2000

By email: tradinghaltssydney@asx.com.au

Request for voluntary suspension

Elanor requests a voluntary suspension of its stapled securities immediately. In accordance with Listing Rule 17.2, Elanor provides the following information in relation to the request for voluntary suspension.

- Elanor is considering a range of options which are important to stabilise and maintain its ongoing financial position, including continuing to meet its obligations to debt financiers. Elanor is not currently in breach of its financing arrangements.
- Elanor is currently exploring refinancing options for its debt. MA Moelis Australia Pty Ltd is acting as debt arranger to assist in this review.
- Options may emerge in response to discussions with and approaches recently made by third parties, several of which are under active consideration. Elanor has appointed Citigroup Global Markets Australia Pty Limited as exclusive financial adviser, and King & Wood Mallesons as its legal adviser.
- Elanor has commenced the orderly divestment of the hotel assets within the Elanor Hotel Accommodation Fund and will exit from the hotels, tourism and leisure sector. This will enable the Group to focus on the significant institutionally-led growth opportunities within its core real estate sectors of retail, office, healthcare and industrial.
- Elanor is also considering the divestment of other assets from the balance sheet.
- Elanor is of the view that more certainty is required on the courses of action it intends to implement before trading can recommence on an informed basis. In Elanor's view, continued trading is likely to be materially prejudicial to its ability to execute these courses of action.
- In order to support the group's capital management initiatives, Elanor has determined not to proceed with the previously announced estimated distribution for the 2H24 period.
- Elanor expects to finalise its FY24 annual accounts and release them to ASX once there is greater certainty on the proposed course of action. As noted below, this is not expected to occur by 30 August 2024.
- Elanor currently anticipates that it will be able to provide an update to the market that allows the suspension to be lifted by 6 September 2024.



- During the period of suspension, Elanor intends to continue to fulfil its obligations to its stakeholders, including investors in funds it manages and will keep its securityholders advised of material developments in accordance with its ongoing continuous disclosure obligations.
- Elanor is not aware of any reasons why its stapled securities should not be suspended.

This request for voluntary suspension has been authorised by the Elanor Investors Group Board of Directors.

For further information regarding this request, please contact:

Ryan Pittman
Head of Strategy
Elanor Investors Group
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About Elanor Investors Group

Elanor Investors Group (ASX:ENN) is a real estate investment and funds management group with approximately \$6.0 billion in funds under management across Australia and New Zealand.

Elanor's key real estate sectors of focus are the commercial office, retail, industrial and healthcare 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.