

Corval Property Fund Report

Monthly Report | January 2026

Fund Overview & Performance



46

Properties



5%

Distribution yield



7.6

Years WALE



97%

Occupancy



36%

Gearing

Time Period	3 Month	6 Month	1 Year	3 Year	Since Inception (p.a.)
Income Return	1.23%	2.45%	4.96%	5.01%	4.95%
Capital Growth	1.68%	3.24%	5.05%	2.17%	3.19%
Total Return	2.90%	5.69%	10.01%	7.18%	8.15%

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

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

\$192.8m

Unit Price

\$1.1246

Latest Distribution (December 2025)

1.3611 cents per unit



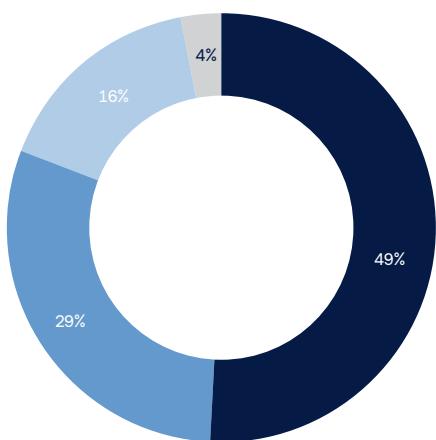
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Year
2022		Incept.	0.59%	0.35%	0.62%	5.15%	0.28%	0.41%	0.49%	1.05%	0.41%	0.43%	10.15%
2023	0.29%	0.36%	0.36%	0.48%	0.30%	-0.54%	0.52%	0.39%	1.37%	0.45%	0.22%	0.18%	4.48%
2024	0.31%	0.32%	0.27%	0.33%	0.35%	2.60%	0.33%	0.29%	0.07%	0.43%	0.33%	1.25%	7.08%
2025	0.35%	0.28%	0.27%	0.35%	0.73%	1.63%	0.78%	0.46%	0.10%	2.14%	0.40%	2.16%	10.04%
2026	0.33%												0.33%

Portfolio Overview

Top 10 Property Assets

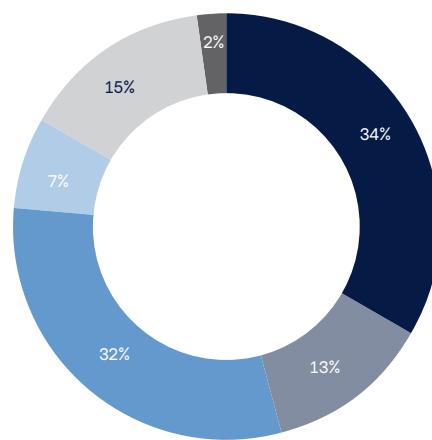
Asset	Sector	% of Fund	Valuation Date	Occupancy	WALE
137 Gilba Road, Girraween NSW	Industrial	15%	21-Nov-25	100%	3.0 years
545 Queen Street, Brisbane QLD	Office	12%	28-Oct-25	100%	2.4 years
50-60 Millers Road, Wingfield SA	Industrial	9%	31-Dec-25	100%	7.2 years
140 Magnesium Drive, Crestmead QLD	Industrial	8%	31-Dec-25	100%	1.5 years
3-5 Moloney Drive, Wodonga VIC	Industrial	6%	31-Dec-25	100%	17.8 years
26-28 Honeysuckle Drive, Newcastle NSW	Office	5%	31-Dec-25	90%	3.6 years
662 Flagstaff Road, Murray Bridge SA	Agriculture	4%	31-Dec-25	100%	17.9 years
1 Nash Street, Perth WA	Office	3%	31-Dec-25	100%	5.3 years
3 London Circuit, Wyong NSW	Agriculture	3%	31-Dec-25	100%	24.3 years
13-15 Joel Court, Moorabbin VIC	Industrial	3%	31-Dec-25	100%	15.5 years

Sector Allocation



- Industrial
- Office
- Agriculture
- Tourism
- Cash

Geographic Allocation



- NSW
- VIC
- QLD
- WA
- SA
- NZ



↑ 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:

Jimmy Byrne

Head of Adviser Funds

0422 429 865

jimmy.byrne@corval.com.au

Anna Cruse

Head of Private Capital

0407 367 038

anna.cruse@corval.com.au

Anna Tearle

Business Development Associate

0423 080 526

anna.tearle@corval.com.au



Corval Partners Limited (ACN 130 628 830) (Corval Partners) is the responsible entity of the 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 12 June 2025. The PDS is issued by Corval Partners and is available from 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. 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. 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.