



ASX Announcement

31 May 2022

**Completion of 19 Harris Street Acquisition  
Rockworth Investment Holdings Substantial Investment in ECF**

- Elanor Investors Group has completed the acquisition of 19 Harris Street Pyrmont, a \$185 million commercial office property (for the Harris Street Fund)
- The Harris Street Fund is an unlisted wholesale fund established to meet the demand from wholesale investors for high investment quality commercial office property with best-in-class ESG credentials
- Elanor Commercial Property Fund (ASX: ECF) has acquired a 49.9% interest in the Harris Street Fund with 50.1% held by Elanor's wholesale capital partners
- Elanor's largest securityholder, Rockworth Investment Holdings Pte Ltd ("Rockworth"), has acquired a 6.1% substantial holding in ECF
- Elanor's FUM increases to \$2.63 billion (a 27% increase since FY21)

Elanor Investors Group ("Elanor" or "Group") is pleased to announce the Harris Street Fund ("Fund") has acquired the commercial office property located at 19 Harris Street, Pyrmont for \$185 million.

19 Harris Street is a high-quality, carbon neutral, commercial office building located in one of Australia's pre-eminent technology hubs that meets the needs of the modern office era. It has best-in-class ESG credentials, being one of only 56 Australian Office buildings with a Climate Active Carbon Neutral certification in addition to a 5-Star NABERS Energy rating.

The acquisition of 19 Harris Street has been funded through Elanor's wholesale and institutional capital partners, with the Elanor Commercial Property Fund acquiring a 49.9% interest in the Harris Street Fund through its fully underwritten entitlement offer (raising \$36.6 million).

Rockworth, Elanor's largest securityholder, has invested \$20 million into the ECF entitlement offer (resulting in a 6.1% substantial holding in ECF), reflecting the attractiveness of the investment opportunity and their strong support for the Elanor Group.

Elanor CEO, Glenn Willis, said: "We are delighted that Elanor's largest securityholder, Rockworth, has partnered with us to invest in ECF to capitalise on the strong growth in demand for premium quality office space. Rockworth are excited about their investment in ECF, and the acquisition of the 19 Harris Street property. This investment reflects their conviction in ECF's strategy of acquiring assets that have strong competitive advantages in their respective markets.

Furthermore, we are continuing to explore a range of real estate funds management initiatives with Rockworth and look forward to partnering with them again in the near term to grow Elanor's funds management business through targeted investment opportunities."

Elanor's FUM now stands at \$2.63 billion following the acquisition, representing a 27% increase since FY21.

ENDS



This announcement has been authorised for release by the Managing Director and Chief Executive Officer.

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 an investment and funds management business with over \$2.6 billion in assets under management across Australia and New Zealand.

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

For more information visit [www.elanorinvestors.com](http://www.elanorinvestors.com)