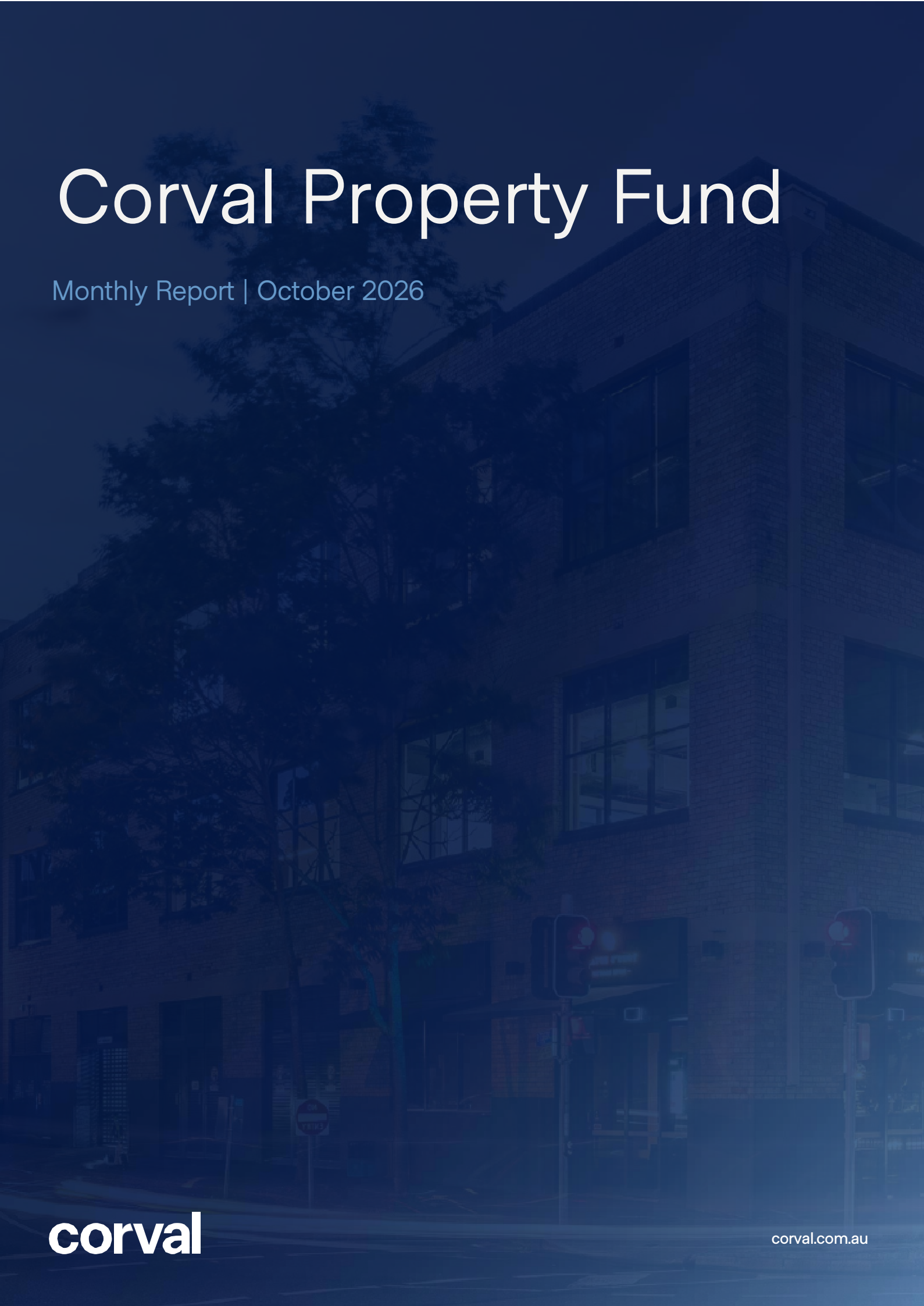
Corval Property Fund

Monthly Report | October 2026



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Fund Overview & Performance

46	5%	7.4	98%	31%
Properties	Distribution yield	Years WALE	Occupancy	Gearing

Time Period	3 Month	6 Month	1 Year	3 Year	Since Inception (p.a.)
Income Return	1.26%	2.54%	5.04%	5.02%	4.97%
Capital Growth	-0.24%	0.79%	2.16%	2.31%	2.77%
Total Return	1.02%	3.32%	7.20%	7.34%	7.74%

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	$226.6m
Unit Price (ex-distribution)	$1.1287
Latest Distribution (September 2026)	1.4367 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%	0.27%	0.29%	0.27%	0.75%	1.26%	0.25%	0.40%	0.38%	0.24%			4.52%

Portfolio Overview

Top 10 Property Assets

Asset	Sector	% of Fund	Valuation Date	Occupancy	WALE
137 Gilba Road, Girraween NSW	Industrial	13%	30-Jun-26	100%	2.3 years
545 Queen Street, Brisbane QLD	Office	11%	30-Jun-26	75%	2.3 years
65-69 West Avenue, Edinburgh SA	Industrial	8%	30-Jun-26	100%	3.0 years
50-60 Millers Road, Wingfield SA	Industrial	7%	30-Sep-26	100%	6.4 years
140 Magnesium Drive, Crestmead QLD	Industrial	7%	31-May-26	100%	4.1 years
3-5 Moloney Drive, Wodonga VIC	Industrial	5%	30-Jun-26	100%	17.0 years
26-28 Honeysuckle Drive, Newcastle NSW	Office	4%	30-Jun-26	100%	4.3 years
662 Flagstaff Road, Murray Bridge SA	Agriculture	4%	30-Jun-26	100%	17.1 years
3 London Circuit, Wyong NSW	Agriculture	2%	30-Jun-26	100%	23.5 years
13-15 Joel Court, Moorabbin VIC	Industrial	2%	30-Jun-26	100%	14.7 years

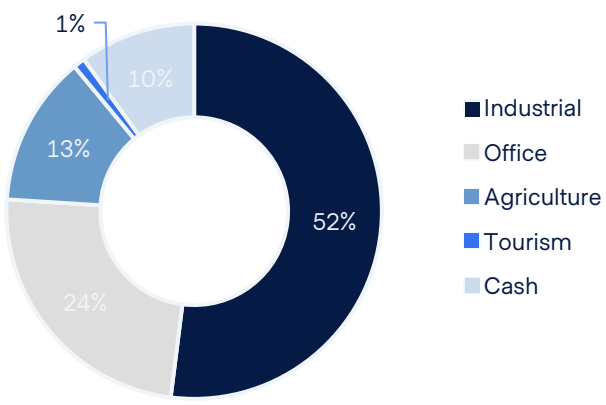


33 Longland Street, Newstead QLD

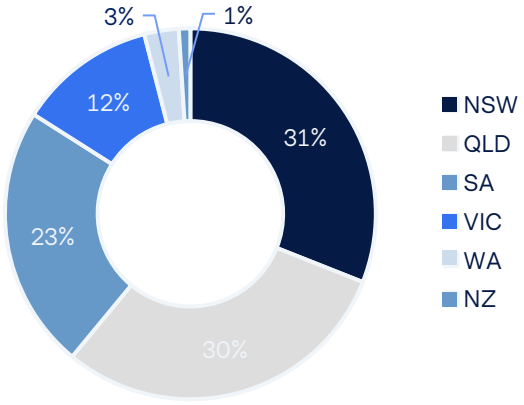


3-5 Moloney Drive, Wodonga VIC

Sector Allocation

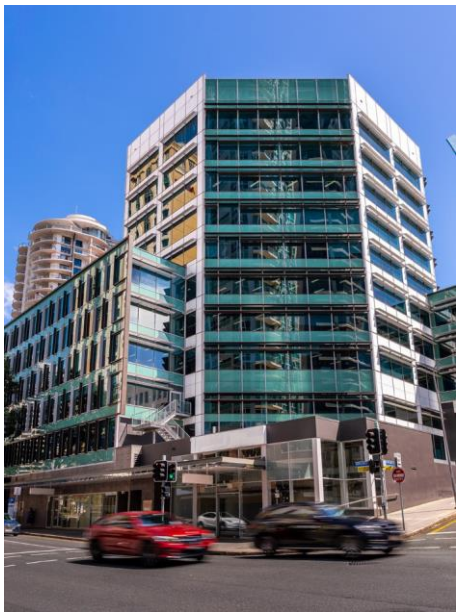


Geographic Allocation





140 Magnesium Drive, Crestmead QLD



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