ASX Announcement **30 June 2026**

Elanor Investors Group

Issue of Performance Rights under Long Term Incentive Plan

Elanor Investors Group (ASX: ENN) (Elanor or the Group) today announces that, following approval by the Board on 30 June 2026, it has issued 5,025,000 Performance Rights to certain eligible employees, including the CEO and other KMP, under the Elanor Investors Executive Incentive Plan – Rights and Options (Plan).

The Performance Rights have been granted in three tranches in recognition of employees' commitment and dedication to the business in completing the Rockworth Transaction and in progressing other critical business initiatives as part of executing the Group's stabilisation plan.

The Performance Rights have been issued for nil cash consideration and, to the extent possible, will be satisfied on vesting from unallocated securities held in the Employee Security Trust. No Performance Rights will be issued to any director of the Group.

The summary of the material terms of the Performance Rights is set out in Annexure A.

A copy of the Appendix 3G in respect of the Performance Rights issued today is released separately to the ASX.

ENDS.

This announcement has been authorised for release by the Elanor Investors Group Board of Directors.

For further information regarding this release, please contact:

Investor enquiries: Tony Fehon (Managing Director) or Rebecca Geaney (Investor Relations) Elanor Investors Group Phone: (02) 9239 8400	Media enquiries: Erica Borgelt Partner, SEC Newgate Australia 0413 732 951 Erica.Borgelt@secnewgate.com.au

About Elanor Investors Group

Elanor Investors Group (ASX: ENN) is a real estate investment and funds management group with funds under management across Australia and New Zealand. Elanor's key real estate sectors of focus are the commercial office, retail, healthcare and hotels 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.

Annexure A

Material Terms of the Performance Rights

Term	Description
Plan	Elanor Investors Executive Incentive Plan – Rights and Options
Instrument	Performance Rights, each being an entitlement to acquire one ordinary stapled security in Elanor Investors Group at no cost, subject to satisfaction of the applicable vesting conditions Tranche 1: 3,100,000 Performance Rights Tranche 2: 1,475,000 Performance Rights Tranche 3: 450,000 Performance Rights
Grant Date	30 June 2026
Consideration	Nil (granted at no cost to participants)
Performance Period	Tranche 1: 2 years, commencing 1 July 2026 Tranche 2: 3 years, commencing 1 July 2026 Tranche 3: 2 years, commencing 1 July 2026
Performance Hurdles	Tranches 1 & 2: • 75% of Performance Rights subject to an absolute TSR (aTSR) hurdle of 8% per annum over the 3-year performance period • 25% of Performance Rights subject to a relative TSR (rTSR) hurdle measured against a comparator group of ASX-listed market peers, with vesting at 50% where Elanor's TSR equals the 50th percentile, scaling on a straight-line basis to 100% vesting at or above the 75th percentile • Service Condition Tranche 3: Service Condition only
Service Condition	Participants must remain continuously employed by the Group until the vesting date, following the end of the relevant performance period
Dividend / Distribution Entitlement	No entitlement to distributions or voting rights prior to vesting and conversion into ordinary stapled securities
Quotation	The Performance Rights themselves will not be quoted on ASX. Application for quotation of any ordinary stapled securities issued on vesting will be made via an Appendix 2A at the relevant time
Other Terms	As set out in the Group's 2024 Annual General Meeting Notice of Meeting and Explanatory Statement.