

Corval Property Fund Report

Monthly Report | September 2025

Fund Overview & Performance



43

Properties



5%

Distribution yield



10.3

Years WALE



98%

Occupancy



31%

Gearing

Time Period	3 Month	6 Month	1 Year	3 Year	Since Inception (p.a.)
Income Return	1.21%	2.46%	4.97%	5.02%	5.07%
Capital Growth	1.40%	2.93%	3.53%	1.60%	2.74%
Total Return	2.60%	5.39%	8.50%	6.62%	7.81%

Performance is shown after all fees and costs are accounted for. Inception date was 28 February 2022. Past performance is not a reliable indicator of future performance.

APIR	CRV9885AU
Inception Date	28 th February 2022
Fund Structure	Open-ended unlisted unit trust
Redemptions	Processed monthly
Distributions	Paid quarterly
Asset Valuations	At least twice annually
Minimum Investment	\$10,000 (daily applications)
Asset Allocation	Australian direct property: 90-100% Cash or cash-like products: 0-10%
Reinvestment Plan	Available
Fund Size	\$138.7m
Unit Price	\$1.0830
Latest Distribution	1.3233 cents per unit (30 September 2025)



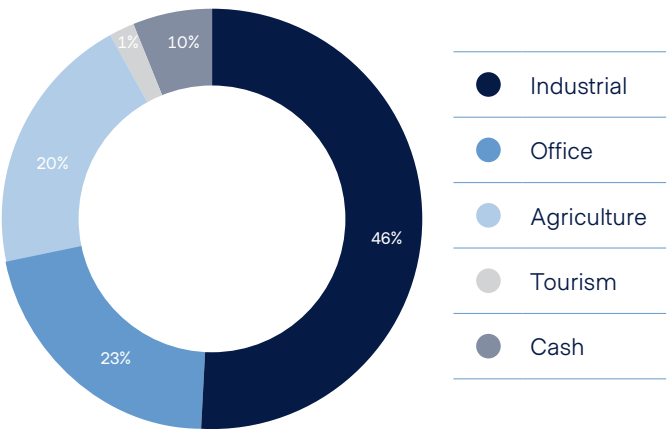
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Year
2022		Incept.	0.59%	0.35%	0.62%	5.15%	0.28%	0.41%	0.49%	1.05%	0.41%	0.43%	10.15%
2023	0.29%	0.36%	0.36%	0.48%	0.30%	-0.54%	0.52%	0.39%	1.37%	0.45%	0.22%	0.18%	4.48%
2024	0.31%	0.32%	0.27%	0.33%	0.35%	2.60%	0.33%	0.29%	0.07%	0.43%	0.33%	1.25%	7.08%
2025	0.35%	0.28%	0.27%	0.35%	0.73%	1.63%	0.78%	0.46%	0.55%				6.35%

Portfolio Overview

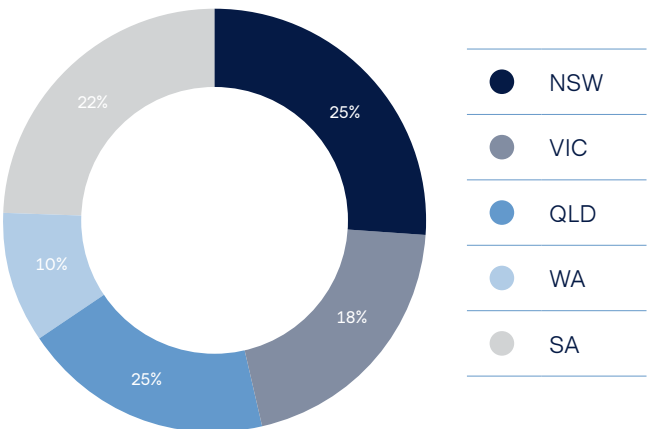
Top 10 Property Assets

Asset	Sector	% of Fund	Valuation Date	Occupancy	WALE
50-60 Millers Road, Wingfield SA	Industrial	11%	30-Jun-25	100%	7.4 years
140 Magnesium Drive, Crestmead QLD	Industrial	9%	30-Jun-25	100%	1.2 years
3-5 Moloney Drive, Wodonga VIC	Industrial	8%	30-Jun-25	100%	18.0 years
26-28 Honeysuckle Drive, Newcastle NSW	Office	6%	30-Jun-25	79%	3.8 years
662 Flagstaff Road, Murray Bridge SA	Agriculture	6%	30-Jun-25	100%	18.0 years
1 Nash Street, Perth WA	Office	4%	31-May-25	100%	5.5 years
13-15 Joel Court, Moorabbin VIC	Industrial	4%	30-Jun-25	100%	15.7 years
London Circuit & Amsterdam Drive, Wyong NSW	Agriculture	4%	30-Jun-25	100%	24.5 years
924 Gurrundah Road, Pomeroy NSW	Agriculture	3%	30-Jun-25	100%	28.2 years
8 Clunies Ross Ct & 9 McKechnie Dr, Eight Mile Plains QLD	Office	2%	30-Jun-25	100%	3.2 years

Sector Allocation



Geographic Allocation





↑ Corval Glasshouse Fund



↑ 26 Flinders Street, Adelaide SA



↑ 33 Shaddock Avenue, Villawood NSW



More Information

For more information visit www.corval.com.au/property-fund/ or please contact:

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It is important that you read the PDS and understand the risks of investing. This information is general information only and does not take into account the objectives, financial situation, or particular needs of any person. You should consider whether an investment in the Fund is appropriate for you and consult your financial or other professional advisor before investing. Corval and its associates will receive fees in relation to an investment in the Fund which will be detailed in the PDS. Past performance is not indicative of future performance. Any forward-looking statements in this document are provided as a general guide only and subject to the risks and assumptions to be set out in the PDS. Neither capital growth, distributions or tax consequences are guaranteed. Corval does not guarantee the performance of the Fund.