

# RF Corval Property Fund Report

31 December 2024 | Monthly Report

**rf corval**

Compelling Property Investments

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.

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).



# Fund Overview & Performance



33

Properties



5%

Distribution yield



9.6

Years WALE



93%

Occupancy



41%

Gearing

APIR	CRV9885AU
Inception Date	28 <sup>th</sup> 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	\$72.2m*
Unit Price	\$1.0692*
Latest Distribution	1.3233 cents per unit*



↑ 26-28 Honeysuckle Drive (rear), Newcastle NSW

Time Period	Month	Quarter	6 Month	1 Year	Since Inception (p.a.)
Total Return	1.25%*	2.03%*	2.74%*	7.08%*	7.62%*

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.

\*Indicative



↑ 33 Shaddock Avenue, Villawood NSW

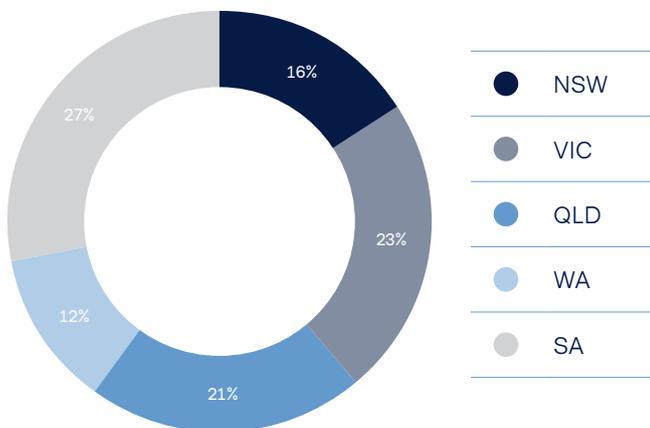


↑ RF Corval Glasshouse Fund

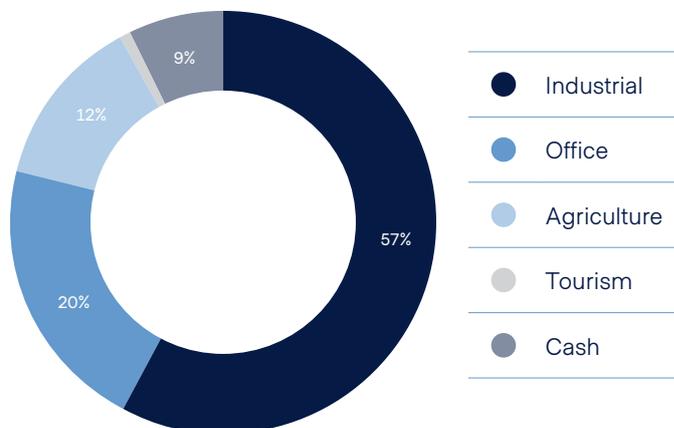
## Portfolio Overview

Asset	Sector	% of Fund	Valuation Date	Occupancy	WALE
RF Corval Industrial Infill Trust	Industrial	15%	31-Dec-24	90%	4.4 years
50-60 Millers Road, Wingfield SA	Industrial	14%	31-Dec-24	100%	8.2 years
140 Magnesium Drive, Crestmead QLD	Industrial	11%	31-Dec-24	100%	2.0 years
3-5 Moloney Drive, Wodonga VIC	Industrial	11%	31-Dec-24	100%	18.8 years
26-28 Honeysuckle Drive, Newcastle NSW	Office	7%	31-Dec-24	79%	2.9 years
Corval Ingham Murray Bridge Trust	Agricultural	7%	31-Dec-24	100%	18.9 years
Corval Pact Trust	Industrial	6%	31-Dec-24	100%	14.4 years
Corval Workzone Trust	Office	6%	31-Dec-24	100%	3.4 years
RF Coval Critical Assets Fund	Agricultural	5%	31-Dec-24	100%	29.0 years
Corval 26 Flinders Street Trust	Office	3%	31-Dec-24	88%	2.6 years
Corval Corporate Centre Trust	Office	3%	31-Dec-24	100%	3.3 years
RF Corval Eureka Trust	Tourism	1%	31-Dec-24	100%	21.5 years
RF Corval 33 Longland Street Trust	Office	1%	31-Dec-24	100%	2.7 years
Cash holding	-	9%	-	-	-

## Geographic Allocation



## Sector Allocation



# Valuations Update & Market Commentary

In accordance with the Fund's Valuation Policy all properties have been valued as at 31 December 2024, delivering a net valuation increase of approximately \$0.8m representing an average 0.8% increase in values across the portfolio. The table below provides a breakdown of the movements by sector. Valuations are currently being finalised and remain subject to external audit and Board sign-off.

Sector	% of Portfolio	Valuation Change	Cap Rate Change	Dec-24 Cap Rate
Industrial	63%	1.8%	-8 bps	6.3%
Office	22%	(1.2%)	-	7.9%
Agriculture	13%	0.4%	+15 bps	6.7%
Tourism	2%	-	-	6.3%
Fund Total	100%	+0.8%	+7 bps	6.4%

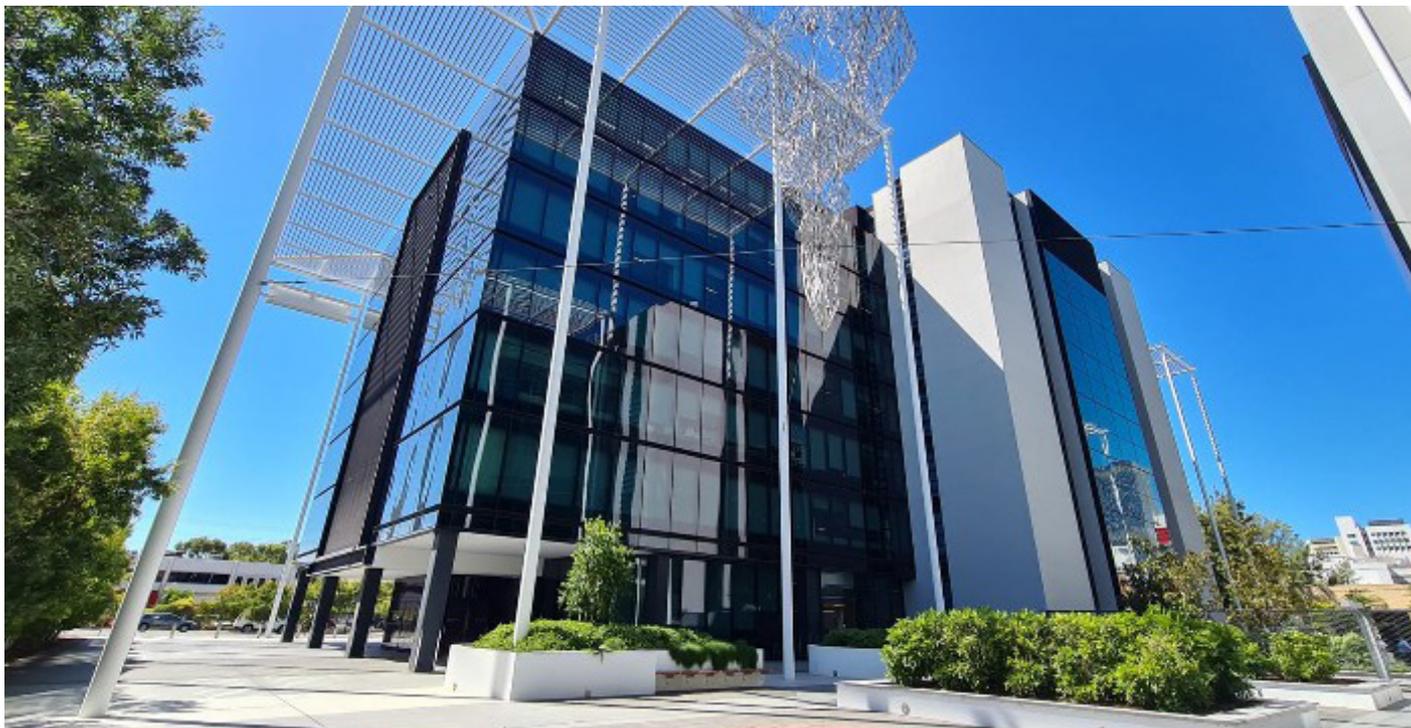
The valuation increase in the industrial portfolio has been driven by refurbishments and re-leasing whereby improved rental agreements have bolstered values. This increase was somewhat offset by a reduction in office values, particularly the WorkZone office building in Perth whereby costs of leasing, albeit having secured longer-term cashflows have resulted in an impairment of value given office sector dynamics in Perth and more broadly.

Elsewhere in the portfolio, asset management initiatives continue at the Fund's latest acquisition, 26-28 Honeysuckle Drive where terms have been agreed over a small suite of 162 sqm and two further spec suites are under construction and expected to be ready for occupation in March 2025, subject to successful leasing.

## Market Commentary

Having largely re-priced over the past two years the commercial property market is well poised to enter a recovery phase. RF Corval believes markets to be at a cyclical low and investors acquiring assets now will be well placed to see compelling look-forward returns.

The strength and velocity of the recovery will be largely driven by extent of interest rate cuts, once the RBA starts to ease policy. RF Corval does not see interest rates moving to lows seen in recent years and expects long-term rates to be higher than 3%. Importantly, we will consider acquisition and portfolio strategies that are resilient to multiple interest rate scenarios to ensure sustained performance.



↑ 1 Nash Street, Perth WA



↑ 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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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.