



ASX Announcement

18 March 2020

Elanor Completes New Healthcare Real Estate Fund

- Elanor Investors Group has completed the establishment of the Elanor Healthcare Real Estate Fund, a \$123 million fund focused on investing in Australian healthcare real estate, including multi-tenanted medical centres and day surgeries
- The Fund comprises two seed assets: 55 Little Edward Street, Spring Hill, Brisbane and Pacific Private, Southport, Gold Coast
- Elanor's funds and investments under management now exceed \$1.9 billion

Elanor Investors Group ("ENN") is pleased to announce it has completed the establishment of the Elanor Healthcare Real Estate Fund ("Fund"). The Fund was established with the acquisition of two high quality healthcare properties with a combined asset value of \$123.3 million. Both properties are located in established health precincts and supported by strong anchor tenants.

The two seed properties for the Fund are:

- 55 Little Edward Street, Spring Hill, Brisbane – a multi-tenanted medical office and day surgery with a significant 484 bay carpark on a large 5,771 sqm site
- Pacific Private, Southport, Gold Coast – a multi-tenanted medical office and day surgery with 225 car spaces, located in an established health precinct, providing a broad range of clinical services

With Australian healthcare expenditure growing at over 2.5 times GDP, prevailing healthcare sector cost structures are driving demand for more efficient healthcare service delivery models. Consequently, healthcare services are increasingly being delivered in lower cost day surgeries and medical centres/clinics.

The Fund's strategy is to:

- Acquire high quality commercial healthcare real estate assets including multi-tenanted medical centres and day surgeries
- Actively manage the Fund's assets to optimise the use of the properties, extract leasing efficiencies and execute on other value-add opportunities

ENN Co-Head of Real Estate, David Burgess, said: "The acquisition of the two seed assets is a positive start for the Fund. The seed assets represent high investment quality commercial healthcare properties, underpinned by strong anchor tenants. With a Year 1 Fund distribution yield of 7.5%, we are positive that our proven active asset management capability will deliver superior risk adjusted returns for our investors."

ENN CEO, Glenn Willis, said: "We are very positive about the investment prospects within the growing Australian healthcare real estate sector. We have been actively reviewing the broader healthcare real estate sector for some time and the establishment of this Fund represents the fourth real estate investment sector of focus for the Group. We look forward to acquiring further high investment quality commercial healthcare real estate assets to grow the Fund."

ENDS.



Authority and Contact Details

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 an investment and funds management business with over \$1.9 billion in assets under management across Australia and New Zealand.

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

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