

Unlisted Fund Report

Harvest Hospitality Income Fund

March 2026

Open-ended hospitality fund investing in hotels/pubs with diversified earnings, targeting a distribution yield of 6.0% - 8.0% p.a.

Harvest Hospitality Income Fund

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About Core Property Research

Core Property Research Pty Ltd was established in July 2017 to provide market leading and insightful research on the property funds sector for its clients and investors. Our ratings and research cover sector level research, ratings and recommendations on listed and unlisted property funds, and is built upon the extensive research experience of its staff.

The Core Property team collectively, has over 50 years' experience across property, financial services and investment markets. The team has also evaluated over 500 different funds across multiple sectors and a range of investment structures over the last decade.

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Harvest Hospitality Income Fund

March 2026

The Harvest Hospitality Income Fund ("the Fund") is an open-ended unlisted fund that invests in hospitality assets across Australia. The Fund is managed by Harvest Hotels Pty Ltd ("the Manager"), a specialist fund manager of hospitality assets with \$340M of assets under management across 12 venues in NSW and SA (as at September 2025). The Fund is open-ended. Evolution Trustees Limited ("the Responsible Entity", "the RE") will act as the independent Responsible Entity of the Fund.

The Fund has a strategy focused on delivering a sustainable diversified income stream through the operation of high-quality hospitality assets deriving revenue from food, beverage, gaming, accommodation and rental income. Where the Fund is an asset owner only, income will be generated via rent. The Fund's strategy aims to capitalise on Harvest's specialist experience in the hospitality (pub) sector and is targeting a distribution yield of 6.0% - 8.0% p.a. and an IRR of 10% - 12% p.a. over the medium to long term (5-years).

The Fund has a stapled structure that invests in both the active operating business and the passive property component of hotel/pub assets. The Fund is open-ended, and investors may subscribe for units on a monthly basis. The initial Issue Price for units is \$1.00 per unit until the first asset is settled (estimated by June 2026). After this, the Issue Price will be based on the Net Asset Value of the Fund, adjusted for unamortised acquisition costs.

The Fund is being established with three assets, which provide a diversified income stream across gaming, bar operations, food offerings, and bottle shop sales. The assets include a well-established regional pub (Brady's Railway Hotel, Albury NSW), a recently refurbished metropolitan hotel in Brisbane (Shafston Hotel, East Brisbane QLD), and a leasehold interest in a regional operating venue (under offer). The revenue streams are well diversified, with a preference for food and beverage offerings as the main attraction for patrons.

The Manager estimates distributions of 7.0% p.a. from the initial portfolio, which is at the mid-point of the target range of 6.0% - 8.0% p.a. Over time, the Manager intends to further diversify the portfolio, with a target fund size of \$500M.

The Fund has a target gearing range of 35% - 50%. The initial Loan To Value Ratio (LVR) is estimated at 48.3%, which provides a small buffer against the LVR Covenant of 50%. The Manager will actively manage the debt to ensure it remains below an LVR of 50%. The debt facility will need to be expanded to include new assets as they are acquired by the Fund. We discuss this in more detail later in this report.

Core Property considers the overall fees of the Fund to be broadly in line with its industry peers. We do note that newly established funds tend to have a higher Management Expense Ratio, given the expenses involved in setting up accounting, legal, and other fund expenses. However, these expenses make a lower proportion of the MER as fund size increases over time.

Investors should note that the investment profile is expected to change as additional venues are acquired and some assets are sold over time. In doing so, the Manager intends to maintain a distribution yield of 6.0 - 8.0% p.a. and maintain debt metrics within the target range. As the Fund is open-ended, investors should expect total returns to consist of distributions plus any capital movement based on the timing of their entry and exit prices. Investors will note that the Manager targets each asset in the Fund to deliver a minimum IRR of 10% pa., in line with the Fund's overall target of 10% - 12% p.a. over the medium to long term (5-years).

The RE intends to offer liquidity on a 6-monthly basis (expected to commence in October 2028 and capped at 2.5% of NAV each time) with full liquidity offered every 5-years (with the first expected in April 2031).

As highlighted in the Target Market Determination document by the RE, the Fund would be suitable for investors seeking regular cash distributions and the potential for capital growth to be used as a satellite allocation (up to 10%) of a portfolio. The Fund has a High to Very High risk and return profile, and investors should accept that access to capital is limited to the specific terms and frequency as determined by the Issuer. The potential for capital gains will be dependent on the Manager's ability to maintain and grow the income profile of the business, as well as market conditions.

Recommended

See the Appendix for a description of our ratings. The above rating must be viewed in the context of comparable Funds and not across all products.

Fund Details

Offer Open:	Open Ended
Min. Investment:	\$10,000 ¹
Initial Issue Price:	\$1.00 per unit, then NAV (adj) thereafter.
Forecast Distributions:	6.0% - 8.0% p.a. yield (Manager target)
Distribution Frequency:	Quarterly
Liquidity:	Limited Liquidity every 6mths, capped at 2.5% of NAV every 6mths (first in October 2028) Full liquidity every 5 years (first in April 2031)
Recommended Investment Period:	5 years

¹. The RE may accept lower amounts at its discretion.

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Note: This report is based on the Harvest Hospitality Income Fund Product Disclosure Statement dated 20 November 2025, and Supplementary Product Disclosure Statement (dated 18 March 2026), together with other information provided by Harvest Hospitality.

This report should be read in conjunction with the Target Market Determination provided by the Manager, as required by s994B of the Corporations Act 2001.

Key Considerations

Management: Harvest is a specialist fund manager which focusses on operating and managing assets in the hospitality sector. Established in 2014, Harvest has \$340M of hospitality assets under management across 12 venues in NSW and SA, as at September 2025. The Manager has advised it has delivered an IRR of 14.8% p.a. to investors on sold assets since inception. Evolution Trustees Limited is the independent Responsible Entity of the Fund.

Fund Structure: The Fund is open-ended, and investors may subscribe for units on a monthly basis. The initial Issue Price is set at \$1.00 per unit until the first asset is settled (estimated by June 2026), after which the Issue Price will be based on the prevailing Net Asset Value (NAV) of the Fund, adjusted to include amortised acquisition costs. The Fund is a stapled structure, consisting of units in the operating business trust as well as units in the property trust.

Fund Strategy: The Fund is targeting a distribution yield of 6.0% - 8.0% p.a. and an IRR of 10% - 12% p.a. over the medium to long term (5-years). The strategy aims to leverage Harvest's sector expertise and operating platform to invest in high-quality hospitality assets with a focus on delivering a diverse income stream from food, beverage, gaming, accommodation and rent. The Fund will invest in business operations (Leasehold), properties with leases to external operators (Freehold), or both business and property venues (Freehold Going Concern).

Investment Portfolio: The Fund is seeking to initially acquire three assets:

- Brady's Railway Hotel, Albury NSW is a 2-storey licensed regional hotel with a traditional pub offering of food and beverage, gaming (30 machines) and a bottle shop. The venue is a freehold going concern and is being purchased for \$26.2M from the Harvest Pub Fund 1, which is also managed by Harvest.
- Shafston Hotel, East Brisbane, QLD is a 2-storey metropolitan licensed hotel, located approximately 2km east of the Brisbane CBD. The venue is a freehold going concern with food and beverage, gaming (34 machines) and a bottle shop. The venue is being purchased for \$35.0M following an extensive refurbishment of the venue.
- A leasehold interest in an established regional venue at an estimated price of \$4M - \$7.3M. The Manager is considering a number of leasehold venues, with one venue currently under offer.

Investors should expect the portfolio to change over time as the Manager is targeting the Fund to acquire a portfolio of around \$500M over time.

Debt: The Fund has a target gearing ratio of 35% - 50%. The Fund has indicative terms for a 3-year debt facility to support the purchase of the initial assets, with an estimated Loan To Value Ratio (LVR) of 48.3%, providing a small buffer against the LVR Covenant of 50%. The Manager will actively monitor the Fund to ensure the LVR is maintained below 50%. The Manager estimates an Interest Coverage Ratio (ICR) of 2.2x against a bank covenant of 1.5x.

Distributions: The Manager is targeting a distribution yield of between 6.0% and 8.0% p.a. with distributions paid quarterly. Distributions are expected to include a tax-deferred component as well as franking credits.

Fees: Overall, Core Property considers the fees charged by the Fund to be in line with its industry peers. The annual base management fee is 0.85% p.a. of the Gross Asset Value (GAV), and is at the midpoint of what we have seen in the industry. Please refer to the *Fee Analysis* section of the report for more detail.

Total Returns: The Manager is targeting the Fund to deliver an Internal Rate of Return (IRR) of 10% - 12% p.a., with each asset having a target IRR of at least 10% p.a. As the Fund is open-ended, investors should be aware that total returns will be dependent on the entry and exit prices as well as the changes in the performance of the investment portfolio.

Liquidity: The RE intends to provide liquidity for investors via two methods: 1) via a Limited Liquidity Facility of up to 2.5% of NAV every 6 months (or up to 5% p.a., with the first expected to be offered around October 2028, and 2) full liquidity every 5-years via Periodic Liquidity Events, with the first commencing in April 2031. The RE will have up to 365 days to meet the redemption request. A Sell Spread may apply to redemptions to cover the costs incurred. Investors must accept that unlisted property funds are illiquid and should expect to remain fully invested until each liquidity event is offered every 5-years (commencing April 2031), with the possibility of liquidity from the Limited Liquidity Facility every 6-months (from October 2028).

Investment Scorecard

Management Quality	★★★★☆
Governance	★★★★☆
Portfolio¹	★★★☆☆
Income Return	★★★☆☆
Total Return	★★★☆☆
Gearing	★★★☆☆
Liquidity²	★★☆☆☆
Fees	★★★☆☆

Note 1: The rating is based on the initial 3 seed assets in the portfolio.

Note 2: The rating is based on a limited six-monthly liquidity from year 2 and full liquidity every 5-years.

Key Metrics

Structure		Fees	
The Fund is an open-ended registered managed investment scheme, consisting of Stapled Units in two underlying trusts. Each Stapled Unit provides an investor with one unit each of the Harvest Hospitality Income Operating Trust (HHIOT) and the Harvest Hospitality Income Property Trust (HHIPT). The Fund invests in both the operating business and property of hospitality assets across Australia, with a focus on delivering regular quarterly income with the potential for medium to long term capital gain.		Buy/Sell Spread:	0% / 0%
		Acquisition Fee:	1.0% of purchase price
		Management Fees:	Management Fee ¹ : 0.85% p.a. of GAV. RE/ Custody/ Indirect Fee/ costs: est. 0.10% p.a. of GAV Other Expenses: est. 0.45% of GAV.
		Debt Arrangement Fee:	0.5% of the total amount borrowed or facility limit.
		Disposal Fee:	1.0% of sale price.
		RE Removal Fee:	Greater of 3% of GAV or \$2.0M.
		Performance Fee:	15% of the outperformance over an IRR of 8% p.a., subject to Highwater Mark on each anniversary.
		Note 1: Wholesale investors will pay a Management Fee of 0.70% p.a. of GAV.	
Management		Debt Metrics – indicative	
Harvest is a specialist manager of hospitality assets across Australia. Established in 2014, Harvest manages \$340M of hospitality assets across 12 venues in NSW and SA (as at September 2025) and has delivered an Internal Rate of Return of 14.8% p.a. to investors across five realised assets. Management has a focus on delivering sustainable income sourced from a diverse revenue stream, from hospitality assets that are well integrated in the community. Evolution Trustees Limited is the independent Responsible Entity for the Fund.		Initial Debt / Facility Limit:	\$33.1M / \$35.4M
		Loan Period:	3 years
		Initial LVR / LVR Covenant:	48.3%/ 50%
		ICR / ICR Covenant:	2.2x / 1.5x
Initial Portfolio		Legal	
No. of Properties:	3 (initial seed assets)	Offer Document:	Harvest Hospitality Income Fund Product Disclosure Statement (20 November 2025) and Supplementary Product Disclosure Statement (18 March 2026).
Location:	Brady's Railway Hotel, 450 Smollett St, Albury, NSW Shafston Hotel, 3 Lytton Rd, East Brisbane, QLD Regional leasehold venue (1 venue currently under offer)	Target Market Determination:	20 November 2025
Valuation:	\$61.2M (2 assets). The price of 3rd asset is TBA.	ARSN:	The Fund consists of Stapled Units in the Harvest Hospitality Income Property Trust (ARSN 691 523 378) and the Harvest Hospitality Income Operator Trust (ARSN 691 523 494)
Property Sector:	Hospitality (Pubs)	Responsible Entity:	Evolution Trustees Limited (ACN 611 839 519, AFSL 486217)
Earnings Profile:	Food, Beverage, Liquor Sales, Gaming, Accommodation, Rental Income	Administrator:	AMAL Trustees Pty Limited (ACN 609 737 064, AFSL 483459)
Return Profile		Investment Manager:	Harvest Hotels Pty Ltd (ACN 613 405 904, Authorised Rep. Number 001298330)
Forecast Distribution:	6.0% - 8.0% p.a. yield (Manager target)		
Distribution Frequency:	Quarterly		
Tax advantage:	Year 1: est. 100% tax deferred, 1.9% franked (estimate based on initial 3 assets)		
Estimated Levered IRR (pre-tax, net of fees):	10.0% - 12.0% p.a. over the medium to long term (5-years, Manager target, net of fees).		
Recommended Investment Period:	5 years (Manager recommended) Investors are expected to be offered a limited liquidity event every six months (from October 2028) and every 5-years (from April 2031).		
Risk Profile			
Earnings:	The Fund is dependent on the operating performance of the hospitality (pub) businesses which are exposed to revenue from food, beverage, bottleshop sales, gaming, accommodation and debt as well as economic factors and the performance of the operating manager. The earnings profile will change as businesses/properties are acquired and sold over time.		
Interest Rate Risks:	The Fund's performance will be exposed to interest rate movements which may leverage the distributions and total return or investors.		
Property Specific Risks:	The performance of the Fund will be impacted by the individual performance of hospitality assets in the portfolio. Investors should be aware the portfolio may change over time as businesses/properties are acquired and sold.		
For a more detailed list of the key risks, refer to the "Investment Considerations and Risks" section of the Product Disclosure Statement.			

Fund Overview

The Harvest Hospitality Income Fund ("the Fund") is an open-ended fund that invests in hospitality businesses and assets across Australia. The Fund targets pub-style hotels which are supported by a diverse revenue stream, which includes food and beverage, liquor sales, gaming and accommodation as well as property-based rental income.

The Fund has a target distribution rate of 6.0% - 8.0% p.a. and a target Internal Rate of Return (IRR) of 10.0% - 12.0% p.a. over the medium to long term (5-years).

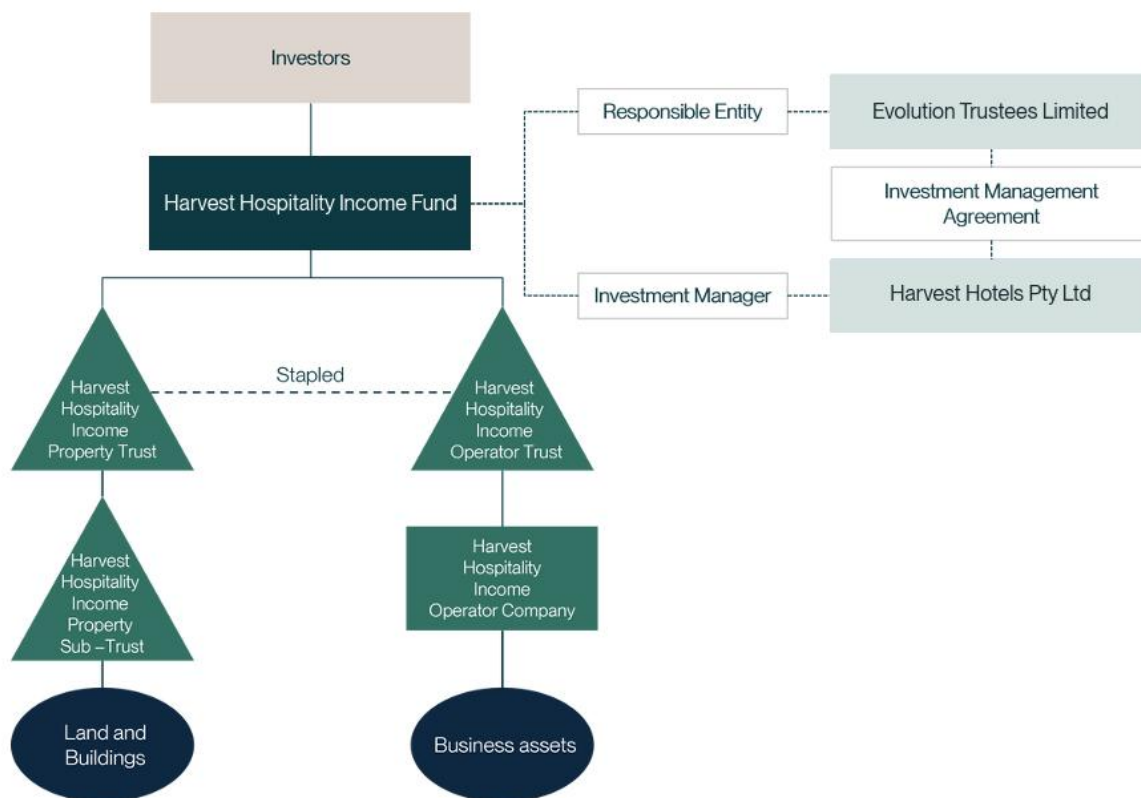
The Fund is managed by Harvest Hotels Pty Ltd ("the Manager"), which is a wholly owned entity of Harvest, a specialist manager of hospitality assets under management. Harvest was established in 2014 and has \$340M of hospitality assets under management across 12 venues in NSW and SA, as at September 2025. The Manager has advised that it has delivered an Internal Rate of Return (IRR) of 14.8% p.a. to investors across five realised assets since 2014. Evolution Trustees Limited is the independent Responsible Entity of the Fund.

The Fund is open-ended, and investors may subscribe for units on a monthly basis. The Fund is a stapled structure, which provides investors with an exposure to both the rental income from the hospitality assets as well as the operating income from the trading activities of the businesses. The stapled structure consists of two registered unit trusts:

- The Harvest Hospitality Income Property Trust (HHIPT) holds the property investments of the Fund, being the land and buildings, as well as the external debt instrument. The nature of the trust is non-trading, and the trust is not expected to be liable for corporate tax. Returns from the trust are expected to be taxed deferred.
- The Harvest Hospitality Income Operator Trust (HHIOT) holds the active trading entities and operating business of the venues. The trust will own the operating entities that undertake the business operations at each of the venues.

Investors in the Fund will receive one unit in each sub trust, which are stapled so that one may not be dealt with without the other. The initial unit price has been set at \$1.00 per stapled unit, with each stapled unit providing investors with one unit of HHIPT as well as one unit of HHIOT.

Figure 1: Fund structure



Source: Harvest Hospitality

Fund strategy

The Fund's strategy aims to leverage Harvest's sector expertise and operating platform which targets sustainable, regular distributions with the potential for capital growth over the medium to long term. The Fund targets a distribution yield of 6.0% - 8.0% p.a. and an Internal Rate of Return (IRR) of 10% - 12% p.a. over the medium term to long term (5-years), with the strategy built on four key elements:

1. Investing in diverse, high-quality hospitality assets;
2. Accessing a diverse income stream from within the venues;
3. Mixed revenue based from real asset backing and contract-based revenues; and
4. Potential investment upside from active management.

The hospitality assets will consist of a combination of:

- Freehold only assets – being ownership of the property only, with long-term leases in place to third-party quality operators.
- Freehold Going Concern assets – being ownership of the operating business as well as ownership of the property.
- Leasehold only assets – being ownership of the business operations only (undertaken by a related party of Harvest Hotels) with a long-term lease from a third-party landlord to use the property.

The Manager intends to acquire a diverse portfolio of assets with a diverse income base, from sources including food and beverage, gaming/experiences, accommodation and rent.

Figure 2: Investment Asset structure

Investment Type	Freehold Only	Freehold Going Concern	Leasehold Only
Investment criteria	<ul style="list-style-type: none"> • Mature hospitality assets • Long tenure leases (or with options) • Quality operators 	<ul style="list-style-type: none"> • Hospitality assets • Mature and sustainable operating earnings that can be enhanced further • Minimal requirements for material capital works 	<ul style="list-style-type: none"> • Hospitality leaseholds • Longer tenure (leases) • Predictable cashflows with operating upside
Target mature portfolio mix	20 – 40%	30 – 40%	20 – 30%
Real asset-backed	✓	✓	n/a
Contracted rental income	✓	n/a	n/a
Operating income	n/a	✓	✓
Operating upside potential	n/a	✓	✓
Capital growth potential	✓	✓	✓

Source: Harvest Hospitality

Unit pricing

The Fund is open-ended and has been established with an Initial Issue Price of \$1.00 per unit until the first asset is settled (estimated by June 2026), with the subsequent Issue Price being calculated based on the Net Asset Value of the Fund. Core Property considers the unit pricing to be fair and equitable for investors.

Initial Issue Price - The Initial Issue Price is set at \$1.00 per Stapled Unit. The Initial Issue Price is determined by the Responsible Entity and provides investors with one unit in the operating trust (HHIOT) and one unit in the property trust (HHIPT).

Subsequent Issue Price - For subsequent issues, the issue price is calculated in accordance with the Constitutions, which is based on the Net Asset value of each trust, plus the unamortised value of acquisition costs, divided by the number of units on issue.

- Acquisition costs include fund establishment expenses, capital raising expenses, acquisition fees, legal fees, brokerage, stamp duty, taxes and other costs incurred from the acquisition of assets.
- Asset acquisition costs are written off over a five-year period, or earlier if an asset is sold.
- Fund establishment costs are written off over a 10-year period.

The Fund does not currently apply a Buy Spread for the issue of new Stapled Units, the RE may apply a Buy Spread to cover any additional costs. If a Buy Spread is added, the cost of the Buy Spread will be held as an asset of the Fund.

The RE may issue different classes of Stapled Units and may negotiate a rebate or waiver of fees with Wholesale clients. The Stapled Unit price includes an allowance for any accrued distributable income for the month and will decrease immediately after a distribution is declared at the end of a quarter.

The issue of new units will be undertaken on a monthly basis.

Redemption of Units - Redemptions will be processed based on a Withdrawal Price, which is based on the Stapled Unit Price of the Fund minus a Sell Spread (if any). The RE will advise the Sell Spread on the website for all redemption requests. If a Sell Spread is charged, the proceeds of the Sell Spread will be retained by the Fund to cover the costs involved to meet the redemption request.

Liquidity/ exit strategy

The Fund is open-ended with no fixed termination date. The RE intends to offer investors the ability to redeem their investments via two methods.

Limited Liquidity Facility: The RE intends to provide a Limited Liquidity Facility every six months after the second anniversary of the Commencement Date of the Fund. The Limited Liquidity Facility will be available to meet withdrawal requests of up to 2.5% of the Net Asset Value (NAV) of the Fund per six-month period, with a maximum amount of 5% p.a. of the NAV.

- If the aggregate amount of withdrawal requests exceeds the available funds, the RE may scale back the withdrawal requests on a pro rata basis. Any unmet portion of the withdrawal request will be cancelled, and investors can apply for a new withdrawal request at the next Limited Liquidity Facility.
- The Limited Liquidity facility is subject to the financial position of the Fund at the time. The RE may increase or decrease the amount available at its sole discretion.
- The RE intends to satisfy withdrawal requests within 40 days of the close of the offer; however, it is allowed up to 365 days to complete the withdrawal request.
- The first Limited Liquidity Facility is expected to be offered around October 2028. Investors will be informed of the dates and will need to submit their application for withdrawal by 4.00 pm, 15 Business Days before the end of the six-month period.

Periodic Liquidity Events: The RE intends to offer a Periodic Liquidity event on each 5-year anniversary of the Commencement date. The Periodic Liquidity Event will have no limit, and the RE intends to meet withdrawal requests through the sale of assets, raising new equity, increasing debt, equity raisings (including via an ASX listing), or any combination of these measures. The RE intends to meet withdrawal requests under a Periodic Liquidity Event within 6 months of the close of the offer; however, it has up to 365 days to meet the request under the Constitution. The withdrawal request may be satisfied in one or more instalments. The first Periodic Liquidity Event is expected to be offered around April 2031.

All liquidity events are subject to the financial position of the Fund and may be cancelled, deferred or suspended if the RE considers it to be in the best interests of investors. Investors should view the Fund as illiquid in nature and expect to remain invested until their units are redeemed via the Periodic Liquidity Facility (six-monthly from year 2) or the Periodic Liquidity event (every 5 years).

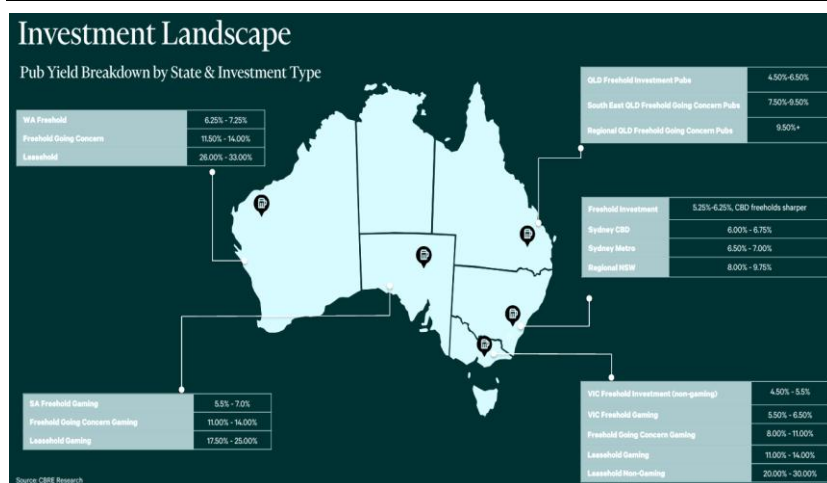
The Hospitality Market – Pubs, Taverns and Bars

The Pub Sector in Australia consists of around 6,961 establishments classed as Pub, Taverns and Bars, based on ABS data at June 2024. The majority are located in NSW (33%), Victoria (28%) and Queensland (15%), with WA having 10% and SA at 9%. The concentration of pubs in NSW and Vic reflects urban density and tourism flows, whilst QLD is notable for its regional pub networks. The sector is considered to be fragmented, with the 4 largest/top tier operators owning around 22% of venues (Endeavour Group, Australian Venue Co, Merivale and Redcape), with the remaining 78% considered to be mid-tier or smaller, independent and owner-operated. The fragmented market contributes to the sector’s resilience and diversity, whilst also providing an opportunity for platforms to add value through scale and consolidation.

The Pubs, Bars and Taverns Sector is estimated to generate around \$20.3B in annual revenue (Source: IBISWorld), with revenue considered to be relatively resilient. Despite financial pressures, Australians continue to prioritise small indulgences and experience-based consumption, with social and dining experiences often viewed as essential rather than optional. According to the ABS, hospitality spending has surged 72% over the past four years, with spending being significantly above pre-COVID levels. Spending at pubs is driven by a number of factors, including:

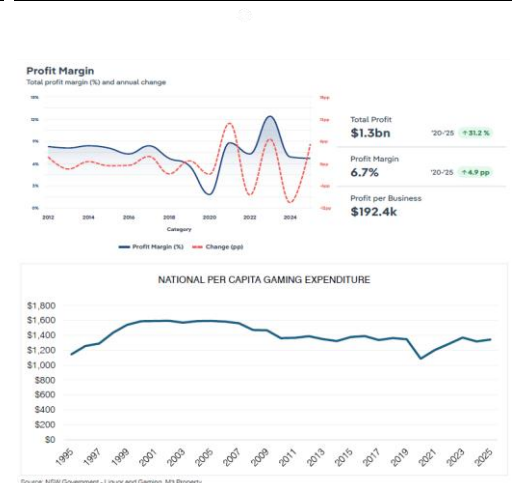
- **Relative Resilience:** The Pub Sector offers physical social interaction in an increasingly technological society, and is seen to be highly resilient and relatively cost-effective offering for consumers.
- **Diversified Offerings:** The Pub Sector is reshaping to more diversified hospitality offerings, which include food and beverage, enhanced dining experiences and broader social and entertainment functions. The shift is partly a response to regulatory changes around gaming revenue, changing alcohol consumption habits and competition from alternate venues.
- **Alcohol Consumption:** Whilst alcohol consumption patterns have become more diverse with an increase in ready-to-drink options, the consumption of alcohol and non-alcoholic drinks at pubs has remained relatively resilient.
- **Gaming:** Increased gaming regulation has impacted the sector, with reform expected to be ongoing. Recent changes include machine load limits, signage bans in NSW and Queensland and allowing larger clubs to merge with small clubs.
- **Regional Growth:** Regional population growth surged in 2023 - 2024, particularly in coastal NSW, SE QLD and regional Victoria, with many pub venues becoming key social and economic hubs.
- **Investment Market:** The Hotels/Pub Sector has benefitted from increased investment activity over the past 10 years as a result of increased demand from large corporates, multiple hotel owners, high net worth investors and syndicators. Prior to 2017, venues typically traded on yields of over 11%, reducing to around 7% - 8% by 2020. The market peaked around 2020 – 2022 with yields reaching below 6.5%. Since 2022, yields have increased, impacted by higher interest rates, the trialling of cashless gaming, restrictions on the transfer of licenses and increased regulatory controls. During 2025, there was renewed interest in the Pub Sector, with total transaction volume to September 2025 at around \$1.7 billion, compared to \$0.9 billion in 2024. The market remains very fragmented, with buyers predominantly being private capital investors. Institutional interest has remained strong, with Charter Hall’s takeover of Hotel Property Investments. Transaction activity is expected to remain elevated through 2026 and 2027, underpinned by expectations of steady consumer demand and diversified service offerings. Over the longer term, key drivers to demand will rely on operational efficiency, quality food and beverage offerings and multi-purpose venue use.

Figure 3: Investment Landscape of Pubs – November 2025



Source: CBRE

Figure 4: Profit Margin, Gaming Expenditure



Source: IBIS World, NSW Government – Liquor and Gaming, M3 Property

The Investment Portfolio

The PDS has identified three potential seed assets for the Fund, with a combined acquisition price of up to \$68.5M. This includes 2 freehold going concern operations and one leasehold asset. As an open-ended fund, investors should expect the portfolio to change as the Manager acquires and divests assets over time.

- Brady’s Railway Hotel, Albury NSW**, is a freestanding two-storey licensed hotel located in Albury, a major regional city situated on the northern side of the Murray River on the NSW-Victoria border. Constructed in 1881, the venue is located 200m from the shopping precinct and 300m from Albury train station. The hotel is a traditional pub with a public bar, TAB and sports viewing, a bistro dining, gaming, an outdoor beer garden and a kids' play area. The ground level has a centrally located U-shaped bar with multiple service points. The outdoor gaming room is covered with smoking permitted, and is considered comparable/superior to competing hotels, with 30 electronic gaming machines. The venue also has a two-lane drive-through bottle shop branded as “Thirsty Camel”. The first floor includes function space, storage and offices and access to the verandah areas. There is on-site parking for 41 car spaces, as well as street parking. The venue was acquired in December 2020 by Harvest Pub Fund 1, also managed by Harvest, who are the current owner-operator. Major capital works of \$3M were undertaken in 2021, including an extension and upgrades to the gaming room, beer garden, public bar and bistro. The Fund is seeking to acquire the venue for \$26.2M, with the price supported by an independent valuation. The Fund is targeting further enhancements to the upstairs space, refreshing the gaming room and creating experiential offerings (virtual golf, darts, laser shooting, etc.) to further enhance patronage.
- Shafston Hotel, East Brisbane, QLD** is a two-level metropolitan licensed hotel located on a prominent 4,222 sqm corner site with three street frontages on Lytton Rd, Wellington Rd and Mailla St, approximately 2 km east of the Brisbane CBD. Originally constructed in the 1850s, the venue comprises a ground-floor centralised bar, a bistro/restaurant, sports bar, beer garden and gaming room with 34 electronic gaming machines. The venue has an on-site drive-through bottle shop operating under the “Super Cellars” brand. Seating in the bistro and sports bar can accommodate up to 100 patrons each. The upper level comprises a former function area that is currently not suitable for patronage. The venue has a car parking area for ~30 vehicles with two EV charging stations. The venue benefits from its prominent inner-city location and has recently completed extensive refurbishments in 2025/2026, which include a full renovation of the public/sports bar area and extensive renovations throughout the building. Harvest intends to leverage the refurbishments into its scaled operating platform to generate cost savings, upgrade the gaming room and activate the currently underutilised first-floor function space to increase venue utilisation and broaden the venue’s appeal.
- Leasehold asset (under offer)**. The Fund is also looking to acquire a regional leasehold asset, within the price range of \$4M to \$7.3M. The leasehold asset consists of the operating business only of a hospitality pub, and would derive earnings from a combination of Bar, Food, Bottleshop, Gaming and Accommodation Revenue. The Manager has advised that it is reviewing a number of leasehold venues, with a venue currently under offer.

Figure 5: Investment Portfolio – Initial Assets

Asset	Asset Type	Revenue Streams	Acqn Date	Acqn Price	Port. Weight	Cap Rate
Brady’s Railway Hotel, Albury NSW	Freehold Going Concern	Bar, Food, Bottle Shop, Gaming	Jun 26 (est.)	\$26.2M	38.3%	8.22%
Shafston Hotel, East Brisbane, QLD	Freehold Going Concern	Bar, Food, Bottle Shop, Gaming	Apr 26 (est.)	\$35.0M	51.1%	8.16%
Leasehold (under offer)	Leasehold	Bar, Food, Bottle Shop, Gaming, Accommodation	TBC	\$4M - \$7.3M	10.6%	TBC
Total/Average				Up to \$68.5M	100%	8.19%

Source: Harvest Hospitality

Figure 6: Brady’s Railway Hotel, Albury, NSW



Source: Harvest Hospitality, Google

Figure 7: Shafston Hotel, East Brisbane, QLD



Valuations

The Fund has a policy to undertake independent valuations of each asset every 12 months, as well as before an asset is acquired. Directors may also undertake an independent valuation if it is believed there is a material change in the value of the asset. The Fund has undertaken independent valuations for the initial two assets, with the valuations being in line with each purchase price. A summary of the valuations is provided below.

The valuation of hotel trading assets is often undertaken on unaudited financial accounts of the operators and takes into account recent trading experience. Valuations typically use both a Capitalisation Approach and a Direct Comparison Approach:

- The Capitalisation Approach is based on the estimated net operating profit/EBITDA of the business divided by the initial yield.
- The Direct Comparison Approach uses the Capitalisation Approach to compare the value against other comparable operations.

Prior sales

- Brady's Railway Hotel, Albury, NSW, was previously acquired by Harvest in December 2020 for \$9.6M. In 2021, approximately \$3M of refurbishments was undertaken at the venue to generate increased revenue and earnings.
- Shafston Hotel, East Brisbane, QLD, last transacted in 2023, when it was sold by Redcape Hotel Group to Tilley & Wills Hotels for \$18.6M. Since then, the current vendor has undertaken substantial refurbishment works, including a full renovation of the public/sports bar area, new kitchen facilities, dining areas, updated lounge spaces, a new wrap around external deck and beer garden with over 1,000 plants, a level 2 function area with a full bar, as well as the installation of a secondary keg room.

The details of the third asset, which is expected to be a leasehold asset, have not been provided as the asset is currently under offer.

Figure 8: Valuation Metrics

	Brady's Railway Hotel, Albury, NSW	Shafston Hotel, East Brisbane, QLD
Address	450 Smollett St, Albury NSW	3 Lytton Rd, East Brisbane QLD
Title	Freehold Going Concern	Freehold Going Concern
Acquisition date:	April 2026 (est.)	April 2026 (est.)
Occupancy	Owner-occupied	Owner-occupied
Site Area	2,875 sqm	4,222 sqm
Revenue Type	Bars, Bottles, Food, Gaming, Sundry	Bars, Bottles, Food, Gaming, Sundry
EGMs – Electronic Gaming Machines	30	34
Assessed Maintainable Turnover – p.a.	\$9.7M	\$13.0M
Gross Profit (Gross Margin)	\$6.6M (68.4%)	\$6.7M (51.3%)
Est. Net Operating Profit – p.a. (Margin)	\$2.2M (22.2%)	\$2.9M (22.0%)
Valuation	\$26.2M	\$35.0M
Purchase price	\$26.2M	\$35.0M
Capitalisation Approach - Initial Yield	8.22%	8.16%
Valuation Basis	Capitalisation Approach, Direct Comparison Approach	Capitalisation Approach, Direct Comparison Approach
Valuer	Allbec Advisory, February 2026	Cushman & Wakefield, March 2026

Source: Allbec Advisory, Cushman & Wakefield, Harvest Hospitality


Trading Metrics

The following is a review of the trading metrics as provided in the independent valuations. It should be noted that the metrics are based on what the independent valuations consider to be a maintainable level of performance for the venue. Also, hotel trading statements are not typically produced in a standard format and therefore vary in presentation and content, which may lead to inconsistency in the categorisation of expenses.

Brady's Railway Hotel, Albury, NSW

Figure 9: Trading Metrics – Brady's Railway Hotel, Albury NSW

Brady's Railway Hotel, Albury, NSW			
	% Revenue (approx.)	% of Gross Profit	Gross Profit Margin
Bars	22.0%	21.4%	65.0%
Bottles	21.9%	7.0%	20.0%
Food	22.8%	21.8%	65.0%
Gaming	28.7%	43.0%	100%
Sundry	4.6%	6.8%	100%
Total/Average	100%	100%	68.4%
Net Expenses/Adj			46.1%
Net Op Profit Margin			22.2%



Note: Percentages are based on calculations in the valuation report. Source: Allbec Advisory


Brady's Railway Hotel, Albury, NSW has a revenue mix that reflects a typical earnings profile of an established regional gaming hotel, where gaming provides a stable income base which is supported by diversified revenue streams with food and beverage offerings driving customer visitations, dwell time and broader venue activation. Around 28.7% of revenue is derived from gaming, which delivers around 43% of gross profit. The venue demonstrates a stable regional trading profile and benefits from a well-established trading history within the Albury hospitality market.

- **Bar revenue** has displayed consistent growth over the past 3 years of between 4.8% p.a. and 13.7% p.a. The bar is considered to offer cheap-to-mid-priced drinks with current starting prices for a schooner \$10.60, pint \$13.40, bottled beer \$6.00, house wine \$9.00, house spirit with additive \$10.20 and cocktails \$16.00. Free membership of the Harvest Gold club provides Happy Hours drinks of \$7.00 for select drinks Monday – Sunday (10am – 12noon), Monday – Friday (4pm – 6pm), Wednesday (4pm – 7pm) and \$15 cocktails on Saturday – Sunday.
- **Bottleshop revenue** was impacted in December 2023 following the opening of a Dan Murphy's superstore within 200m. Whilst revenue initially declined by 13% for the FY24 period, revenue has been steadily growing by 1.2% - 3.2% p.a. thereafter. The bottleshop, "Thirsty Camel", is the only drive-through bottleshop in Albury.
- **Food revenue** has grown between 0.6% p.a. and 11.4% p.a. over the past 3 years. The Bistro is operated in-house and is open 7-days a week with times for Lunch (11.30am – 2.30pm) and Dinner (5.30pm – 8.30pm, closing at 9.00pm on Thursday – Saturday). The menu provides a mix of traditional pub food including starters (\$9 - \$24), salads, Schnitzels and Parmis (\$24 - \$34), burgers (\$23 - \$30), steaks (\$32 - \$50) and pub favourites (\$24 - \$36) and a kid's menu (\$12 - \$15). Lunch specials are offered Monday – Friday (\$18).
- **Gaming revenue** has grown between 1.3% p.a. and 13.3% p.a. in the past 3 years, with the strongest growth being in the last 12 months. The venue has a Gaming Machine Threshold (GMT) of 30 and is currently operating all 30 gaming machines via 30 transferable Gaming Machine Entitlements (GME). Within Albury, there are 11 licensed hotels with five of them having gaming machines (between 21 and 30 machines each). The venue is considered a premium gaming pub venue in Albury. There are also 5 clubs in Albury, with the 2 largest being the Commercial Club Albury (519 GMEs, and ranked 34th in the state for number of GMEs) and the Albury Soldiers Sailors & Airmen's Club (332 GMEs and ranked 36th in the state)
- **Sundry income** consists largely of Supplier rebates (~70%) as well as ATM rebates, TAB and Keno commissions and amusement machines.
- **Net Operating Profit Margin:** The independent valuation calculates the venue to have a Maintainable Net Operating Profit Margin of 22.2%. The margin is reflective of the operational efficiencies as a result of having a central bar as well as cost savings generated through a centralised system.

Shafston Hotel, East Brisbane, QLD

Figure 10: Trading Metrics – Shafston Hotel, East Brisbane, QLD

Shafston Hotel, East Brisbane, QLD			
	% Revenue (approx.)	% of Gross Profit	Gross Profit Margin
Bars	24.0%	30.4%	65.0%
Bottles	20.0%	9.7%	25.0%
Food	14.0%	13.6%	50.0%
Gaming	40.8%	43.9%	55.1%
Sundry	1.2%	2.3%	100%
Total/Average	100%	100%	51.3%
Net Expenses/Adj			29.3%
Net Op Profit Margin			22.0%



Note: Percentages are based on calculations in the valuation report. Source: Cushman & Wakefield

Shafston Hotel, East Brisbane, QLD has a revenue mix that reflects a metropolitan gaming hotel, where gaming provides a higher proportion of income, which is supported by the bar, food and retail liquor. Approximately 40.8% of total revenue is derived from gaming, which is also the dominant earnings driver contributing 43.9% of gross profit for the venue. The venue benefits from a prominent location on Lytton Road within close proximity to the Brisbane CBD and surrounding entertainment precincts.

- **Bar revenue** was impacted in FY24 as a result of renovations; however increased by 46.7% in FY25, with FY26 sales showing a minor decrease of 2.5% to date. The venue features a centralised bar servicing multiple trading areas, including the sports bar and beer garden, supporting a large casual drinking and entertainment offering. The bar is considered to be in the cheap-to-mid-price point with beer and wine prices starting at \$8.00 and cocktails from \$20.00. A membership program provides a 5% discount for food and beverage. Happy Hour drinks include \$6 local pints from 4pm – 6pm.
- **Bottleshop revenue** is generated through a 2-lane drive-through retail liquor outlet operating under the “Super Cellars” brand. Bottleshop sales increased 20.1% in FY25, with FY26 sales showing a minor decrease of 0.5% to date.
- **Food revenue** is derived from the venue’s bistro operation, which provides casual dining for patrons across the internal dining area and outdoor beer garden. Food sales were impacted by renovations in FY24, however increased by increased by 48.2% in FY25 and are tracking at growth of 3.8% for FY26 to date. The bistro is operated in house and is open 7-days a week with times for Lunch (11.30am – 2.30pm) and Dinner (5.00pm – 9.00pm) with Friday to Saturday times of 11.30am to 9.00pm. The menu is a typical pub menu including share plates (\$16 - \$22), salad bowls (\$23 - \$26), Schnitzels and Parmis (\$25 - \$28), burgers (\$21 - \$26), steaks (\$36 - \$51), tacos (\$23 for 3) and a kid’s menu (\$14). Members receive a 5% discount with specials offered on Mondays and Wednesdays.
- **Gaming revenue** is the earnings driver for the venue, representing an estimated 40.8% of revenue and 43.9% of gross profit, as estimated by the independent valuation. The venue is approved for 43 gaming machines and currently operates 34 gaming machines within a dedicated gaming room at the rear of the property with an entrance via the bistro and secondary entrance from the carpark. The venue has 4 main licensed hotels in the area, which are considered competitors – Pineapple Hotel, Kangaroo Point with 35 EGMs (950m), Story Bridge Hotel, Kangaroo Point with 21 EGMs (1.9km), Morrison Hotel, Woolloongabba with 5 EGMs (2.2kms) and Brisbane Brewing Co, Woolloongabba with 10 EGMs (2.8kms). (main competition from licensed hotels). Gaming was also impacted in FY24 due to renovations, however revenue increased by 39.1% in FY25, with FY26 expected to remain stable.
- **Sundry income** consists mainly of commissions, ATM cash machines and other miscellaneous items. These sources contribute approximately \$3,000 per annum and represent a small component of total revenue.
- **Net Operating Profit Margin:** The independent valuation calculates the venue to have a Maintainable Net Operating Profit Margin of approximately 22.0%. The margin is reflective of the higher amount of gaming revenue at the venue, which generates a higher margin.

Leasehold asset (under offer)

The Manager intends to acquire a leasehold asset as part of its initial seed portfolio, with an expected acquisition price in the range of \$4.0M to \$7.3M. The Manager has advised that it is reviewing a number of potential leasehold assets which have the potential to contribute to the portfolio and are supportive of the Fund's strategy.

Leasehold venues provide earnings from the operating business only, which will be managed by an operating entity within Harvest Hospitality. As a leasehold venue, the property (land and buildings) is not owned by the fund, however the Fund is required to pay rent for the use of the property.

The trading metrics of the leasehold asset are currently subject to commercial negotiations and may vary depending on which leasehold asset is acquired.

Leasehold assets do not own the land and buildings of the venue and, as such, are less capital intensive than a going concern or freehold going concern asset.

Market Sales Evidence

The table below shows comparable sales transactions for similar venues as provided in the independent valuations for the Albury, NSW and East Brisbane, QLD locations. Overall, the two venues are being acquired on yields at the midpoint of the range of recent comparable transactions.

Figure 11: Sales evidence

Property	Site Area (sqm)	Sale Date	Sale Price	EGMs	Estimated Maintainable Turnover	Est, Net Operating Profit (p.a.)	Initial Yield
Goonellabah Tavern, Goonellabah NSW	9,194	Jul 25	\$31.0M	30	\$9.2M	\$2.4M	7.74%
Gemini Hotel, Griffith NSW	2,547	Aug 25	\$49.4M	29	\$12.9M	\$4.4M	8.81%
Milestone Hotel, Dubbo NSW	920	Aug 25	\$15.0M	29	\$4.5M	\$1.3M	8.33%
Bellevue Hotel, Tuncurry NSW	5,100 (est.)	Oct 25	\$27.5M	20 ¹	\$7.7M	\$2.0M	7.38%
Northside Hotel, Lavington NSW	2,953	Dec 25	\$27.0M	24	\$6.7M	\$2.1M	7.78%
Ashmont Inn Hotel, Ashmont NSW	4,995	Dec 25	\$11.25M	20	\$4.6M	\$0.9M	8.23%
Brady's Railway Hotel, Albury NSW	2,875	Apr 26 (est.)	\$26.2M	30	\$9.7M	\$2.2M	8.22%
The Willow Hotel, Moorooka QLD	820	Nov 24	\$18.0M	28	NA	\$1.5M	8.10%
The Commercial Hotel, Redbank QLD	2,702	Nov 24	\$16.4M	24	NA	\$1.3M	8.00%
Lucky Tree Tavern, Durack QLD	21,200	Nov 24	\$32.0M	35	NA	\$2.3M	7.25%
The Plough Inn, South Brisbane QLD	984	Nov 25	\$40.0M	0	\$14.0M	\$4.0M	10.0%
Queensport Tavern, Hammant QLD	6,737	Nov 25	\$13.27M	20	\$5.3M	\$1.1M	8.29%
Shafston Hotel, East Brisbane QLD	4,222	Apr 26 (est.)	\$35.0M	34	\$13.0M	\$2.9M	8.16%

Note 1: Estimate 20 electronic gaming machines. Source: Allbec Advisory, Cushman & Wakefield

Financial Analysis

Core Property has reviewed the financial forecasts provided by the Manager for the initial 3 assets in the Fund. Overall, the Manager's forecasts are supportive of the targets set for the Fund. The key observations are:

- The forecasts are based on the Fund acquiring the initial 3 venues, based on expected acquisition prices. The East Brisbane, QLD venue is currently under contract, the Albury, NSW venue is expected to exchange subject to funding, and a leasehold asset is currently under offer and subject to funding. The calculations are based on the Manager's forecasts for the 3 assets at the date of the PDS.
- The forecasts are based on an operating cashflow basis. The operating business is held in the Harvest Hospitality Income Operator Trust, which will pay any applicable rent to the Harvest Hospitality Income Property Trust for the use of a property.
- The forecast indicate that the Fund is able to support an initial distribution of 7.00 cents per unit, which is at the midpoint of the Fund's target of 6.0% – 8.0% p.a.

The forecasts should be considered as indicative only, as the portfolio is expected to change as assets are acquired and disposed.

Figure 12: Operating Cashflow Forecast & Balance Sheet

Operating Cashflow – Forecast - \$M	Year 1	Year 2
Revenue – Accommodation	0.7	0.9
Revenue – Bar	8.1	8.9
Revenue – Bottle Shop	7.1	7.3
Revenue – Gaming	10.7	11.5
Revenue – Kitchen	6.0	6.6
Revenue – Other	1.5	1.5
Total Revenue	34.1	36.7
Cost of Goods Sold/Gaming Taxes	-15.2	-16.1
Gross Profit – Total	18.9	20.6
Operating Expenses (remuneration, admin, marketing, property, etc)	-11.5	-12.0
Rent (External Leasehold)	-1.1	-1.1
Operating Profit (pre Fund expenses)	6.4	7.5
Fund Administration Expenses	-0.4	-0.4
Operational Services Fee	-0.7	-0.9
Investment Management Fee	-0.5	-0.5
Interest Expense	-2.0	-2.1
Operating Profit (post Fund expenses)	2.8	3.7
Tax	-0.1	-0.6
Operating Profit – After Tax	2.7	3.1
Add: Capital Support from Cash Reserves	0.4	-
Total Available for Distribution	3.1	3.1
Total Distribution – cpu	7.0	7.0
Balance Sheet – \$M – Pro forma	Pro forma - On acquisition \$M	
Cash (working capital)		0.8
Value of Operating Business and Properties		68.4
Other Assets		-
Total Assets		69.2
Borrowings		33.1
Total Liabilities		33.1
Net Assets		36.1
Units on Issue – millions		41.7
NTA per unit / Unit Price		\$0.865 / \$1.00
Debt/ Total assets		46.7%
Loan to Valuation Ratio (LVR)		48.3%

Source: Harvest Hospitality, Core Property

Sources and application of funds

The initial NTA shows how the initial costs of the fund impact on investors' returns. This should be assessed in the context of statutory costs and fees paid to the Manager, which dilute investors' return over the term of the Fund. Based on the initial 3 assets, the initial underlying NTA is calculated at \$0.86 per unit, with most of the dilution coming from stamp duty and acquisition costs. It should be noted that under the Fund's unit pricing policy, all initial costs are amortised over 5-years (for property costs) and 10-years (for fund costs). This is to ensure that both initial and future investors are allocated a proportion of the costs over time. The write-back of these costs results in an initial unit price of \$1.00 per unit on the settlement date of the first asset.

Figure 13: Sources and application of funds / Underlying NTA

Sources and application of funds	\$M	% of total funds	Underlying NTA	\$ per unit
Sources of funds				
Equity subscriptions	41.7	55.8%	Issue Price	\$1.000
Bank debt	33.1	44.2%	Less:	
Total sources of funds	74.8	100%	Acquisition costs	-\$0.063
Application of funds			Fund establishment costs	-\$0.055
Purchase price (net)	68.5	91.5%	Manager Acquisition Fee	-\$0.016
Acquisition costs	2.6	3.5%	NTA per unit	\$0.865
Fund/debt establishment costs	2.3	3.1%		
Manager's Fee / Equity Raising	0.7	0.9%		
Working Capital	0.8	1.0%		
Total application of funds	74.8	100%		

Source: Harvest Hospitality, Core Property

Debt Facility & Metrics

The Fund has a target gearing ratio of between 35% and 50%. If the value of the Fund's assets falls, resulting in the gearing increasing above 50%, the Manager will implement strategies to restore gearing to below 50%. The Fund has indicative terms for a 3-year debt facility in place with a major Australian bank to support the acquisition of the initial assets. The debt is expected to have a facility limit of 50% of the asset values.

- The Fund is expected to have an initial Loan to Value Ratio (LVR) of 48.3% and is required to maintain the LVR below 50%. The LVR is calculated based on the valuation of the business. Core Property estimates that the value of the business must fall by 3.3% for the 50.0% level to be breached. The Manager intends to actively manage this requirement and, if required, will consider reducing debt, raising additional equity and/or the sale of one or more assets to maintain this requirement. Core Property notes the Fund is expected to have initial working capital of \$0.8M, which may be used if required.
- The initial Interest Coverage Ratio (ICR) is 2.2x against an ICR covenant of 1.5x. Core Property calculates that the EBITDA earnings (post fees) must fall by 31.9% for this covenant to be breached.

Investors should be aware that the debt will need to be extended or replaced, in order to cover additional assets and to maintain the Fund as an open-ended fund. Any change in the debt terms may impact investor returns.

Figure 14: Debt Metrics

Details	Metric
Bank	Major Australian Bank
Security	First-ranked mortgage secured against the assets of the Fund, guarantee from Harvest operating entity.
Initial Debt/ Facility Limit	\$33.1M / \$35.4M
Loan Term	3-years
% Hedged	Minimum 50%
All-in cost of Debt	5.56% (est. year1)
Initial LVR / LVR Covenant	48.3%/ 50%
Initial interest covered ratio/ ICR Covenant	2.2x/ 1.5x
Reduction in value required to breach LVR covenant	3.3%
Reduction in earnings required to breach ICR covenant	31.9%

Source: Harvest Hospitality, Core Property calculations

Fees Charged by the Fund

Overall, Core Property considers the fees charged to be appropriate for the Fund. Core Property considers the ongoing management fees of 0.85% p.a. of GAV to be at the midpoint of what we have seen in the industry. Including expenses, the Management expense ratio equates to 1.4% of GAV which appears high relative to industry peers. However, we anticipate the MER to fall as the Fund size increases and expenses are spread over a wider asset base.

Overall, Core Property considers the fees charged by the Fund to be at the midpoint of what we have seen in the industry.

Figure 15: Summary of Fees and Costs Charged by the Fund

Fee Type	Fee Charged	Core Property Comment
Establishment Fee / Entry Fee / Exit Fee	Nil / Nil / Nil	Core Property considers this to be in line with the market.
Buy/Sell Spread	Nil / Nil	The Fund may charge a Buy or Sell Spread which is reflected in the price of the Stapled Units. The Buy Spread and Sell Spread will be published on the Fund's website. The amounts of any Buy/Sell Spread is retained as an asset of the Fund.
Acquisition Fee	1.0% of the Acquisition Value of any asset (excluding cash deposits).	Core Property considers this to be at the low end of what we have typically seen in the industry (1.0% - 2.0%).
Management Fee	0.85% p.a. of Gross Asset Value (GAV) of the Fund. (Wholesale investors will pay a base management fee of 0.70% p.a. of GAV)	The Management Fee is at the midpoint of what has been typically seen in the industry (0.7% - 1.1% p.a. of GAV).
Debt Arranging Fee	0.5% of the total amount borrowed or may be borrowed (facility limit)	Core Property considers the fee to be typical for the type of Fund.
Expenses	<u>RE/ Custody Fee/ indirect costs:</u> 0.10% p.a. of the GAV. <u>Other Expenses:</u> (registrar fees, accounting, compliance, legal, other fees): estimated at 0.45% p.a. of GAV in year 1	Core Property considers the costs and expenses to be in line with what is typically charged in the market.
RE Removal Fee	Where the RE is removed by Special Resolution: the greater of 3% of GAV and \$2.0M.	Core Property considers the fee is set at a high level, which is a disincentive for investors to remove the RE. The Fee is only charged if the RE is removed by way of a Special resolution (at least 75% of the units that vote).
Disposal Fee	1.0% of the gross Sale Price of any asset (excluding cash deposits) disposed by the Fund.	Core Property considers this to be at the low end of what we have typically seen in the industry (1.0% - 2.0%). The Disposal Fee is paid in addition to any fees paid to external agents.
Performance Fee	15% of the Fund's outperformance over an Internal Rate of Return (IRR) of 8% p.a. The Fee has a Highwater Mark and is only payable where the NAV at the end of the period exceeds the highest NAV per Stapled Unit at the end of any previous calculation period. The calculation period is set at the anniversary of the commencement of the Fund, or the sale of the last sold asset or termination of the Fund.	Core Property considers the Performance Fee to be low but also have a low hurdle rate. The Performance Fee is 15% over an IRR of 8% p.a. compared to typical Performance Fees of 20% over an IRR of 10% p.a.

Source: Harvest Hospitality, Core Property

Fees to Related Parties

Certain fees and expenses may be paid from the income or assets of the Fund to Harvest Hospitality pursuant to the Operating Agreement. These amounts are consistent with market rates and are not included in the above tables as management costs. The major categories of these fees are summarised in the table below. These are separate from the management fees and costs and transaction costs of the Fund.

The Fund charges an Operating Fee of 10% of the EBITDA of each asset, which relates to the management of the operating business.

- Core Property considers this fee to be equivalent to around 2% - 3% of revenue (based on a 20% - 30% EBITDA margin), which is at the low end of what we expect an external manager would charge, of around 3% - 6% of revenue.
- The Operating Fee is charged based on the EBITDA of each asset, which provides an incentive for the Manager to deliver profitable growth.

Figure 16: Summary of Related Party fees

Fee Type	Fee Charged	Core Property Comment
Operating Fee	10% of the EBITDA of each asset. Charged by the Venue Operator, which is the operator of a freehold going concern or leasehold asset.	Based on a 20% - 30% EBITDA margin, the Operating Fee equates to 2% - 3% of gross revenue. Core Property considers the fee to be at the low end of what an external manager would charge of around 3% - 6% of revenue. The fee for the initial three assets is estimated at \$0.7M, or 1% of GAV in year 1.

Source: Harvest Hospitality, Core Property

Expected Future Performance (IRR Sensitivity)

The three main performance drivers in a property syndicate are:

1. The property income profile (lease structure);
2. The terminal value upon the sale of the property (asset quality and market conditions); and
3. The cost of debt (depending on leverage).

The Fund is an open-ended property fund. As such, investors should expect their returns to be driven a combination of distributions received, the timing of entry and exit prices, and the performance of the portfolio, which is expected to change as properties are acquired and sold over time.

The Manager is targeting the Fund to deliver initial distributions of around 7.00 cents per unit per annum (annualised), which is at the mid-point of the Fund's target range of 6.0% - 8.0% p.a. The Fund has a target Internal Rate of Return (IRR) of 10% - 12% p.a.

Management & Corporate Governance

Harvest Hotels Pty Ltd is the Investment Manager (“the Manager”) of the Fund and is a wholly owned entity within the Harvest Group. Harvest is a leading asset manager that specialises in hospitality assets. Established in 2016, Harvest manages \$340M of hospitality assets across 12 venues in NSW and SA, as at September 2025. The Manager has advised that it has delivered an Internal Rate of Return (IRR) of 14.8% p.a. on sold properties for investors. Core Property has reviewed the composition of the Board and senior management of Harvest and considers it to have the relevant skills and experience to operate the Fund successfully. The key management personnel each have extensive experience in hospitality operations as well as investment management which are supportive of the business. The Responsible Entity of the Fund is Evolution Trustees Limited, an independent provider of corporate trust and responsible entity services.

Figure 17: Investment Manager – Senior Executives

Investment Manager	
Chris Cornforth Group CEO & Co-Founder	Chris has over 24 years’ of hospitality experience, having held senior positions in large clubs and pubs throughout NSW. His comprehensive understanding of the market and decades of experience in hospitality underpin Harvest’s ability to create meaningful experiences for patrons, deliver value for investors, and build a business that attracts great people and grows quality assets in high-growth regions. Chris is a graduate of the Australian Institute of Company Directors.
Fraser Haughton Chief Development Officer & Co-Founder	Fraser has over 18 years of hospitality experience and the proven ability to curate bespoke capital improvements that meet the demands of our patrons and communities. His management and operational experience, together with his eye for design, sees Fraser execute high quality re-developments to increase the value of assets.
James Hann Chief Investment Officer	At Harvest, James plays a pivotal role in driving growth initiatives, supporting the expansion of Harvest’s pub portfolio, and exploring new strategic opportunities. With a strong background in funds management and investment banking gained from prior roles at Macquarie Bank and Palisade Investment Partners. His expertise spans the full investment lifecycle—from acquisition and management to divestment, across a range of sectors including infrastructure, renewable energy, property, gaming, technology, and industrials.
Aaron Day CEO, Pubs	Since joining Harvest in 2018, Aaron has played an integral role in driving operational efficiencies and pub performance; notably in delivering the Harvest Way to staff. His background in procurement, projects and operations has equipped Aaron with the skills to deliver strategies and tactics that see Harvest operate at its best.
Renee Bowden Chief Financial Officer	As a Chartered Accountant, Renee has a well-rounded background in mergers and acquisitions, valuations, due diligence, audit and insolvency. She leads Harvest’s finance team, providing a clear line of sight into the financial performance and opportunities of the portfolio.
Mark Pratt Executive Director	Mark has extensive experience in funds management and capital markets, gained through senior leadership roles, including his time as Executive General Manager of Property at Australian Unity. There, he led strategy and operations across diverse sectors such as commercial property, healthcare real estate, social infrastructure, and private debt. His deep industry insights and strong network make Mark a key asset to driving Harvest’s growth.
Investment Committee	
John White Chair	John is a seasoned executive and board member with 30+ years in global property investment, finance, and funds management. He was CEO of Hotel Property Investments, a \$1.6B REIT invested in pubs across Australia, and previously Senior MD and Global Investment Strategist at Heitman LLC, managing a \$3B fund and leading Asia-Pacific operations. With earlier roles at Challenger and HSBC, he brings expertise across equity and debt markets. John is a Non-Executive Director at HousingFirst, providing social housing across Melbourne, and holds advanced finance and management qualifications.
Damien Elias Independent Member	Damien is CEO of Grant Samuel, a leading Australasian independent corporate advisory firm, and has over 20 years’ investment banking experience. Damien has advised on a wide range of corporate advisory transactions spanning public and private company M&A, strategic/commercial advice, capital raisings and valuation. Damien has broad industry experience, including infrastructure, property, general industrials, and leisure/entertainment. Prior to joining Grant Samuel, Damien worked with global management consultancy AT Kearney.
Charlie Viola Independent Member	Charlie is the Executive Chair and Founding Partner of Viola Private Wealth, with over 24 years of investment management experience. He specialises in advising high-net-worth individuals, family offices, and institutional investors (as well as significant portfolios), focusing on bespoke, high-touch services. Charlie was formerly a partner and Managing Director at Pitcher Partners Sydney, where he grew assets under management from \$50M to \$3.5B, managing \$2B personally. Recognised on Barron’s Top 100 advisers list, Charlie also serves as a Non-Executive Director of the Wests Tigers NRL club and Autism Awareness Australia
James Hann Executive Member	At Harvest, James plays a pivotal role in driving growth initiatives, supporting the expansion of Harvest’s pub portfolio, and exploring new strategic opportunities. With a strong background in funds management and investment banking gained from prior roles at Macquarie Bank and Palisade Investment Partners. His expertise spans the full investment lifecycle—from acquisition and management to divestment, across a range of sectors including infrastructure, renewable energy, property, gaming, technology, and industrials.

Source: Harvest Hospitality

Compliance and Governance

The compliance responsibilities of the Fund are undertaken by an independent third party, Evolution Trustees Limited, which is the Responsible Entity of the Fund. Evolution Trustees was established in 2016 as a specialist fiduciary company based in Australia, which works with asset managers and institutions to streamline compliance and governance.

Additionally, the Manager, as part of the wider Harvest Group, has in place a number of policies and procedures which provide further oversight. These include policies relating to Conflicts of Interest and related party Transactions, Complaints Policy, Incidents and Breaches Policy, Treasury Risk Management Policy and a Valuation Policy.

As a registered managed investment scheme, the Fund provides disclosures under ASIC Regulatory Guide 46 "Unlisted property schemes: Improving disclosure for retail investors" which requires Responsible Entities to provide a statement addressing ASIC's six benchmarks and eight disclosure principles. As of the date of the PDS, 20 November 2025, the Fund did not meet three of the Disclosure Principles:

- Disclosure Principle 3, which requires interest amounts not to be capitalised. The Fund intends to primarily expense all interest costs. However, the Fund may, in certain circumstances, capitalise interest expenses where a loan is used to fund development or refurbishment work due to the potential lack of income while works are being completed.
- Disclosure Principle 4 – Portfolio Diversification. As of the date of the PDS, the Fund does not own any assets. As and when the assets are acquired, the portfolio details will be made available in the RG 46 disclosures on the Fund website. However, the RE may choose not to disclose individual valuations or yields where it would be inappropriate and not in the best interests of investors. This may include where the information is commercially sensitive and any disclosure would compromise future divestment optionality for the assets.
- Disclosure Principle 6 and Benchmark 6 – Distribution Practices – This requires distributions to only be paid from the cash from operations (excluding borrowings). The RE intends that a portion of the distributions will be paid from capital, as well as lease payments made between the trusts.

The following table summarises how the RE has addressed the RG46 benchmarks as disclosed in the PDS.

Figure 18: Summary of ASIC retail disclosure benchmarks

ASIC Benchmark	Meets Reqmt (Y/N)	Comments
1. Gearing Policy	Y	The RE maintains and complies with a written policy for gearing.
2. Interest Cover Ratio (ICR)	Y	The RE maintains and complies with a written policy for interest cover.
3. Interest Capitalisation	N	The RE intends that the Fund will primarily expense the interest costs of the Fund. However, the Fund may capitalise interest expenses in circumstances where a loan is for development or refurbishment work, and there is a potential lack of income while the works are being completed.
4. Portfolio Diversification and Valuations	N, Y	As of the date of the PDS, the fund does not own any assets. Asset details will be made available on the Fund website, but the RE may choose not to disclose certain valuations or yields if it is inappropriate and not in the best interests of investors, including where it is commercially sensitive. The RE has a written Valuation policy that meets the requirements of the benchmark.
5. Related Party Transactions	Y	The RE maintains and complies with a written policy on related party transactions.
6. Distribution Practices	N	The Fund does not meet this benchmark, which requires the Fund to source distributions from cash from operations. The RE expects that a portion of distributions may be paid from capital as well as lease payments made between the trusts.
7. Withdrawal Arrangements	Y	The RE advises that the Fund meets this disclosure principle.
8. Net Tangible Assets	Y	The RE considers the Fund to calculate the Net Tangible Assets (NTA) of the Fund in accordance with the prescribed formula.

Source: Harvest

Conflicts of Interests and Related Party Transactions

All conflicts of interests are to be handled in accordance with the Manager's Conflicts of Interests and Related Party Transactions Policy as required by the Corporations Act 2001 as well as ASIC Regulatory Guide 181 Licensing: Managing conflicts of interest and ASIC Regulatory Guide 246 Conflicted Remuneration. The Compliance Manager is responsible for oversight and reporting of all conflicts of interest which are reviewed quarterly and tabled at Board meetings.

The PDS also sets out the related party transactions which were known to the Fund at the time. This includes:

- As at the date of the PDS, the Investment manager has lent \$550,000 to the Sub Trustee for the purpose of enabling the Sub Trustee to enter into preliminary contractual and due diligence arrangements to acquire the proposed seed assets for the Fund. If and when the minimum subscription amount is raised, the Sub Trustee must repay this amount plus a \$82,500 commitment fee to the Investment Manager. The terms of the loan have been negotiated in accordance with the Harvest Conflicts of Interest and Related Party Transactions Policies.
- Directors of the Investment Manager are also Directors of the Operating Company, which will appoint the Investment Manager to operate the assets of the Fund pursuant to a Management Services Agreement. The appointment and ongoing monitoring of the Investment Manager will occur in accordance with the Harvest Conflicts of Interest and Related Party Transactions Policies.
- The Investment Manager, the Sub Trustee and Venue Operator are related parties that are part of the Harvest Group.
- Related parties, including employees, family, friends and associated affiliates, may invest in the Fund on the same terms as other investors.
- Related parties, including officers and employees, may invest in the Fund on the same terms and conditions as other investors.
- The Fund is seeking to acquire an asset, Brady's Railway Hotel, Albury, NSW, from the Harvest Pub Fund 1, which is also managed by Harvest Hospitality. The Manager has advised that it has maintained its policy for related party transactions during the process, which includes the appointment of separate teams and separate advisers. The acquisition price is supported by an independent valuation from a valuer who is not currently used by the vendor.
- The Investment Manager will be issued a class of units in the Fund known as 'Carry Units' to facilitate the distribution of the Performance Fee. It is intended that Carry Units are to be issued to the Investment Manager in respect of each financial year (with the first series being in respect of the year ending on 30 June 2026) at an issue price of \$0.01 per Carry Unit. Where a Performance Fee has been earned, the Investment Manager can request that the Responsible Entity declare a distribution payable to it as the holder of Carry Units for the Carry Units Amount. The Responsible Entity must pay the relevant amount within 90 days following the end of the relevant income year, provided it is satisfied in its absolute discretion it has sufficient cash or liquid assets available to do so. If sufficient cash is not available to pay the Performance Fee, then the Investment Manager may elect to defer payment until funds are expected to become available. Alternatively, the Investment Manager may request a partial distribution in cash for part of the Carry Unit Amount (if any), with any balance to be converted into Stapled Units of the unpaid balance of the Carry Unit Amount. Other than as set out above, the Carry Units do not provide the Investment Manager with any additional rights, such as rights to vote or to receive distributions of income or capital from the Fund.
- The RE and Manager may appoint any of their related entities to provide services to the Fund. Where a related entity of the Trustee and Manager is appointed to provide services, the arrangements will be based on arm's length commercial terms.

Past Performance

Harvest was established in 2014 and has reported a positive return across its operating business.

The Manager has advised that since its establishment, it has delivered a total realised Internal Rate of Return of 14.8% p.a. on five hospitality assets that have been sold.

Readers should note that past performance is not a reliable indicator of future performance as each fund, and its respective underlying property, has its own specific risks and attributes.

Ratings History

The following is a summary of the ratings provided by Core Property since the establishment of the Fund.

Date	Core Property Review
November 2025	The Fund issued its Offer Document, a Product Disclosure Statement.
March 2026	The Fund is rated as "Recommended"

Appendix – Ratings Process

Core Property has developed a framework for rating property and property related investment product offerings in Australia. The methodology gives consideration to a number of qualitative and quantitative factors. Essentially, the evaluation process includes the following key factors: product and underlying portfolio construction; strength and depth of management team, product structure, risk management, financial analysis, and likely outcomes.

It is important for financial planners and investors to view the recommendation and rating in the context of comparable products only and not across all products rated by Core Property.

The Ratings

Financial Advisers and investors should note that for all ratings categories, the product may not suit the risk/return profiles of all investors.

Rating	Definition
Highly Recommended	This is the highest rating provided by Core Property and is indicative of the product exceeding the requirements of our review process across a number of parameters.
Recommended	Indicates that the product has an above average grade profile across a number of Core Property's parameters and has the potential to deliver above average risk adjusted total returns.
Approved	Indicates that the product has met the aggregate requirements of Core Property's criteria. The product has an acceptable risk/return trade-off and is potentially able to generate risk-adjusted returns in line with stated investment objectives.
Speculative	Core Property believes this is a product that has a number of positive attributes; however, there are a number of risks that make investing in this product a speculative proposal. While Core Property does not rule out investing in this product, investors should be very aware of, and be comfortable with the specific risks. The product may provide unique diversification opportunities, although concerns over one or more features mean that it may not be suitable for most investors.
Not Approved	Indicates that the product has failed to meet the minimum aggregate requirements of Core Property's criteria. While the product may have some positive attributes, Trusts in this category are considered high risk.

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