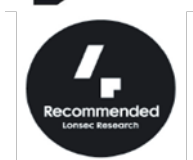


# RF Corval Property Fund

31 July 2024  
Monthly Report

A single point of access to RF Corval's active approach to investing, providing investors with exposure to a portfolio of high quality Australian real estate

**Lonsec**



Rating as at May 2024

**Zenith**



Rating as at December 2023

## IMPORTANT INFORMATION

This update has been prepared by CorVal Partners Limited (ACN 130 628 830) (CorVal Partners), the appointed manager of the RF Corval Property Fund (Fund) and is subject to the disclaimer at the end of this document. CorVal Partners is the trustee of the Fund (Trustee).





33 properties



5% distribution yield



9.9 years WALE



93% occupancy



41% gearing

# Fund Overview

APIR	CRV9885AU
Inception Date	28th 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	\$62.6m
Unit Price	\$1.0703
Latest Distribution	1.3053 cents per unit (30 June 2024)

## PERFORMANCE

Time Period	Month	Quarter	6 Month	1 Year	Since inception
Total Return	0.33%	3.30%	4.25%	7.33%	7.93%

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.



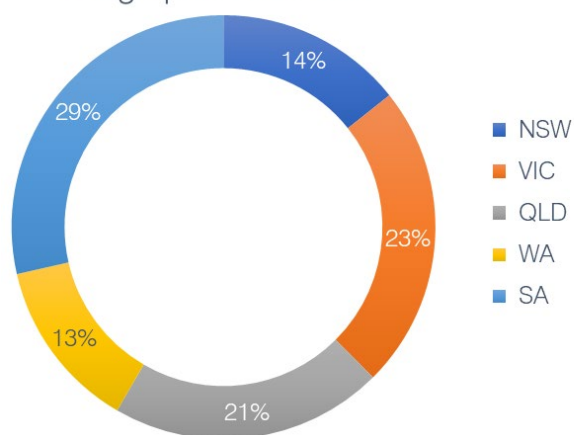
26-28 Honeysuckle Drive (rear), Newcastle NSW

# Portfolio Overview

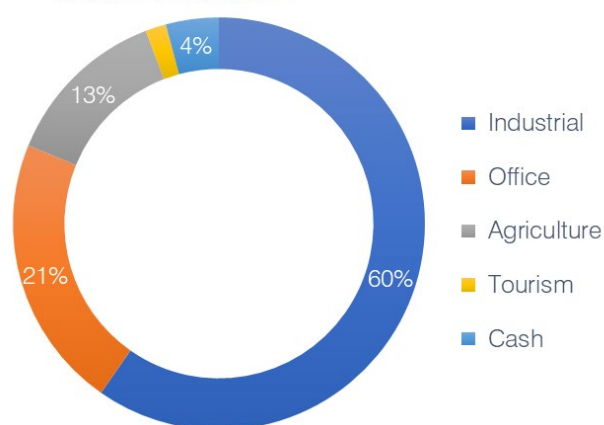
Asset	Sector	% of Fund	Property Valuation	Valuation Date	Occupancy	WALE
<a href="#">50-60 Millers Road, Wingfield SA</a>	Industrial	15%	\$16m	30-Jun-24	100%	8.7 years
<a href="#">RF Corval Industrial Infill Trust</a>	Industrial	14%	\$235m*	30-Jun-24	90%	3.9 years
<a href="#">140 Magnesium Drive, Crestmead QLD</a>	Industrial	12%	\$12m	30-Jun-24	100%	2.5 years
<a href="#">3-5 Moloney Drive, Wodonga VIC</a>	Industrial	11%	\$11m	30-Jun-24	100%	19.3 years
<a href="#">26-28 Honeysuckle Drive, Newcastle NSW</a>	Office	8%	\$43m	23-Apr-24	78%	3.8 years
<a href="#">Corval Ingham Murray Bridge Trust</a>	Agricultural	8%	\$65m*	30-Jun-24	100%	19.4 years
<a href="#">Corval Pact Trust</a>	Industrial	7%	\$73m*	30-Jun-24	100%	14.9 years
<a href="#">Corval Workzone Trust</a>	Office	6%	\$89m*	30-Jun-24	100%	3.9 years
<a href="#">RF Corval Critical Assets Fund</a>	Agricultural	5%	\$71m*	30-Jun-24	100%	29.5 years
<a href="#">Corval 26 Flinders Street Trust</a>	Office	3%	\$51m*	30-Jun-24	91%	2.5 years
<a href="#">Corval Corporate Centre Trust</a>	Office	3%	\$85m*	30-Jun-24	98%	2.8 years
<a href="#">RF Corval Eureka Trust</a>	Tourism	2%	\$58m*	30-Jun-24	100%	22.0 years
<a href="#">RF Corval 33 Longland Street Trust</a>	Office	2%	\$24m*	30-Jun-24	100%	2.5 years
<i>Cash holding</i>	-	4%	\$4m	-	-	-

\*reflects the most recent valuation of properties (100%) in underlying RF CorVal syndicates, in which the Property Fund holds an interest

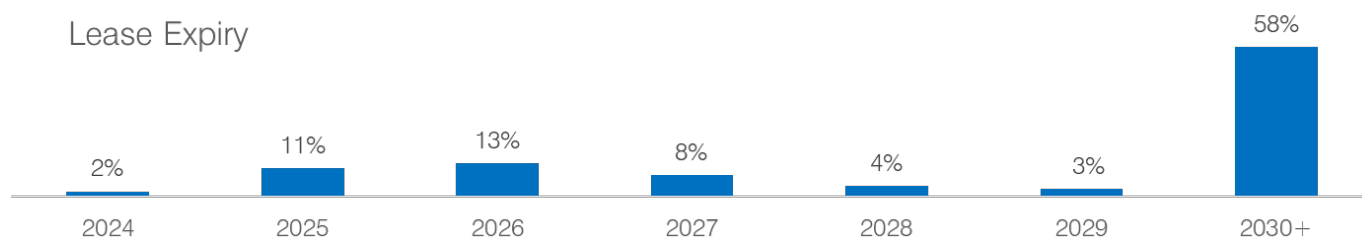
### Geographic Allocation



### Sector Allocation



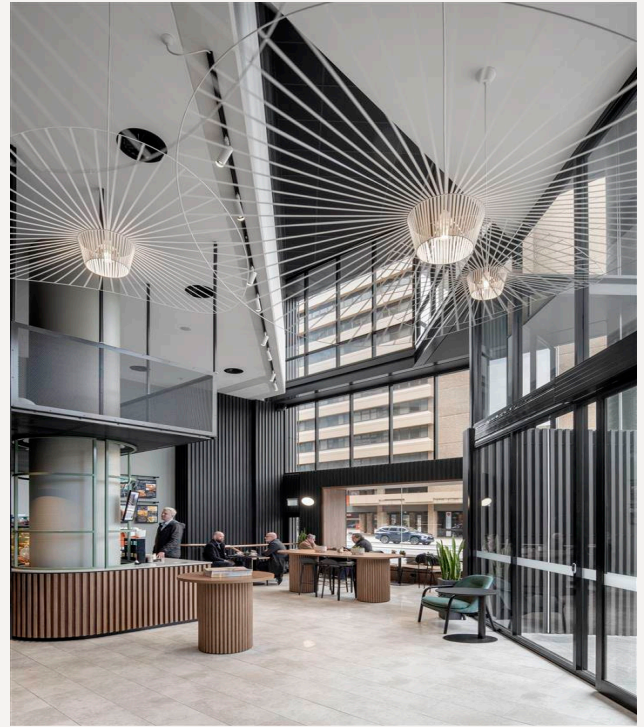
### Lease Expiry







13 Hurley Street, Canning Vale WA



26 Flinders Street, Adelaide SA



## More Information

For more information visit [www.corval.com.au/property-fund/](http://www.corval.com.au/property-fund/) or please contact:

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## IMPORTANT INFORMATION

CorVal Partners Limited (ACN 130 628 830) (CorVal Partners) is the responsible entity of the RF Corval Property Fund ARSN 656 171 158 (Fund). Before making an investment in relation to the Fund, it is important you read the Product Disclosure Statement (PDS) dated 16 May 2023. The PDS is issued by CorVal Partners and is available from [www.corval.com.au/property-fund/](http://www.corval.com.au/property-fund/) or by calling (02) 8203 8400. The Fund's target market are consumers seeking capital growth and income distributions who intend to invest a satellite or minor allocation within their portfolio of up to 25% over a long investment timeframe, and who have a medium risk/return profile and need limited access to capital. Applications for units in the Fund can only be made on the application form accompanying the PDS or the online application form accessible at [www.corval.com.au/property-fund/](http://www.corval.com.au/property-fund/). All investments carry risk. Risks can impact on distributions and capital returns over the term of the Fund.

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. RF 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.